

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:	May 4, 2026 – 6:30 PM
Web Page:	www.cityofmtvernon-ia.gov
Posted:	May 1, 2026

Mayor:	Tom Wieseler	City Administrator:	Chris Nosbisch
Mayor Pro-Tem:	Scott Rose	City Attorney:	Holly Corkery
Councilperson:	Sherene Hansen Player	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: 859 0223 8835
3. Password: 913990

Should you need assistance to access the meeting, please contact Chris at 319-359-8613.

- A. Call to Order**
- B. Agenda Additions/Agenda Approval**
- C. Communications:**
 1. Unscheduled

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

- D. Consent Agenda**

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

1. Approval of City Council Minutes - April 20, 2026

- E. Public Hearing**

1. Public Hearing on the Proposed Engineering Report and Formation of the Mount Vernon EMS District (tabled on March 16, 2026, motion to remove item from table will need to be made before discussion can occur)
 - i. Close Public Hearing – Proceed to G-1

- F. Ordinance Approval/Amendment**

1. Ordinance #4-6-2026A: Amending Chapter 166.03 Jurisdiction and Applicability in the Two-Mile Extraterritorial Jurisdiction of the City of Mount Vernon, Iowa

- i. Motion to approve to the third and final reading

G. Resolutions for Approval

1. Resolution #3-16-2026A: Approving the Engineer's Report, Preliminary Plat and Engineer Compensation, and Setting the Election for the EMS Election as Defined in Chapter 357G of the State Code of Iowa and Giving Notice Thereof (tabled on March 16, 2026, motion to remove item from table will need to be made before discussion can occur)
2. Resolution #5-4-2026A: Fixing Date for a Public Hearing on the Proposal to Enter into a Development Agreement with Mustang Land Company, LLC
3. Resolution #5-4-2026B: Accepting Work for the Project Known as the 2024 Sanitary Sewer Rehabilitation Project with Municipal Pipe Tool
4. Resolution #5-4-2026C: Ordering Construction of Certain Preliminary Plans, and Fixing a Date for Hearing Thereon and Taking Bids Therefor for Improvements Known as the Bryant Road Sanitary Sewer Project

H. Mayoral Proclamation

1. Proclamation Establishing the Months of May-August 2026 as Camp Tanager 100th Anniversary Celebration

I. Old Business

1. None

J. Motions for Approval

1. Consideration of Claims List – Motion to Approve
2. Discussion and Consideration of Simmering-Cory and Iowa Codification Proposal for Codification Services for the Mount Vernon City Code – Council Action as Needed
3. Discussion and Consideration of MVCSD Request to Waive the Water Connection Fee at the Mt. Vernon Athletics Complex – Council Action as Needed
4. Discussion and Consideration of Pay Application #7 with Municipal Pipe Tool Co., LLC - 2024 Sanitary Sewer Rehabilitation Project – Council Action as Needed
5. Discussion and Consideration of Pay Application #4 with Nelson Electric Co – Uptown Lighting Improvement Project – Council Action as Needed
6. Discussion and Consideration of V&K Invoice #51387-6 – Rachel Street Improvements - Council Action as Needed
7. Discussion and Consideration of a Pay Application with Modern Concrete – Sidewalk Improvements – Council Action as Needed

K. Reports to be Received/Filed

1. None

L. Discussion Items (No Action)

1. Data Centers
2. Separate Irrigation Water Meter Option

M. Reports of Mayor/Council/Administrator

1. Mayor's Report
2. Council Reports
3. Committee Reports
4. City Administrator's Report

N. Adjournment

Pursuant to §21.4(2) of the Code of Iowa, the City has the right to amend this agenda up until 24 hours before the posted meeting time.

If anyone with a disability would like to attend the meeting, please call City Hall at 895-8742 to arrange for accommodations.

D. Consent Agenda

April 20, 2026
City Council Minutes
213 1st Street NW
Mount Vernon, Iowa 52314

The Mount Vernon City Council met April 20, 2026 at City Hall, 213 1st Street NW, Mount Vernon, IA. A Zoom option was available. The following Council members were present: Engel, Rose, Tuerler and Hansen-Player. Absent: Andresen.

Call to Order. At 6:32 p.m. Mayor Thomas M. Wieseler called the meeting to order.

Agenda Additions/Agenda Approval. Items E1 and G1 will remain tabled and item J7 will be removed from the agenda. The Fire Department Annual Report will be given before the Consent Agenda. Motion made by Rose, seconded by Tuerler to approve the Agenda as noted. Motion carries. Andresen absent.

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

Approval of City Council Minutes - April 6, 2026, FY2026-2027 Property Tax Levy
Approval of City Council Minutes – April 6, 2026, Regular Council Meeting
Approval of Liquor License – Chameleon’s Pub and Grub
Approval of Tobacco License – Mount Vernon PNP

Public Hearing

Public Hearing on the Proposed Engineering Report and Formation of the Mount Vernon EMS District (tabled on March 16, 2026, motion to remove item from table will need to be made before discussion can occur). This item remains tabled.

Public Hearing for the Consideration of the City of Mount Vernon Fiscal Year 2026-2027 Proposed Annual Budget. Mayor Wieseler opened the public hearing at 7:00 p.m. Council was given a copy of the State budget forms that will be submitted along with a PowerPoint presentation from the City Administrator that is available on the City website. The City tax levy will remain at \$13.50187 for FY2027. Hearing no public comment, Mayor Wieseler closed the public hearing at 7:12 p.m. Council then acted on Resolution #4-20-2026A.

Public Hearing for the Consideration of Budget Amendment #1 to the FY 2025-2026 Budget. Mayor Wieseler opened the public hearing at 7:13 p.m. Budget Amendment #1 increases expenditures due to overall rising costs and unexpected expenditures. Revenues have increased mainly due to additional TIF revenue and expected proceeds from the sale of the old Public Works site. Hearing no public comment, Mayor Wieseler closed the public hearing at 7:13 p.m. Council then acted on Resolution #4-20-2026B.

Ordinance Approval/Amendment

Ordinance #3-16-2026A: Providing that General Property Taxes Levied and Collected Each Year on Certain Property Located within the Spring Meadow Heights 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 Loans, Monies Advanced to and Indebtedness, Including Bonds Issued or to be Issued, Incurred by the City in Connection with the Spring Meadow Heights Urban Renewal Area (Phase 4 Parcels). Staff has not received any verbal and/or written communication regarding this ordinance since the second reading. Motion made by Rose, seconded by Engel to approve the third

reading of Ordinance #3-16-2026A. Roll call all yes. Andresen absent. Ordinance passes its third and final reading.

Ordinance #4-6-2026A: Amending Chapter 166.03 Jurisdiction and Applicability in the Two-Mile Extraterritorial Jurisdiction of the City of Mount Vernon, Iowa. Staff has not received any verbal and/or written communication regarding this ordinance since the first reading. Motion made by Engel, seconded by Tuerler to approve the second reading of Ordinance #4-6-2026A. Roll call all yes. Andresen absent. Ordinance passes its second reading.

Resolutions for Approval

Resolution #3-16-2026A: Approving the Engineer’s Report, Preliminary Plat and Engineer Compensation, and Setting the Election for the EMS Election as Defined in Chapter 357G of the State Code of Iowa and Giving Notice Thereof (tabled on March 16, 2026, motion to remove item from table will need to be made before discussion can occur). This item remains tabled.

Resolution #4-20-2026A: Approving the City of Mount Vernon Fiscal Year 2026-2027 Annual Budget. Motion made by Tuerler, seconded by Hansen-Player to approve Resolution #4-20-2026A. Roll call all yes. Andresen absent.

Resolution #4-20-2026B: Approving Budget Amendment #1 to the FY 2025-2026 Budget. Motion made by Tuerler, seconded by Rose to approve Resolution #4-20-2026B. Roll call all yes. Andresen absent.

Motions for Approval

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

RATHJE CONSTRUCTION	PAY ESTIMATE #4-RACHEL STREET	156,285.97
PAYROLL	CLAIMS	109,047.64
WORLDMAKER RESILIENCE INSTITUTE	THRIVE TRAINING-PD GRANT	44,586.52
EMPLOYEE BENEFIT SYSTEMS	GROUP INSURANCE-ALL DEPTS	38,359.02
HAWKEYE ELECTRICAL CONTRACTORS	PAY APPLICATION #3-LBC GENERATOR	37,951.20
TYLER TECHNOLOGIES	SOFTWARE SUPPORT-ALL DEPTS	29,382.00
REPUBLIC SERVICES #897	GB,RECYL-SW RESIDENTIAL	24,155.60
REPUBLIC SERVICES #897	GB,RECYL-SW COMMERCIAL	16,109.38
VEENSTRA & KIMM INC	STONEBROOK SEWER EXTENSION	12,038.00
VEENSTRA & KIMM INC	RACHEL STREET IMPROVEMENTS	8,514.70
AQUATIC CONTROL INC	QUARRY SERVICES-P&REC	6,343.80
DIX LAWN CARE	CEMETERY MAINT	5,316.66
TYLER TECHNOLOGIES	NEW SOFTWARE UPGRADE-ALL DEPTS	5,297.50
IOWA ASSOC OF MUNICIPAL UTILITIES	SGEI MEMBERSHIP-PW	3,889.04
RED LION RENEWABLES	SOLAR ELECTRIC-P&A,PD,LBC	3,676.80
STATE HYGIENIC LAB	TESTING-SEW	2,769.00
BRADLEY HAUGE CPA	PROFESSIONAL SERVICES-ALL DEPTS	2,485.00
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	2,058.29
IOWA SOLUTIONS INC	MONTHLY MAINT-PD	1,938.08
HAWKINS INC	CHEMICALS-WAT	1,224.00
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	1,110.29
AMAZON CAPITAL SERVICES	COMPUTER EQUIP-FD	969.99
NIGHT SHIFT LLC	CLEANING SERVICE-PD	920.70
DE NOVO MARKETING	WEBSITE SUPPORT-ALL DEPTS	825.00
ICMA	MEMBERSHIP-ALL DEPTS	530.20
RC TECH	SERVICES-CITY HALL	428.41

