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:	**November 16, 2026 – 6:30 PM**
Web Page:	**www.cityofmtvernon-ia.gov**
Posted:	**November 13, 2026**

Mayor:	Tom Wieseler	**City Administrator**:	Chris Nosbisch
Mayor Pro-Tem:	Scott Rose	**City Attorney**:	Steve Leidinger
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: 876 5849 0275
3. Password: 029847

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 – November 2, 2026

E. Public Hearing

1. None

F. Ordinance Approval/Amendment

1. None

G. Resolutions for Approval

1. Resolution #11-16-2026A: Approving the Department of Transportation Street Finance Report for Fiscal Year 2026

2. Resolution #11-16-2026B: Approving the Annual Financial Report for Fiscal Year 2026
3. Resolution #11-16-2026C: Approving the Annual Urban Renewal Report for Fiscal Year 2026
4. Resolution #11-16-2026D: Certifying to County Auditor, TIF Debt Incurred in Calendar Year 2026 for Fiscal Year 2028
5. Resolution #11-16-2026E: Accepting Work for the Project Known as the 2026 Bryant Road Sanitary Sewer Improvement Project with Brecke Construction

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 Heater Installation Estimate for the Public Works Brine Shed - Council Action as Needed
3. Discussion and Consideration of Change Order #2 - Bryant Rd Sanitary Sewer Project – Council Action as Needed
4. Discussion and Consideration of Pay Application #2 – Bryant Rd Sanitary Sewer Project – Council Action as Needed
5. Discussion and Consideration of Debt and TIF Report – Speer Financial – Council Action as Needed
6. Discussion and Consideration of 2026 Leadership – Goal Setting Executive Summary – Council Action as Needed

K. Reports to be Received/Filed

1. Mt. Vernon/Lisbon Police Report
2. Mt. Vernon Public Works Report
3. Mt. Vernon Parks and Rec Report

L. Discussion Items (No Action)

1. None

M. Reports of Mayor/Council/Administrator

1. October 2026 Reconciliation Report
2. Mayor's Report
3. Council Reports
4. Committee Reports
5. City Administrator's Report

N. Closed Session – Pursuant to Chapter 20, Exempt Session for Employee Relations

O. Adjournment

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

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

D. Consent Agenda

November 2, 2026
City Council Minutes
213 1st Street NW
Mount Vernon, Iowa 52314

The Mount Vernon City Council met November 2, 2026, at City Hall, 213 1st Street NW, Mount Vernon, IA. A Zoom option was available. The following Council members were present: Engel, Rose, Andresen and Hansen-Player.Absent: Tuerler.

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

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

Tuerler arrives at 6:31 p.m.

Consent Agenda. Motion made by Engel, seconded by Andresen to approve the Consent Agenda. Motion carries.
Approval of City Council Minutes – October 19, 2026

Public Hearing
Public Hearing on the Proposal to Enter into a Development Agreement with Pogo Properties LLC. Mayor Wieseler opened the public hearing at 6:31 p.m. This agreement would allow for TIF rebates to the developer on anything above the taxable base value of $250,000 allowed statutorily for 20 years on the old public works property. After hearing no public comment, the public hearing was closed at 6:33 p.m.

Resolutions for Approval
Resolution #11-2-2026A: Approving and Authorizing Execution of a Development Agreement by and Between the City of Mount Vernon and Pogo Properties LLC. Motion made by Tuerler, seconded by Andresen to approve Resolution #11-2-2026A. Roll call all yes. Resolution passes.

Resolution #11-2-2026B: Providing for "No Right Turn on Red" Designations Within the City of Mount Vernon, Iowa. After concerns were brought forward about pedestrian safety as they were crossing Highway 1, the Iowa Department of Transportation has given approval to move forward with "No Right Turn on Red" signage for east and westbound traffic on First Street utilizing right turns to head north and south on Highway 1. Motion made by Rose, seconded by Hansen-Player to approve Resolution #11-2-2026B. Roll call voting yes: Andresen, Rose, Hansen-Player, Engel. Voting no: Tuerler. Resolution passes.

Motions for Approval
Consideration of Claims List – Motion to Approve. Motion made by Tuerler, seconded by Andresen to approve the Claims List. Motion carries.

PAYROLL	CLAIMS	115,519.91
MIDWEST INJECTION INC	SLUDGE REMOVAL-SEW	18,000.00
US BANK	CREDIT CARD PURCHASES-ALL DEPTS	10,304.35
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	7,330.51
MUNICIPAL ASSET MANAGEMENT, INC	EQUIP LEASE-LBC	7,281.00
LINN CO-OP OIL CO	FUEL-ALL DEPTS	6,122.32
HAWKINS INC	CHEMICALS-WAT	4,894.47

IMWCA	WORK COMP INSURANCE-ALL DEPTS	4,353.00
PAYROLL	CLAIMS	4,055.96
VEENSTRA & KIMM INC	STREET MISC ENGINEERING	3,872.00
VEENSTRA & KIMM INC	NATURE PARK TRAIL	3,139.58
IOWA SOLUTIONS INC	MONTHLY MAINT-ALL DEPTS	2,289.60
MIDWEST MUNICIPAL CONSULTING LLC	GOAL SETTING SERVICES-ALL DEPTS	2,127.28
LYNCH DALLAS PC	LEGAL FEES-P&A	2,022.00
EQUIPMENT MGMT COMPANY	EQUIP MAINT-FD	1,735.00
VEENSTRA & KIMM INC	LBC GENERATOR	1,700.58
RC TECH	ACCESS CONTROL-CITY HALL	1,650.34
L.L. PELLING CO INC	STREET PATCH-RUT	1,597.51
OVERHEAD DOOR CO	BLDG MAINT-FD	1,580.00
VEENSTRA & KIMM INC	WWTP PHASE 2 MODELING	1,549.64
CONSTRUCTION MATERIALS INC	ROAD MAINT-RUT	1,272.54
AHLERS & COONEY P.C.	LEGAL FEES-P&A	1,151.00
MOTOROLA SOLUTIONS INC	VIDEO CLOUD STORAGE-PD	1,118.75
CAUSE TEAM	UNIFORMS-ALL DEPTS	1,109.00
FELD FIRE	TRAINING CENTER SUPPLIES-FD	1,100.00
VEENSTRA & KIMM INC	BRYANT ROAD SANITARY SEWER	1,060.00
STUDENT PUBLICATIONS INC	ADS/PUBLICATIONS-ALL DEPTS	1,048.51
RACOM CORPORATION	EQUIP MAINT-PD	1,040.00
SHULTZ'S ROOF RENOVATIONS LLC	BLDG MAINT-LBC	1,033.50
SPRINGVILLE READY MIX	STREET PATCH-RUT	982.50
NIGHT SHIFT LLC	CLEANING SERVICES-CITY HALL	959.21
VEENSTRA & KIMM INC	VIRGIL AVENUE SIDEWALK	952.00
NIGHT SHIFT LLC	CLEANING SERVICES-PD	920.70
VEENSTRA & KIMM INC	PARKS MISC ENGINEERING	907.14
RC TECH	SERVICES-CITY HALL	862.15
BANKCARD 8076 ACH DEBIT MTOT	CREDIT CARD FEES-LBC,P&REC	849.30
MOUNT VERNON ACE HARDWARE	SUPPLIES-ALL DEPTS	827.70
P&K MIDWEST INC	EQUIP MAINT-P&REC	822.20
POSTMASTER	UTIL BILL POSTAGE-WAT,SEW,SW	746.68
IOWA SOLUTIONS INC	MONTHLY MAINT-LBC	730.00
HAWKEYE FIRE & SAFETY	EQUIP MAINT-FD	683.00
UMB BANK	2022 GO FEES	600.00
UMB BANK	2019 GO FEES	600.00
LYNCH FORD-LYNCH CHEVROLET	VEHICLE MAINT-PW	587.42
GPM ENVIRONMENTAL SOLUTIONS LLC	SERVICES-SEW	564.00
VEENSTRA & KIMM INC	WASTEWAER MISC ENGINEERING	535.00
VEENSTRA & KIMM INC	CITY ENGINEERING GENERAL	530.00
MECHANICSVILLE FIBER	PHONE/INTERNET-LBC	457.73
KROUL FARMS	BEAUTIFICATION	445.56
IOWA RURAL WATER ASSOCIATION	MEMBERSHIP-WAT	425.00
MECHANICSVILLE FIBER	PHONE/INTERNET-PD	400.02
KONICA MINOLTA PREMIER FINANCE	COPIER LEASE-P&A	396.51
MATT PLOTZ	UNIFORMS-PW	364.97
T-MOBILE	VEHICLE SOFTWARE-PW	351.36
THOMAS M WIESELER	TRAVEL/TRAINING-P&A	335.50
MEDIACOM	PHONE/INTERNET-PW	317.08
GLOCK PROFESSIONAL INC	TRAINING-PD	300.00
AMERICAN RED CROSS	TRAINING-LBC	294.00
TRI-CITY ELECTRIC CO OF IOWA	SERVICES-PD	270.00
TASC	FSA ADJUSTMENT-PD	261.52
NELSON ELECTRIC	SERVICES-CEMETERY	240.00

CARQUEST OF LISBON	VEHICLE MAINT-ALL DEPTS	237.28
MARSHA DEWELL	MILEAGE-ALL DEPTS	229.52
PITNEY BOWES	POSTAGE METER LEASE-ALL DEPTS	217.92
JACOB HUFF	UNIFORMS-PW	213.94
CITY LAUNDERING CO	SERVICES-CITY HALL	199.08
COMMUNITY DEVELOPMENT GROUP	HOTEL/MOTEL TAX-ECON DEV	181.48
AMAZON CAPITAL SERVICES	SUPPLIES-PW	178.30
MOUNT VERNON, CITY OF	PERSONAL TRAINING SERVICES-LBC	178.00
KONICA MINOLTA PREMIER FINANCE	COPIER LEASE-PD	159.76
MOUNT VERNON ACE HARDWARE	SUPPLIES-FD	156.24
LOCKER ROOM	EQUIPMENT-LBC	150.00
GRAINGER	VEHICLE MAINT-FD	149.09
BOB PENN	REFUND-LBC	135.36
VEENSTRA & KIMM INC	RACHEL STREET IMPROVEMENTS	131.52
T-MOBILE	PHONE/INTERNET-ALL DEPTS	121.71
MECHANICSVILLE FIBER	PHONE/INTERNET-PW	114.45
MECHANICSVILLE FIBER	PHONE/INTERNET-POOL	108.77
TERMINIX PRESTO-X	PEST CONTROL-FD	100.14
CITY LAUNDERING CO	SERVICES-CITY HALL	99.54
VESTIS	JANITORIAL SUPPLIES-FD	99.01
TERMINIX PRESTO-X	PEST CONTROL-CITY HALL	97.93
ALTORFER INC	EQUIP REPAIR-LBC,PD	88.46
TRAE D BIELEFELD	REFEREE-P&REC	85.00
TERMINIX PRESTO-X	PEST CONTROL-VC	82.75
STUDENT PUBLICATIONS INC	ADS/PUBLICATIONS-P&REC	81.00
IOWA SOLUTIONS INC	MONTHLY MAINT-PW	80.00
TERMINIX PRESTO-X	PEST CONTROL-PD	77.61
MECHANICSVILLE FIBER	INTERNET-CITY HALL	69.95
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	65.63
VESTIS	JANITORIAL SUPPLIES-LBC	64.46
RC TECH	SERVICES-FD	61.53
CARTER GADBERRY	REFEREE-P&REC	60.00
GREAT WESTERN SUPPLY CO	SUPPLIES-LBC	57.30
STAPLES INC	SUPPLIES-PD	56.16
IOWA ONE CALL	LOCATES-WAT,SEW	51.30
JAMISON W BILLINGSLEY	REFEREE-P&REC	45.00
JAXSON J BILLINGSLEY	REFEREE-P&REC	45.00
LUKE RUSHFORD	REFEREE-P&REC	45.00
TEWODROS J BONEWALD	REFEREE-P&REC	45.00
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	44.77
GREAT WESTERN SUPPLY CO	SUPPLIES-SEW	43.50
HETHER STAUFFACHER	INSTRUCTOR-LBC	42.50
LANDON JOHANNINGMEIER	REFEREE-P&REC	40.00
IOWA SOLUTIONS INC	MONTHLY MAINT-SEW	40.00
ST LUKE'S WORK WELL SOLUTIONS	DRUG TESTING-PW	30.00
BANKCARD 8076 ACH DEBIT MTOT	REFUND-LBC	15.00
TOTAL		**234,252.56**

FUND EXPENSE TOTALS

PAYROLL	119,575.87
GENERAL FUND	36,739.58
SEWER FUND	26,447.99
LBC	15,307.80

ROAD USE TAX FUND	13,091.35
WATER FUND	12,189.37
SOLID WASTE	4,202.96
LOST III TRAILS/PARKS	3139.58
DEBT SERVICE FUND	1,200.00
BRYANT ROAD SANITARY SEWER	1,060.00
SIDEWALK PROJECT	952.00
STORM WATER FUND	214.54
RACHEL STREET	131.52
TOTAL	**234,252.56**

Discussion and Consideration of Worldmaker Resilience Institute Invoice for THRIVE Training - Council Action as Needed. This invoice is in the amount of $22,390.00 and is being paid with Department of Justice COPS grant funds. Motion made by Engel, seconded by Rose to approve Worldmaker Resilience Institute Invoice #1026. Motion carries.

Discussion and Consideration of Pay Application #10 with Woodruff Construction – Pool Improvements Project. Pay Application #10 with Woodruff Construction is in the amount of $25,948.22. The repairs to the paint, gutters, water feature, diving boards and slide have now been completed. Motion made by Rose, seconded by Andresen to approve Pay Application #10 with Woodruff Construction. Motion carries.

Discussion and Consideration of Retainage Pay Application with Woodruff Construction – Pool Improvements Project. Woodruff Construction has provided the necessary extended warranties for the items of concern. The City cannot hold the retainage in perpetuity, so staff requested the extended warranties as we will be unsure if the corrective measures taken will be satisfactory until we reopen the pool next spring. The retainage pay is in the amount of $87,876.53 and will be released after the mandatory 30-day waiting period has lapsed. Motion made by Engel, seconded by Tuerler to approve the Final Retainage Pay Application with Woodruff Construction. Motion carries.

Discussion and Consideration of Electric Pump Mission Dialer for Lift Stations – Council Action as Needed. The automated dialing system for each of the four lift stations must be updated as our current equipment will no longer be supported. Electric Pump has submitted a proposal in the amount of $25,885.00. Motion made by Andresen, seconded by Rose to approve the proposal from Electric Pump for the lift station dialer systems. Motion carries.

Discussion and Consideration of Right of Way Tree Removal Service – Council Action as Needed. The City was unsuccessful in securing grant funding for the removal of dead/diseased right-of-way trees. Staff would like to move forward with removing as many right-of-way trees as possible over the fall/winter months. Staff is seeking approval to contract with Total Tree Care in an amount not to exceed the remaining budget of $18,000.00. Motion made by Rose, seconded by Andresen to approve the contract with Total Tree Care for the removal of right-of-way trees. Motion carries.

Discussion and Consideration of V&K Invoice #51396-1 – 10th Ave Reconstruction – Council Action as Needed. This invoice is for Phase 2 of the 10th Ave SW Reconstruction Project in the amount of $22,803.08. Motion made by Engel, seconded by Rose to approve V&K Invoice #51396-1. Motion carries.

Discussion and Consideration of V&K Invoice #51394-3 – Bryant Rd Sanitary Sewer – Council Action as Needed. This invoice is for the Bryant Rd Sanitary Sewer project in the amount of $13,435.50. Motion made by Tuerler, seconded by Andresen to approve V&K Invoice #51394-3. Motion carries.

Discussion and Consideration of V&K Invoice #51361-27 – Hwy 1 Reconstruction Project – Council Action as Needed. This invoice is for the Hwy 1 Reconstruction Project in the amount of $30,341.00. Motion made by Rose, seconded by Andresen to approve V&K Invoice #51361-27. Motion carries.

Discussion and Consideration Hwy 1 and 10th Avenue SW Water Service Potholing Quote – Council Action as Needed. Water service locations need to be potholed and located as part of the design process for both the 10th Avenue SW SW and the Hwy 1 project. The City has received two quotes for this service and is recommending the proposal from Dave Schmitt Construction in the amount of $24,694.70. Motion made by Rose, seconded by Hansen-Player to approve the proposal from Dave Schmitt Construction for potholing services. Motion carries.

Reports to be Received/Filed
Quarterly Detailed Budget Report. Report is available in the November 2, 2026 Council Packet on the City website.

Reports of Mayor/Council/Administrator
Mayor's Report. The Mayor received a response from the new casino regarding his interest on being on the Casino Foundation. The seats have been filled at this time but he will be considered in the future. The City Administrator and Mayor will be meeting with the Cedar Rapids Economic Alliance to discuss small community membership. Wieseler is being considered for membership on a data center commission with Linn County.

City Administrator's Report. Report is available in the November 2, 2026 Council Packet on the City website.

As there was no further business to attend to, the meeting adjourned, the time being 7:07 p.m., November 2, 2026.

Respectfully submitted,
Marsha Dewell
City Clerk

G. Resolutions for Approval

AGENDA ITEM # G - 1

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	November 16, 2026
AGENDA ITEM:	Resolution #11-16-2026A – Street Finance Report
ACTION:	Motion

SYNOPSIS: The City must provide the Iowa Department of Transportation with an annual report outlining the use of Road Use Tax funds.

BUDGET ITEM: RUT

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #11-16-2026A and Street Finance Report

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 11/13/2026

RESOLUTION #11-16-2026A

A Resolution approving the Department of Transportation Street Finance Report for Fiscal Year 2026.

PASSED and ADOPTED this 16th day of November, 2026.

_____
Thomas M. Wieseler, Mayor

ATTEST:

_____
Marsha Dewell, City Clerk

IOWADOT

Bureau of Local Systems

Ames, IA 50010

City Street Finance Report

Fiscal Year 2026

Mount Vernon

10/30/2026 10:00:13 AM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		$205,601					$205,601
Benefits - Roads/Streets		$74,587					$74,587
Training & Dues		$9,508					$9,508
Building & Grounds Maint. & Repair		$1,109					$1,109
Road Beautification		$55,190					$55,190
Vehicle & Office Equip Operation and Repair		$7,386					$7,386
Operational Equipment Repair		$17,468					$17,468
Street Lights		$64,429					$64,429
Engineering		$3,782			$271,418		$275,200
Legal					$13,964		$13,964
Rents & Leases		$11,287					$11,287
Street Maintenance Expense		$49,252			$1,027,710		$1,076,962
Technology Expense		$15,592					$15,592
Other Professional Services		$3,844					$3,844
Other Contract Services		$8,923					$8,923
Minor Equipment Purchases		$4,617					$4,617

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City Street Finance Report

Fiscal Year 2026

Mount Vernon

10/30/2026 10:00:13 AM

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Operating Supplies		$19,472					$19,472
Postage & Safety		$730					$730
Other Supplies		$10,205					$10,205
Vehicles		$70,995					$70,995
Heavy Equipment		$35,000					$35,000
Office Equipment					$3,208		$3,208
Buildings					$154,685		$154,685
Other Capital Outlay		$2,477			$6,949		$9,426
Principal Payment				$430,604			$430,604
Interest Payment				$185,968			$185,968
Bond Registration Fees				$1,784			$1,784
Transfer Out	$266,237		$287,148		$318,969	$221	$872,575
Snow Removal		$31,198					$31,198
Depreciation & Building Utilities		$8,278					$8,278
Accounting/Recording		$1,584					$1,584
Snow Removal Salaries		$31,005					$31,005
Snow Removal Benefits		$5,299					$5,299
Total	$266,237	$748,818	$287,148	$618,356	$1,796,903	$221	$3,717,683

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City Street Finance Report

Fiscal Year 2026

Mount Vernon

10/30/2026 10:00:13 AM

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	$0		$60,104	$0			$60,104
TIF Revenues			$227,044				$227,044
Other Taxes (Hotel, LOST)	$266,237				$320,536		$586,773
State Revenues - Road Use Taxes		$637,306					$637,306
Charges/fees						$221	$221
Sale of Property & Merchandise		$3,822					$3,822
Sale of Assests					$249,048		$249,048
Transfer In		$131,099		$588,171	$153,305		$872,575
Total	$266,237	$772,227	$287,148	$588,171	$722,889	$221	$2,636,893

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City Street Finance Report

Fiscal Year 2026

Mount Vernon

10/30/2026 10:00:13 AM

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
Series 2022	$1,295,000	$110,000	$40,328	$22,000	$8,066	$1,185,000
Series 2014	$791,666	$189,815	$23,958	$189,815	$23,958	$601,851
Series 2013A	$290,000	$95,000	$8,753	$95,000	$8,753	$195,000
Series 2025	$2,500,000	$35,000	$95,555	$28,000	$76,444	$2,465,000
Series 2024	$4,665,000	$260,000	$186,600	$95,789	$68,747	$4,405,000
Total	$9,541,666	$689,815	$355,194	$430,604	$185,968	$8,851,851

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Ford F-350	2021	Purchased	$53,318	No Change
Chevrolet 1500	2023	Purchased	$44,200	No Change
Ford F-250	2021	Purchased	$32,000	No Change
Ford F-550	2022	Purchased	$95,762	No Change
J.D. front end wheel loader 524	2019	Purchased	$161,563	No Change
Ford F-250 utility box	2020	Purchased	$40,000	No Change
Doosan DX85 mini excavator	2020	Purchased	$93,350	No Change
Deere excavator Model 27D	2008	Purchased	$29,630	No Change
4300 4x2 dump truck	2007	Purchased	$53,484	No Change
Ford F-150	2008	Purchased	$15,441	No Change
Ford F-150	2009	Purchased	$17,632	No Change
International 7400 4x2 dump truck 2015	2014	Purchased	$130,399	No Change
Pelican street sweeper	2000	Purchased	$45,000	Junked
Ford F-550	2017	Purchased	$76,247	No Change
Ford F-250	2019	Purchased	$29,000	No Change
Bobcat skid loader	2018	Purchased	$37,000	No Change
John Deere utility tractor 3039	2014	Purchased	$40,000	No Change
Ford F-350	2008	Purchased	$26,288	No Change
Kubota side-by-side	2017	Purchased	$30,000	No Change
Freightliner 108SD	2022	Purchased	$194,892	No Change
J.D. 333G track skid loader	2022	Purchased	$78,750	No Change

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City Street Finance Report

Fiscal Year 2026

Mount Vernon

10/30/2026 10:00:13 AM

Description	Model Year	Usage Type	Cost	Purchased Status
Ford F750 dump truck	2012	Purchased	$70,995	New

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City Street Finance Report

Fiscal Year 2026

Mount Vernon

10/30/2026 10:00:13 AM

Street Projects

Project Description	Contract Price	Final Price	Contractor Name
Asphalt surfacing (curb & gutter, intake replacement)	$349,587	$365,454	Midwest Concrete
Extension of Glenn St/connect to Business 30	$877,215	$907,245	Rathje Construction

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Ames, IA 50010

City Street Finance Report

Fiscal Year 2026

Mount Vernon

10/30/2026 10:00:13 AM

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	$0	$614,876	$0	$30,185	$1,556,899	$0	$2,201,960
SubTotal Expenses (-)		$748,818		$618,356	$1,477,934		$2,845,108
Transfers Out (-)	$266,237		$287,148		$318,969	$221	$872,575
Subtotal Revenues (+)	$266,237	$641,128	$287,148	$0	$569,584	$221	$1,764,318
Transfers In (+)		$131,099		$588,171	$153,305		$872,575
Ending Balance	$0	$638,285	$0	$0	$482,885	$0	$1,121,170

Resolution Number:

Execution Date: Monday, November 16, 2026

Signature: Thomas Wieseler

AGENDA ITEM # G - 2

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	November 16, 2026
AGENDA ITEM:	Resolution #11-16-2026B – 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 #11-16-2026B and Annual Financial Report

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 11/13/2026

RESOLUTION #11-16-2026B

A Resolution approving the Annual Financial Report for Fiscal Year 2026.