STEVE MOEL	FUEL-PD	409.01
FAMILY PSYCHOLOGY ASSOCIATES, P.C.	PROFESSIONAL SERVICES-PD	400.00
US CELLULAR	CELL PHONE-PD	388.10
INTERMEDIA COMMUNICATIONS	PHONE SERVICES-CITY HALL	351.98
GREAT WESTERN SUPPLY CO	SUPPLIES-FD	326.43
DE NOVO MARKETING	WEBSITE SUPPORT-LBC	325.00
MEDIACOM	PHONE/INTERNET-PW	323.15
MEDIACOM	PHONE/INTERNET-FD	314.83
LORI BOREN	MILEAGE,MEALS-ALL DEPTS	306.50
TERMINIX PRESTO-X	PEST CONTROL-PD	290.05
THOMAS M WIESELER	SUBSCRIPTION,MILEAGE-P&A	257.32
MOUNT VERNON BANK & TRUST CO	ACH RETURN-WAT,SEW,SW	239.16
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	222.68
KONICA MINOLTA PREMIER FINANCE	COPIER LEASE-LBC	220.54
MERCY MEDICAL CENTER	PHYSICAL-PD	220.00
MARSHA DEWELL	MILEAGE-ALL DEPTS	218.95
AMAZON CAPITAL SERVICES	SUPPLIES-LBC,P&REC	190.11
GREAT WESTERN SUPPLY CO	SUPPLIES-LBC	181.45
PNP	FUEL-PD	160.00
STAPLES INC	SUPPLIES-ALL DEPTS	154.51
AMAZON CAPITAL SERVICES	SUPPLIES-FD	154.42
IOWA LAW ENFORCEMENT ACADEMY	MMPI EVAL-PD	150.00
IOWA LAW ENFORCEMENT ACADEMY	TRAINING-PD	150.00
AIRGAS INC	CYLINDER RENTAL-PW	147.65
TECH SOLUTIONS	FIRE ALARM MONITORING-LBC	136.35
CHRIS NOSBISCH	MILEAGE-ALL DEPTS	127.60
AMAZON CAPITAL SERVICES	SUPPLIES-LBC,P&REC	107.12
VESTIS	RUGS-FD	95.79
CITY LAUNDERING CO	SERVICES-CITY HALL	95.10
CITY LAUNDERING CO	SERVICES-CITY HALL	90.35
TED SEITER	UNIFORMS-PW	89.00
BANKCARD 8076 ACH DEBIT MTOT	REFUND-POOL	80.00
CYPRESS SOLUTIONS	SUBSCRIPTION-PD	78.75
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	73.70
BANKCARD 8076 ACH DEBIT MTOT	REFUND-LBC	60.90
ST LUKE'S WORK WELL SOLUTIONS	DRUG TESTING-PW	60.00
STUDENT PUBLICATIONS INC	SUBSCRIPTION-P&A	55.00
MENARDS	ELECTRICAL SUPPLIES-PW	54.36
MARY SCHLICHT	INSTRUCTOR-LBC	48.00
KONICA MINOLTA PREMIER FINANCE	COPIER USAGE-PD	47.89
KIECKS	UNIFORMS-PD	43.95
HANNAH GANZEL	INSTRUCTOR-LBC	42.50
JULIE ELLEN	INSTRUCTOR-LBC	42.50
KELLI MARIE KENNON-LANE	INSTRUCTOR-LBC	42.50
UPH ST LUKES DRUG & ALCOHOL	DRUG TESTING-PD	42.00
VESTIS	JANITORIAL SUPPLIES-LBC	28.49
VESTIS	JANITORIAL SUPPLIES-LBC	28.49
NEAL'S WATER CONDITIONING	WATER/SALT-PD	27.50
AMAZON CAPITAL SERVICES	SUPPLIES-CHALK THE WALK	21.38
FAREWAY STORES INC #257	SUPPLIES-LBC	18.97
TOTAL		523,952.82

FUND EXPENSE TOTALS	
RACHEL STREET	164,800.67
PAYROLL	109,047.64
GENERAL FUND	106,377.50
LBC	48,793.68
SOLID WASTE	46,857.75
SEWER FUND	25,963.27
WATER FUND	12,728.06
ROAD USE TAX FUND	7,982.92
STORM WATER FUND	1,401.33
TOTAL	523,952.82

FY26 MARCH REVENUE	
PUBLIC WORKS	260,419.59
GENERAL GOVERNMENT	311,901.69
PUBLIC SAFETY	116,400.93
CULTURE-RECREATION	50,184.35
TIF REVENUE	37,449.14
COMMUNITY & ECONOMIC DEV	3,841.79
TOTAL	780,197.49

Discussion and Consideration of Gronewold, Bell, Kyhnn and Co. PC Proposal for Audit Services – Council Action as Needed. Staff is recommending the City of Mount Vernon continue to utilize the services of Gronewold, Bell, Kyhnn & Co. P.C. for the annual audit. This would be a one-year proposal with a proposed cost of \$16,580.00 (small increase of \$1,000). Motion made by Engel, seconded by Rose to approve the proposal with Gronewold, Bell, Kyhnn and Co PC for auditing services. Motion carries. Andresen absent.

Discussion and Consideration of Bradley L. Hauge, CPA Proposal for Accounting Services – Council Action as Needed. Mr. Hauge assists the City with the completion of state budget forms, TIF reports and monthly bank reconciliations. The yearly contract amount is \$7,935.00 (small increase of \$185). Motion made by Rose, seconded by Hansen-Player to approve the proposal with Bradley Hauge for accounting services. Motion carries. Andresen absent.

Discussion and Consideration of Change Order #3-2025 Sidewalk Improvements – Council Action as Needed. Change Order #3 is in the amount of \$10,300.00. Staff asked for reinforcing steel to be placed in the trail panels identified for reconstruction from the Skate Park to 7th Ave. Motion made by Engel, seconded by Rose to approve Change Order #3-2025 Sidewalk Improvements. Motion carries. Andresen absent.

Discussion and Consideration of Site Plan Approval for Parking Lot Reconstruction – MVCSD Middle School – Council Action as Needed. The Mount Vernon Community School District seeks to reconstruct the parking lot between the middle and elementary school buildings during the summer of 2026, with improvements to pedestrian and vehicle safety by establishing a bus lane and separating 7th Avenue SW traffic from the parking lot's circulation aisle. The proposed site plan improves pedestrian and vehicle safety by providing a complete reconfiguration of this area, establishing 7th Avenue SW as a separate roadway and providing a new, buses-only lane on the elementary school side. The Planning and Zoning Commission voted to approve the site plan at their meeting on April 15, 2026. Motion made by Rose, seconded by Hansen-Player to approve the site plan for parking lot reconstruction at the Mount Vernon Community School District Middle School. Motion carries. Andresen absent.

Discussion and Consideration of Change Order #3-Uptown Street Light Project – Council Action as Needed. Change Order #3 is in the amount of \$14,677 and represents the movement of GFCI outlets to the base of the pole and providing a 50-amp circuit breaker. Motion made by Tuerler, seconded by Rose to approve Change Order #3-Uptown Street Light Project. Motion carries. Andresen absent.

Discussion and Consideration of Ventilation System Installation for the Bryant Rd. Public Works Shop – Council Action as Needed. A ventilation system needs to be installed in the north building to ensure the safety of employees while working in the shop area. A quote in the amount of \$24,550.00 has been submitted by 8 Finger HVAC, LLC. Motion made by Rose, seconded by Engel to approve the ventilation system at the Public Works Shop.

Reports to be Received/Filed. Reports available on the City website in the April 20, 2026 Council Packet.

Mt. Vernon/Lisbon Police Report

Mt. Vernon Public Works Report

Mt. Vernon Parks and Rec Report

Cole Library Report

MVFD Annual Report

Reports of Mayor/Council/Administrator

March Reconciliation Report. Full report available on the City website in the April 20, 2026 Council Packet.

Mayor's Report. Mayor Wieseler reached out and introduced himself to Ellen Habel, new Executive Director of ECICOG. The Community Leaders breakfast at Cornell will be April 30th. Coffee with the Mayor was held on April 18th and the Main Street Iowa tour will be on April 29th.

City Administrator's Report. Full report available on the City website in the April 20, 2026 Council Packet.

As there was no further business to attend to, the meeting adjourned, the time being 7:42 p.m., April 20, 2026.

Respectfully submitted,

Marsha Dewell

City Clerk

AGENDA ITEM # E – 1 & G - 1

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

DATE:	May 4, 2026
AGENDA ITEM:	Engineering Report and Formation of the EMS District
ACTION:	Motion to Close

SYNOPSIS: There is no additional information for this agenda item. I have spoken with Jake Lindauer and hope to have the necessary information for the resolution by Monday afternoon. If I do not receive the information in time, this item will need to stay tabled.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion to Close

ATTACHMENTS: Proceed to G-1

PREPARED BY: Chris Nosbsich

DATE PREPARED: 5/1/2026

F. Ordinance Approval/Amendment

AGENDA ITEM # F - 1

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

DATE: May 4, 2026

AGENDA ITEM: Ordinance #4-6-2026A: Two Mile Extraterritorial Jurisdiction

ACTION: Motion

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

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Ordinance #4-6-2026A

PREPARED BY: Chris Nosbsich

DATE PREPARED: 5/1/2026

ORDINANCE #4-06-2026A

**AN ORDINANCE AMENDING CHAPTER 166 SUBDIVISION REGULATIONS,
SECTION 3 JURISDICTION AND APPLICABILITY
OF THE MUNICIPAL CODE OF MT. VERNON, IOWA**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON,
IOWA:**

SECTION 1. PURPOSE. Chapter 166, Section 3 Jurisdiction and Applicability is hereby amended, as follows (changes indicated in red):

SECTION 2. SECTION 3 JURISDICTION AND APPLICABILITY, AMENDED.

- A. This chapter is adopted by the City to govern the subdivision of all lands within the corporate limits of the City.
- B. No owner of real property within the City of Mount Vernon and its jurisdiction may subdivide or plat such property into lots for buildings or any other use, streets, or other forms of dedication or public use without gaining approval pursuant to this Ordinance. In addition, no individual may sell, offer to sell, or construct buildings on any lots or parts of real property that are not subdivided as required by State law or this Ordinance.
- C. **Extra-Territorial Jurisdiction.** Pursuant to Section 354.9 of the Code of Iowa, the City hereby establishes its authority to review and approve **all** subdivisions, **plats and plats of survey which are** located within two (2) miles of its corporate boundaries, unless said review would be subject to the two (2) mile extra-territorial district of the City of Lisbon, Iowa.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. REPEALER. Any ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its adoption and publication as provided by law.

Passed this _____ day of _____ 2026.

Thomas M. Wieseler, Mayor

ATTEST:

Marsha Dewell, City Clerk

G. Resolutions for Approval

AGENDA ITEM # G - 2

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

DATE:	May 4, 2026
AGENDA ITEM:	Resolution #5-4-2026A – Mustang Land Company
ACTION:	Motion

SYNOPSIS: This resolution sets a public hearing date for Monday, May 18, 2026, at 6:30 p.m. The purpose of the public hearing is to approve the formal development agreement with Mustang Land Company (Mount Vernon Family Dentistry). The terms and conditions of the agreement were approved by the Council in 2023-2024.

BUDGET ITEM: TIF

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #5-4-2026A

PREPARED BY: Chris Nosbsich

DATE PREPARED: 5/1/2026

May 4, 2026

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

Absent: _____

Vacant: _____

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

AYES: _____

NAYS: _____

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

RESOLUTION NO. _____

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON
THE PROPOSAL TO ENTER INTO A DEVELOPMENT
AGREEMENT WITH MUSTANG LAND COMPANY, LLC,
AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

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

WHEREAS, this City Council has subsequently approved and adopted amendments to the Plan, most recently Amendment No. 10 adopted in 2025; and

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

WHEREAS, the City has received a proposal from Mustang Land Company, LLC (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the City and the Developer, pursuant to which, among other things, the Developer would agree to maintain and operate Minimum Improvements (as defined in the Agreement) on certain real property located within the Urban Renewal Area as defined and legally described in the Agreement (the "Development Property"), as outlined in the proposed Agreement; and

WHEREAS, the Agreement further proposes that the City will make up to five (5) consecutive annual payments of Economic Development Grants to Developer consisting of 70% of the Tax Increments pursuant to Section 403.19, Code of Iowa, and generated by the completed Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$125,000, or the amount accrued under the formula outlined in the proposed Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement; and

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

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

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

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

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

Section 1. That this Council meet in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at 6:30 P.M. on May 18, 2026, for the purpose of taking action on the matter of the proposal to enter into a Development Agreement with Mustang Land Company, LLC.

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

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

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF
THE CITY OF MOUNT VERNON IN THE STATE OF IOWA,
ON THE MATTER OF THE PROPOSAL TO ENTER INTO A
DEVELOPMENT AGREEMENT WITH MUSTANG LAND
COMPANY, LLC, AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Mount Vernon in the State of Iowa, will hold a public hearing on May 18, 2026, at 6:30 P.M. in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at which meeting the Council proposes to take action on the proposal to enter into a Development Agreement (the "Agreement") with Mustang Land Company, LLC (the "Developer").

The Agreement would obligate the Developer to maintain and operate certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Mount Vernon Urban Renewal Area as defined and legally described in the Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement. One of the obligations of Developer relates to employment retention and/or creation.

The Agreement would further obligate the City to make up to five (5) consecutive annual payments of Economic Development Grants to Developer consisting of 70% of the Tax Increments pursuant to Section 403.19, Code of Iowa, and generated by the completed Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$125,000, or the amount accrued under the formula outlined in the proposed Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement.

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

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

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

Dated this _____ day of _____, 2026.

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

(End of Notice)

PASSED AND APPROVED this 4th day of May, 2026.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF LINN)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

City Clerk, City of Mount Vernon, State of Iowa

(SEAL)

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF
THE CITY OF MOUNT VERNON IN THE STATE OF IOWA,
ON THE MATTER OF THE PROPOSAL TO ENTER INTO A
DEVELOPMENT AGREEMENT WITH MUSTANG LAND
COMPANY, LLC, AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Mount Vernon in the State of Iowa, will hold a public hearing on May 18, 2026, at 6:30 P.M. in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at which meeting the Council proposes to take action on the proposal to enter into a Development Agreement (the "Agreement") with Mustang Land Company, LLC (the "Developer").

The Agreement would obligate the Developer to maintain and operate certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Mount Vernon Urban Renewal Area as defined and legally described in the Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement. One of the obligations of Developer relates to employment retention and/or creation.

The Agreement would further obligate the City to make up to five (5) consecutive annual payments of Economic Development Grants to Developer consisting of 70% of the Tax Increments pursuant to Section 403.19, Code of Iowa, and generated by the completed Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$125,000, or the amount accrued under the formula outlined in the proposed Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement.

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

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

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

Dated this _____ day of _____, 2026.

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

(End of Notice)

AGENDA ITEM # G - 3

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

DATE:	May 4, 2026
AGENDA ITEM:	Resolution #5-4-2026B – Accepting Work Rehabilitation Project
ACTION:	Motion

SYNOPSIS: The 2024 Sanitary Sewer Rehabilitation Project that was funded by a Linn County ARPA grant is now complete and ready to be closed out. The final contract price is \$611,177.37, just shy of being \$100,000 under budget.

BUDGET ITEM: Grant

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #5-4-2026B

PREPARED BY: Chris Nosbsich

DATE PREPARED: 5/1/2026

RESOLUTION #5-4-2026B

**RESOLUTION ACCEPTING WORK FOR THE PROJECT KNOWN AS THE
2024 SANITARY SEWER REHABILITATION PROJECT WITH MUNICIPAL
PIPE TOOL**

WHEREAS, on July 15, 2024, the City of Mt. Vernon entered into a contract with Municipal Pipe Tool for the 2024 Sanitary Sewer Rehabilitation Project, and

WHEREAS, said contractor has fully completed the construction of said improvements, known as the 2024 Sanitary Sewer Rehabilitation Project, in accordance with the terms and conditions of the said contract and plans and specifications, as shown by the Engineer's report, and

WHEREAS, the contractor has completed all deliveries and payment has been received.

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

Section 1. That report recommending approval of said improvements from the City of Mt. Vernon is hereby accepted as having been fully completed in accordance with said plans, specifications and contract. The total contract cost of the improvements payable under said contract is hereby determined to be \$611,177.37.

NOW, THEREFORE BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF MT. VERNON, IOWA: That said retainage of \$63,892.83 be released to Municipal Pipe Tool upon completion of the mandatory waiting period.

PASSED and ADOPTED this 4th day of May, 2026.

Thomas M. Wieseler, Mayor

ATTEST:

Marsha Dewell, City Clerk



VEENSTRA & KIMM INC.
2600 University Parkway, Suite 1
Coralville, Iowa 52241

319.466.1000
www.v-k.net

April 27, 2026

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

**MOUNT VERNON, IOWA
2024 SANITARY SEWER REHABILITATION
CERTIFICATE OF COMPLETION**

Attached is one copy of the Certificate of Completion for the project. The final contract price is \$611,177.37. The certificate should be executed by the Mayor after the City Council has approved acceptance of the project.

Please print and sign two (2) copies of the Certificate of Completion. Forward one copy to our office and keep the other copy for your files.

Should you have any questions or comments concerning the enclosed information, please contact us at 319-466-1000.

VEENSTRA & KIMM, INC.