PASSED and ADOPTED this 16th day of November, 2026.

_____
Thomas M. Wieseler, Mayor

ATTEST:

_____
Marsha Dewell, City Clerk

STATE OF IOWA 2026 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2026 CITY OF MOUNT VERNON, IOWA DUE: December 1, 2026	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	2,015,947		2,015,947	2,070,320
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	2,015,947		2,015,947	2,070,320
Delinquent Property Taxes	0		0	0
TIF Revenues	1,703,274		1,703,274	1,692,112
Other City Taxes	1,462,552	0	1,462,552	1,317,365
Licenses and Permits	11,760	0	11,760	10,175
Use of Money and Property	327,129	58,588	385,717	356,610
Intergovernmental	1,095,106	97,300	1,192,406	1,246,515
Charges for Fees and Service	592,898	3,151,750	3,744,648	3,625,977
Special Assessments	0	0	0	0
Miscellaneous	201,343	21,157	222,500	566,650
Other Financing Sources	252,207	0	252,207	200,000
Transfers In	3,210,171	218,418	3,428,589	3,380,080
Total Revenues and Other Sources	10,872,387	3,547,213	14,419,600	14,465,804
Expenditures and Other Financing Uses				
Public Safety	1,848,761		1,848,761	1,971,745
Public Works	748,818		748,818	880,900
Health and Social Services	0		0	0
Culture and Recreation	1,085,958		1,085,958	1,146,335
Community and Economic Development	319,952		319,952	350,150
General Government	702,847		702,847	817,421
Debt Service	1,986,268		1,986,268	1,993,768
Capital Projects	2,386,369		2,386,369	3,390,000
Total Governmental Activities Expenditures	9,078,973	0	9,078,973	10,550,319
BUSINESS TYPE ACTIVITIES		3,418,243	3,418,243	3,580,110
Total All Expenditures	9,078,973	3,418,243	12,497,216	14,130,429
Other Financing Uses	0	0	0	
Transfers Out	3,107,028	321,561	3,428,589	3,380,080
Total All Expenditures/and Other Financing Uses	12,186,001	3,739,804	15,925,805	17,510,509
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	-1,313,614	-192,591	-1,506,205	-3,044,705
Beginning Fund Balance July 1, 2025	7,268,943	846,160	8,115,103	7,468,526
Ending Fund Balance June 30, 2026	5,955,329	653,569	6,608,898	4,423,821

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, 2026	Amount	Indebtedness at June 30, 2026	Amount
General Obligation Debt	12,380,000	Other Long-Term Debt	0
Revenue Debt	1,217,000	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	21,241,035

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

Local Government Property Valuation System

REVENUE P2

CITY OF MOUNT VERNON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026

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	1,254,282	661,108			100,557		2,015,947		2,015,947	2
Less: Uncollected Property Taxes - Levy Year	3							0		0	3
Net Current Property Taxes	4	1,254,282	661,108		0	100,557	0	2,015,947		2,015,947	4
Delinquent Property Taxes	5							0		0	5
Total Property Tax	6	1,254,282	661,108		0	100,557	0	2,015,947		2,015,947	6
TIF Revenues	7			1,703,274				1,703,274		1,703,274	7
Other City Taxes											
Utility Tax Replacement Excise Taxes	8	39,425	20,861			3,172		63,458		63,458	8
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9	318,013						318,013		318,013	9
Parimutuel Wager Tax	10							0		0	10
Gaming Wager Tax	11							0		0	11
Mobile Home Tax	12	2,910	1,526			234		4,670		4,670	12
Hotel / Motel Tax	13	91,187						91,187		91,187	13
Other Local Option Taxes	14					985,224		985,224		985,224	14
Total Other City Taxes	15	451,535	22,387		0	988,630	0	1,462,552	0	1,462,552	15
Section B - Licenses and Permits	16	11,760						11,760		11,760	16
Section C - Use of Money and Property	17										17
Interest	18	122,737		3,081		115,924		241,742	22,340	264,082	18
Rents and Royalties	19	85,387						85,387	36,248	121,635	19
Other Miscellaneous Use of Money and Property	20							0		0	20
	21							0		0	21
Total Use of Money and Property	22	208,124	0	3,081	0	115,924	0	327,129	58,588	385,717	22
Section D - Intergovernmental	24										24
Federal Grants and Reimbursements	26										26
Federal Grants	27	82,092				197,837		279,929	97,300	377,229	27
Community Development Block Grants	28							0		0	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	82,092	0		0	197,837	0	279,929	97,300	377,229	33

https://dom-localgov.iowa.gov/afr?id=11112

REVENUE P3

CITY OF MOUNT VERNON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026

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		637,306					637,306		637,306	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	50,137	26,508			4,031		80,676		80,676	54
Liquor profits	55	4,586						4,586		4,586	55
STEPS/State grants	56	12,793						12,793		12,793	56
	57							0		0	57
	58							0		0	58
	59							0		0	59
Total State	60	67,516	663,814	0	0	4,031	0	735,361	0	735,361	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	79,816						79,816		79,816	67
	68							0		0	68
	69							0		0	69
Total Local Grants and Reimbursements	70	79,816	0	0	0	0	0	79,816	0	79,816	70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	229,424	663,814	0	0	201,868	0	1,095,106	97,300	1,192,406	71
Section E -Charges for Fees and Service	72										72
Water	73							0	940,103	940,103	73
Sewer	74							0	1,018,888	1,018,888	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	660,618	660,618	79
Hospital	80							0		0	80

REVENUE P4

CITY OF MOUNT VERNON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026

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	81,009	81,009	87
Other:	88										88
Nursing Home	89							0		0	89
Police Service Fees	90	371,526						371,526		371,526	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	3,825						3,825		3,825	98
Library Charges	99							0		0	99
Park, Recreation, and Cultural Charges	100	216,569						216,569		216,569	100
Animal Control Charges	101	151						151		151	101
	102							0		0	102
Special events/public service, wellness center	103	827						827	451,132	451,959	103
Total Charges for Service	104	592,898	0	0	0	0	0	592,898	3,151,750	3,744,648	104
Section F - Special Assesments	106							0		0	106
Section G - Miscellaneous	107										107
Contributions	108	23,522				37,105		60,627	100	60,727	108
Deposits and Sales/Fuel Tax Refunds	109							0		0	109
Sale of Property and Merchandise	110	26,024	1,525					27,549	8,520	36,069	110
Fines	111	6,851						6,851		6,851	111
Internal Service Charges	112							0		0	112
	113							0		0	113
Misc., rebates, refunds & reimbursements, CDG reimb., ins.	114	89,470	2,296			4,350		96,116	6,997	103,113	114
Cemetery plots/perpetual care	115	8,160					2,040	10,200		10,200	115
Deposits received, meters & outside readers	116							0	5,540	5,540	116
	117							0		0	117
	118							0		0	118
	119							0		0	119
Total Miscellaneous	120	154,027	3,821	0	0	41,455	2,040	201,343	21,157	222,500	120

REVENUE P5

CITY OF MOUNT VERNON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026

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	2,902,050	1,351,130	1,706,355	0	1,448,434	2,040	7,410,009	3,328,795	10,738,804	121
Section H - Other Financing Sources	123										123
Proceeds of capital asset sales	124	3,159				249,048		252,207		252,207	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125							0		0	125
Proceeds of anticipatory warrants or other short-term debt	126							0		0	126
Regular transfers in and interfund loans	127	693,810	131,099		823,770	153,305		1,801,984	218,418	2,020,402	127
Internal TIF loans and transfers in	128	238,822	156,867		1,012,498			1,408,187		1,408,187	128
	129							0		0	129
	130							0		0	130
Total Other Financing Sources	131	935,791	287,966	0	1,836,268	402,353	0	3,462,378	218,418	3,680,796	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132	3,837,841	1,639,096	1,706,355	1,836,268	1,850,787	2,040	10,872,387	3,547,213	14,419,600	132
Beginning Fund Balance July 1, 2025	134	1,121,296	867,575	442,293	174,811	4,557,743	105,225	7,268,943	846,160	8,115,103	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136	4,959,137	2,506,671	2,148,648	2,011,079	6,408,530	107,265	18,141,330	4,393,373	22,534,703	136

EXPENDITURES P6

CITY OF MOUNT VERNON
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026

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	1,542,056						1,542,056		1,542,056	2
Jail	3							0		0	3
Emergency Management	4							0		0	4
Flood control	5							0		0	5
Fire Department	6	269,242						269,242		269,242	6
Ambulance	7	37,250						37,250		37,250	7
Building Inspections	8							0		0	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10	213						213		213	10
Other Public Safety	11							0		0	11
	12							0		0	12
	13							0		0	13
Total Public Safety	14	1,848,761	0		0	0	0	1,848,761		1,848,761	14
Section B - Public Works	15										15
Roads, Bridges, Sidewalks	16		653,191					653,191		653,191	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18		64,429					64,429		64,429	18
Traffic Control Safety	19							0		0	19
Snow Removal	20		31,198					31,198		31,198	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	748,818		0	0	0	748,818		748,818	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	154,500						154,500		154,500	41
Museum, Band, Theater	42	2,000						2,000		2,000	42
Parks	43	400,702						400,702		400,702	43
Recreation	44	411,406						411,406		411,406	44
Cemetery	45	57,558						57,558		57,558	45
Community Center, Zoo, Marina, and Auditorium	46	21,000						21,000		21,000	46
Other Culture and Recreation	47	38,792						38,792		38,792	47
	48							0		0	48
	49							0		0	49
Total Culture and Recreation	50	1,085,958	0		0	0	0	1,085,958		1,085,958	50

EXPENDITURES P7

CITY OF MOUNT VERNON
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026 -- 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	3,340						3,340		3,340	52
Economic development	53	316,475						316,475		316,475	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55	137						137		137	55
Other community and economic development	56							0		0	56
TIF Rebates	57							0		0	57
	58							0		0	58
Total Community and Economic Development	59	319,952	0	0	0	0	0	319,952		319,952	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	8,251						8,251		8,251	61
Clerk, Treasurer, Financial Administration	62	386,019						386,019		386,019	62
Elections	63	2,387						2,387		2,387	63
Legal Services and City Attorney	64	20,210						20,210		20,210	64
City Hall and General Buildings	65	119,541						119,541		119,541	65
Tort Liability	66		166,439					166,439		166,439	66
Other General Government	67							0		0	67
	68							0		0	68
	69							0		0	69
Total General Government	70	536,408	166,439		0	0	0	702,847		702,847	70
Section G - Debt Service	71				1,986,268			1,986,268		1,986,268	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	0	0	0	1,986,268	0	0	1,986,268		1,986,268	74
Section H - Regular Capital Projects - Specify	75										75
Trails/parks, UR/streetscape	76					148,610		148,610		148,610	76
Streets, sidewalks, PW bldg., remote read, sewer	77					986,973		986,973		986,973	77
Subtotal Regular Capital Projects	78	0	0		0	1,135,583	0	1,135,583		1,135,583	78
TIF Capital Projects - Specify	79										79
Comm. center, pool, streets	80					1,250,786		1,250,786		1,250,786	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0		0	1,250,786	0	1,250,786		1,250,786	82
Total Capital Projects	83	0	0		0	2,386,369	0	2,386,369		2,386,369	83
Total Governmental Activities Expenditures (Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	84	3,791,079	915,257	0	1,986,268	2,386,369	0	9,078,973		9,078,973	84
	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, 2026 -- 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								786,337	786,337	88
Capital Outlay	89								2,477	2,477	89
Debt Service	90									0	90
Sewer and Sewage Disposal - Current Operation	91								856,541	856,541	91
Capital Outlay	92								2,477	2,477	92
Debt Service	93								109,000	109,000	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								784,412	784,412	106
Capital Outlay	107								2,477	2,477	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								88,378	88,378	120
Capital Outlay	121									0	121
Debt Service	122									0	122
Other Business Type - Current Operation	123								664,328	664,328	123
Capital Outlay	124								121,816	121,816	124
Debt Service	125									0	125
Internal Service Funds - Specify	126										126
	127									0	127
	128									0	128
Total Business Type Activities	129								3,418,243	3,418,243	129

EXPENDITURES P9

CITY OF MOUNT VERNON
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026 -- 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	3,791,079	915,257	0	1,986,268	2,386,369	0	9,078,973	3,418,243	12,497,216	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	352,623	764,374			581,844		1,698,841	321,561	2,020,402	132
Internal TIF loans/repayments and transfers out	133			1,408,187				1,408,187		1,408,187	133
	134							0		0	134
Total Other Financing Uses	135	352,623	764,374	1,408,187	0	581,844	0	3,107,028	321,561	3,428,589	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	4,143,702	1,679,631	1,408,187	1,986,268	2,968,213	0	12,186,001	3,739,804	15,925,805	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140						107,265	107,265		107,265	140
Restricted	141	52,769	827,040	740,461	24,811	2,791,739		4,436,820		4,436,820	141
Committed	142							0		0	142
Assigned	143					935,560		935,560		935,560	143
Unassigned	144	762,666				-286,982		475,684		475,684	144
Total Governmental	145	815,435	827,040	740,461	24,811	3,440,317	107,265	5,955,329		5,955,329	145
Proprietary	146								653,569	653,569	146
Total Ending Fund Balance June 30,	147	815,435	827,040	740,461	24,811	3,440,317	107,265	5,955,329	653,569	6,608,898	147
Total Requirements (Sum of lines 136 and 147)	148	4,959,137	2,506,671	2,148,648	2,011,079	6,408,530	107,265	18,141,330	4,393,373	22,534,703	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	2,941,855

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

		Debt During the Fiscal Year			Debt Outstanding JUNE 30, 2026				
Purpose	Line	Debt Outstanding JULY 1, 2025	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year
Water Utility	1.	0	0	0	0	0	0	0	0
Sewer Utility	2.	1,300,000	0	83,000	0	0	1,217,000	0	22,750
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.	13,890,000	0	1,510,000	12,380,000	0	0	0	472,270
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		15,190,000	0	1,593,000	12,380,000	0	1,217,000	0	495,020

B. Short-Term Debt Amount

Outstanding as of July 1, 2025	
Outstanding as of JUNE 30, 2026	

Part VI DEBT LIMITATION FOR GENERAL OBLIGATIONS
Actual valuation -- January 1, 2024

Amount		
424,820,705	x.05 = $	21,241,035.25

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2026

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.	24,811	1,189,980		5,394,107	6,608,898

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

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, 2025	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
TIF Agreements	1	TIF Agreement	06-30-2026	TIF	0	No Vote - Non-GO	2,408,000	1,315,986	238,822	0		TIF Revenue	Spring Meadow Heights & Stonebrook
Series 2013A	2	GO	07-01-2013	6-17-2013C	2.85 - 3.10	No Vote - Essential GO	1,200,000	290,000	95,000	8,753		General Obligation (GO)	Highway 30 Roundabouts
Series 2014	3	GO	09-22-2014	9-18-2014B	3.00 - 3.10	No Vote - Essential GO	2,700,000	855,000	205,000	25,875		General Obligation (GO)	Streets Improvements; pool
Series 2018	4	GO	10-30-2018	10-15-2018C	3.00 - 3.35	No Vote - Essential GO	5,000,000	3,250,000	485,000	98,235		General Obligation (GO)	Community Center
Series 2019 SRF	5	Revenue	08-30-2019	5-20-2019A	1.75 - 1.75	No Vote - Non-GO	1,766,000	1,300,000	83,000	22,750		Sewer Utility	UV Disinfection
Series 2019	6	GO	10-01-2019	9-3-2019B	1.45 - 1.75	No Vote - Essential GO	2,250,000	945,000	230,000	15,123		General Obligation (GO)	Water/Sewer Projects
Series 2020	7	GO	02-28-2020	2-18-2020B	2.00 - 2.00	No Vote - Essential GO	500,000	90,000	90,000	1,800		General Obligation (GO)	Community Center
Series 2022	8	GO	10-18-2022	10-3-2022C	3.00 - 3.35	No Vote - Essential GO	1,500,000	1,295,000	110,000	40,328		General Obligation (GO)	P.D. constr., Davis Park, PW bldg., water main
Series 2024A	9	GO	06-04-2024	05-20-2024C	4.00 - 4.00	No Vote - Essential GO	4,840,000	4,665,000	260,000	186,600		General Obligation (GO)	Pool improve., Glenn St., Water meters, streets, infrastructure
Series 2025	10	GO	05-19-2025	05-05-2025C	4.00 - 4.00	No Vote - Essential GO	2,500,000	2,500,000	35,000	95,556		General Obligation (GO)	Rachel St., Kwik Star, Uptown lighting
	11	-				-						-	-
	12	-				-						-	-
	13	-				-						-	-
	14	-				-						-	-
	15	-				-						-	-
	16	-				-						-	-
	17	-				-						-	-
	18	-				-						-	-
	19	-				-						-	-
	20	-				-						-	-

CITY DEBT DETAIL - LT DEBT2

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	21	-				-						-	-
	22	-				-						-	-
	23	-				-						-	-
	24	-				-						-	-
	25	-				-						-	-
	26	-				-						-	-
	27	-				-						-	-
	28	-				-						-	-
	29	-				-						-	-
	30	-				-						-	-
	31	-				-						-	-
	32	-				-						-	-
	33	-				-						-	-
	34	-				-						-	-
	35	-				-						-	-
	36	-				-						-	-
	37	-				-						-	-
	38	-				-						-	-
	39	-				-						-	-
	40	-				-						-	-

CITY DEBT DETAIL - LT DEBT3

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	41	-				-						-	-
	42	-				-						-	-
	43	-				-						-	-
	44	-				-						-	-
	45	-				-						-	-
	46	-				-						-	-
	47	-				-						-	-
	48	-				-						-	-
	49	-				-						-	-
	50	-				-						-	-
	51	-				-						-	-
	52	-				-						-	-
	53	-				-						-	-
	54	-				-						-	-
	55	-				-						-	-
	56	-				-						-	-
	57	-				-						-	-
	58	-				-						-	-
	59	-				-						-	-
	60	-				-						-	-

CITY DEBT DETAIL - LT DEBT4

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	61	-				-						-	-
	62	-				-						-	-
	63	-				-						-	-
	64	-				-						-	-
	65	-				-						-	-
	66	-				-						-	-
	67	-				-						-	-
	68	-				-						-	-
	69	-				-						-	-
	70	-				-						-	-
	71	-				-						-	-
	72	-				-						-	-
	73	-				-						-	-
	74	-				-						-	-
	75	-				-						-	-
	76	-				-						-	-
	77	-				-						-	-
	78	-				-						-	-
	79	-				-						-	-
	80	-				-						-	-

CITY DEBT DETAIL - LT DEBTS

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	81	-				-						-	-
	82	-				-						-	-
	83	-				-						-	-
	84	-				-						-	-
	85	-				-						-	-
	86	-				-						-	-
	87	-				-						-	-
	88	-				-						-	-
	89	-				-						-	-
	90	-				-						-	-
	91	-				-						-	-
	92	-				-						-	-
	93	-				-						-	-
	94	-				-						-	-
	95	-				-						-	-
	96	-				-						-	-
	97	-				-						-	-
	98	-				-						-	-
	99	-				-						-	-
	100	-				-						-	-

CITY DEBT DETAIL - LT DEBT6

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	101	-				-						-	-
	102	-				-						-	-
	103	-				-						-	-
	104	-				-						-	-
	105	-				-						-	-
	106	-				-						-	-
	107	-				-						-	-
	108	-				-						-	-
	109	-				-						-	-
	110	-				-						-	-
	111	-				-						-	-
	112	-				-						-	-
	113	-				-						-	-
	114	-				-						-	-
	115	-				-						-	-
	116	-				-						-	-
	117	-				-						-	-
	118	-				-						-	-
	119	-				-						-	-
	120	-				-						-	-

CITY DEBT DETAIL - LT DEBT7

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	121	-				-						-	-
	122	-				-						-	-
	123	-				-						-	-
	124	-				-						-	-
	125	-				-						-	-
	126	-				-						-	-
	127	-				-						-	-
	128	-				-						-	-
	129	-				-						-	-
	130	-				-						-	-
	131	-				-						-	-
	132	-				-						-	-
	133	-				-						-	-
	134	-				-						-	-
	135	-				-						-	-
	136	-				-						-	-
	137	-				-						-	-
	138	-				-						-	-
	139	-				-						-	-
	140	-				-						-	-

AGENDA ITEM # G - 3

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	November 16, 2026
AGENDA ITEM:	Resolution #11-16-2026C – Annual Urban Renewal Report
ACTION:	Motion

SYNOPSIS: The State Legislature established the attached report to track the TIF expenditures by City. Failure to submit the attached report will result in the loss of TIF certification for the fiscal year.

BUDGET ITEM: TIF

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #11-16-2026C and Annual Urban Renewal Report

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 11/13/2026

RESOLUTION #11-16-2026C

A Resolution approving the Urban Renewal Report for Fiscal Year 2026.

PASSED and ADOPTED this 16th day of November, 2026.

_____
Thomas M. Wieseler, Mayor

ATTEST:

_____
Marsha Dewell, City Clerk

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Levy Authority Summary

Local Government Name: MOUNT VERNON
Local Government Number: 57G548
Contact Name: Marsha Dewell
Contact Phone: 319-895-8742 xxx-xxx-xxxx
Contact Email: Mdewell@cityofmtvernor xxxx@xxxxx.xxx

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts	Increment Value Used
MT VERNON URA	57043	3	33,815,905
MT VERNON SPRING MEADOW HEIGHTS URA	57957	4	8,238,227
MT VERNON STONEBROOK URA	57958	3	9,542,855

TIF Debt & Obligations Outstanding	**12,914,270**		
TIF Sp. Rev. Fund Cash Balance as of 07-01-2025	**442,293**	**3,078**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	1,703,273		
TIF Sp. Revenue Fund Interest	3,081		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments	0		
Total Revenue	**1,706,354**		
Rebate Expenditures	395,689		
Non-Rebate Expenditures	1,012,497		
Returned to County Treasurer	0		
Total Expenditures	**1,408,186**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026	**740,461**	**98,644**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**
Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance	**10,765,623**		

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Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON URA
UR Area Number: 57043

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	Urban_Renewal_Plan.pdf	09/03/2014	[upload]
Urban Renewal Map:	Maps.pdf	11/28/2012	[upload]
Urban Renewal Ordinance:	Ordinances.pdf	11/28/2012	[upload]

Reinvestment District: ○ yes ◉ no

UR Area Creation Date: 07/1993 Enter date as: mm/yyyy

UR Area Purpose: To promote economic development and stimulate private investments to create a sound economic base.
158 Characters Left
Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MT VERNON CITY/MT VERNON SCH/ INCR	570245	570246	21,287,446
MT VERNON CITY AG/MT VERNON SCH/ INCR	570247	570321	269,260
MT VERNON CITY/MT VERNON SCH/ #2 UR INCR	570618	570619	12,259,199

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	2,376,700	327,605,850	37,656,050	1,200,800	0	-344,000	366,668,900	0	366,668,900
Taxable	1,755,370	155,388,677	28,309,771	953,015	0	-344,000	184,236,333	0	184,236,333
Homestead Credits									818

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

Urban Renewal Area Projects

Project Name	Project Description	Classification	Project Physically Complete?	Project Payments Complete?	
Community Center	Community center construction	Municipal and other publicly-owned or le	◉ Yes ○ No	○ Yes ◉ No	Remove
Community Center cont.	Community center construction cont.	Municipal and other publicly-owned or le	◉ Yes ○ No	○ Yes ◉ No	Remove
Police Department	Police Department	Municipal and other publicly-owned or le	◉ Yes ○ No	○ Yes ◉ No	Remove
Glenn Street	Glenn Street construction	Roads, Bridges & Utilities	◉ Yes ○ No	○ Yes ◉ No	Remove
Swimming Pool Reconstructi	Swimming Pool Reconstruction	Recreational facilities (lake development,	◉ Yes ○ No	○ Yes ◉ No	Remove
Rachel St./Kwik Star	Rachel St. extension	Roads, Bridges & Utilities	○ Yes ◉ No	○ Yes ◉ No	Remove
					Add

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Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON URA
UR Area Number: 57043

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	Urban_Renewal_Plan.pdf	09/03/2014	[upload]
Urban Renewal Map:	Maps.pdf	11/28/2012	[upload]
Urban Renewal Ordinance:	Ordinances.pdf	11/28/2012	[upload]

Reinvestment District ○ yes ◉ no

UR Area Creation Date: 07/1993 Enter date as: mm/yyyy

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Homestead Credits									818

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

Urban Renewal Area Debt and Obligations

Debt/Obligation Name	Debt/Obligation Type	Principal as of 7/1/2025	Interest as of 7/1/2025	Total	Annual Appropriation?	Date Incurred	FY of Final Payment	
2018 G.O. Bonds	Gen.Obligation B	3,080,000	337,740	3,417,740	○ Yes ◉ No	10/30/201	2033	Remove
2020 G.O. Bank Debt	Gen.Obligation B	90,000	1,800	91,800	○ Yes ◉ No	02/28/202	2026	Remove
2024A G.O. Bonds-Glenn St.	Gen.Obligation B	878,700	199,800	1,078,500	○ Yes ◉ No	06/04/202	2034	Remove
2024A G.O. Bonds-Pool	Gen.Obligation B	2,035,000	871,800	2,906,800	○ Yes ◉ No	06/04/202	2043	Remove
2022 G.O. Bonds-Police Station	Gen.Obligation B	349,650	64,603	414,253	○ Yes ◉ No	10/18/202	2035	Remove
2025 G.O. Bonds-Kwik Star	Gen.Obligation B	2,000,000	827,444	2,827,444	○ Yes ◉ No	06/17/202	2040	Remove
U.R. Debt Totals		8,433,350	2,303,187	10,736,537		mm/dd/yyyy	yyyy	Add

Include:

- Remaining principal and interest to term, **as of July 1, 2025** or as of the date of issuance for the items issued during the reported fiscal year
- All installments of annual appropriation debt, with the assumption that all annual appropriations will be approved.
- The actual, projected or maximum allowed amount of rebate payments remaining, including the current fiscal year's payment.
- FY of Final Payment is the fiscal year in which the debt will be paid in full.

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Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON URA
UR Area Number: 57043

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	Urban_Renewal_Plan.pdf	09/03/2014	[upload]
Urban Renewal Map:	Maps.pdf	11/28/2012	[upload]
Urban Renewal Ordinance:	Ordinances.pdf	11/28/2012	[upload]

Reinvestment District: ○ yes ◉ no

UR Area Creation Date: 07/1993 Enter date as: mm/yyyy

UR Area Purpose: To promote economic development and stimulate private investments to create a sound economic base.

158 Characters Left — Enter: text explaining the purpose for this UR area

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MT VERNON CITY AG/MT VERNON SCH/ INCR	570247	570321	269,260
MT VERNON CITY/MT VERNON SCH/ #2 UR INCR	570618	570619	12,259,199

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

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Assessed	2,376,700	327,605,850	37,656,050	1,200,800	0	-344,000	366,668,900	0	366,668,900
Taxable	1,755,370	155,388,677	28,309,771	953,015	0	-344,000	184,236,333	0	184,236,333
Homestead Credits									818

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

Non-Rebate Payments, Fiscal Year 2026

Do not include property tax rebates paid from the TIF Special Revenue Fund.
Rebates are entered on the rebate tab.
Include only payments from the TIF Special Revenue Fund.

TIF Expenditure Amount	Tied to Debt	Tied to Project	
557,965	2018 G.O. Bonds	Community Center	Remove
91,800	2020 G.O. Bank Debt	Community Center cont.	Remove
61,300	2024A G.O. Bonds-Glenn St.	Glenn Street	Remove
156,400	2024A G.O. Bonds-Pool	Swimming Pool Reconstruction	Remove
104,444	2025 G.O. Bonds-Kwik Star	Rachel St./Kwik Star	Remove
40,588	2022 G.O. Bonds-Police Station	Police Department	Remove
Total **1,012,497**			Add

Save | Help | Log out

Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON URA
UR Area Number: 57043

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	Urban_Renewal_Plan.pdf	09/03/2014	[upload]
Urban Renewal Map:	Maps.pdf	11/28/2012	[upload]
Urban Renewal Ordinance:	Ordinances.pdf	11/28/2012	[upload]

Reinvestment District: ( ) yes (•) no

UR Area Creation Date: 07/1993 Enter date as: mm/yyyy

UR Area Purpose: To promote economic development and stimulate private investments to create a sound economic base.

158 Characters Left — Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MT VERNON CITY/MT VERNON SCH/ INCR	570245	570246	21,287,446
MT VERNON CITY AG/MT VERNON SCH/ INCR	570247	570321	269,260
MT VERNON CITY/MT VERNON SCH/ #2 UR INCR	570618	570619	12,259,199

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	2,376,700	327,605,850	37,656,050	1,200,800	0	-344,000	366,668,900	0	366,668,900
Taxable	1,755,370	155,388,677	28,309,771	953,015	0	-344,000	184,236,333	0	184,236,333
Homestead Credits									818

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

Low and Moderate Income Housing

Urban Renewal Areas established 1) as an economic development area and 2) for the purpose of providing or aiding in the provision of public improvements related to housing and residential development must include assistance for low and moderate income (LMI) housing (see Iowa Code Section 403.22).

Is this Urban Renewal Area subject to Section 403.22 LMI requirements and/or does this Urban Renewal Area have an unexpended LMI balance at the end of FY 2026?
(•) yes ( ) no

Were Urban Renewal projects undertaken during the fiscal year which provided or aided in the provision of public improvements related to housing and residential development?
(•) yes ( ) no

Expenditures Creating LMI Requirement in FY2026

Amount of FY 2026 expenditures that provide or aid in the provision of public improvements related to housing and residential development: 0

Was any of the LMI balance spent on LMI projects during the fiscal year?
(•) yes ( ) no

Amount Expended on LMI projects in FY2026

Lots for low and moderate income housing: 0

Construction of low and moderate income housing: 0

5

Grants, credits or other direct assistance to low and moderate income families:

0

Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:

0

Other low and moderate income housing assistance:

61,300

Save | Help | Log out

Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON URA
UR Area Number: 57043

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	Urban_Renewal_Plan.pdf	09/03/2014	[upload]
Urban Renewal Map:	Maps.pdf	11/28/2012	[upload]
Urban Renewal Ordinance:	Ordinances.pdf	11/28/2012	[upload]

Reinvestment District ○ yes ◉ no

UR Area Creation Date: 07/1993 Enter date as: mm/yyyy

UR Area Purpose: To promote economic development and stimulate private investments to create a sound economic base.

158 Characters Left — Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MT VERNON CITY/MT VERNON SCH/ INCR	570245	570246	21,287,446
MT VERNON CITY AG/MT VERNON SCH/ INCR	570247	570321	269,260
MT VERNON CITY/MT VERNON SCH/ #2 UR INCR	570618	570619	12,259,199

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	2,376,700	327,605,850	37,656,050	1,200,800	0	-344,000	366,668,900	0	366,668,900
Taxable	1,755,370	155,388,677	28,309,771	953,015	0	-344,000	184,236,333	0	184,236,333
Homestead Credits									818

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025	**388,796**	**-420,085**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	1,114,795		
TIF Sp. Revenue Fund Interest	3,081		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments	0		
Total Revenue	**1,117,876**		
Rebate Expenditures	0		
Non-Rebate Expenditures	1,012,497		
Returned to County Treasurer	0		
Total Expenditures	**1,012,497**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026	**494,175**	**-481,385**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

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TIF Taxing District Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON URA (57043)
TIF Taxing District Name: MT VERNON CITY/MT VERNON SCH/ INCR
TIF Taxing District Inc. Number: 570246

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1993 Enter date as: yyyy
Is this TIF Taxing District Subject to a Statutory end date? ( ) Yes (•) No

Fiscal year this TIF Taxing District statutorily ends: Enter date as: yyyy

	UR Designation	Designation Date	
Slum	( ) Yes (•) No		Enter date as: mm/yyyy
Blighted	( ) Yes (•) No		Enter date as: mm/yyyy
Economic Development	(•) Yes ( ) No	07/1993	Enter date as: mm/yyyy

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	189,286,975	34,462,325	958,300	0	-176,000	223,654,100	0	223,654,100
Taxable	0	89,781,827	26,268,648	798,617	0	-176,000	115,795,592	0	115,795,592
Homestead Credits									412

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	23,997,762	115,795,592	21,287,446	94,508,146	3,127,876

FY 2026 TIF Revenue Received 704,039

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TIF Taxing District Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON URA (57043)
TIF Taxing District Name: MT VERNON CITY AG/MT VERNON SCH/ INCR
TIF Taxing District Inc. Number: 570321

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1993 Enter date as: yyyy
Is this TIF Taxing District Subject to a Statutory end date? ○ Yes ◉ No

Fiscal year this TIF Taxing District statutorily ends: Enter date as: yyyy

	UR Designation	Designation Date	
Slum	○ Yes ◉ No		Enter date as: mm/yyyy
Blighted	○ Yes ◉ No		Enter date as: mm/yyyy
Economic Development	◉ Yes ○ No	07/1993	Enter date as: mm/yyyy

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	2,376,700	0	0	0	0	0	2,376,700	0	2,376,700
Taxable	1,755,370	0	0	0	0	0	1,755,370	0	1,755,370
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	912,027	1,464,673	269,260	1,195,413	27,014

FY 2026 TIF Revenue Received 5,997

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TIF Taxing District Data Collection

Local Government Name:	MOUNT VERNON (57G548)
Urban Renewal Area:	MT VERNON URA (57043)
TIF Taxing District Name:	MT VERNON CITY/MT VERNON SCH/ #2 UR INCR
TIF Taxing District Inc. Number:	570619

TIF Taxing District Base Year: 0

FY TIF Revenue First Received: 2008 Enter date as: yyyy

Is this TIF Taxing District Subject to a Statutory end date? (•) Yes ( ) No

Fiscal year this TIF Taxing District statutorily ends: 2026 Enter date as: yyyy

	UR Designation	Designation Date	
Slum	Yes (•) No		Enter date as: mm/yyyy
Blighted	Yes (•) No		Enter date as: mm/yyyy
Economic Development	(•) Yes ( ) No	05/2006	Enter date as: mm/yyyy

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	138,318,875	3,193,725	242,500	0	-168,000	140,638,100	0	140,638,100
Taxable	0	65,606,850	2,041,123	154,398	0	-168,000	66,685,371	0	66,685,371
Homestead Credits									406

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	74,234,309	66,571,791	12,259,199	54,312,592	1,797,549

FY 2026 TIF Revenue Received 404,759

/0

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Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON SPRING MEADOW HEIGHTS URA
UR Area Number: 57957

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	U.R._Plan_Spring_Meadows.pdf	11/19/2024	[upload]
Urban Renewal Map:	U.R._Map_Spring_Meadows.pdf	11/19/2024	[upload]
Urban Renewal Ordinance:	Ordinance_2_Spring_Meadows.pdf	11/19/2024	[upload]

Reinvestment District: ○ yes ◉ no

UR Area Creation Date: 12/2017 Enter date as: mm/yyyy

UR Area Purpose: To promote economic development and stimulate private investments to create a sound economic base.
158 Characters Left
Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MT VERNON CITY/MT VERNON SCH/SPRING MEADOW HEIGHTS TIF INCR	570865	570866	5,348,283
MT VERNON CITY/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 2 TIF INCREMENT	570890	570891	2,889,944
MT VERNON CITY AG/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 2 TIF INCREMENT	570892	570893	0
MT VERNON CITY AG/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 3 TIF 9-3-2024B INCR	570937	570938	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	22,200	17,484,600	0	0	0	-16,000	17,451,800	0	17,451,800
Taxable	16,400	8,293,227	0	0	0	-16,000	8,254,627	0	8,254,627
Homestead Credits									32

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

Urban Renewal Area Projects

Project Name	Project Description	Classification	Project Physically Complete?	Project Payments Complete?	
Spring Meadow Heights Ph.	Residential development	Residential property (classified residentia	○ Yes ◉ No	○ Yes ◉ No	Remove
Spring Meadow Heights Ph.	Residential development	Residential property (classified residentia	○ Yes ◉ No	○ Yes ◉ No	Remove
Spring Meadow Heights Ph.	Residential development	Residential property (classified residentia	○ Yes ◉ No	○ Yes ◉ No	Remove
					Add

Save | Help | Log out

Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON SPRING MEADOW HEIGHTS URA
UR Area Number: 57957

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	U.R._Plan_Spring_Meadows.pdf	11/19/2024	[upload]
Urban Renewal Map:	U.R._Map_Spring_Meadows.pdf	11/19/2024	[upload]
Urban Renewal Ordinance:	Ordinance_2_Spring_Meadows.pdf	11/19/2024	[upload]

Reinvestment District: ○ yes ◉ no

UR Area Creation Date: 12/2017 Enter date as: mm/yyyy

UR Area Purpose: To promote economic development and stimulate private investments to create a sound economic base.

158 Characters Left — Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MT VERNON CITY/MT VERNON SCH/SPRING MEADOW HEIGHTS TIF INCR	570865	570866	5,348,283
MT VERNON CITY/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 2 TIF INCREMENT	570890	570891	2,889,944
MT VERNON CITY AG/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 2 TIF INCREMENT	570892	570893	0
MT VERNON CITY AG/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 3 TIF 9-3-2024B INCR	570937	570938	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	22,200	17,484,600	0	0	0	-16,000	17,451,800	0	17,451,800
Taxable	16,400	8,293,227	0	0	0	-16,000	8,254,627	0	8,254,627
Homestead Credits									32

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

Urban Renewal Area Debt and Obligations

Debt/Obligation Name	Debt/Obligation Type	Principal as of 7/1/2025	Interest as of 7/1/2025	Total	Annual Appropriation?	Date Incurred	FY of Final Payment	
Spring Meadow Heights Ph. 1 re	Rebates	0	0	0	◉ Yes ○ No	06/01/202	2025	Remove
Spring Meadow Heights Ph. 2 re	Rebates	466,966	0	466,966	◉ Yes ○ No	07/01/202	2031	Remove
Spring Meadow Heights Ph. 3 re	Rebates	33,694	0	33,694	◉ Yes ○ No	07/01/202	2031	Remove
U.R. Debt Totals		500,660	0	500,660		mm/dd/yyyy	yyyy	Add

Include:

- Remaining principal and interest to term, **as of July 1, 2025** or as of the date of issuance for the items issued during the reported fiscal year
- All installments of annual appropriation debt, with the assumption that all annual appropriations will be approved.
- The actual, projected or maximum allowed amount of rebate payments remaining, including the current fiscal year's payment.
- FY of Final Payment is the fiscal year in which the debt will be paid in full.

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Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON SPRING MEADOW HEIGHTS URA
UR Area Number: 57957

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	U.R._Plan_Spring_Meadows.pdf	11/19/2024	[upload]
Urban Renewal Map:	U.R._Map_Spring_Meadows.pdf	11/19/2024	[upload]
Urban Renewal Ordinance:	Ordinance_2_Spring_Meadows.pdf	11/19/2024	[upload]

Reinvestment District: ○ yes ◉ no

UR Area Creation Date: 12/2017 Enter date as: mm/yyyy

UR Area Purpose: To promote economic development and stimulate private investments to create a sound economic base.

158 Characters Left — Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MT VERNON CITY/MT VERNON SCH/SPRING MEADOW HEIGHTS TIF INCR	570865	570866	5,348,283
MT VERNON CITY/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 2 TIF INCREMENT	570890	570891	2,889,944
MT VERNON CITY AG/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 2 TIF INCREMENT	570892	570893	0
MT VERNON CITY AG/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 3 TIF 9-3-2024B INCR	570937	570938	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	22,200	17,484,600	0	0	0	-16,000	17,451,800	0	17,451,800
Taxable	16,400	8,293,227	0	0	0	-16,000	8,254,627	0	8,254,627
Homestead Credits									32

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

Urban Renewal Area Property Tax Rebates, Fiscal Year 2026

Include only rebates paid from the TIF Special Revenue Fund.

Property Address or Designation	TIF Expenditure Amount	Rebate Paid to (person or entity)	Tied to Debt	Tied to Project	Projected Final FY of Rebate	
Spring Meadow Heights Ph. 1	0	Midwest Development Co.	Spring Meadow Heigl	Spring Meadow Heigl	2025	Remove
Spring Meadow Heights Ph. 2	76,630	Midwest Development Co.	Spring Meadow Heigl	Spring Meadow Heigl	2031	Remove
Spring Meadow Heights Ph. 3	347	Midwest Development Co.	Spring Meadow Heigl	Spring Meadow Heigl	2031	Remove
Total	76,977					Add

Save | Help | Log out

Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON SPRING MEADOW HEIGHTS URA
UR Area Number: 57957

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	U.R._Plan_Spring_Meadows.pdf	11/19/2024	[upload]
Urban Renewal Map:	U.R._Map_Spring_Meadows.pdf	11/19/2024	[upload]
Urban Renewal Ordinance:	Ordinance_2_Spring_Meadows.pdf	11/19/2024	[upload]

Reinvestment District: ○ yes ◉ no

UR Area Creation Date: 12/2017 Enter date as: mm/yyyy

UR Area Purpose: To promote economic development and stimulate private investments to create a sound economic base.
158 Characters Left. Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MT VERNON CITY/MT VERNON SCH/SPRING MEADOW HEIGHTS TIF INCR	570865	570866	5,348,283
MT VERNON CITY/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 2 TIF INCREMENT	570890	570891	2,889,944
MT VERNON CITY AG/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 2 TIF INCREMENT	570892	570893	0
MT VERNON CITY AG/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 3 TIF 9-3-2024B INCR	570937	570938	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	22,200	17,484,600	0	0	0	-16,000	17,451,800	0	17,451,800
Taxable	16,400	8,293,227	0	0	0	-16,000	8,254,627	0	8,254,627
Homestead Credits									32

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

Low and Moderate Income Housing

Urban Renewal Areas established 1) as an economic development area and 2) for the purpose of providing or aiding in the provision of public improvements related to housing and residential development must include assistance for low and moderate income (LMI) housing (see Iowa Code Section 403.22).