Hunter Schulte
HCS:mmc
51363
Enclosure

CERTIFICATE OF COMPLETION

**2024 SANITARY SEWER REHABILITATION
MOUNT VERNON, IOWA**

Veenstra & Kimm, Inc. hereby certifies that we have made an on-site review of the completed construction of the 2024 SANITARY SEWER REHABILITATION under the Contract as performed by Municipal Pipe Tool Co., Inc. of Hudson, Iowa and the date of completion is hereby established as April 16, 2026.

As Engineers for the project, it is our opinion that the work performed is in substantial accordance with the plans and specifications, and that the final amount of the contract is Six Hundred Eleven Thousand One Hundred Seventy-Seven and 37/100 Dollars (\$611,177.37).

Filed by: **VEENSTRA & KIMM, INC.**

Accepted by: **MOUNT VERNON, IOWA**

By  _____

By _____

Title Project Engineer

Title Mayor

Date Certificate Filed:

Date Accepted:

April 27, 2026

AGENDA ITEM # G - 4

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

DATE: May 4, 2026

AGENDA ITEM: Resolution #5-4-2026C – Ordering Construction

ACTION: Motion

SYNOPSIS: This is the time to order construction, set a public hearing, and taking bids on the Bryant Rd. Sanitary Sewer project. The proposed sewer will service the new Public Works facility and future housing development between 3rd Street NW and Bryant Road.

BUDGET ITEM: Sewer

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #5-4-2026C

PREPARED BY: Chris Nosbsich

DATE PREPARED: 5/1/2026

RESOLUTION #5-4-2026C

**RESOLUTION ORDERING CONSTRUCTION
OF CERTAIN PUBLIC IMPROVEMENTS,
APPROVING PRELIMINARY PLANS, AND FIXING A DATE FOR HEARING
THEREON AND TAKING OF BIDS THEREFOR FOR IMPROVEMENTS
KNOWN AS THE
BRYANT ROAD SANITARY SEWER**

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the Bryant Road Sanitary Sewer Project, and has caused to be prepared preliminary plans, specifications and form of contract, together with estimate of cost, on file in the office of the Clerk for public inspection, for the construction of said public improvements, and said preliminary plans, specifications and form of contract are deemed suitable for the making of said public improvements; and

WHEREAS, before said preliminary plans, specifications, form of contract and estimate of cost may be adopted, and contract for the construction of the public improvements entered into, it is necessary, pursuant to Division VI of Chapter 384 of the Code of Iowa, to hold a public hearing and to advertise for bids,

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

Section 1. That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the Bryant Road Sanitary Project, in the manner set forth in the preliminary plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the Instructions to Bidders, said public improvements being more generally described as follows:

Construct Sanitary Sewer Improvements project including the construction of sanitary sewer from 3rd Street NW to Bryant Rd NW. Improvements include all labor, materials, and equipment necessary to construct sanitary sewer; traffic signals, traffic control; pavement markings, signs, earthwork, excavation, backfill, sitework; erosion control, seeding and miscellaneous associated work including cleanup.

Section 2. That the amount of bid security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders approved as a part of said specifications; and,

BE IT FURTHER RESOLVED, that the Clerk be and is hereby directed to publish notice of public hearing and notice to bidders once in the Sun Newspaper, a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor

more than twenty days prior to the public hearing scheduled to be held at the May 18, 2026, meeting at the Mt. Vernon City Hall (213 1st St NW) The date for receiving bids is hereby fixed as May 28, 2026. Said bids are to be filed prior to 2:00 p.m. on said date; and,

BE IT FURTHER RESOLVED, that bids shall be received and as provided in the public notice and the results of said bids shall be considered at a meeting of this Council on June 1, 2026, at 6:30 p.m., at Mt. Vernon City Hall (213 1st St NW); and,

BE IT FURTHER RESOLVED, that the City Administrator is hereby designated as the authority to receive and open said bids on behalf of the City of Mt. Vernon, Iowa.

PASSED and ADOPTED this 4th day of May, 2026.

Thomas M. Wieseler, Mayor

ATTEST:

Marsha Dewell, City Clerk

H. Mayoral Proclamation

Proclamation for Celebrating the 100th Anniversary of Camp Tanager

WHEREAS, Camp Tanager was founded in 1926—originally known as Camp Good Health—to serve children with health and physical needs, and has since evolved to meet the changing needs of youth while maintaining its commitment to safe, meaningful camp experiences; and

WHEREAS, Camp Tanager is located in Mount Vernon, Iowa, and for 100 years has been a place where children and families from across the region have experienced recreation, connection, learning, and personal growth in an outdoor setting; and

WHEREAS, today Camp Tanager serves more than 1,000 children annually through summer and year-round programming, including traditional camp experiences and specialized medical camps for children with conditions such as diabetes and hemophilia, ensuring access to camp for children who might otherwise be unable to attend; and

WHEREAS, the continued success and longevity of Camp Tanager have been made possible through the dedication of staff, volunteers, supporters, and community partners who have invested in the camp and its mission for generations; and

WHEREAS, the year 2026 marks the 100th anniversary of Camp Tanager, providing an opportunity to recognize its lasting impact on children, families, and the broader community, and to celebrate a century of service and care;

NOW, THEREFORE, I, Tom Wieseler, Mayor of the City of Mount Vernon, Iowa, do hereby proclaim the months of May-August 2026 as CAMP TANAGER 100TH ANNIVERSARY CELEBRATION in the City of Mount Vernon, and encourage residents to join in recognizing and celebrating this important milestone.

In witness whereof, I have hereunto set my hand and caused to be affixed the seal of the City of Mount Vernon, Iowa, this 4th day of May 2026.

Thomas M. Wieseler, Mayor

J. Motions for Approval

CITY OF MOUNT VERNON
CLAIMS FOR APPROVAL, MAY 4, 2026

PAYROLL	CLAIMS	111,088.19
BOBBY GERHART'S TRUCK WORLD	DUMP TRUCK-RUT	70,995.00
8 FINGER HVAC LLC	VENTILATION SYSTEM-PW FACILITIES	12,275.00
US BANK	CREDIT CARD PURCHASES-ALL DEPTS	9,097.56
ALLIANT ENERGY	ENERGY USAGE-SEW	6,253.96
WIENEKE LAND SOLUTIONS	FIELD MAINT-P&REC	5,089.00
ALLIANT ENERGY	ENERGY USAGE-ST LIGHTS	4,812.85
ALLIANT ENERGY	ENERGY USAGE-WAT	4,646.99
IRON LEAF PRESS	CHALK-P&REC	3,650.40
HOTSY CLEANING SYSTEMS INC	EQUIPMENT-PW	2,982.64
ALLIANT ENERGY	ENERGY USAGE-RUT,WAT,SEW,P&A	1,934.70
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	1,676.39
MECHANICSVILLE FIBER	PHONE/INTERNET-ALL DEPTS	1,150.92
EDUCATION & TRAINING SERVICES	TRAINING-ALL DEPTS	1,098.00
ALLIANT ENERGY	ENERGY USAGE-FD	1,023.31
PITNEY BOWES	METER POSTAGE-ALL DEPTS	1,000.00
LYNCH FORD-LYNCH CHEVROLET	VEHICLE MAINT-PD	772.56
KJ & CLINTON	DISPOSAL SERVICES-FD	734.45
ALLIANT ENERGY	ENERGY USAGE-PD	689.32
MIDWEST AERIAL DRONE RECOVERY	PHOTOS-CTW	625.00
ALLIANT ENERGY	ENERGY USAGE-P&REC	622.77
RC TECH	SERVICES-PW	527.50
ROUNABOUT REPAIR SHOP LLC	VEHICLE MAINT-PD	497.80
KONICA MINOLTA PREMIER FINANCE	COPIER LEASE-P&A	489.65
SIMMERING CORY IOWA CODIFICATION	CODE SUPPLEMENTS-P&A	436.00
CARRICO AQUATIC RESOURCES INC	CHEMICALS-POOL	422.38
ALLIANT ENERGY	ENERGY USAGE-LBC	398.54
AIRGAS INC	CYLINDER RENTAL-PW	367.82
GREAT WESTERN SUPPLY CO	SUPPLIES-LBC	308.44
MOUNT VERNON, CITY OF	START UP CASH-POOL	300.00
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	273.32
CURTIS ENGLISH SELECT SERVICE	PORTABLE RR RENTAL-P&REC	260.00
TYLER TECHNOLOGIES	NEW SOFTWARE UPGRADE-ALL DEPTS	260.00
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC,LBC	239.25
ALLIANT ENERGY	ENERGY USAGE-POOL	222.03
ALLISON TEAGUE	PERFORMER-CTW	200.00
KIECKS	UNIFORMS-PD	192.99
ALLIANT ENERGY	ENERGY USAGE-SIRENS	181.31
STORM STEEL	SUPPLIES-SEW	177.96
MENARDS	WEED KILLER-P&REC	159.98
KONICA MINOLTA PREMIER FINANCE	COPIER LEASE-PD	159.76
ALEX R DICKMAN	FIRE TRAINING-FD	150.00
AMERICAN RED CROSS	TRAINING-LBC	126.00
WENDLING QUARRIES	LIME-P&REC	117.32
BILLY BOURBON	CTW MUSICIAN-P&REC	100.00
BRYCE JANEY	CTW MUSICIAN-P&REC	100.00
DAVID LEE PAUL SCHROEDER	CTW MUSICIAN-P&REC	100.00
TOMMY BRUNNER	CTW MUSICIAN-P&REC	100.00
VICTORIA MILLER	DEPOSIT REFUND-WAT	100.00
ALLIANT ENERGY	ENERGY USAGE-CEM	99.47
CITY LAUNDERING CO	SERVICES-CITY HALL	95.10
TERMINIX PRESTO-X	PEST CONTROL-FD	83.45
JOEL DENES	UNIFORMS-PW	68.95
WITMER PUBLIC SAFETY GROUP INC	EQUIPMENT-FD	64.94
VESTIS	JANITORIAL SUPPLIES-LBC	56.98
BANKCARD 8076 ACH DEBIT MTOT	REFUND-P&REC	50.00
BERDO AND JONES	CTW MUSICIAN-P&REC	50.00
CATHERINE KENNEDY	CTW MUSICIAN-P&REC	50.00