Is this Urban Renewal Area subject to Section 403.22 LMI requirements and/or does this Urban Renewal Area have an unexpended LMI balance at the end of FY 2026?
◉ yes ○ no

Were Urban Renewal projects undertaken during the fiscal year which provided or aided in the provision of public improvements related to housing and residential development?
◉ yes ○ no

Expenditures Creating LMI Requirement in FY2026

Amount of FY 2026 expenditures that provide or aid in the provision of public improvements related to housing and residential development:
38,210

Was any of the LMI balance spent on LMI projects during the fiscal year?
○ yes ◉ no

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Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON SPRING MEADOW HEIGHTS URA
UR Area Number: 57957

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	U.R._Plan_Spring_Meadows.pdf	11/19/2024	[upload]
Urban Renewal Map:	U.R._Map_Spring_Meadows.pdf	11/19/2024	[upload]
Urban Renewal Ordinance:	Ordinance_2_Spring_Meadows.pdf	11/19/2024	[upload]

Reinvestment District: ○ yes ◉ no

UR Area Creation Date: 12/2017 Enter date as: mm/yyyy

UR Area Purpose: To promote economic development and stimulate private investments to create a sound economic base.

158 Characters Left — Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MT VERNON CITY/MT VERNON SCH/SPRING MEADOW HEIGHTS TIF INCR	570865	570866	5,348,283
MT VERNON CITY/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 2 TIF INCREMENT	570890	570891	2,889,944
MT VERNON CITY AG/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 2 TIF INCREMENT	570892	570893	0
MT VERNON CITY AG/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 3 TIF 9-3-2024B INCR	570937	570938	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	22,200	17,484,600	0	0	0	-16,000	17,451,800	0	17,451,800
Taxable	16,400	8,293,227	0	0	0	-16,000	8,254,627	0	8,254,627
Homestead Credits									32

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025	**78,634**	**197,462**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	272,651		
TIF Sp. Revenue Fund Interest	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments	0		
Total Revenue	**272,651**		
Rebate Expenditures	76,977		
Non-Rebate Expenditures	0		
Returned to County Treasurer	0		
Total Expenditures	**76,977**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026	**274,308**	**235,672**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

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TIF Taxing District Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON SPRING MEADOW HEIGHTS URA (57957)
TIF Taxing District Name: MT VERNON CITY/MT VERNON SCH/SPRING MEADOW HEIGHTS TIF INCR
TIF Taxing District Inc. Number: 570866

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2022 Enter date as: yyyy
Is this TIF Taxing District Subject to a Statutory end date? (•) Yes ( ) No

Fiscal year this TIF Taxing District statutorily ends: 2027 Enter date as: yyyy

	UR Designation	Designation Date	
Slum	( ) Yes (•) No		Enter date as: mm/yyyy
Blighted	( ) Yes (•) No		Enter date as: mm/yyyy
Economic Development	(•) Yes ( ) No	12/2017	Enter date as: mm/yyyy

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	11,369,600	0	0	0	-12,000	11,325,100	0	11,325,100
Taxable	0	5,392,783	0	0	0	-12,000	5,348,283	0	5,348,283
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	623,700	5,348,283	5,348,283	0	0

FY 2026 TIF Revenue Received 177,009

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TIF Taxing District Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON SPRING MEADOW HEIGHTS URA (57957)
TIF Taxing District Name: MT VERNON CITY/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 2 TIF INCREMENT
TIF Taxing District Inc. Number: 570891

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2024 Enter date as: yyyy
Is this TIF Taxing District Subject to a Statutory end date? (•) Yes ( ) No

Fiscal year this TIF Taxing District statutorily ends: 2031 Enter date as: yyyy

	UR Designation	Designation Date	
Slum	Yes (•) No		Enter date as: mm/yyyy
Blighted	Yes (•) No		Enter date as: mm/yyyy
Economic Development	(•) Yes No	10/2021	Enter date as: mm/yyyy

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	6,115,000	0	0	0	-4,000	6,104,500	0	6,104,500
Taxable	0	2,900,444	0	0	0	-4,000	2,889,944	0	2,889,944
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	0	2,889,944	2,889,944	0	0

FY 2026 TIF Revenue Received 95,642

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TIF Taxing District Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON SPRING MEADOW HEIGHTS URA (57957)
TIF Taxing District Name: MT VERNON CITY AG/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 2 TIF INCREMENT
TIF Taxing District Inc. Number: 570893

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2024 Enter date as: yyyy
Is this TIF Taxing District Subject to a Statutory end date? (•) Yes ( ) No

Fiscal year this TIF Taxing District statutorily ends: 2031 Enter date as: yyyy

	UR Designation	Designation Date	
Slum	( ) Yes (•) No		Enter date as: mm/yyyy
Blighted	( ) Yes (•) No		Enter date as: mm/yyyy
Economic Development	(•) Yes ( ) No	12/2017	Enter date as: mm/yyyy

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	16,723	0	0	0	0

FY 2026 TIF Revenue Received 0

Save | Help | Log out

TIF Taxing District Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON SPRING MEADOW HEIGHTS URA (57957)
TIF Taxing District Name: MT VERNON CITY AG/MT VERNON SCH/SPRING MEADOW HEIGHTS PHASE 3 TIF 9-3-2024B INCR
TIF Taxing District Inc. Number: 570938

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2024 Enter date as: yyyy
Is this TIF Taxing District Subject to a Statutory end date? (•) Yes ( ) No

Fiscal year this TIF Taxing District statutorily ends: 2034 Enter date as: yyyy

	UR Designation	Designation Date	
Slum	( ) Yes (•) No		Enter date as: mm/yyyy
Blighted	( ) Yes (•) No		Enter date as: mm/yyyy
Economic Development	(•) Yes ( ) No	12/2017	Enter date as: mm/yyyy

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	22,200	0	0	0	0	0	22,200	0	22,200
Taxable	16,400	0	0	0	0	0	16,400	0	16,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	22,200	0	0	0	0

FY 2026 TIF Revenue Received 0

Save | Help | Log out

Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON STONEBROOK URA
UR Area Number: 57958

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	U.R._Plan_Stonebrook.pdf	11/19/2024	[upload]
Urban Renewal Map:	U.R._Map_Stonebrook.pdf	11/19/2024	[upload]
Urban Renewal Ordinance:	Ordinance_2.pdf	11/19/2024	[upload]

Reinvestment District: ○ yes ◉ no

UR Area Creation Date: 01/2018 Enter date as: mm/yyyy

UR Area Purpose: To promote economic development and stimulate private investments to create a sound economic base.

158 Characters Left — Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MT VERNON CITY/MT VERNON SCH/STONEBROOK TIF INCR	570867	570868	5,871,886
MT VERNON CITY/MT VERNON SCH/STONEBROOK PHASE 3 TIF ORD 11-15-2021A INCREMENT	570918	570919	2,525,353
MT VERNON CITY/MT VERNON SCH/STONEBROOK PHASE 2B&4 TIF 9-3-2024A INCR	570935	570936	1,145,616

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	20,284,700	0	0	0	-20,000	20,206,200	0	20,206,200
Taxable	0	9,621,355	0	0	0	-20,000	9,542,855	0	9,542,855
Homestead Credits									33

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

Urban Renewal Area Projects

Project Name	Project Description	Classification	Project Physically Complete?	Project Payments Complete?	
Stonebrook Phase 1	Residential development	Residential property (classified residentia	○ Yes ◉ No	○ Yes ◉ No	Remove
Stonebrook Phase 2A	Residential development	Residential property (classified residentia	○ Yes ◉ No	○ Yes ◉ No	Remove
Stonebrook Phase 2B	Residential development	Residential property (classified residentia	○ Yes ◉ No	○ Yes ◉ No	Remove
Stonebrook Phase 3	Residential development	Residential property (classified residentia	○ Yes ◉ No	○ Yes ◉ No	Remove
Stonebrook Phase 4	Residential development	Residential property (classified residentia	○ Yes ◉ No	○ Yes ◉ No	Remove
Stonebrook Phase 5	Residential development	Residential property (classified residentia	○ Yes ◉ No	○ Yes ◉ No	Remove
					Add

Save | Help | Log out

Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON STONEBROOK URA
UR Area Number: 57958

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	U.R._Plan_Stonebrook.pdf	11/19/2024	[upload]
Urban Renewal Map:	U.R._Map_Stonebrook.pdf	11/19/2024	[upload]
Urban Renewal Ordinance:	Ordinance_2.pdf	11/19/2024	[upload]

Reinvestment District: ○ yes ◉ no

UR Area Creation Date: 01/2018 Enter date as: mm/yyyy

UR Area Purpose: To promote economic development and stimulate private investments to create a sound economic base.

Enter: text explaining the purpose for this UR area

158 Characters Left

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MT VERNON CITY/MT VERNON SCH/STONEBROOK TIF INCR	570867	570868	5,871,886
MT VERNON CITY/MT VERNON SCH/STONEBROOK PHASE 3 TIF ORD 11-15-2021A INCREMENT	570918	570919	2,525,353
MT VERNON CITY/MT VERNON SCH/STONEBROOK PHASE 2B&4 TIF 9-3-2024A INCR	570935	570936	1,145,616

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	20,284,700	0	0	0	-20,000	20,206,200	0	20,206,200
Taxable	0	9,621,355	0	0	0	-20,000	9,542,855	0	9,542,855
Homestead Credits									33

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

Urban Renewal Area Debt and Obligations

Debt/Obligation Name	Debt/Obligation Type	Principal as of 7/1/2025	Interest as of 7/1/2025	Total	Annual Appropriation?	Date Incurred	FY of Final Payment	
Stonebrook Phase 1	Rebates	683,269	0	683,269	◉ Yes ○ No	06/01/202	2031	Remove
Stonebrook Phase 2A	Rebates	356,312	0	356,312	◉ Yes ○ No	07/01/202	2031	Remove
Stonebrook Phase 2B	Rebates	37,288	0	37,288	◉ Yes ○ No	07/01/202	2031	Remove
Stonebrook Phase 3	Rebates	570,441	0	570,441	◉ Yes ○ No	07/01/202	2031	Remove
Stonebrook Phase 4	Rebates	28,721	0	28,721	◉ Yes ○ No	07/01/202	2031	Remove
Stonebrook Phase 5	Rebates	1,042	0	1,042	◉ Yes ○ No	07/01/202	2031	Remove
U.R. Debt Totals		1,677,073	0	1,677,073		mm/dd/yyyy	yyyy	Add

Include:

- Remaining principal and interest to term, **as of July 1, 2025** or as of the date of issuance for the items issued during the reported fiscal year
- All installments of annual appropriation debt, with the assumption that all annual appropriations will be approved.
- The actual, projected or maximum allowed amount of rebate payments remaining, including the current fiscal year's payment.
- FY of Final Payment is the fiscal year in which the debt will be paid in full.

Save | Help | Log out

Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON STONEBROOK URA
UR Area Number: 57958

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	U.R._Plan_Stonebrook.pdf	11/19/2024	[upload]
Urban Renewal Map:	U.R._Map_Stonebrook.pdf	11/19/2024	[upload]
Urban Renewal Ordinance:	Ordinance_2.pdf	11/19/2024	[upload]

Reinvestment District: ○ yes ◉ no

UR Area Creation Date: 01/2018 Enter date as: mm/yyyy

UR Area Purpose: To promote economic development and stimulate private investments to create a sound economic base.

158 Characters Left — Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MT VERNON CITY/MT VERNON SCH/STONEBROOK TIF INCR	570867	570868	5,871,886
MT VERNON CITY/MT VERNON SCH/STONEBROOK PHASE 3 TIF ORD 11-15-2021A INCREMENT	570918	570919	2,525,353
MT VERNON CITY/MT VERNON SCH/STONEBROOK PHASE 2B&4 TIF 9-3-2024A INCR	570935	570936	1,145,616

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	20,284,700	0	0	0	-20,000	20,206,200	0	20,206,200
Taxable	0	9,621,355	0	0	0	-20,000	9,542,855	0	9,542,855
Homestead Credits									33

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

Urban Renewal Area Property Tax Rebates, Fiscal Year 2026

Include only rebates paid from the TIF Special Revenue Fund.

Property Address or Designation	TIF Expenditure Amount	Rebate Paid to (person or entity)	Tied to Debt	Tied to Project	Projected Final FY of Rebate	
Stonebrook Phase 1	116,853	BBAJ Inc.	Stonebrook Phase 1	Stonebrook Phase 1	2031	Remove
Stonebrook Phase 2A	79,178	BBAJ Inc.	Stonebrook Phase 2A	Stonebrook Phase 2A	2031	Remove
Stonebrook Phase 2B	10,763	BBAJ Inc.	Stonebrook Phase 2B	Stonebrook Phase 2B	2031	Remove
Stonebrook Phase 3	83,544	BBAJ Inc.	Stonebrook Phase 3	Stonebrook Phase 3	2031	Remove
Stonebrook Phase 4	27,332	BBAJ Inc.	Stonebrook Phase 4	Stonebrook Phase 4	2031	Remove
Stonebrook Phase 5	1,042	BBAJ Inc.	Stonebrook Phase 5	Stonebrook Phase 5	2031	Remove
Total	318,712					Add

Save | Help | Log out

Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON STONEBROOK URA
UR Area Number: 57958

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	U.R._Plan_Stonebrook.pdf	11/19/2024	[upload]
Urban Renewal Map:	U.R._Map_Stonebrook.pdf	11/19/2024	[upload]
Urban Renewal Ordinance:	Ordinance_2.pdf	11/19/2024	[upload]

Reinvestment District: ○ yes ◉ no

UR Area Creation Date: 01/2018 Enter date as: mm/yyyy

UR Area Purpose: To promote economic development and stimulate private investments to create a sound economic base.

158 Characters Left — Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MT VERNON CITY/MT VERNON SCH/STONEBROOK TIF INCR	570867	570868	5,871,886
MT VERNON CITY/MT VERNON SCH/STONEBROOK PHASE 3 TIF ORD 11-15-2021A INCREMENT	570918	570919	2,525,353
MT VERNON CITY/MT VERNON SCH/STONEBROOK PHASE 2B&4 TIF 9-3-2024A INCR	570935	570936	1,145,616

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	20,284,700	0	0	0	-20,000	20,206,200	0	20,206,200
Taxable	0	9,621,355	0	0	0	-20,000	9,542,855	0	9,542,855
Homestead Credits									33

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

Low and Moderate Income Housing

Urban Renewal Areas established 1) as an economic development area and 2) for the purpose of providing or aiding in the provision of public improvements related to housing and residential development must include assistance for low and moderate income (LMI) housing (see Iowa Code Section 403.22).

Is this Urban Renewal Area subject to Section 403.22 LMI requirements and/or does this Urban Renewal Area have an unexpended LMI balance at the end of FY 2026?
◉ yes ○ no

Were Urban Renewal projects undertaken during the fiscal year which provided or aided in the provision of public improvements related to housing and residential development?
◉ yes ○ no

Expenditures Creating LMI Requirement in FY2026

Amount of FY 2026 expenditures that provide or aid in the provision of public improvements related to housing and residential development:
118,656

Was any of the LMI balance spent on LMI projects during the fiscal year?
○ yes ◉ no

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Urban Renewal Area Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON STONEBROOK URA
UR Area Number: 57958

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	U.R._Plan_Stonebrook.pdf	11/19/2024	[upload]
Urban Renewal Map:	U.R._Map_Stonebrook.pdf	11/19/2024	[upload]
Urban Renewal Ordinance:	Ordinance_2.pdf	11/19/2024	[upload]

Reinvestment District: ○ yes ◉ no

UR Area Creation Date: 01/2018 Enter date as: mm/yyyy

UR Area Purpose: To promote economic development and stimulate private investments to create a sound economic base.

158 Characters Left — Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MT VERNON CITY/MT VERNON SCH/STONEBROOK TIF INCR	570867	570868	5,871,886
MT VERNON CITY/MT VERNON SCH/STONEBROOK PHASE 3 TIF ORD 11-15-2021A INCREMENT	570918	570919	2,525,353
MT VERNON CITY/MT VERNON SCH/STONEBROOK PHASE 2B&4 TIF 9-3-2024A INCR	570935	570936	1,145,616

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	20,284,700	0	0	0	-20,000	20,206,200	0	20,206,200
Taxable	0	9,621,355	0	0	0	-20,000	9,542,855	0	9,542,855
Homestead Credits									33

Projects | Debts/Obligations | Non-Rebate Payments | Rebate Payments | Jobs | LMI Housing | Public Building Analysis | Financial Recap | Notes (Optional)

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025	**-25,137**	**225,701**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	315,827		
TIF Sp. Revenue Fund Interest	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments	0		
Total Revenue	**315,827**		
Rebate Expenditures	318,712		
Non-Rebate Expenditures	0		
Returned to County Treasurer	0		
Total Expenditures	**318,712**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026	**-28,022**	**344,357**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

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TIF Taxing District Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON STONEBROOK URA (57958)
TIF Taxing District Name: MT VERNON CITY/MT VERNON SCH/STONEBROOK TIF INCR
TIF Taxing District Inc. Number: 570868

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2022 Enter date as: yyyy
Is this TIF Taxing District Subject to a Statutory end date? (•) Yes ( ) No

Fiscal year this TIF Taxing District statutorily ends: 2029 Enter date as: yyyy

	UR Designation	Designation Date	
Slum	( ) Yes (•) No		Enter date as: mm/yyyy
Blighted	( ) Yes (•) No		Enter date as: mm/yyyy
Economic Development	(•) Yes ( ) No	12/2019	Enter date as: mm/yyyy

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	12,531,500	0	0	0	-20,000	12,459,500	0	12,459,500
Taxable	0	5,943,886	0	0	0	-20,000	5,871,886	0	5,871,886
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	93,485	5,871,886	5,871,886	0	0

FY 2026 TIF Revenue Received 194,336

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TIF Taxing District Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON STONEBROOK URA (57958)
TIF Taxing District Name: MT VERNON CITY/MT VERNON SCH/STONEBROOK PHASE 3 TIF ORD 11-15-2021A INCREMENT
TIF Taxing District Inc. Number: 570919

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2024 Enter date as: yyyy
Is this TIF Taxing District Subject to a Statutory end date? (•) Yes ( ) No

Fiscal year this TIF Taxing District statutorily ends: 2031 Enter date as: yyyy

	UR Designation	Designation Date	
Slum	( ) Yes (•) No		Enter date as: mm/yyyy
Blighted	( ) Yes (•) No		Enter date as: mm/yyyy
Economic Development	(•) Yes ( ) No	11/2021	Enter date as: mm/yyyy

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	5,324,200	0	0	0	0	5,324,200	0	5,324,200
Taxable	0	2,525,353	0	0	0	0	2,525,353	0	2,525,353
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	687,400	2,525,353	2,525,353	0	0

FY 2026 TIF Revenue Received: 83,578

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TIF Taxing District Data Collection

Local Government Name: MOUNT VERNON (57G548)
Urban Renewal Area: MT VERNON STONEBROOK URA (57958)
TIF Taxing District Name: MT VERNON CITY/MT VERNON SCH/STONEBROOK PHASE 2B&4 TIF 9-3-2024A INCR
TIF Taxing District Inc. Number: 570936

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2025 Enter date as: yyyy
Is this TIF Taxing District Subject to a Statutory end date? (•) Yes ( ) No

Fiscal year this TIF Taxing District statutorily ends: 2031 Enter date as: yyyy

	UR Designation	Designation Date	
Slum	( ) Yes (•) No		Enter date as: mm/yyyy
Blighted	( ) Yes (•) No		Enter date as: mm/yyyy
Economic Development	(•) Yes ( ) No	01/2018	Enter date as: mm/yyyy

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	2,429,000	0	0	0	0	2,422,500	0	2,422,500
Taxable	0	1,152,116	0	0	0	0	1,145,616	0	1,145,616
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	226,000	1,145,616	1,145,616	0	0

FY 2026 TIF Revenue Received: 37,913

AGENDA ITEM # G - 4

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	November 16, 2026
AGENDA ITEM:	Resolution #11-16-2026D – Certifying TIF Debt
ACTION:	Motion

SYNOPSIS: The City must certify its proposed TIF debt to the Linn County Auditor's office by December 1 of each calendar year. The attached certification forms are for the regular TIF debt and both subdivisions.

BUDGET ITEM: TIF

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #11-16-2026D and Certification of TIF Debt

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 11/13/2026

RESOLUTION #11-16-2026D

A Resolution certifying to County Auditor, TIF debt incurred in CY2026 for FY2028.

PASSED and ADOPTED this 16th day of November, 2026.

_____
Thomas M. Wieseler, Mayor

ATTEST:

_____
Marsha Dewell, City Clerk

INSTRUCTIONS FOR COMPLETING THE CITY TIF INDEBTEDNESS CERTIFICATION FORMS USING MICROSOFT EXCEL

Create a separate Excel workbook file for each Urban Renewal Area in your City naming the individual files using the Area Name and County-assigned Area Number.

FORM 1 - USED AS THE COVER SHEET FOR URBAN RENEWAL AREA INDEBTEDNESS CERTIFICATIONS

Enter the City, County, Urban Renewal Area Name, and County-assigned Urban Renewal Number on Form 1 which passes this information to all of the Forms 1.1. Use the Urban Renewal Names and Numbers assigned by the County Auditor.

Indebtedness amounts must be individually entered on Forms 1.1 where they are then carried forward and totaled onto Form 1.

FORM 1.1 - USED FOR ENTERING TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED

List the individual TIF indebtedness obligations not previously certified to the County Auditor. Start entering data on Page 1 of Form 1.1 and move to subsequent pages if necessary.

List the type of indebtedness such as Rebate Agreement, Internal Loan, G.O. Bond, or TIF Revenue Bond.

For Rebate Agreements provide details such as % of TIF dollars going to the developer, maximum dollar amounts, time limits, etc. Where the county will be segregating the rebate property into separate TIF Base and Increment taxing districts, list the five-digit county-assigned TIF Increment taxing district number, if known. Error on the side of providing too much detail as opposed to not enough. Attach supporting documentation, such as development agreements, to aid the County Auditor in administering your request.

If indebtedness is legally structured to be subject to annual appropriation list only the amount that the City has obligated to pay next fiscal year.

FORM 2 - USED ONLY FOR INDIVIDUAL FISCAL YEARS WHERE ALL OF THE LEGALLY AVAILABLE TIF INCREMENT TAX IS NOT WANTED

File Form 2 with the County Auditor by December 1, prior to any fiscal year, **ONLY** when for that upcoming fiscal year less than the legally available TIF Increment tax is requested.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment from the remainder of the taxing districts in the Area.

FORM 3 - USED ONLY WHEN INDEBTEDNESS HAS BEEN REDUCED BY ANY REASON OTHER THAN APPLICATION OF TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER

File this form with the County Auditor **ONLY** when TIF indebtedness has been reduced by reason other than application of TIF increment tax received from the County Treasurer. Reasons could include receipt of PPEL funds from a school district for the purposes of paying down TIF bonds issued before July 1, 2001; reducing previously certified indebtedness, that for any reason, is later determined to be in excess of what is required; and for de-certifying balances which are refinanced.

If balances are refinanced, you will file both a Form 3 (to decertify the outstanding balance) and a Form 1 to certify the newly refinanced amount.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you may have multiple indebtedness certifications in the Urban Renewal Area and the County Auditor will need to know which particular indebtedness certification to reduce.

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested

Use One Certification Per Urban Renewal Area

City: Mount Vernon County: Linn

Urban Renewal Area Name: Mount Vernon Urban Renewal Area

Urban Renewal Area Number: 57043 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **625,000**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

2 new rebate agreements

Dated this _____ day of _____, _____

Signature of Authorized Official

Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Mount Vernon County: Linn

Urban Renewal Area Name: Mount Vernon Urban Renewal Area

Urban Renewal Area Number: 57043 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	Mustang Land Co Rebate (Dental Office) Total Rebate $125,000 FY 2028-FY 2032 Annual Appropriations [x] 'X' this box if a rebate agreement. List administrative details on lines above.	5-19-26	125,000
2.	Pogo Properties Rebate Total Rebate $500,000 FY 2029-FY 2048 Annual Appropriation [x] 'X' this box if a rebate agreement. List administrative details on lines above.	11-2-26	500,000
3.	[ ] 'X' this box if a rebate agreement. List administrative details on lines above.		
4.	[ ] 'X' this box if a rebate agreement. List administrative details on lines above.		
5.	[ ] 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: **625,000**

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Mount Vernon County: Linn

Urban Renewal Area Nam: Mount Vernon Urban Renewal Area

Urban Renewal Area Numbe: 57043 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
7.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
8.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
9.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
10.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 3.

Total For City TIF Form 1.1 Page 2: 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Mount Vernon County: Linn

Urban Renewal Area Name: Mount Vernon Urban Renewal Area

Urban Renewal Area Number: 57043 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
11.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
12.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
13.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
14.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
15.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 4.

Total For City TIF Form 1.1 Page 3: 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Mount Vernon County: Linn

Urban Renewal Area Nam: Mount Vernon Urban Renewal Area

Urban Renewal Area Numbe: 57043 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
16.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
17.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
18.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
19.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
20.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

Total For City TIF Form 1.1 Page 4: 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 1.1 - To be attached to CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT

City: Mount Vernon County: Linn

Urban Renewal Area Nam Mount Vernon Urban Renewal Area

Urban Renewal Area Numbe 57043 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:
21		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
22		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
23		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
24		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
25		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	

CITY TIF FORM 1.1 - To be attached to CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT

City: Mount Vernon County: Linn

Urban Renewal Area Nam Mount Vernon Urban Renewal Area

Urban Renewal Area Numbe 57043 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:
26		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
27		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
28		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
29		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
30		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	

Total For City TIF Form 1.1 Page 6:

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 2

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Mount Vernon County: Linn

Urban Renewal Area Name: Mount Vernon Urban Renewal Areae

Urban Renewal Area Number: 57043 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
The City of Mount Vernon requests the following TIF Receipts for FY 2028:	
GO Series 2018	564,615
GO Series 2022	40,116
GO Series 2024A (Glenn St.)	125,600
GO Series 2024A (Pool)	155,200
GO Series 2025 (FY 2027 Portion)	80,000
Mustang Land Co (Dental Office Rebate (year 1)	25,000
Pogo Properties (No rebate until FY 2029)	0

Dated this _____ day of _____, _____

_____ _____
Signature of Authorized Official Telephone

CITY TIF FORM 3

TIF INDEBTEDNESS HAS BEEN REDUCED BY REASON OTHER THAN APPLICATION OF TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER
CERTIFICATION TO COUNTY AUDITOR
Use One Certification Per Urban Renewal Area

City: _____ County: _____

Urban Renewal Area Name _____

Urban Renewal Area Numbe _____ (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above, the City has reduced previously certified indebtedness, by reason other than application of TIF increment tax received from the County Treasurer, by the total amount as shown below.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you could have multiple indebtedness certifications in the Urban Renewal Area, and the County Auditor would need to know which particular indebtedness certifcation(s) to reduce. If rebate agreements are involved with a reduction, and the County has segregated the rebate property into separate TIF Increment taxing districts, provide the five-digit county increment taxing district numbers for reference.

Individual TIF Indebtedness Type/Description/Details:	Amount Reduced:
Total Reduction In Indebtedness For This Urban Renewal Area:	0

Dated this _____ day of _____, _____

_____ _____

Signature of Authorized Official Telephone

INSTRUCTIONS FOR COMPLETING THE CITY TIF INDEBTEDNESS CERTIFICATION FORMS USING MICROSOFT EXCEL

Create a separate Excel workbook file for each Urban Renewal Area in your City naming the individual files using the Area Name and County-assigned Area Number.

FORM 1 - USED AS THE COVER SHEET FOR URBAN RENEWAL AREA INDEBTEDNESS CERTIFICATIONS

Enter the City, County, Urban Renewal Area Name, and County-assigned Urban Renewal Number on Form 1 which passes this information to all of the Forms 1.1. Use the Urban Renewal Names and Numbers assigned by the County Auditor.

Indebtedness amounts must be individually entered on Forms 1.1 where they are then carried forward and totaled onto Form 1.

FORM 1.1 - USED FOR ENTERING TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED

List the individual TIF indebtedness obligations not previously certified to the County Auditor. Start entering data on Page 1 of Form 1.1 and move to subsequent pages if necessary.

List the type of indebtedness such as Rebate Agreement, Internal Loan, G.O. Bond, or TIF Revenue Bond.

For Rebate Agreements provide details such as % of TIF dollars going to the developer, maximum dollar amounts, time limits, etc. Where the county will be segregating the rebate property into separate TIF Base and Increment taxing districts, list the five-digit county-assigned TIF Increment taxing district number, if known. Error on the side of providing too much detail as opposed to not enough. Attach supporting documentation, such as development agreements, to aid the County Auditor in administering your request.

If indebtedness is legally structured to be subject to annual appropriation list only the amount that the City has obligated to pay next fiscal year.

FORM 2 - USED ONLY FOR INDIVIDUAL FISCAL YEARS WHERE ALL OF THE LEGALLY AVAILABLE TIF INCREMENT TAX IS NOT WANTED

File Form 2 with the County Auditor by December 1, prior to any fiscal year, **ONLY** when for that upcoming fiscal year less than the legally available TIF Increment tax is requested.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment from the remainder of the taxing districts in the Area.

FORM 3 - USED ONLY WHEN INDEBTEDNESS HAS BEEN REDUCED BY ANY REASON OTHER THAN APPLICATION OF TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER

File this form with the County Auditor **ONLY** when TIF indebtedness has been reduced by reason other than application of TIF increment tax received from the County Treasurer. Reasons could include receipt of PPEL funds from a school district for the purposes of paying down TIF bonds issued before July 1, 2001; reducing previously certified indebtedness, that for any reason, is later determined to be in excess of what is required; and for de-certifying balances which are refinanced.

If balances are refinanced, you will file both a Form 3 (to decertify the outstanding balance) and a Form 1 to certify the newly refinanced amount.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you may have multiple indebtedness certifications in the Urban Renewal Area and the County Auditor will need to know which particular indebtedness certification to reduce.

Wording Revised 9/25/2007

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Mount Vernon County: Linn

Urban Renewal Area Name: Mt Vernon Spring Meadow Heights URA

Urban Renewal Area Number: 57957 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **328,750**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this _____ day of _____, _____

_____ _____
Signature of Authorized Official Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Mount Vernon County: Linn

Urban Renewal Area Name: Mt Vernon Spring Meadow Heights URA

Urban Renewal Area Number: 57957 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	Spring Meadow Phase 4 FY 2027-2036 Total Rebate $328,750, annual appropriation [x] 'X' this box if a rebate agreement. List administrative details on lines above.		328,750
2.	[ ] 'X' this box if a rebate agreement. List administrative details on lines above.		
3.	[ ] 'X' this box if a rebate agreement. List administrative details on lines above.		
4.	[ ] 'X' this box if a rebate agreement. List administrative details on lines above.		
5.	[ ] 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: **328,750**

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Mount Vernon County: Linn

Urban Renewal Area Nam: Mt Vernon Spring Meadow Heights URA

Urban Renewal Area Numbe: 57957 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
7.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
8.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
9.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
10.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 3.

Total For City TIF Form 1.1 Page 2: 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Mount Vernon County: Linn

Urban Renewal Area Nam Mt Vernon Spring Meadow Heights URA

Urban Renewal Area Numbe 57957 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
11.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
12.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
13.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
14.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
15.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 4.

Total For City TIF Form 1.1 Page 3: 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Mount Vernon County: Linn

Urban Renewal Area Nam: Mt Vernon Spring Meadow Heights URA

Urban Renewal Area Numbe: 57957 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
16.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
17.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
18.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
19.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
20.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

Total For City TIF Form 1.1 Page 4: 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 1.1 - To be attached to CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT

City: Mount Vernon County: Linn

Urban Renewal Area Nam Mt Vernon Spring Meadow Heights URA

Urban Renewal Area Numbe 57957 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:
21		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
22		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
23		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
24		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
25		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	

Total For City TIF Form 1.1 Page 6:

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 2

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Mount Vernon County: Linn

Urban Renewal Area Name: Mt. Vernon Spring Meadow Heights URA

Urban Renewal Area Number: 57957 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
The City of Mount Vernon requests the following TIF Receipts for FY 2028:	
Midwest Development Co Rebate (requesting all available increment) - Spring Meadow #4	all available

Dated this _____ day of _____, _____

_____ _____
Signature of Authorized Official Telephone

CITY TIF FORM 3

TIF INDEBTEDNESS HAS BEEN REDUCED BY REASON OTHER THAN APPLICATION OF TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER
CERTIFICATION TO COUNTY AUDITOR
Use One Certification Per Urban Renewal Area

City: _____ County: _____

Urban Renewal Area Name _____

Urban Renewal Area Numbe _____ (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above, the City has reduced previously certified indebtedness, by reason other than application of TIF increment tax received from the County Treasurer, by the total amount as shown below.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you could have multiple indebtedness certifications in the Urban Renewal Area, and the County Auditor would need to know which particular indebtedness certifcation(s) to reduce. If rebate agreements are involved with a reduction, and the County has segregated the rebate property into separate TIF Increment taxing districts, provide the five-digit county increment taxing district numbers for reference.

Individual TIF Indebtedness Type/Description/Details:	Amount Reduced:
Total Reduction In Indebtedness For This Urban Renewal Area:	0

Dated this _____ day of _____, _____

_____ _____

Signature of Authorized Official Telephone

INSTRUCTIONS FOR COMPLETING THE CITY TIF INDEBTEDNESS CERTIFICATION FORMS USING MICROSOFT EXCEL

Create a separate Excel workbook file for each Urban Renewal Area in your City naming the individual files using the Area Name and County-assigned Area Number.

FORM 1 - USED AS THE COVER SHEET FOR URBAN RENEWAL AREA INDEBTEDNESS CERTIFICATIONS

Enter the City, County, Urban Renewal Area Name, and County-assigned Urban Renewal Number on Form 1 which passes this information to all of the Forms 1.1. Use the Urban Renewal Names and Numbers assigned by the County Auditor.

Indebtedness amounts must be individually entered on Forms 1.1 where they are then carried forward and totaled onto Form 1.

FORM 1.1 - USED FOR ENTERING TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED

List the individual TIF indebtedness obligations not previously certified to the County Auditor. Start entering data on Page 1 of Form 1.1 and move to subsequent pages if necessary.

List the type of indebtedness such as Rebate Agreement, Internal Loan, G.O. Bond, or TIF Revenue Bond.

For Rebate Agreements provide details such as % of TIF dollars going to the developer, maximum dollar amounts, time limits, etc. Where the county will be segregating the rebate property into separate TIF Base and Increment taxing districts, list the five-digit county-assigned TIF Increment taxing district number, if known. Error on the side of providing too much detail as opposed to not enough. Attach supporting documentation, such as development agreements, to aid the County Auditor in administering your request.

If indebtedness is legally structured to be subject to annual appropriation list only the amount that the City has obligated to pay next fiscal year.

FORM 2 - USED ONLY FOR INDIVIDUAL FISCAL YEARS WHERE ALL OF THE LEGALLY AVAILABLE TIF INCREMENT TAX IS NOT WANTED

File Form 2 with the County Auditor by December 1, prior to any fiscal year, **ONLY** when for that upcoming fiscal year less than the legally available TIF Increment tax is requested.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment from the remainder of the taxing districts in the Area.

FORM 3 - USED ONLY WHEN INDEBTEDNESS HAS BEEN REDUCED BY ANY REASON OTHER THAN APPLICATION OF TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER

File this form with the County Auditor **ONLY** when TIF indebtedness has been reduced by reason other than application of TIF increment tax received from the County Treasurer. Reasons could include receipt of PPEL funds from a school district for the purposes of paying down TIF bonds issued before July 1, 2001; reducing previously certified indebtedness, that for any reason, is later determined to be in excess of what is required; and for de-certifying balances which are refinanced.

If balances are refinanced, you will file both a Form 3 (to decertify the outstanding balance) and a Form 1 to certify the newly refinanced amount.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you may have multiple indebtedness certifications in the Urban Renewal Area and the County Auditor will need to know which particular indebtedness certification to reduce.

Wording Revised 9/25/2007

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested

Use One Certification Per Urban Renewal Area

City: Mount Vernon County: Linn

Urban Renewal Area Name: Mt. Vernon Stonebrook URA

Urban Renewal Area Number: 57958 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **219,000**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this _____ day of _____, _____

_____ _____

Signature of Authorized Official Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Mount Vernon County: Linn

Urban Renewal Area Name: Mt. Vernon Stonebrook URA

Urban Renewal Area Number: 57958 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	BBAJ Inc (Stonebrook Phase 5) Rebate NTE $219,000 FY 2027-FY 2036 [x] 'X' this box if a rebate agreement. List administrative details on lines above.		219,000
2.	[ ] 'X' this box if a rebate agreement. List administrative details on lines above.		
3.	[ ] 'X' this box if a rebate agreement. List administrative details on lines above.		
4.	[ ] 'X' this box if a rebate agreement. List administrative details on lines above.		
5.	[ ] 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: **219,000**

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Mount Vernon County: Linn

Urban Renewal Area Nam: Mt. Vernon Stonebrook URA

Urban Renewal Area Numbe: 57958 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
7.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
8.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
9.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
10.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 3.

Total For City TIF Form 1.1 Page 2: 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Mount Vernon County: Linn

Urban Renewal Area Nam Mt. Vernon Stonebrook URA

Urban Renewal Area Numbe 57958 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
11.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
12.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
13.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
14.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
15.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 4.

Total For City TIF Form 1.1 Page 3: 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Mount Vernon County: Linn

Urban Renewal Area Nam: Mt. Vernon Stonebrook URA

Urban Renewal Area Numbe: 57958 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
16.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
17.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
18.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
19.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
20.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

Total For City TIF Form 1.1 Page 4: 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 1.1 - To be attached to CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT

City: Mount Vernon County: Linn

Urban Renewal Area Nam: Mt. Vernon Stonebrook URA

Urban Renewal Area Numbe: 57958 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:
21		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
22		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
23		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
24		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
25		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	

CITY TIF FORM 1.1 - To be attached to CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT

City: Mount Vernon County: Linn

Urban Renewal Area Nam Mt. Vernon Stonebrook URA

Urban Renewal Area Numbe 57958 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:
26		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
27		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
28		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
29		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	
30		
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.	

Total For City TIF Form 1.1 Page 6:

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 2

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Mount Vernon County: Linn

Urban Renewal Area Name: Mt. Vernon Stonebrook URA

Urban Renewal Area Numbe: 57958 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
The City of Mount Vernon requests the following TIF Receipts for FY 2028:	
BBAJ Inc Rebate (requesting all available increment) - Stonebrook	all available

Dated this _____ day of _____, _____

_____ _____
Signature of Authorized Official Telephone

CITY TIF FORM 3

TIF INDEBTEDNESS HAS BEEN REDUCED BY REASON OTHER THAN APPLICATION OF TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER
CERTIFICATION TO COUNTY AUDITOR
Use One Certification Per Urban Renewal Area

City: _____ County: _____

Urban Renewal Area Name _____

Urban Renewal Area Number _____ (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above, the City has reduced previously certified indebtedness, by reason other than application of TIF increment tax received from the County Treasurer, by the total amount as shown below.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you could have multiple indebtedness certifications in the Urban Renewal Area, and the County Auditor would need to know which particular indebtedness certifcation(s) to reduce. If rebate agreements are involved with a reduction, and the County has segregated the rebate property into separate TIF Increment taxing districts, provide the five-digit county increment taxing district numbers for reference.

Individual TIF Indebtedness Type/Description/Details:	Amount Reduced:
Total Reduction In Indebtedness For This Urban Renewal Area:	0

Dated this _____ day of _____, _____

_____ _____

Signature of Authorized Official Telephone

AGENDA ITEM # G - 5

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	November 16, 2026
AGENDA ITEM:	Resolution #11-16-2026E – Accepting Work – 2026 Bryant Road
ACTION:	Motion

SYNOPSIS: The Bryant Rd Sanitary Sewer project is now complete. Final contract price for the project is $313,632.09.

BUDGET ITEM: Sewer

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #11-16-2026E

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 11/13/26

RESOLUTION #11-16-2026E

RESOLUTION ACCEPTING WORK FOR THE PROJECT KNOWN AS THE 2026 BRYANT ROAD SANITARY SEWER PROJECT WITH B.J BRECKE, INC

WHEREAS, on June 1, 2026, the City of Mt. Vernon entered into a contract with B.J. Brecke, Inc. for the 2026 Bryant Road Sanitary Sewer Project, and

WHEREAS, said contractor has fully completed the construction of said improvements, known as the 2026 Bryant Road Sanitary Sewer 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 $313,632.09.

NOW, THEREFORE BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF MT. VERNON, IOWA: That said retainage of $9,408.96 be released to B.J. Brecke, Inc upon completion of the mandatory waiting period.

PASSED and ADOPTED this 16th day of November, 2026.

_____
Thomas M. Wieseler, Mayor

ATTEST:

_____
Marsha Dewell, City Clerk

CERTIFICATE OF COMPLETION

BRYANT ROAD SANITARY SEWER
MOUNT VERNON, IOWA

Veenstra & Kimm, Inc. hereby certifies that we have made an on-site review of the completed construction of the BRYANT ROAD SANITARY SEWER under the Contract as performed by B.G. Brecke, Inc. of Cedar Rapids, Iowa and the date of completion is hereby established as October 28, 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 Three Hundred Thirteen Thousand Six Hundred Thirty-Two and 09/100 Dollars ($313,632.09).