CITY OF MOUNT VERNON
CLAIMS FOR APPROVAL, MAY 4, 2026

DAVE BONHAM	CTW MUSICIAN-P&REC	50.00
JEFF ALLEN	CTW MUSICIAN-P&REC	50.00
MATT PANEK	CTW MUSICIAN-P&REC	50.00
MV JAZZ	CTW MUSICIAN-P&REC	50.00
RICH WAGLE	CTW MUSICIAN-P&REC	50.00
MARY SCHLICHTE	INSTRUCTOR-LBC	48.00
US CELLULAR	INTERNET-WAT,SEW	42.54
HANNAH GANZEL	INSTRUCTOR-LBC	42.50
JULIE ELLEN	INSTRUCTOR-LBC	42.50
KELLI MARIE KENNON-LANE	INSTRUCTOR-LBC	42.50
IOWA ONE CALL	LOCATES-WAT,SEW	40.50
MOUNT VERNON BANK & TRUST CO	WIRE TRANSFER FEE-RUT	32.10
ALLIANT ENERGY	ENERGY USAGE-SW	30.53
SARAH L FITZGERALD	INSTRUCTOR-LBC	21.25
IA DEPT OF INSPECTIONS, APPEAL	CHARITABLE GAMBLING LICENSE-PD K9	15.00
DAVID FRANKFURT	CITY KENNEL SUPPLIES	7.69
TOTAL		250,421.06

FUND EXPENSE TOTALS

PAYROLL	111,088.19
ROAD USE TAX FUND	78,726.50
GENERAL FUND	24,150.94
PW FACILITIES	12,275.00
SEWER FUND	9,835.72
WATER FUND	8,681.51
SOLID WASTE	3,260.68
LBC	2,341.47
STORM WATER FUND	61.05
TOTAL	250,421.06

AGENDA ITEM # J – 2

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

DATE:	May 4, 2026
AGENDA ITEM:	Codification – Simmering-Cory
ACTION:	Motion

SYNOPSIS: It has been more than ten years since the City Code has been fully codified. While Simmering-Cory does provide the city with updated versions of code sections once they are adopted by Council, a number of codes remain out of date in the code books. Simmering-Cory is proposing a fee of \$9,000 to complete the project.

BUDGET ITEM: All

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Proposal

PREPARED BY: Chris Nosbsich

DATE PREPARED: 5/1/2026



4/22/2026

City of Mount Vernon
Attn: Marsha Dewell
Finance Director/City Clerk
213 First Street NW,
Mount Vernon, Iowa 52314

Ms. Dewell

Based on our previous discussions, please accept this letter as a formal proposal for codification services to update the City of Mount Vernon's City Code. The current books are becoming challenging to work with the older formatting that exists within the file and there are several legislative and other modifications that look like they are needed.

As an example of legislative changes, the following are just some that I notice while working on reprinting the two books requested earlier this month.

- a. Liquor Licenses
- b. Cigarette and Tobacco Permits
- c. Meetings
- d. Bonds
- e. Conflict of Interest
- f. Disorderly Conduct
- g. Fireworks (Your current language is in conflict with the Code of Iowa)
- h. Nuisances (Adult Entertainment and Installment Payment options)
- i. Floodplain Management Language
- j. Budget Language

We would recommend that the City consider conducting a full review of the current code utilizing our full update process which includes the following elements.

- A complete review by our Code Editor, who will develop a series of questions for the City to ensure that the language in the Code meets current practice and is correctly worded.
- Incorporating any ordinances adopted by the City since the last update project.
- Incorporating legislative changes since the last update by the City.
- Incorporating City directed changes
- Providing the City with a draft copy of the Code for their review.
- Our proofer conducting a proof of the Code while the City is reviewing the draft.
- Modifications will be made as indicated by the proofer and the City following the review of the draft.
- Printing one new copy of the entire Code. Does not include new binders or tab sets.
- Email a digital copy of the new Code once it has been adopted.
- Providing proceedings for the adoption of the new Code.
- Updating the online code with the new code at the end of the project.

If during this update the City wanted to incorporate the City's current zoning and subdivision codes into the same format as the rest of the code that could be done at this time. This would ensure that the format of the Zoning and Subdivision follows the same chapter and section format as the rest of the code.

The full update process is a longer process and we typically don't do supplements during that process but we could add adopted ordinances to the online code at the beginning of the online format during the update time.

The total cost of the project which would include us reformatting the Zoning and Subdivision would be \$9,000.00. We typically break that down into three installment payments as follows:

Down Payment - \$2,000.00

Draft Payment - \$4,000.00

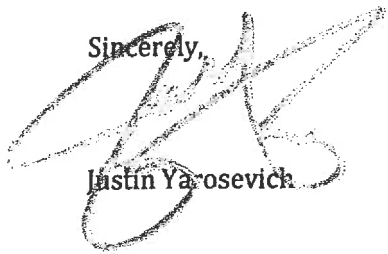
Final Payment - \$3,000.00

The Project would include one printed copy of the new code without new binders or tab sets. Additional printed copies of the code can be printed for the City for \$175.00 per code. New binders and tab sets are available at the then current rates.

If you have any questions, or would like more detail on the project, please let me know.

Thanks for your interest and consideration of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Yarosevich", is written over the typed name. The signature is stylized and somewhat cursive.

Justin Yarosevich

AGENDA ITEM # J – 3

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

DATE:	May 4, 2026
AGENDA ITEM:	MVCSD Waiver Request
ACTION:	Motion

SYNOPSIS: The Mount Vernon Community School District (MVCSD) is requesting a waiver of the connection fee for the water meter in the James W. Bellamy Team Room. According to Chapter 90.06 Connection Charge, the MVSCD would be charged \$4,000 to connect the new structure.

BUDGET ITEM: All

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Request

PREPARED BY: Chris Nosbsich

DATE PREPARED: 5/1/2026

Chris Nosbisch

From: Matt Thede <mthede@mvcasd.org>
Sent: Thursday, April 30, 2026 10:34 AM
To: Chris Nosbisch
Subject: Request for Relief from Water Hook up

External Sender - From: (Matt Thede <mthede@mvcasd.org>)
This message came from outside your organization.

[Learn More](#)

Hi Chris -

Recently, Nick Thurn approached me and mentioned he talked to you and asked for relief from a \$4,000 water hook up charge from the city for our James W. Bellamy Team Room. He mentioned that Chris said a request needed to come from the school from myself to go to Council.

I think there is a sense of teamship that our community is applying to this project because they know that the more people involved in giving, the better the chance we have to complete this in a timely manner, and, actually finish the project well. Many folks are donating "in-kind" and our community is rallying to ask others to join in.

I fully understand if this is not possible, but if it is, in the spirit of contributing to the project, if the City would be willing to waive (or reduce) the \$4,000 2" hook up fee, it would be greatly appreciated. Again, I understand if this isn't possible as we want to be good partners in our relationship with the City.

Thank you for your consideration - feel free to call me anytime.

Matt Thede



Matt Thede
Mount Vernon High School
Activities Director
Assistant Principal

AGENDA ITEM # J – 4

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

DATE: May 4, 2026

AGENDA ITEM: Pay Application #7 – 2024 Sewer Rehabilitation Project

ACTION: Motion

SYNOPSIS: Pay application #7 with Municipal Pipe and Tool is in the amount of \$63,892.83 and represents the retainage for the 2024 Sanitary Sewer Rehabilitation. These monies will be released when the mandatory waiting period has lapsed.

BUDGET ITEM: Grant

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Pay Application

PREPARED BY: Chris Nosbsich

DATE PREPARED: 5/1/2026



April 27, 2026

PAY ESTIMATE NO. 7
2024 SANITARY SEWER REHABILITATION
MOUNT VERNON, IOWA

Municipal Pipe Tool Co., LLC
 515 5th Street, P.O. Box 398
 Hudson, IA 50643

Contract Amount \$709,464.33
 Contract Date July 15, 2024
 Pay Period September 5, 2025 - April 16, 2026

BID ITEMS							
	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1.1	Mobilization	LS	1	\$ 25,113.50	\$ 25,113.50	1	\$ 25,113.50
1.2	Traffic Control	LS	1	\$ 20,607.50	\$ 20,607.50	1	\$ 20,607.50
1.3	Sanitary Sewer Cleaning						
	1.3.1 6"	LF	748	\$ 2.55	\$ 1,907.40	717	\$ 1,828.35
	1.3.2 8"	LF	7,843	\$ 2.55	\$ 19,999.65	5,577	\$ 14,221.35
	1.3.3 10"	LF	1,805	\$ 2.55	\$ 4,602.75	1,321	\$ 3,369.06
	1.3.4 12"	LF	2,195	\$ 2.55	\$ 5,597.25	2,747	\$ 7,003.58
1.4	Sanitary Sewer Televising						
	1.4.1 6"	LF	1,087	\$ 1.00	\$ 1,087.00	1,056	\$ 1,056.00
	1.4.2 8"	LF	10,912	\$ 1.00	\$ 10,912.00	8,582	\$ 8,582.20
	1.4.3 10"	LF	3,410	\$ 1.00	\$ 3,410.00	2,438	\$ 2,437.90
	1.4.4 12"	LF	4,390	\$ 1.00	\$ 4,390.00	5,493	\$ 5,493.00
1.5	Cured-in Place Pipe Lined Sewer						
	1.5.1 6"	LF	339	\$ 35.92	\$ 12,176.88	339	\$ 12,176.88
	1.5.2 8"	LF	3,069	\$ 31.45	\$ 96,520.05	3,005	\$ 94,513.54
	1.5.3 10"	LF	1,605	\$ 43.82	\$ 70,331.10	1,117	\$ 48,933.79
	1.5.4 12"	LF	2,195	\$ 46.95	\$ 103,055.25	2,747	\$ 128,948.18
1.6	CIPP Service Reinstatement	Ea.	91	\$ 250.00	\$ 22,750.00	81	\$ 20,250.00
1.7	Sewer Service Grouting	Ea.	91	\$ 795.00	\$ 72,345.00	71	\$ 56,445.00
1.8	Protruding Services	Ea.	16	\$ 250.00	\$ 4,000.00	8	\$ 2,000.00
1.9	Open Cut Point Repair						
	1.9.1 Depth <10'	Ea.	25	\$ 2,992.50	\$ 74,812.50	8	\$ 23,940.00
	1.9.2 Depth >10'	Ea.	5	\$ 4,095.00	\$ 20,475.00	7	\$ 28,665.00
1.10	Sanitary Sewer Pipe in Open Cut	LF	310	\$ 220.50	\$ 68,355.00	174	\$ 38,367.00
1.11	Pipe Reaming	LF	3,050	\$ 2.50	\$ 7,625.00	2,538	\$ 6,345.00
1.12	Root Sawing	LF	1,857	\$ 2.50	\$ 4,642.50	2,894	\$ 7,235.00
1.13	7" PCC Pavement	SY	140	\$ 107.10	\$ 14,994.00	151	\$ 16,172.10
1.14	HMA - Standard Traffic	Tons	60	\$ 126.00	\$ 7,560.00		\$ -
1.15	Manhole Installation	Ea.	1	\$ 10,290.00	\$ 10,290.00	1	\$ 10,290.00
1.16	Manhole Adjustment Minor	Ea.	2	\$ 840.00	\$ 1,680.00	2	\$ 1,680.00
1.17	Heavy Cleaning: 3+ passes	LF	4,380	\$ 2.50	\$ 10,950.00	1,520	\$ 3,800.25
1.18	Solid Waste Disposal	LB	26,500	\$ 0.35	\$ 9,275.00		\$ -
Contract Price:					\$ 709,464.33		\$ 589,474.17

SUMMARY				
		Total Approved	Total Completed	
Contract Price		\$ 709,464.33	\$ 589,474.17	
Approved Change Order (list each)	Change Order No. 1	\$ 1,178.00	\$ 1,178.00	
	Change Order No. 2	\$ 18,567.90	\$ 19,435.00	
	Change Order No. 3	\$ 2,440.20	\$ 2,440.20	
	Change Order No. 4	\$ 2,170.00	\$ (1,350.00)	
		Revised Contract Price	\$ 733,820.43	\$ 611,177.37

Stored
 Total Earned \$ 611,177.37
 Retainage (3%) \$ -
 Total Earned Less Retainage \$ 611,177.37

Total Previously Approved (list each)			
	Pay Application 1	\$ 61,766.53	
	Pay Application 2	\$ 204,364.32	
	Pay Application 3	\$ 99,432.91	
	Pay Application 4	\$ 67,049.48	
	Pay Application 5	\$ 46,017.92	
	Pay Application 6	\$ 68,653.38	

Total Previously Approved \$ 547,284.54

Percent Complete 100%

Amount Due This Request \$ 63,892.83

The amount \$ 63,892.83 is recommended for approval for payment in accordance with the terms of the contract.

Prepared By:
Municipal Pipe Tool Co., LLC

Recommended By:
Veenstra & Kimm, Inc.

Approved By:
Mount Vernon, Iowa

Signature: Matt Boggs

Signature: Hunter Schulte

Signature: _____

Name: Matt Boggs

Name: Hunter Schulte

Name: _____

Title: Project Manager

Title: Engineer

Title: _____

Date: April 28, 2026

Date: April 27, 2026

Date: _____

AGENDA ITEM # J – 5

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

DATE:	May 4, 2026
AGENDA ITEM:	Pay Application #4 – Uptown Lighting Project
ACTION:	Motion

SYNOPSIS: Pay application #4 with Nelson Electricis in the amount of \$24,691.29 and represents the last pay application prior to the retainage release.

BUDGET ITEM: Bond

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Pay Application

PREPARED BY: Chris Nosbsich

DATE PREPARED: 5/1/2026



VEENSTRA & KIMM INC.

2600 University Parkway, Suite 1
Coralville, Iowa 52241

319.466.1000
www.v-k.net

April 28, 2026

PAY ESTIMATE NO. 4
UPTOWN LIGHTING IMPROVEMENTS
MOUNT VERNON, IOWA

Nelson Electric Co.
618 14th Avenue SW
Cedar Rapids, IA 52404

Contract Amount \$432,279.40
Contract Date March 17, 2025
Pay Period July 3, 2025 - April 15, 2026

BID ITEMS							
	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1.01	Mobilization	LS	1	\$ 34,180.00	\$ 34,180.00	1	\$ 34,180.00
1.02	Traffic Control	LS	1	\$ 6,170.00	\$ 6,170.00	100%	\$ 6,170.00
1.03	Construction Staking	LS	1	\$ 8,539.00	\$ 8,539.00		\$ -
1.04	Electrical Removal	LS	1	\$ 4,885.00	\$ 4,885.00	100%	\$ 4,885.00
1.05	Electric Service	LS	1	\$ 22,030.00	\$ 22,030.00	100%	\$ 22,030.00
1.06	Fiber Optic Network	LS	1	\$ 27,158.00	\$ 27,158.00	100%	\$ 27,158.00
1.07	Conduit Installation, 1-1/2" HDPE	LF	3,800	\$ 17.50	\$ 66,500.00	4,215	\$ 73,762.50
1.08	Conduit Installation, 2" HDPE	LF	3,352	\$ 17.40	\$ 58,324.80	3,452	\$ 60,064.80
1.09	Power Wiring (No. 1/0 AWG)	LF	330	\$ 15.15	\$ 4,999.50	277	\$ 4,196.55
1.10	Power Wiring (No. 2 AWG)	LF	300	\$ 14.50	\$ 4,350.00	227	\$ 3,291.50
1.11	Power Wiring (No. 4 AWG)	LF	1,550	\$ 10.10	\$ 15,655.00	1,688	\$ 17,048.80
1.12	Power Wiring (No. 6 AWG)	LF	810	\$ 7.65	\$ 6,196.50	914	\$ 6,992.10
1.13	Power Wiring (No. 8 AWG)	LF	670	\$ 5.50	\$ 3,685.00	903	\$ 4,966.50
1.14	Power Wiring (No. 10 AWG)	LF	920	\$ 3.75	\$ 3,450.00	795	\$ 2,981.25
1.15	Fiber Optic Cable	LF	3,352	\$ 1.65	\$ 5,530.80	4,552	\$ 7,510.80
1.16	Handhole	EA	25	\$ 1,735.00	\$ 43,375.00	23	\$ 39,905.00
1.17	Special Use Receptacle	EA	9	\$ 435.00	\$ 3,915.00	9	\$ 3,915.00
1.18	Pole Base Installation	EA	23	\$ 2,855.00	\$ 65,665.00	23	\$ 65,665.00
1.19	Site Restoration	LS	1	\$ 2,200.00	\$ 2,200.00	1	\$ 2,200.00
1.20	Removal of Sidewalk & Pavement	SY	74.2	\$ 208.00	\$ 15,433.60	166	\$ 34,528.00
1.21	PCC Sidewalk, 6 in	SY	50.2	\$ 286.00	\$ 14,357.20	107	\$ 30,602.00
1.22	Modified Subbase, 6 in	CY	15	\$ 860.00	\$ 12,900.00	15	\$ 12,900.00
1.23	Saw Cutting Dust Control	LS	1	\$ 1,390.00	\$ 1,390.00	100%	\$ 1,390.00
1.24	Concrete Washout	LS	1	\$ 1,390.00	\$ 1,390.00	100%	\$ 1,390.00
Contract Price:					\$ 432,279.40		\$ 467,732.80

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

SUMMARY			
		Total Approved	Total Completed
Contract Price		\$ 432,279.40	\$ 467,732.80
Approved Change Order (list each)	Change Order No. 1	\$ 15,527.30	\$ 15,527.30
	Change Order No. 2	\$ 34,944.81	\$ 813.81
	Change Order No. 3	\$ 14,677.00	\$ 14,677.00
	Revised Contract Price	\$ 497,428.51	\$ 498,750.91

Stored
Total Earned \$ 498,750.91
Retainage (3%) \$ 14,962.53
Total Earned Less Retainage \$ 483,788.38

Total Previously Approved (list each)	Pay Estimate No. 1	\$ 212,604.77	
	Pay Estimate No. 2	\$ 141,578.16	
	Pay Estimate No. 3	\$ 104,914.16	

Total Previously Approved \$ 459,097.09
Amount Due This Request \$ 24,691.29


Percent Complete 100%

The amount \$24,691.29 is recommended for approval for payment in accordance with the terms of the contract.