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

By _____

Title Project Engineer

Date Certificate Filed:

November 9, 2026

Accepted by: **MOUNT VERNON, IOWA**

By _____

Title Mayor

Date Accepted:

_____

Job No. 51393

J. Motions for Approval

CITY OF MOUNT VERNON
CLAIMS FOR APPROVAL, NOVEMBER 16, 2026

PAYROLL	CLAIMS	116,905.05
WOODRUFF CONSTRUCTION INC	FINAL RETAINAGE-POOL RENOVATIONS	87,676.53
MCGRATH AUTO	2025 TAHOE-PD	87,178.72
VEENSTRA & KIMM INC	HWY 1 RECONSTRUCTION	30,341.00
WOODRUFF CONSTRUCTION INC	PAY APP #10-2-24 POOL RENOVATIONS	25,948.22
REPUBLIC SERVICES #897	GB, RECYL-SW RESIDENTIAL	25,897.66
RACOM CORPORATION	2026 EXPLORER UPFIT-PD	24,977.49
VEENSTRA & KIMM INC	10TH AVENUE RECONSTRUCTION	22,803.08
WORLDMAKER RESILIENCE INSTITUTE	THRIVE TRAINING-PD GRANT	22,390.00
ZOLL MEDICAL CORP	AED'S-FD	19,486.82
REPUBLIC SERVICES #897	GB, RECYL-SW COMMERCIAL	19,024.10
VEENSTRA & KIMM INC	BRYANT ROAD SANITARY SEWER	13,435.50
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	8,558.22
TREASURER STATE OF IOWA	WET TAX	3,568.68
STATE HYGIENIC LAB	TESTING-SEW	3,132.50
TREASURER STATE OF IOWA	SALES TAX	2,949.80
8 FINGER HVAC LLC	HEATING UNIT-BRINE SHED	2,850.00
MIDWEST MUNICIPAL CONSULTING LLC	GOAL SETTING SERVICES-ALL DEPTS	2,121.00
IOWA SOLUTIONS INC	COMPUTER MAINT-ALL DEPTS	2,040.00
BRADLEY HAUGE CPA	PROFESSIONAL SERVICES-ALL DEPTS	1,565.00
MARTIN EQUIPMENT	EQUIP MAINT-PW	1,525.20
COMPASS BUSINESS SOLUTIONS	UTILITY BILLS-WAT,SEW,SW	1,055.23
AMAZON CAPITAL SERVICES	EQUIPMENT-FD	1,025.97
SPRINGVILLE READY MIX	CONCRETE-RUT	982.50
CAMPBELL SUPPLY	TRAINING CENTER SUPPLIES-FD	981.95
HAWKINS INC	CHEMICALS-WAT	865.50
MENARDS	BLDG MAINT-RUT	590.15
GREAT WESTERN SUPPLY CO	SUPPLIES-PW	535.85
BAUMAN AND COMPANY	UNIFORMS-ALL DEPTS	533.58
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	499.62
LEIGH BRADBURY	MILEAGE/MEALS-ALL DEPTS	472.88
INTERMEDIA COMMUNICATIONS	PHONE SERVICES-CITY HALL	355.63
MEDIACOM	PHONE/INTERNET-SEW	352.67
TYLER TECHNOLOGIES	NEW SOFTWARE UPGRADE-ALL DEPTS	325.00
MENARDS	TRAINING CENTER SUPPLIES-FD	318.89
MERCY PHYSICIAN SERVICES INC	WELLNESS PLATFORM-ALL DEPTS	300.50
KONICA MINOLTA PREMIER FINANCE	COPIER LEASE-LBC	220.54
LINN COUNTY PUBLIC HEALTH	GENERATOR PERMIT-LBC	195.00
GREAT WESTERN SUPPLY CO	SUPPLIES-LBC	159.87
NEXT GEN EQUIPMENT	EQUIP MAINT-PW	148.34
GALLS LLC	UNIFORMS-PD	142.49
AMAZON CAPITAL SERVICES	EQUIP MAINT-WAT	106.97
CITY LAUNDERING CO	SERVICES-CITY HALL	99.54
SJ SMITH CO, INC	TRAINING CENTER SUPPLIES-FD	91.17
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	83.98
CYPRESS SOLUTIONS	SUBSCRIPTION-PD	78.75
GREAT WESTERN SUPPLY CO	SUPPLIES-FD	74.00
VESTIS	JANITORIAL SUPPLIES-LBC	64.46
GALLS LLC	EQUIPMENT-PD	61.45
AMAZON CAPITAL SERVICES	SUPPLIES-FD	43.98
LISBON MT VERNON AMBULANCE	TRAINING-PD	40.00
NEAL'S WATER CONDITIONING SERV	WATER/SALT-FD	33.00
JAMES BRONNER	MEALS-P&A	29.67
ALLIANT ENERGY	ENERGY USAGE-SW	28.98
NEAL'S WATER CONDITIONING SERV	WATER/SALT-CITY HALL	27.50
MARSHA DEWELL	MILEAGE-ALL DEPTS	26.60
GARY'S FOODS	SUPPLIES-P&REC	18.76
AUTHNET GATEWAY BILLING	CREDIT CARD SERVICES-LBC	5.00
TOTAL		**535,350.54**

CITY OF MOUNT VERNON
CLAIMS FOR APPROVAL, NOVEMBER 16, 2026

FUND EXPENSE TOTALS	
GENERAL FUND	164,359.21
PAYROLL	116,905.05
POOL RENOVATIONS	113,624.75
SOLID WASTE	47,722.30
HWY 1 RECONSTRUCTION	30,341.00
10TH AVENUE STREET PROJECT	22,803.08
BRYANT ROAD SANITARY SEWER	13,435.50
WATER FUND	8,007.15
SEWER FUND	7,293.27
ROAD USE TAX FUND	6,738.09
LBC	3,866.31
STORM WATER FUND	254.83
TOTAL	**535,350.54**

FY27 OCTOBER REVENUE	
GENERAL GOVERNMENT	1,097,390.65
TIF REVENUE	571,430.20
PUBLIC WORKS	305,327.54
PUBLIC SAFETY	149,669.54
CULTURE-RECREATION	36,517.88
COMMUNITY & ECONOMIC DEV	9,720.13
TOTAL	**2,170,055.94**

AGENDA ITEM # J – 2

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	November 16, 2026
AGENDA ITEM:	Heater Installation Estimate – Brine Shed
ACTION:	Motion

SYNOPSIS: This project was approved by the City Administrator to ensure completion in time for winter operations to begin. The 8 Finger HVAC estimate of $5,700 is for the installation of a small heating unit in the new brine shed.

BUDGET ITEM: RUT

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Estimate

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 11/13/2026

ESTIMATE

8 Finger HVAC, LLC
23968 42nd St
Martelle, IA 52305-7518

bobbyg@8fingerhvacllc.com
+1 (319) 251-0327
https://www.8fingerhvacllc.com

Bill to
Eldon Downs
Mt. Vernon Public Works

Estimate details
Estimate no.: 1685
Estimate date: 11/02/2026

#	Date	Product or service	Description	Rate	Amount
1.		**Sales**	UNIT HEATER INSTALL FOR BRINE SHED - CITY OF MT. VERNON THIS ESTIMATE INCLUDES: - HANGING A 75K BTU REZNOR UNIT HEATER IN THE CORNER OF THE GARAGE - QUICKSLING ADJUSTABLE MOUNT - VENTING OUT THE BACK - RUN GAS LINE FROM MAIN BUILDING INTO PROVIDED TRENCH. PRESSURE CHECK - 2LB REGULATOR - NEW HEAT ONLY THERMOSTAT - FIRE AND TEST EQUIPMENT TO BE INSTALLED: - Reznor UDXC 75,000 BTU/hr Power Vented Gas Fired Unit Heater - Quick-Sling® QSWI3000 Quick Swivel Flush Mount Unit w/ H Bracket, Steel, Small - 1025NC Single-Stage Thermostat, Heat-Only - 3/4" POLY GAS LINE WITH 2 RISERS AND TRACER WIRE. THIS ESTIMATE INCLUDES ALL LABOR AND MATERIAL TO INSTALL A NEW UNIT HEATER WITH A GAS LINE AND VENTING REZNOR HAS A 5 YEAR PARTS AND 10 YEAR HEAT EXCHANGER WARRANTY		$5,700.00
2.			ADD $400 TO UPGRADE TO A 105K BTU HEATER		

Total	**$5,700.00**

Accepted date

Accepted by

AGENDA ITEM # J – 3

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	November 16, 2026
AGENDA ITEM:	Change Order #2 – Bryant Rd Sanitary Sewer Project
ACTION:	Motion

SYNOPSIS: Please see the email explanation from Dave Schechinger regarding Change Order #2 to the Bryant Rd. Sanitary Sewer Project. Change Order #2 is in the amount of $5,546.06.

BUDGET ITEM: Sewer

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Change Order #2

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 11/13/2026

A Kleinfelder Company

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

319.466.1000
www.v-k.net

November 5, 2026

CHANGE ORDER NO. 2

BRYANT ROAD SANITARY SEWER
MOUNT VERNON, IOWA

Change Order No. 2 is for the following modifications to the project:

1. Additional labor, material and equipment to repair sewer service connection at city building. LS $ 725.00

2. Additional labor, material and equipment to haul in and grade HMA millings. 114 Tons @ $42.29/ton $ 4,821.06

Total: $5,546.06

Change Order No. 2 increases the contract amount by $ 5,546.06 .

B.G. BRECKE, INC.

By _____

Title Excavation Team Leader

Date November 5, 2026

CITY OF MOUNT VERNON, IOWA

By _____

Title _____

Date _____

VEENSTRA & KIMM, INC.

By _____

Title Project Engineer

Date November 5, 2026

ATTEST:

By _____

Title _____

Date _____

V&K Job No. 51393

Lori Boren

From: Dave Schechinger <DSchechinger@kleinfelder.com>
Sent: Monday, November 9, 2026 6:06 PM
To: Chris Nosbisch; Lori Boren; Marsha Dewell
Subject: Bryant Road Sanitary Sewer Closeout
Attachments: 20261105112335469.pdf; Certificate of Completion.pdf; 51393 PE_2 signed.pdf

External Sender - From: (Dave Schechinger <DSchechinger@kleinfelder.com>)
This message came from outside your organization.
Learn More

Chris/Lori

We had a few issues come up when constructing the sanitary sewer to the new public works building. The smaller item on this change order is to repair the existing service stub that was installed from the public works building out to where Brecke was to connect. When they excavated that stub, the connection point needed to be repaired before they could hook on. The change order compensates for labor and materials to make the repairs.

The second item was for hauling in and placing asphalt millings on Bryant Road. As you may recall, there was a fiber optics line that runs down the center of the road that was not marked through the one-call system. The cable was damaged and the utility company came out and excavated on either side of the sewer in Bryant Road and lowered their line to eliminate the conflict. They had to splice on either side. This made the repair area quite a bit larger than anticipated for the Bryant Road crossing. We did not have asphalt millings available to do the repair, so they had to haul in millings and place. The second item in the change order compensates for material and placement.

This should clean up any outstanding items on this project and get us to completion. The attached pay estimate includes the change order items and gets us to 100% on this project.

Please include the change order, pay estimate, and certificate of completion on the agenda for approval in that order.

Thank you,

Dave Schechinger, P.E.
2600 University Pkwy, Suite 1
Coralville, IA 52241
d| 319.499.5236
o| 319.466.1000
m| 319.430.2227

VEENSTRA & KIMM INC.
A Kleinfelder Company

AGENDA ITEM # J - 4

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	November 16, 2026
AGENDA ITEM:	Pay Application #2 – Bryant Rd Sanitary Sewer Project
ACTION:	Motion

SYNOPSIS: Pay Application #2 is in the amount of $115,321.72 for the Bryant Rd Sanitary Sewer Project. The project is now complete and awaiting closeout.

BUDGET ITEM: Sewer

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Pay Application #2

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 11/13/2026

A Kleinfelder Company

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

319.466.1000
www.v-k.net

PAY ESTIMATE NO. 2
BRYANT ROAD SANITARY SEWER
MOUNT VERNON, IOWA

November 6, 2026

B.G. Brecke, Inc.
4140 F Avenue NW
Cedar Rapids, IA 52404

Contract Amount $286,694.80
Contract Date June 1, 2026
Pay Period Sept. 1, 2026 - Oct. 26, 2026

BID ITEMS

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1.1	Topsoil, Strip, Salvage & Replace, On-site	CY	685	$ 22.00	$ 15,070.00	685	$ 15,070.00
1.2	Trench Foundation (Trench Bottom Stabiliz	Ton	200	$ 34.55	$ 6,910.00	190	$ 6,564.50
1.3	Class A Roadstone	Ton	42	$ 43.95	$ 1,845.90	42	$ 1,845.90
1.4	Trench Compaction Testing	LS	1	$ 2,500.00	$ 2,500.00	1	$ 2,500.00
1.5	San SWR GMain, Trenched, PVC Truss, 12"	LF	1,733	$ 68.65	$ 118,970.45	1,733	$ 118,970.45
1.6	Sanitary Sewer Service Stub, PVC, 6"	LF	193	$ 23.95	$ 4,622.35	193	$ 4,622.35
1.7	Field Tile, HDPE (slotted & wrapped), 6"Φ	LF	1,409	$ 10.00	$ 14,090.00	1,409	$ 14,090.00
1.8	Sanitary Sewer Cleanout, 6"	EA	1	$ 765.00	$ 765.00	1	$ 765.00
1.9	Manhole, SW-301, 48", HDPE Lined	Ea.	7	$ 13,658.98	$ 95,612.86	7.0	$ 95,612.86
1.10	Seeding, Fertilizing, and Mulching	Acre	1.8	$ 3,007.20	$ 5,412.96	2.7	$ 8,119.44
1.11	SWPPP Preparation	LS	1	$ 1,260.00	$ 1,260.00	1	$ 1,260.00
1.12	SWPPP Management	LS	1	$ 1,575.00	$ 1,575.00	1	$ 1,575.00
1.13	Silt Fence or Silt Fence Ditch Check	LF	310	$ 2.63	$ 815.30	310	$ 815.30
1.14	Silt Fence/SF Ditch Check, Rmvl of Device	LF	310	$ 0.53	$ 164.30		$ -
1.15	Temporary RECP, Type 2A	SQ	286	$ 12.60	$ 3,603.60		$ -
1.16	Track-out Control	SY	106	$ 24.43	$ 2,589.58	106	$ 2,589.58
1.17	Construction Survey	LS	1	$ 2,887.50	$ 2,887.50	1	$ 2,887.50
1.18	Mobilization	LS	1	$ 8,000.00	$ 8,000.00	1	$ 8,000.00
				Contract Price:	$ 286,694.80		$ 285,287.88

MATERIALS STORED SUMMARY

Description	# of Units	Unit Price	Extended Cost
		Total	$ -

SUMMARY

		Total Approved	Total Completed
	Contract Price	$ 286,694.80	$ 285,287.88
Approved Change Order (list each)	Change Order No. 1	$ 22,798.15	$ 22,798.15
	Change Order No. 2	$ 5,546.06	$ 5,546.06
	Revised Contract Price	$ 315,039.01	$ 313,632.09

Stored		
Total Earned	$	313,632.09
Retainage (3%)	$	9,408.96
Total Earned Less Retainage	$	304,223.13

Total Previously Approved (list each)	Pay Estimate No. 1	$ 188,901.41	

Total Previously Approved	$	188,901.41
Amount Due This Request	**$**	**115,321.72**

Percent Complete 100%

The amount $115,321.72 **is recommended for approval for payment in accordance with the terms of the contract.**

Prepared By:	**Recommended By:**	**Approved By:**
B.G. Brecke, Inc.	**Veenstra & Kimm, Inc.**	**Mount Vernon, Iowa**
Signature:	Signature:	Signature:
Name: Nick Dains	Name: Dave Schechinger	Name:
Title: Excavation Team Leader	Title: Engineer	Title:
Date: 11/9/2026	Date: November 6, 2026	Date:

V&K Job No. 51393

AGENDA ITEM # J - 5

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	November 16, 2026
AGENDA ITEM:	Debt and TIF 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. At the End of FY 27, the City will be within two years of retiring three additional notes. The statutory debt limit for this fiscal year is $23,999,375 and the remaining debt capacity for the city sits at $12,900,346. Once the contingency reserve is removed, there is $8,100,471 in usable debt capacity for this fiscal year.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Report

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 11/13/2026

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

November 13, 2026

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 2028 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.

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. *SF2472 that was passed this spring removes IA Code 403.22 which removes the need to set aside for Low to Moderate (LMI Funds) on TIF housing projects. If the City has a rebate agreement you should consult with your Bond Counsel to determine if the agreement must be amended for FY 2028 and beyond to no longer set aside LMI.*

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.

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.

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.

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-2026			$ 3,022.50		$ 9,862.50		$ 41,842.50		$ 5,893.75	
01-June-2027	2027	$ 95,000.00	98,022.50	$ 210,000.00	219,862.50	$ 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					3,457.50		26,542.50		2,012.50	
01-June-2029	2029			225,000.00	228,457.50	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
		$ 195,000.00	$ 204,145.00	$ 650,000.00	$ 690,125.00	$ 2,765,000.00	$ 3,029,612.50	$ 715,000.00	$ 738,880.00	

SPEER FINANCIAL, INC.
October 12, 2026

City of Mount Vernon, Linn County, IA

General Obligation Debt

FY	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
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	65,096.25 620,096.25	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
	$ 1,185,000.00	$ 1,383,942.50	$ 4,405,000.00	$ 5,863,000.00	$ 2,465,000.00	$ 3,324,400.00	$ 12,380,000.00	$ 15,234,105.00	

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
27	$ 962,662.43	$ 169,956.56	$ 81,830.94	$ 101,045.00	$ 229,725.00	$ 24,670.00	$ 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	157,966.88	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	77,800.00	97,400.00	58,400.00	0.00	33
34	561,238.48						96,085.50	20,818.52	75,800.00	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
	$ 9,752,039.52	$ 498,744.00	$ 240,136.00	$ 204,145.00	$ 690,125.00	$ 169,837.50	$ 830,355.50	$ 179,922.48	$1,333,400.00	$ 762,000.00	$ 573,400.00	$ 0.00	

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-2026			$ 12,170.00		$ 12,170.00			
01-June-2027	2027	$ 84,000.00	96,170.00	$ 84,000.00	96,170.00	$ 108,340.00	-	27
1-Dec-2027			11,330.00		11,330.00			
1-Jun-2028	2028	86,000.00	97,330.00	86,000.00	97,330.00	108,660.00	-	28
1-Dec-2028			10,470.00		10,470.00			
1-Jun-2029	2029	87,000.00	97,470.00	87,000.00	97,470.00	107,940.00	-	29
1-Dec-2029			9,600.00		9,600.00			
1-Jun-2030	2030	89,000.00	98,600.00	89,000.00	98,600.00	108,200.00	-	30
1-Dec-2030			8,710.00		8,710.00			
1-Jun-2031	2031	90,000.00	98,710.00	90,000.00	98,710.00	107,420.00	-	31
1-Dec-2031			7,810.00		7,810.00			
1-Jun-2032	2032	92,000.00	99,810.00	92,000.00	99,810.00	107,620.00	-	32
1-Dec-2032			6,890.00		6,890.00			
1-Jun-2033	2033	93,000.00	99,890.00	93,000.00	99,890.00	106,780.00	-	33
1-Dec-2033			5,960.00		5,960.00			
1-Jun-2034	2034	95,000.00	100,960.00	95,000.00	100,960.00	106,920.00	-	34
1-Dec-2034			5,010.00		5,010.00			
1-Jun-2035	2035	97,000.00	102,010.00	97,000.00	102,010.00	107,020.00	-	35
1-Dec-2035			4,040.00		4,040.00			
1-Jun-2036	2036	98,000.00	102,040.00	98,000.00	102,040.00	106,080.00	-	36
1-Dec-2036			3,060.00		3,060.00			
1-Jun-2037	2037	100,000.00	103,060.00	100,000.00	103,060.00	106,120.00	-	37
1-Dec-2037			2,060.00		2,060.00			
1-Jun-2038	2038	102,000.00	104,060.00	102,000.00	104,060.00	106,120.00	-	38
1-Dec-2038			1,040.00		1,040.00			
1-Jun-2039	2039	104,000.00	105,040.00	104,000.00	105,040.00	106,080.00	-	39
		$ 1,217,000.00	$ 1,393,300.00	$ 1,217,000.00	$ 1,393,300.00	$ 1,393,300.00	$ -	

Speer Financial, Inc.
October 12, 2026

City of Mount Vernon, Linn County, Iowa

T. I. F. Rebate Obligations

		Midwest Development Co Spring Meadow Phase 3 *annual appropiation		Midwest Development Co Spring Meadow Phase 4 *annual appropiation		BBAJ Inc Stonebrook Phase 1 *annual appropiation		BBAJ Inc Stonebrook Phase 2A *annual appropiation		Mustang Land Co. Dental Office *annual appropriation		
	Fiscal	*NTE $24,300		*NTE $328,750		*NTE $470,000		*NTE $291,000		*NTE $125,000		
Date	Year	Value	Rebate 100%	Value	Rebate - 100%	Value	Rebate 100%	Value	Rebate 100%	Value	Rebate - 70%	FY
01-Dec-2026 01-June-2027	2027		$ 24,082.06		$ 455.65	$ 3,462,410	$ 116,205.15	$ 1,683,823	$ 100,906.31			27
01-Dec-2027 01-June-2028	2028				36,000.00	3,462,410	80,448.95	1,683,823	58,622.64	$ 1,000,000	$ 25,000.00	28
01-Dec-2028 01-June-2029	2029				36,000.00					1,000,000	25,000.00	29
01-Dec-2029 01-June-2030	2030				36,000.00					1,000,000	25,000.00	30
01-Dec-2031 01-June-2031	2031				36,000.00					1,000,000	25,000.00	31
01-Dec-2031 01-June-2032	2032				36,000.00					1,000,000	25,000.00	32
01-Dec-2032 01-June-2033	2033				36,000.00							33
01-Dec-2033 01-June-2034	2034				36,000.00							34
01-Dec-2034 01-June-2035	2035				36,000.00							35
01-Dec-2035 01-June-2036	2036				36,000.00							36
01-Dec-20336 01-June-2037	2037											37
			$ 24,082.06		$ 324,455.65		$ 196,654.10		$ 159,528.95		$ 125,000.00	