Prepared By:
Nelson Electric Co.

Recommended By:
Veenstra & Kimm, Inc.

Approved By:
Mount Vernon, Iowa

Signature: 

Signature: 

Signature: _____

Name: Heath Engelbart

Name: Dave Schechinger

Name: _____

Title: Senior Project Manager

Title: Engineer

Title: _____

Date: 4-28-2026

Date: April 28, 2026

Date: _____

AGENDA ITEM # J – 6

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

DATE: May 4, 2026

AGENDA ITEM: V&K Invoice #51387-6 – Rachel Street Improvements

ACTION: Motion

SYNOPSIS: Please see the V&K Invoice in the amount of \$6,957.58 for the design/inspection of the Rachel Street Improvements Project.

BUDGET ITEM: Bond

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Invoice #51387-6

PREPARED BY: Chris Nosbsich

DATE PREPARED: 5/1/2026



A Kleinfelder Company
STATEMENT OF PROFESSIONAL SERVICES

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

April 24, 2026
 Invoice No: 51387 - 6

Project Manager Dave Schechinger

Engineering services for Rachel Street Improvements -RR

Professional Services from March 22, 2026 to April 18, 2026

Professional Personnel

	Hours	Rate	Amount	
Technician III	60.00	105.00	6,300.00	
Totals	60.00		6,300.00	
Total Labor				6,300.00

Unit Billing

Mileage			657.58	
Total Units			657.58	657.58

Total this Invoice \$6,957.58

Billings to Date

	Current	Prior	Total
Labor	6,300.00	33,623.50	39,923.50
Unit	657.58	2,769.80	3,427.38
Totals	6,957.58	36,393.30	43,350.88

AGENDA ITEM # J – 7

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

DATE:	May 4, 2026
AGENDA ITEM:	Pay Application - Sidewalk Improvements
ACTION:	Motion

SYNOPSIS: The pay application quantities were being verified at the time this report was prepared. The pay application will be distributed at the City Council meeting.

BUDGET ITEM: Sidewalk

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: None

PREPARED BY: Chris Nosbsich

DATE PREPARED: 5/1/2026

L. Discussion Items (No Action)

AGENDA ITEM # L - 1

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

DATE: May 4, 2026

AGENDA ITEM: Data Centers

ACTION: None

SYNOPSIS: The Mayor has been in discussion with a Linn County Supervisor regarding the possible adoption of regulations related to the siting of data centers within the City of Mount Vernon.

BUDGET ITEM: All

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: None

ATTACHMENTS: None

PREPARED BY: Chris Nosbsich

DATE PREPARED: 5/1/2026

AGENDA ITEM # L - 2

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

DATE: May 4, 2026

AGENDA ITEM: Separate Irrigation Water Meter Options

ACTION: None

SYNOPSIS: Please see the request from Kwik Star to consider adopting codes allowing for the installation of irrigation meters. I will provide additional context to the Council at the meeting.

BUDGET ITEM: All

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: None

ATTACHMENTS: Supporting Documents

PREPARED BY: Chris Nosbsich

DATE PREPARED: 5/1/2026

Request for Consideration: Separate Irrigation Water Meter Option

Customer Perspective on Cost Transparency, System Efficiency, and Shared Water Stewardship

Purpose

This document outlines why offering a **separate irrigation water meter** is beneficial for both customers and the utility. The intent is to encourage consideration of adding an irrigation meter option that improves cost transparency, supports conservation, and aligns billing practices with actual system use.

Why This Matters to Customers

1. Irrigation Is a Significant and Controllable Expense

Outdoor irrigation is often one of the largest drivers of water consumption on a property, particularly during warmer months. When irrigation use is combined with indoor consumption on a single meter, customers lack visibility into how much water is being used outdoors and what it truly costs.

A dedicated irrigation meter would allow customers to:

- Track irrigation water use in gallons independently
- Understand the direct cost of outdoor watering
- Identify excessive use, system leaks, or scheduling inefficiencies
- Actively manage and reduce a discretionary expense without impacting indoor needs

Clear data transforms irrigation from an estimated or hidden cost into a manageable operational decision.

2. Fair and Accurate Billing for Sewer Services

Customers understand that irrigation water does **not** return to the sanitary sewer system. When sewer charges are applied to blended water use, customers are effectively paying for wastewater services that were never provided.

A separate irrigation meter creates a billing structure that:

- Charges sewer fees only on indoor water that enters the wastewater system
- Excludes irrigation consumption from sewer billing
- Improves fairness and transparency for customers

This approach builds trust and reduces confusion or disputes over water bills.

3. Improved Budgeting and Financial Planning

When irrigation demand is isolated from indoor consumption:

- Seasonal water cost spikes are clearly explained
- Customers can budget for irrigation more accurately
- Financial decision-making around landscape design, system upgrades, or water-saving technologies improves

This clarity is especially important for customers with large landscaped areas, commercial properties, or shared irrigation systems.

Why This Benefits the Utility

4. More Accurate Demand and Infrastructure Planning

From a system perspective, irrigation is one of the primary drivers of **seasonal and peak water demand**. A separate meter allows the utility to:

- Better understand outdoor water usage patterns
- Accurately model peak demand impacts
- Plan infrastructure upgrades based on real usage data
- Reduce cross-subsidization between high- and low-irrigation customers

This improved data supports more defensible planning, capital investment decisions, and rate studies.

5. Ability to Introduce Targeted Rate Structures

With a dedicated irrigation meter, the utility can implement billing structures that reflect actual system stresses, such as:

- Irrigation-specific volumetric rates
- Seasonal pricing for peak-demand months
- Tiered pricing that discourages excessive outdoor use
- Drought or water-scarcity surcharges applied only to irrigation

These tools allow the utility to manage demand without penalizing essential indoor water use.

6. Enhanced Conservation and Drought Response Capabilities

Separate irrigation meters enable precise, equitable conservation strategies:

- Irrigation-only watering restrictions during droughts
- Targeted rebate and incentive programs
- Improved customer education based on real usage data

Rather than broad, system-wide restrictions, the utility can focus conservation efforts where discretionary use is highest.

7. Improved Customer Experience and Reduced Disputes

Customers benefit from:

- Clear bill line items separating indoor and outdoor use
- Easier understanding of seasonal changes in consumption
- Greater confidence in bill accuracy

For the utility, this means fewer billing appeals, improved customer satisfaction, and stronger regulatory credibility.

Typical Billing Structure with an Irrigation Meter

From a customer perspective, a separate irrigation meter typically includes:

- A second meter measuring irrigation-only use
- Water supply charges applied to irrigation consumption
- No sewer charges on irrigation usage
- A defined service or meter fee to support meter maintenance and administration
- A clearly defined irrigation rate class or seasonal pricing structure

This structure ensures customers pay appropriately for services used while enabling the utility to recover costs transparently.

Shared Outcome: Responsible Water Stewardship

Customers recognize the importance of managing water responsibly and sustainably. A separate irrigation meter:

- Encourages thoughtful outdoor water use
- Supports conservation without compromising indoor health and safety
- Aligns customer behavior with system capacity and environmental goals

At the same time, utilities gain the data and pricing flexibility needed to manage limited water resources effectively.

Conclusion

Offering a separate irrigation water meter is a practical, data-driven enhancement that benefits both customers and the utility. It improves billing fairness, strengthens demand management, enhances conservation outcomes, and supports long-term infrastructure planning.

As customers, we respectfully request consideration of this option as a way to modernize billing practices, improve transparency, and foster a shared commitment to responsible water use.

Thank you for your consideration,

Todd Bornholdt, Kwik Trip, Inc, Energy & Sustainability Manager.

Sample Irrigation Meter Rate Structure Language

(For Utility Reference and Consideration)

The following sample language is provided to illustrate how a separate irrigation meter option could be implemented in a clear, fair, and administratively practical manner. It is not intended to prescribe a specific rate outcome, but rather to demonstrate a common and proven framework used by many utilities.

1. Definition of Irrigation Service

Irrigation Service is defined as water supplied exclusively for outdoor landscape irrigation or other non-potable purposes that do not discharge to the sanitary sewer system. Irrigation service shall be separately metered and billed independently from domestic water service.