Speer Financial, Inc.
November 13, 2026

City of Mount Vernon, Linn County, Iowa

T. I. F. Rebate Obligations

FY	BBAJ Inc Stonebrook Phase 2B *annual appropiation *NTE $250,000 Value	Rebate 100%	BBAJ Inc Stonebrook Phase 3 *annual appropiation *NTE $244,000 Value	Rebate 100%	BBAJ Inc Stonebrook Phase 4 *annual appropiation *NTE $259,000 Value	Rebate 100%	BBAJ Inc Stonebrook Phase 5 *annual appropiation *NTE $219,000 Value	Rebate - 100%	Pogo Properties *annual appropiation *NTE $125,000 Value	Rebate -100%-60%	Total Annual Appropriation Rebates	FY
27	$ 9,055	$ 24,967.91	$ 2,465,250	$ 82,309.43	$ 96,948	$ 61,913.71		$ 3,864.71			$ 414,704.93	27
28	9,055	31,155.61	2,465,250	12,675.26	96,948	61,913.71		26,810.18			332,626.35	28
29	9,055	31,155.61			96,948	61,913.71		26,810.18		$ 25,000.00	205,879.50	29
30	9,055	31,155.61			96,948	54,099.39		26,810.18		25,000.00	198,065.18	30
31	9,055	31,155.61						26,810.18		25,000.00	143,965.79	31
32	9,055	31,155.61						26,810.18		25,000.00	143,965.79	32
33	9,055	31,155.61						26,810.18		25,000.00	118,965.79	33
34	9,055	31,155.61						26,810.18		25,000.00	118,965.79	34
35								26,810.18		25,000.00	87,810.18	35
36								26,810.18		25,000.00	87,810.18	36
37									2037-2048	300,000.00	300,000.00	37
		$ 243,057.18		$ 94,984.69		$ 239,840.52		$ 245,158.33		$ 500,000.00	$ 2,152,759.48	

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	2018 Principal & Interest	2024A $1,020,000 (Glenn St) TIF & LMI) Issued: 6/4/2024 Principal	2024A Principal & Interest	2022 GO CLN Police Station Portion 27%	2024A $2,035,000 (Pool) Issued: 6/4/2024 Principal	2024A Principal & Interest	Fiscal Year
01-Dec-2026			$ 39,507.50		$ 17,100.00			$ 39,200.00	
01-June-2027	27	$ 480,000.00	519,507.50	$ 90,000.00	107,100.00	$ 41,047.43	$ 80,000.00	119,200.00	27
01-Dec-2027			32,307.50		15,300.00			37,600.00	
01-June-2028	28	500,000.00	532,307.50	95,000.00	110,300.00	40,115.93	80,000.00	117,600.00	28
01-Dec-2028			24,807.50		13,400.00			36,000.00	
01-June-2029	29	520,000.00	544,807.50	100,000.00	113,400.00	40,534.43	85,000.00	121,000.00	29
01-Dec-2029			17,007.50		11,400.00			34,300.00	
01-June-2030	30	550,000.00	567,007.50	105,000.00	116,400.00	40,912.43	90,000.00	124,300.00	30
01-Dec-2030			8,757.50		9,300.00			32,500.00	
01-June-2031	31	565,000.00	573,757.50	105,000.00	114,300.00	41,249.93	95,000.00	127,500.00	31
01-Dec-2031					7,200.00			30,600.00	
01-June-2032	32			115,000.00	122,200.00	41,546.93	100,000.00	130,600.00	32
01-Dec-2032					4,900.00			28,600.00	
01-June-2033	33			120,000.00	124,900.00	41,766.98	100,000.00	128,600.00	33
01-Dec-2033					2,500.00			26,600.00	
01-June-2034	34			125,000.00	127,500.00	43,238.48	105,000.00	131,600.00	34
01-Dec-2034								24,500.00	
01-June-2035	35					43,251.98	110,000.00	134,500.00	35
01-Dec-2035								22,300.00	
01-June-2036	36						120,000.00	142,300.00	36
01-Dec-2036								19,900.00	
01-June-2037	37						125,000.00	144,900.00	37
01-Dec-2037								17,400.00	
01-June-2038	38						130,000.00	147,400.00	38
01-Dec-2038								14,800.00	
01-June-2039	39						135,000.00	149,800.00	39
01-Dec-2039								12,100.00	
01-June-2040	40						140,000.00	152,100.00	40
01-Dec-2040								9,300.00	
01-June-2041	41						150,000.00	159,300.00	41
01-Dec-2041								6,300.00	
01-June-2042	42						155,000.00	161,300.00	42
01-Dec-2042								3,200.00	
01-June-2043	43						160,000.00	163,200.00	43
		$ 2,615,000.00	$ 2,859,775.00	$ 855,000.00	$ 1,017,200.00	$ 373,664.52	$ 1,960,000.00	$ 2,750,400.00	

SPEER FINANCIAL, INC.
November 13, 2026

City of Mount Vernon, Linn County, Iowa

TIF Revenue Abatement

Fiscal Year	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
27		$ 40,000.00 40,000.00	$ 962,662.43	$ 414,704.93	$ 1,377,367.36	27
28		40,000.00 40,000.00	965,530.93	332,626.35	1,298,157.28	28
29		40,000.00 40,000.00	973,949.43	205,879.50	1,179,828.93	29
30	$ 150,000.00	40,000.00 190,000.00	1,141,327.43	198,065.18	1,339,392.61	30
31	155,000.00	37,000.00 192,000.00	1,136,364.93	143,965.79	1,280,330.72	31
32	160,000.00	33,900.00 193,900.00	559,946.93	143,965.79	703,912.72	32
33	165,000.00	30,700.00 195,700.00	555,166.98	118,965.79	674,132.77	33
34	175,000.00	27,400.00 202,400.00	561,238.48	118,965.79	680,204.27	34
35	180,000.00	23,900.00 203,900.00	430,051.98	87,810.18	517,862.16	35
36	185,000.00	20,300.00 205,300.00	390,200.00	87,810.18	478,010.18	36
37	195,000.00	16,600.00 211,600.00	393,000.00	300,000.00	693,000.00	37
38	205,000.00	12,700.00 217,700.00	395,200.00		395,200.00	38
39	210,000.00	8,600.00 218,600.00	391,800.00		391,800.00	39
40	220,000.00	4,400.00 224,400.00	393,000.00		393,000.00	40
41			168,600.00		168,600.00	41
42			167,600.00		167,600.00	42
43			166,400.00		166,400.00	43
	$ 2,000,000.00	$ 2,751,000.00	$ 9,752,039.52	$ 2,152,759.48	$ 11,904,799.00	

City of Mount Vernon, Linn County, Iowa

General Obligation Debt Capacity

Column:	#1	#2	#3	#4	#5	#6	#7
Assessed Valuation(100%)/GO Bond Capacity	FY 25-26 1/1/2024	FY 26-27 1/1/2025	FY 27-28 1/1/2026	FY 28-29 1/1/2027	FY 29-30 1/1/2028	FY 30-31 1/1/2029	FY 31-32 1/1/2030
Property Valuation @(100%)(Actual/Projected)	$424,551,445	$479,987,492	$491,987,179	$504,286,859	$516,894,030	$529,816,381	$543,061,791
Statutory GO Debt Limit @ 5% of 100% Value	$21,227,572	$23,999,375	$24,599,359	$25,214,343	$25,844,702	$26,490,819	$27,153,090
Bonds Outstanding (Beginning Fiscal Year)							
GO Bonds (Outstanding - Maturities)	$ 13,890,000.00	$ 12,380,000.00	$ 10,905,000.00	$ 9,385,000.00	$ 7,930,000.00	$ 6,720,000.00	$ 5,480,000.00
TIF Revenue Bonds Outstanding (Principal Only)							
Loans Outstanding (Principal Only)							
TIF Rebates Outstanding (Annual Appropriation)	$ 194,029.03	$ 414,704.93	$ 332,626.35	$ 205,879.50	$ 198,065.11	$ 143,965.79	$ 143,965.79
Bonds Paid (During Fiscal Year)							
GO Debt (Principal Only) (Paid)	$ 1,510,000.00	$ 1,475,000.00	$ 1,520,000.00	$ 1,455,000.00	$ 1,210,000.00	$ 1,240,000.00	$ 710,000.00
GO Refunded Debt (Principal Only) (Paid)							
Loans (Principal Only) (Paid)							
TIF Rebate (Annual Appropriation)							
Bonds Issued (During Fiscal Year)							
GO Bonds (Principal Only) (Issued)							
TIF Debt (Principal Only) (Issued)							
Loans (Principal Only) (Issued)							
Other Debt (Principal Only) (Issued)							
Remaining GO Debt Capacity (Not Obligated)	$8,653,543	$12,679,670	$14,881,733	$17,078,463	$18,926,636	$20,866,853	$22,239,124
Percent of Capacity Remaining	40.77%	52.83%	60.50%	67.73%	73.23%	78.77%	81.90%
GO Contingency Reserve (% of GO Capacity) 20%	$4,245,514	$4,799,875	$4,919,872	$5,042,869	$5,168,940	$5,298,164	$5,430,618
Total GO Capacity - Less Contingency Reserve	$4,408,029	$7,879,795	$9,961,861	$12,035,595	$13,757,696	$15,568,689	$16,808,506
Percent of Capacity Remaining	20.77%	32.83%	40.50%	47.73%	53.23%	58.77%	61.90%
Percent Increase for Property Valuation Projection	13.058%	2.500%	2.500%	2.500%	2.500%	2.500%	2.500%

SPEER FINANCIAL, INC.
November 13, 2026

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	#6	#7
Fiscal Year	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32
County Assessor's Value as of	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
TIF Value Existing							
TIF Captured Value (Commercial Property @ 100%)	$32,303,138	$39,756,583	$40,752,548	$41,771,351	$42,815,645	$43,886,036	$44,983,187
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	29,072,825	35,782,725	36,677,293	37,594,225	38,534,081	39,497,433	40,484,869
TIF Industrial Property @ 100%	$971,465	$1,436,859	$1,471,756	$1,508,549	$1,546,263	$1,584,920	$1,624,543
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	$874,319	$1,292,273	$1,324,580	$1,357,694	$1,391,637	$1,426,428	$1,462,088
TIF Personal Property/Agricultural @ 100%	$1,484,673	$1,811,273	$1,856,555	$1,902,969	$1,950,543	$1,999,306	$2,049,289
TIF Captured Value (Residential Property 100 % Value)	$271,094,740	$318,041,803	$325,992,848	$334,142,669	$342,496,236	$351,058,642	$359,835,108
Residential Property Rollback %	47.4316%	44.5345%	44.5345%	44.5345%	44.5345%	44.5345%	44.5345%
TIF Captured Value (Residential Property Rollback Value)	128,584,573	141,638,327	145,179,286	148,808,767	152,528,986	156,342,211	160,250,766
Total TIF Property Value (Taxable)	$159,996,389	$180,524,598	$185,037,712	$189,663,655	$194,405,247	$199,265,378	$204,247,012
Rate/Thousand	$33.096	$33.184	$33.184	$33.184	$33.184	$33.184	$33.184
Total TIF Revenue (Taxable Value x Rate/Thousand)	$ 5,295,298.10	$ 5,990,517.41	$ 6,140,280.35	$ 6,293,787.36	$ 6,451,132.04	$ 6,612,410.34	$ 6,777,720.60
Total TIF Dollars Available	$ 5,295,298.10	$ 5,990,517.41	$ 6,140,280.35	$ 6,293,787.36	$ 6,451,132.04	$ 6,612,410.34	$ 6,777,720.60
Current / Future Debt Service Requirements GO Obligations	$ 1,045,798.44	$ 962,662.43	$ 965,530.93	$ 973,979.43	$ 1,141,327.43	$ 1,136,364.93	$ 559,946.93
Current / Future TIF Grants & Loans							
Current / Future TIF Rebate Obligations/LMI	$309,111.08	414,704.93	332,626.35	205,879.50	198,065.18	143,965.79	143,965.79
UNUSED T.I.F. DOLLARS (Rolls back to Valuation)	$ 3,940,389	$ 4,613,150	$ 4,842,123	$ 5,113,928	$ 5,111,739	$ 5,332,080	$ 6,073,808
Precent of T.I.F. Dollars Not Used (Unclaimed)	74.41%	77.01%	78.86%	81.25%	79.24%	80.64%	89.61%
TIF Value Future Growth-Building Completed In Calendar Year:	2024	2025	2026	2027	2028	2029	2030
Commercial Property (100%)	$0	$0	$0	$0	$0	$0	$0
Industrial Property (100%)	$0	$0	$0	$0	$0	$0	$0
Agricultural Property (100%)	$0	$0	$0	$0	$0	$0	$0
Housing Units Constructed/Year	0	0	0	0	0	0	0
Housing Unit Value/Unit	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
Housing Units Constructed 100% Value	$0	$0	$0	$0	$0	$0	$0
Total Future Value	$0	$0	$0	$0	$0	$0	$0
Valuation Growth Factor	12.830%	2.500%	2.500%	2.500%	2.500%	2.500%	2.500%

SPEER FINANCIAL, INC.

November 13, 2026

AGENDA ITEM # J - 6

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	November 16, 2026
AGENDA ITEM:	2026 Leadership – Goal Setting Executive Summary
ACTION:	Motion

SYNOPSIS: Elizabeth Hansen, Midwest Municipal Consulting, has submitted the Executive Summary for the 2026 Leadership – Goal Setting – Strategic Planning Work Session. Once adopted, I can begin the process of designating individual tasks for staff members.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: 2026 Leadership – Goal Setting Executive Summary

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 11/13/2026

CITY OF MOUNT VERNON, IA

2026 LEADERSHIP - GOAL SETTING – STRATEGIC PLANNING WORK SESSION

EXECUTIVE SUMMARY

Monday, November 9, 2026 | 5:30–9:00 PM
City Hall Council Chambers

Executive Summary Written by
Elizabeth Hansen, President
Midwest Municipal Consulting
1210 NE 29th Street
Ankeny, IA 50021
515-391-9816
Ehansen.mmc@gmail.com
www.midwestmunicipalconsulting.com

CITY OF MOUNT VERNON, IOWA
2026 LEADERSHIP – GOAL SETTING – PLANNING WORK SESSION

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CITY OF MOUNT VERNON, IA
2026 LEADERSHIP – GOAL SETTING – PLANNING WORK SESSION

I INTRODUCTION

The City Council and leadership team of the City of Mount Vernon, Iowa, held a Leadership – Strategic Goal Setting Workshop on November 9, 2026, at City Hall Council Chambers. The session was facilitated by Elizabeth Hansen, President of Midwest Municipal Consulting, LLC, of Ankeny, Iowa.

The workshop was designed to strengthen the leadership team, review progress on existing goals and initiatives, discuss current and emerging issues, assess the City's workload and capacity, and identify priorities for the next one to three years. The session was intended to inform the subsequent City Leadership workshop and the City's budgeting and action-planning process.

The presentation and workbook provided for this summary identify the workshop date, location, agenda, discussion topics, background information, and priority vote tallies.

Participants at all or part of the session were:

Tom Wieseler	Mayor
Scott Rose	Council Member
Mark Andresen	Council Member
C Sherene Hansen Player	Council Member
Paul Tuerler	Council Member
Craig Engel	Council Member
Chris Nosbisch	City Administrator
Lori Boren	Assistant City Administrator
Marsha Dewell	City Clerk

II INTRODUCTORY REMARKS AND SESSION OBJECTIVES

Mayor Tom Wieseler opened the public work session strategic goal-setting session and turned it over to the facilitator, Elizabeth Hansen.

The session agenda moved from communication and leadership-team roles to a review of progress, accomplishments, current workload, issues and opportunities, and finally the identification and ranking of recommended priorities.

The primary objectives were to:

- Strengthen communication, collaboration, and working relationships among the Mayor, City Council, City Administrator, and department heads.
- Review accomplishments and assess the status of existing goals, projects, and initiatives.
- Understand current work, shared needs, emerging issues, and opportunities.
- Consider staff capacity, financial capacity, coordination needs, and tradeoffs before adding work.
- Identify and rank priorities to inform the City Leadership workshop and preliminary action planning.

The workshop ground rules emphasized staying on task, listening respectfully, making room for every voice, speaking from personal experience, separating issues from proposed solutions, using a parking lot for matters requiring further discussion, and confirming recommendations and next steps.

III COMMUNICATION ENHANCEMENT AND ORGANIZATIONAL EFFECTIVENESS

After introductory remarks were made, the facilitator reviewed the agenda and went over some ground rules. She then explained the importance of having a goal-setting – strategic planning session and indicated that one of the primary objectives of the retreat was to enhance communication among the participants. The first activity began the communication process by providing participants with the opportunity to share backgrounds, perspectives on the greatest challenges facing the city, and expectations for the session.

The facilitator pointed out that there is passion, dedication, loyalty, and skills among the group; that they are serving for all the right reasons.

Many of the challenges cited were incorporated into later discussions on Issues and Opportunities facing the city. The refreshment breaks, meals, and group discussion provided additional opportunities to further enhance communication.

The workbook identifies six organizational-effectiveness themes and related suggestions:

- Leadership development, succession planning, and recruitment: succession planning for the City Administrator and senior staff; onboarding; and encouraging residents to serve on committees, boards, Council, and as Mayor.
- Accountability, goal setting, and follow-through: refresh the goals list; assign each goal an owner, date, and status; and provide Council with brief semiannual progress reports.
- Governance, roles, and effective decision-making: clarify the roles of elected officials and staff; provide Council education on standard operating procedures, legal requirements, motions, ordinances, resolutions, and appropriate information-gathering and communication practices; and consider a public-notice checklist.
- Communication, collaboration, and constructive challenge: avoid groupthink, provide regular liaison updates to Council, and recognize individual and organizational strengths and weaknesses.
- Workforce policies, compensation, and employee support: complete employee policy updates, review PTO and maternity/paternity leave options, and review compensation for the Mayor and Council.
- Strategic prioritization, capacity, and external partnerships: rank existing projects before adding new ones and maintain engagement with regional and community partners, including GCRCF, ECICOG, the Economic Alliance, Linn County Trails Association, Linn County, and the Mayors group.

See attachment A for the Greatest Challenges Facing the City and Expectations for the Session

IV ROLES AND RESPONSIBILTIIES

The presentation and workbook emphasize the importance of clearly defining the roles of the Mayor, City Council, City Administrator, department heads, City employees, and citizens. A shared understanding helps maintain clear expectations, appropriate lines of authority and communication, accountability, and teamwork.

The materials reinforce the distinction between governance and administration. The Council establishes policy, sets priorities, provides oversight, adopts the budget, and holds the City Administrator accountable. The City Administrator serves as the primary liaison between Council and staff and is responsible for organizational leadership and daily operations. Department heads manage departmental services and employees within established reporting relationships.

The presentation cautions that direct elected-official involvement in day-to-day operations or individual employee management can blur roles, undermine the City

Administrator's authority, create conflicting direction, weaken accountability, affect employee morale, and expose the City to inconsistent practices or liability. Similarly, employees should generally raise operational concerns through their immediate supervisors and established reporting channels. The City Administrator should remain the primary point of contact between employees and Council. The purpose is not to discourage legitimate concerns, but to ensure they are addressed through a consistent, fair, and accountable process.

The workbook recommends further Council education on standard operating procedures, legal requirements, decision-making processes, public notices, and appropriate communication practices.

See Attachment B for the Listing of Major Roles and Responsibilities

V REVIEW OF EXISTING GOALS, PROJECTS AND INITIATIVES

The workbook reviewed the City's FY2023–FY2025 goals and initiatives and identified items that were completed, remain in progress, or should be carried forward. Several prior initiatives were marked completed, including the food-waste recovery program, website and online bill-pay improvements, senior/LMI housing activity, annexation and economic-development planning work, Police Station renovations, the Bryant Road Public Works Building Phase II, the Historic Preservation Commission applicant process, sidewalk construction planning, and zoning/code research.

The review also reinforces the need to distinguish continuing commitments from new initiatives. Completed items should be removed from the active goals list, while ongoing projects should remain visible so that their staffing, funding, timing, and interdepartmental dependencies are considered when new priorities are evaluated.

See attachment C for the Review Years 2023-2025

VI RECOGNIZING ACCOMPLISHMENTS AND PROGRESS

The next activity focused on a review of the progress being made by the city over the last year or two. It was agreed that significant progress has been made in several areas. Participants agreed there have been numerous successes.

The accomplishment inventory may be useful for public communication through the City newsletter, website, social media, or local media, and for recognizing employees, volunteers, partners, and organizations contributing to these results.

See attachment D for the Recognition of Accomplishments and Progress being made by the City

VII CHANGES THAT HAVE, AND ARE EXPECTED TO, IMPACT THE CITY: ISSUES AND OPPORTUNITIES

The workbook records a broad list of 54 issues, concerns, trends, and opportunities. The following themes consolidate related items without implying that the group formally adopted a particular solution:

- Financial pressures and infrastructure obligations: state property-tax changes and levy limitations; debt capacity; the estimated $4–5 million WWTP Phase II obligation; the City's share of Highway 1 reconstruction; aging water mains, traffic controls, and other infrastructure; and construction, fuel, energy, and technology costs.
- Housing and community growth: attainable, affordable, senior, and workforce housing; maintaining a pipeline of residential lots; attracting builders and developers; accessory dwelling unit and short-term rental regulations; and planning for growth while managing impacts on services and residents.
- Economic development and Uptown vitality: development along the U.S. 30 bypass and Highway 1 corridors; follow-on development around the Kwik Star intersection; the future of the Streetscape project and impacts on Uptown businesses; reuse of vacant or underused properties; and balancing business growth with Mount Vernon's historic character.
- Parks, trails, and community amenities: safe access to the Quarry for hiking and fishing; trail connectivity and pedestrian safety; park maintenance and equipment replacement; sculpture placement; potential golf-course and community-center opportunities; and the level of support for local nonprofits and community festivals.
- Public safety and mobility: potential need for additional Police staffing or a school resource officer; e-bike and scooter safety as trails expand; traffic and pedestrian crossings; and emergency-service coordination.
- Organizational continuity and governance: City Council retirements and succession; recruiting residents for public service; employee recruitment and retention; public-notice compliance; and the need for more consistent information-sharing about meetings and decisions affecting the City.
- Technology, environment, and external change: artificial intelligence; potential data-center development and its water and energy demands; lead service line mitigation; clean-energy considerations; and grant opportunities and regional cooperation.