2. Eligibility Requirements

Customers may apply for irrigation service if:

- Water is used solely for outdoor irrigation purposes
- A dedicated irrigation meter is installed and inspected per utility standards
- No internal plumbing or wastewater connections are supplied from the irrigation meter

Cross-connections between irrigation and domestic systems are prohibited.

3. Metering and Service Charges

Each irrigation account shall include:

- One utility-approved irrigation meter
- A monthly irrigation service charge to recover fixed costs associated with meter ownership, billing, maintenance, and system readiness

Sample Language:

“Irrigation service shall be assessed a monthly service charge equal to the applicable irrigation meter size.”

4. Volumetric Water Rates (No Sewer Charges)

Irrigation water usage shall be billed based on measured consumption (gallons or cubic feet). Because irrigation water does not enter the wastewater system, **no sewer or wastewater charges shall apply** to irrigation usage.

Sample Language:

“All water delivered through a dedicated irrigation meter shall be exempt from wastewater charges.”

5. Seasonal or Tiered Rate Structure (Optional)

To reflect peak system demand and encourage efficient outdoor water use, irrigation service may be subject to seasonal or tiered pricing.

Example A – Seasonal Rates

- Non-Peak Season (e.g., November–March): Lower per-unit rate
- Peak Irrigation Season (e.g., April–October): Higher per-unit rate

Example B – Tiered Rates

- Tier 1: Base irrigation allowance (efficient use)
- Tier 2: Moderate use
- Tier 3: Excessive use at a higher marginal rate

Sample Language:

“Irrigation water rates may vary by season or usage tier to reflect system demand and promote efficient water use.”

6. Drought or Water Shortage Provisions

During declared droughts or water shortage events, the utility may:

- Apply irrigation-specific surcharges
- Modify irrigation tiers or rates

- Enforce irrigation-only watering restrictions

Sample Language:

“Temporary drought surcharges or restrictions may be applied to irrigation service accounts without impacting domestic water service.”

7. Conservation Incentives and Customer Programs

The utility may offer irrigation account holders access to:

- Rebates for smart irrigation controllers or efficient equipment
- Irrigation audits or usage reports
- Outdoor water efficiency education

Separate irrigation metering enables these programs to be targeted and verified using actual irrigation consumption data.

8. Billing Transparency

Bills for customers with both domestic and irrigation service shall clearly display:

- Domestic water usage and charges
- Irrigation water usage and charges
- Sewer charges applied only to domestic consumption

Sample Language:

“Billing statements shall itemize domestic and irrigation water usage separately to enhance transparency and customer understanding.”

Customer Perspective Summary

From a customer standpoint, this type of rate structure:

- Ensures we pay only for services actually used
- Separates essential indoor water from discretionary outdoor use
- Provides clear price signals to manage irrigation efficiently

- Supports shared conservation and sustainability goals

At the same time, it allows the utility to recover costs responsibly, manage peak demand, and improve long-term system planning.

City of Mount Vernon, Iowa

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING IRRIGATION (WATER-ONLY) SERVICE
FOR MOUNT VERNON MUNICIPAL UTILITIES**

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

SECTION 1. PURPOSE AND INTENT

The purpose of this Ordinance is to establish an optional **Irrigation (Water-Only) Service** for customers of Mount Vernon Municipal Utilities (“Utility”). This service provides for the separate metering and billing of water used exclusively for outdoor irrigation or other approved uses that do not discharge to the sanitary sewer system.

This Ordinance is intended to:

1. Promote equitable and transparent utility billing;
 2. Ensure wastewater charges are assessed only on water entering the sanitary sewer system;
 3. Improve management of seasonal and peak water demand; and
 4. Encourage responsible water use and long-term sustainability of the municipal water system.
-

SECTION 2. DEFINITIONS

For purposes of this Ordinance, the following definitions shall apply:

A. Irrigation (Water-Only) Service

Water service provided exclusively for outdoor landscape irrigation or other non-domestic uses approved by the Utility that do not result in discharge to the sanitary sewer system.

B. Irrigation Meter

A Utility-approved water meter installed solely to measure water used for irrigation service.

C. Domestic Water Service

Metered potable water service used for indoor or other purposes that discharge to the sanitary sewer system.

SECTION 3. ELIGIBILITY

A customer may apply for Irrigation (Water-Only) Service provided that:

1. A separate irrigation meter is installed in accordance with Utility standards;
2. All water supplied through the irrigation meter is used exclusively for irrigation or other approved non-sewer-discharging purposes;
3. No cross-connections exist between the irrigation system and domestic plumbing;
4. Installation complies with all applicable plumbing codes, backflow prevention requirements, and inspection standards.

The Utility reserves the right to deny or discontinue irrigation service for noncompliance with this Ordinance or applicable utility rules.

SECTION 4. METER INSTALLATION AND OWNERSHIP

1. Irrigation service shall be provided only through a separately installed, Utility-approved irrigation meter.
 2. The irrigation meter shall be installed as an add-on meter branching from the service line prior to domestic plumbing and shall not function as a deduct meter.
 3. All costs associated with installation, including but not limited to plumbing, permits, inspections, backflow prevention devices, and site restoration, shall be borne by the customer unless otherwise authorized by the Utility.
 4. All irrigation meters shall remain the property of Mount Vernon Municipal Utilities.
-

SECTION 5. RATES AND CHARGES

5.1 Monthly Service Charge

Each irrigation service account shall be assessed a **monthly irrigation service charge** based on meter size to recover fixed costs associated with meter ownership, billing, system readiness, and administration.

5.2 Volumetric Water Charges

Water delivered through an irrigation meter shall be billed based on measured consumption at the irrigation water rate as established by the Utility's adopted rate schedule.

5.3 Wastewater Charges

Water measured through an irrigation meter shall **not** be subject to sanitary sewer or wastewater charges.

SECTION 6. SEASONAL AND PEAK DEMAND PRICING

The Utility may establish seasonal, tiered, or peak-demand pricing structures applicable to irrigation service to reflect higher production and distribution costs during periods of elevated demand and to promote efficient water use.

Such rates shall be adopted by resolution or rate schedule and shall not apply to domestic water service.

SECTION 7. WATER SHORTAGE AND EMERGENCY CONDITIONS

During periods of declared drought, water shortage, or water quality emergency, the Utility may impose irrigation-specific measures including, but not limited to:

1. Mandatory irrigation restrictions;
2. Temporary irrigation-only surcharges; or
3. Modified seasonal or tiered billing rates.

Such measures may be applied independently from domestic water restrictions and shall remain in effect for the duration of the declared condition.

SECTION 8. BILLING AND CUSTOMER INFORMATION

1. Customers receiving both domestic and irrigation service shall receive a consolidated utility bill clearly itemizing:
 - o Domestic water usage and charges;
 - o Irrigation water usage and charges; and
 - o Wastewater charges applied only to domestic water consumption.
 2. The Utility may provide irrigation usage data for customer information, conservation programs, and system planning purposes.
-

SECTION 9. INSPECTION, COMPLIANCE, AND ENFORCEMENT

The Utility may inspect irrigation meters and systems to verify compliance. Irrigation service may be discontinued for violations including, but not limited to:

- Unauthorized cross-connections;
 - Improper use of irrigation water;
 - Meter tampering; or
 - Non-payment of charges.
-

SECTION 10. SEVERABILITY

If any section, provision, or part of this Ordinance is found invalid or unenforceable, such finding shall not affect the validity of the remaining provisions.

SECTION 11. EFFECTIVE DATE

This Ordinance shall take effect upon passage, approval, and publication as provided by law.

EXHIBIT A

Example Irrigation Rate Schedules

(Illustrative Purposes Only – Placeholder Values)

Table A-1: Monthly Irrigation Service Charge

Meter Size	Monthly Service Charge
¾-inch	\$8.50
1-inch	\$12.00
1½-inch	\$22.00
2-inch	\$35.00

Table A-2: Irrigation Volumetric Water Rates

Usage Block (per month) Rate per 1,000 gallons

All irrigation usage \$X.XX

(Single-rate structure shown for simplicity)

Table A-3: Optional Seasonal Rates

Billing Period Rate per 1,000 gallons

November – March \$X.XX

April – October \$X.XX

Table A-4: Optional Tiered Irrigation Rates

Monthly Irrigation Use Rate per 1,000 gallons

0 – 10,000 gallons \$X.XX

10,001 – 25,000 gallons \$X.XX

Over 25,000 gallons \$X.XX

Notes for Council or Staff

- Sewer charges **do not apply** to any irrigation meter usage
- Service charges ensure fixed cost recovery
- Seasonal or tiered rates are optional and policy-driven
- Rate tables may be adopted by resolution and updated without amending the ordinance text

M. Reports Mayor/Council/Admin.

**CITY OF MT. VERNON
CITY ADMINISTRATOR
REPORT TO THE CITY COUNCIL
May 4, 2026**

- The next Triumvirate meeting will be held at Cornell College on Tuesday, May 5, 2026.
- The Mount Vernon Pool is supposed to be inspected on Wednesday, May 13, 2026. Staff are not as optimistic as the contractors are in meeting this date.
- I will be attending the Iowa City Managers Association Board meeting on Friday, May 15, 2026, via Zoom.
- Should the Legislature finalize the property tax bill over the weekend, I plan to be out of the office May 6, 2026, through May 8, 2026.