The workbook also identifies specific opportunities and questions, including development of the old motel site, cleanup or reuse of the former bowling alley and fire station, a possible RAGBRAI community stop, a voluntary residential compost program, and the potential to require or encourage on-site clean-energy production for large developments. These items warrant further evaluation before commitments are made.

Participants discussed significant changes that have impacted the city over the past five years, and those anticipated changes that are expected to impact the city in the next five years.

See Attachment E for a Listing of Issues Facing the City

VIII MANAGEMENT IN PROGRESS AND CAPACITY

The participants reviewed several significant projects and initiatives already underway. During the session, the facilitator calls for review of staff workload, expertise, vacancies, competing commitments, estimated costs, funding, ongoing operating implications, shared resources, dependencies, sequence, and departmental support. It also asks leadership to identify what must continue, change, pause, or wait if new work is added.

These capacity considerations are especially important given the major wastewater, highway, water, trail, and streetscape commitments identified elsewhere in the workbook. New initiatives should be sequenced against existing obligations and realistic financial and staff capacity.

See Attachment F for a Listing of Current Projects and Initiatives in Progress

IX UPDATING THE CITY'S GOALS: SIGNIFICANT PRIORITIES AND INITIATIVES

The participants reviewed proposed projects, programs, policies, and initiatives for consideration, separating matters requiring Council action from management initiatives.

These proposals should be refined into clear outcome statements, combined where appropriate with group agreement, and separated into continuing commitments and genuinely new initiatives. The workbook identifies the need to determine what success would look like within one to three years.

See Attachment G for the Proposed Goals Program for 2027-2029

X THE CITY'S ONGOING AND NEW PRIORITIES FOR FY28 AND FY29

The identified issues and opportunities were then converted into a proposed goals program for the city. It was pointed out that Department Directors met before the City Council work session, on October 23, 2026, and provided a recommendation to help the elected officials. The proposed goals program needs to be further discussed and refined, agreed upon, and then implemented.

See Attachment H for the Proposed Department Director Recommendations City Council Goals Worksheet

XI CLOSING REMARKS AND RECOMMENDED FOLLOW-UP ACTIONS

The workshop materials frame the next City Leadership workshop as the opportunity to build on the leadership team's review of progress, existing commitments, issues, opportunities, and ranked recommendations. The next phase should translate the input into a focused goals program for the next one to three years, with attention to the City's budgeting process and available capacity.

Recommended follow-up sequence:

1. The City Administrator reviews this Executive Summary and confirms the status of continuing projects, proposed initiatives, and the recorded vote tallies.
2. Reconcile the differing vote counts on workbook pages 21–24 and confirm the official priority list and order before Council consideration.
3. Refine the priorities into clear outcome statements; identify duplicates, dependencies, unresolved questions, and any items requiring additional research or cost estimates.
4. Assess staff capacity, financial capacity, funding opportunities, timing, and tradeoffs for each proposed initiative.
5. Prepare materials for the City Leadership workshop, distinguishing ongoing priorities from new initiatives and identifying decisions needed from elected officials.
6. Following leadership review, bring forward a recommended goals program for Council consideration and action.
7. For each adopted goal, develop an action plan identifying a responsible owner, target date, milestones, resource needs, and status-reporting method.
8. Provide Council with regular progress updates; the workbook specifically suggests brief semiannual public reports on goal status.
9. Schedule a future review to assess progress and update the goals program as conditions and priorities change.

Attachment A

CHALLENGES FACING THE CITY AND EXPECTATIONS FOR THE WORK SESSION

(From the Enhancing Communication Worksheet)

CHALLENGES

1) State Legislature actions and the impacts on property taxes.
2) Infrastructure.
3) Affordable housing and attracting young families.
4) Hanging onto the community cultural amenities.
5) Becoming aware and understanding the impact from AI and data centers.
6) Staff and retention.

EXPECTATIONS

1) To create a list of the top priority projects that the City can accomplish.
2) To learn and contribute.
3) To have a list of prior accomplishments that are a great value.
4) To have a list of top priorities to move the city forward.
5) To understand the process and work with each other better.

Attachment B

MOST SIGNIFICANT ROLES AND RESPONSIBILITIES OF THE MAYOR, CITY COUNCIL, CITY ADMINISTRATOR, DEPARTMETN HEADS, AND CITIZENS OF MOUNT VERNON

Clearly defining and understanding the roles and responsibilities of the Mayor, City Council, City Administrator, Department Heads, City Employees, and Citizens is essential to effective local government. A shared understanding of these roles helps establish clear expectations, maintain appropriate lines of authority and communication, avoid duplication of effort, and promote accountability and teamwork. Regularly revisiting these responsibilities reinforces the importance of each role while ensuring that elected officials and staff remain focused on their respective duties and work together in the best interests of the community. The following list identifies the most significant duties and responsibilities associated with each role, based on a review of city ordinances and organizational practices from cities across the state.

City Council

1.	Provide leadership, direction, and long-term planning for the City.
2.	Establish policies that guide City operations and services.
3.	Hire, supervise, and evaluate the City Administrator, who is responsible for managing daily operations.
4.	Adopt the City's annual budget.
5.	Represent the collective interests of the City and its residents.
6.	Establish the City's vision, values, and organizational culture.

2. Individual Council Members

1.	Represent residents and remain accessible and responsive to their concerns.
2.	Make informed leadership and policy decisions in the best interests of the entire community.
3.	Prepare for and actively participate in City Council meetings.
4.	Conduct themselves professionally and listen respectfully to fellow council members, staff, and residents.
5.	Communicate openly and share relevant information with the City Administrator and fellow council members.
6.	Serve as listeners, educators, advocates, and supporters of the community.

3. Mayor

1.	Preside over City Council meetings to ensure they are orderly and effective.
2.	Represent the City at public events and official functions.
3.	Facilitate Council discussions and help resolve disagreements among council members.
4.	Make appointments to advisory committees, as authorized.
5.	Execute and sign official City documents as required.

4. City Administrator

1. Provide the City Council with information, research, and policy recommendations, and implement adopted policies.
2. Serve as the primary liaison between the City Council and City staff.
3. Provide organizational leadership and foster a positive, productive work environment.
4. Develop and administer the City's annual budget.
5. Recommend the hiring and termination of City employees, as appropriate and authorized.
6. Facilitate communication, mediate conflicts, negotiate solutions, monitor progress, and evaluate organizational performance.

5. Department Heads

1. Establish departmental goals and provide leadership and direction for their teams.
2. Manage the daily operations and delivery of departmental services.
3. Analyze issues, evaluate services, and provide informed professional recommendations.
4. Prepare and administer departmental budgets.
5. Build and maintain effective working relationships with other departments and outside organizations.
6. Keep the City Administrator and department employees informed of relevant issues and developments.
7. Support employee training, professional development, and performance improvement.
8. Recommend candidates for department vacancies to the City Administrator.
9. Research issues, plan initiatives, prepare recommendations, manage resources, and help resolve operational challenges.

6. City Employees

1. Understand the respective roles and responsibilities of the Mayor, City Council, City Administrator, and staff.
2. Respect established organizational roles, reporting relationships, and lines of communication.
3. Maintain a positive, professional attitude when performing their duties and serving the public.
4. Work collaboratively and contribute to a team-oriented organization.
5. Demonstrate fiscal responsibility and use City resources wisely.
6. Represent the City positively through their actions and interactions with the public.
7. Demonstrate a strong work ethic, accountability, and commitment to public service.
8. Participate in and remain receptive to training and professional development opportunities.
9. Demonstrate initiative, innovation, and problem-solving skills.

7. Citizens

1. Participate in local elections by voting.
2. Support City services and operations through the payment of taxes and fees.
3. Stay informed about issues affecting the community and communicate concerns to elected officials and City staff.
4. Participate in community activities and civic affairs.
5. Contribute positively to the community and support its continued growth and well-being.

REVIEW OF EXISTING GOALS, PROJECTS AND INITIAITVES

From this list of On-Going Priorities provided from your 2025 Goal Setting Report, which items have been completed and should be removed? Which ones are not quite defined? If not, please help define it. Which ones need to remain in order to continue work?

	On-Going Initiatives and Programs	Completed/ In Progress
1.	Modernize Waste Services – Food waste recovery program (New initiative)	Completed New Initiative
2.	Improve the City website – transitioning to a more user-friendly text/email notification system and online city bill pay	Completed
3.	Senior Housing Plan and LMI Housing – getting some concrete activity/construction of housing opportunities	Completed New Initiative
4.	Annexation Plan and Economic Development Plan (New clear Initiative) – pursue businesses for US Highway 30 bypass area and fringe agreement with Linn County	Completed New Initiative
5.	Completion of the Police Station renovations	Completed
6.	Public Works Building on Bryant Road – Phase II	Completed
7.	Downtown Streetscape Project _ Phase II – North alley work and additional design phase and replacing existing curb stops in Downtown Area and a watermain replacement	In Progress
	Management in Progress	**Completed/ In Progress**
1.	Continued housing development in SW and NE quadrants – Stonebrook 7-11th Additions, New Stonebrook #2, Spring Meadow Heights Phases 1-3. Housing plats: Spring Meadow Heights Phase 4 and Old Orchard 2nd Addition.	Completed
2.	Swimming Pool. Aging Pool, renovations for now, need to continue working on a long-range plan.	Completed
3.	Report on the results of the Lisbon- Mount Vernon (LMV) Ambulance study	Completed
4.	Highway 1/1st Avenue design – IDOT to initiate contracts. Highway 1 design and reconstruction with IDOT.	In Progress
5.	Historic Preservation Commission (HPC) guidelines and process. Having improved systems for applicants with HPC.	Completed
6.	Keep working closely with Linn County departments on projects that can impact Public Health and Trails Group	In Progress
7.	Nutrient Reduction Plan completed at Sewer Treatment Plant – Phase II.	In Progress

8.	5th Avenue water main replacement – in the CIP.	In Progress
9.	Concession stand, seating, bathrooms, and field improvements at Davis Park – in the CIP.	In Progress
10.	Research on development/zoning trends and update code where possible: Accessory Dwelling Units, Shipping Containers, short-term rentals, and recodification.	Complete
11.	Signage Clutter Simplification – wayfinding and signage and way signage for US Highway 30 and Iowa Highway 1 Interchange. PRIORITY: Hwy 30 / Iowa 1 wayfinding and gateway signage. Review earlier work by Confluence (status unknown) and coordinate with the Hwy 1 design with IDOT. Success: signs funded or installed within two years. Redesign.	New Initiative with Rebranding
12.	Implementing the sidewalk construction plan	Completed
13.	Work with Mount Vernon Community School District (MVCSD) and police on parking and another traffic outlet at new Activities Complex	In Progress

From the list of New Projects, Programs, Policies, and Initiatives provided from your 2025 Goal Setting Report, these items have been completed, thus will be removed and some will be moved to the On-going Priorities list in order to continue work.

	New Projects, Programs, Policies, and Initiatives	**Completed/ In Progress**
1.	A. Develop a relationship and connection to the Cedar Rapids Metro Alliance – possibly create an economic development sub-committee to discuss roles, responsibilities, and expectations. B. Request quarterly reports from the CDG Director and Board. Define economic development roles among the city, CDG and the Cedar Rapids Metro Alliance (sub-committee or written agreement). Economic development and more engagement with CDG.	In Progress
2.	Comprehensive Plan Update. Bring forward again for Council consideration. Issue the Comprehensive Plan RFP staff proposed (estimated $75,000-$100,000, about one year; 9/3/25).	In Progress
3.	Connect with Interurban Trail System and with Linn County. Interurban Trail Phase II grant application.	In Progress
4.	Succession planning for senior staff members	In Progress
5.	Establish criteria for maintenance and design property within the business district – CDBG grant.	In Progress

Attachment D

RECOGNITION OF ACCOMPLISHMENTS AND PROGRESS

Strategic, Reliable, & Sustainable Infrastructure – Public Works Projects and Improvements

Public Works moved to Bryant Road; derecho debris cleared (10/6/25); north building insulated, heated, and ventilated (1/19/26, 4/20/26).
PD – New squad units
Republic Garbage partnership.
HPC design guidelines updated (1/19/26).
Old Public Works site sold after two no-bid rounds (3/3/25, 11/3/25); Pogo Properties owns it (6/15/26).
Public Works Sewer Exit from 3rd St SW
Rachel Street Improvements completed at $1,289,303.83, against a $2.4M engineer's estimate; Kwik Star contributed about $475,000 (6/16/25, 7/7/25, 8/17/26).
2025 Sidewalk Improvement completed at $157,403.78, with 105 of 171 locations funded by owners (7/7/25, 8/17/26).
2025 Uptown Lighting Improvements completed, $498,750.91 (6/1/26).
2024 water meter replacement completed, $678,641.20 (3/3/25). New Water Meter Software/Neptune Reporting System
2024 Sanitary Sewer Rehabilitation (Linn County ARPA) completed at $611,177.37, nearly $100,000 under budget (5/4/26).
4th Street NW reconstruction ($365,453.90) and Glenn Street extension completed (7/21/25, 6/2/25).
Lester Buresh Center (LBC) emergency generator installed (10/6/25; final pay application 4/6/26).
IDOT cooperative agreement signed for the Highway 1 reconstruction (12/1/25).
Added solar at the LBC patio approved under the Red Lion agreement (6/15/26). Designated as a Red Cross Emergency Center.
Water tower cleaned (9/3/25); rehabilitation design started with Dixon Engineering (12/15/25).
Main Street traffic control by First Street Community Center (FSCC).
Expanded the water line to the city pool.
Establishment of two funds through Greater Cedar Rapids Community Foundation (GCRCF) - Mt. Vernon Community Benefit Fund.
Framed in and finished off a cold storage building with office, break room, bathrooms, and a shop space to house the PW Department on Bryant Road, including a salt shed and brine shed at new PW site.
Planted over three hundred trees in parks, the city ROW and city facilities.
Site graded and seeded a new park area in the Stonebrook addition.

Upgraded a plow/dump truck and street sweeper.
Implemented a HubSpot work order program.
Installed one thousand feet of the inner urban trail connection in front of the public works shop on Bryant Road.

Fiscally Responsible Governance - Finance

Public Works has saved the City approx. $500K by doing concrete and other work instead of subbing it out.
Staging the Sewer projects has benefited the City from a cash flow basis.
We have a $21M borrowing limit, with only $9M of debt.
We receive $5M in TIF each year but only use about 20% (money reserved for Economic Development).
ERP Pro 10 Software Upgrades – Payroll, Accounts Payable/Receivable/Utility Billing/Bill Pay. Tyler financial and billing software upgraded (3/3/25).
FY2027 levy was held at $13.50187 (4/20/26). It rose from $13.33601 for FY26 (4/21/25). (E) $12.99 – incremental increases
$2.5M GO notes sold at a 3.9315% true interest rate (5/19/25).
$650,000 CDBG façade grant application submitted, local match up to $260,000, likely TIF (7/20/26).
Outside funding: DOJ COPS ($50,126.55 training), Firehouse Subs ($19,386.90 AEDs, 7/20/26), Linn County ARPA (sewer rehab, sinkhole repairs).
$79,958.64 credit returned on the pool project (1/19/26).
25-year Interstate Power and Light franchise (1/19/26).
Franchise fee purpose statement amended to cover public safety vehicles and equipment (4/6/26).
Solar power purchase agreements lowering energy costs at City Hall, PD and LBC (6/15/26).
Maintain workers' comp rate with focus on staff safety.
Diligence by City Staff to identify appropriate cost management.

Community and Economic Vitality –
Community & Economic Development/Housing/Parks & Recreation/Library

Bike path continuation.
Chalk the Walk and Lincoln Hwy Art Fair continue to attract thousands of visitors.
Pool is great for MV and attracts visitors from neighboring communities. Pool operated the 2025 and 2026 seasons after renovation. 2024 pool renovation completed, with a $79,958.64 credit (1/19/26). Made decision to extend the life of the pool.
Cemetery Board.
Adding approximately twenty-five new houses each year.
Kwik Star is now the "anchor" for the Hwy 30 bypass intersection.
Solutions for the Quarry Pond/Beautification (Aquatic Control/IDNR). Nature Park quarry pond revitalization and solar aeration.
Uptown Smart Streetlights & New Signage/Signage Poles.

Cottonwood Apartments LMI for Seniors opened; city released the $395,000 award (6/16/25, 9/3/25).
Stonebrook final phase done, SMH 4th Addition accepted (10/6/25), Old Orchard 2nd Addition platted (8/17/26).
Uptown streetscape master plan delivered (3/17/25); façade grant application prepared (7/20/26).
Bijou received a $50300 T-Mobile Hometown grant (4/21/25).
Interurban Trail: Bryant Road extension built; Phase II grant application (11/3/25, 6/15/26).
Sculpture Trail: $10,000 in 2025 (4/21/25); two more sculptures approved (9/21/26).
Childcare: LBC study finished (4/7/25).
LBC Speaker Series launched 9/22/26; library reading camp, second year, twenty-three attended (8/3/26).
Voluntary annexation of property north of town for economic development completed (V&K annexation exhibits, 5/4/26).
Park audit of all city parks completed; Parks Board asked to prioritize findings for the capital plan (7/7/25).
Midwest Living magazine recognition as a cool city.
Tree revitalization and donations received and planted.
Good relationship with Cornell with regular meetings.
Site graded and seeded a new park area in the Stonebrook addition. More in town prairie/natural strips-no mowing.
Being a Bee City, Tree City and Monarch pollinator community.
Donations like Dolly Parton library and/or others.
Expansion of Elliot Athletic Complex.
Residential expansion in Orchard II.

Effective, Efficient & Strategic Government –
City Operations/Human Resources/Policies

Alliant Energy partnership (light poles and designs)
Employee Portal Online – Paperless Check Stubs/Savings on postage
Resident work-order portal launched (10/6/25), moving to iWorQ at lower annual cost (9/21/26).
US 30 Master Plan extended (7/21/25), sign code updated (1/19/26), and city review extended to lot splits (plats of survey) in the two-mile area outside city limits (ordinance passed 5/4/26).
Wellness program expanded to part-time staff, volunteer firefighters and reserve officers (7/6/26).
Joined the larger IGHCP insurance pool (5/19/25).
Cemetery GIS mapping started (9/3/25).
Active Boards & Commissions-with five openings currently.
Going through this process of Goal Setting with an outside consultant.

Safe and Secure - Public Safety

Maintaining a K-9 officer (E) New K-9 donated (9/3/25); K-9 vehicle purchased (7/6/26).
Purchasing new firefighting and training equipment annually
New garage for Police vehicles as part of station remodel
Cross walk signal at 1st street and A Ave
FD – Ladder Truck
Human trafficking training and partnership with Chains Interrupted.
PD – Portable Speed Unit
EMS District approved by voters with over 92% (9/9/26). Council appointed Mount Vernon's three representatives to the EMS District board, with staggered one-, two- and three-year terms (October 2026). EMS Plan and subsequent EMS District and Board.
Police leadership transition completed: Blinks interim 7/1/25, contract 12/15/25 (4/7/25, 12/15/25).
DOJ COPS-funded THRIVE resilience training for the Mt. Vernon/Lisbon PD (7/20/26).
Fire Department thermal cameras (6/1/26) and training facility equipment (1/19/26).
Patrol rifles upgraded (6/15/26) and duty firearms replaced (10/20/25).
LBC agreement with Linn County EMA as a temporary relocation center (8/17/26).
Linn County Hazard Mitigation Plan 2025-2030 adopted (4/7/25).
1st St and 5th Ave signal control repair completed.
Maintaining effective joint police department with Lisbon.
Part-time officer involvement.
Fire training facility built on the Bryant Road site, $140,635 with no city funds (4/7/25). Fire Department Training Apparatus.

Attachment E

CHANGES THAT HAVE IMPACTED AND ARE EXPECTED TO IMPACT THE CITY: ISSUES AND OPPORTUNITIES

The following were identified as issues, concerns, trends, and opportunities that may affect future city services, policies, finances, or operations:

Item
Addition of an abundance of sculptures- can be moved and spread out.
Increasing Mount Vernon property tax from $12.99 to $13.50 per $1,000.
Where are we with the Streetscape project that we spent so much time and money developing?
How can we attract builders who are open to affordable housing options?
Who will follow Kwik Star and build on the other three corners (e.g., McDonalds)?
Can we continue to support SELCC and other local non-profits at current levels?
Can we make the Quarry a safe place for citizens to hike and fish?
Clean up of the old bowling alley, purchase, and transformation of the old fire station.
City Council retirements
AI
Affordable housing
WWTP Phase 2 is an unfunded state mandate of about $4-5M; sewer rates rose 12% on 7/1/25 and 7/1/26 (7/7/25, 9/9/26).
Debt capacity: $8,653,543 remaining, $4,408,029 usable (10/20/25). WWTP plus the Hwy 1 city share is about $6-7M. Grant or loan funding could change this.
Highway 1 reconstruction: $8M+ project, city share over $2M, plus construction disruption to Uptown (12/1/25).
The 2016 Comprehensive Plan is outdated, and no RFP has been issued (9/3/25). Time to update Comprehensive plan – at least Industrial park section with Data C.
Childcare: an $11M LBC addition with a city share of about $5.5M; no space or funding secured (3/3/25).
Housing: senior and workforce housing, the next lot pipeline after Stonebrook, and short-term rental and accessory dwelling unit (ADU) rules.
Highway 30 corridor development: wayfinding and clear economic development lead; Alliance value questioned (7/20/26).
Utility billing accuracy: $104,475.33 credit for a meter multiplier error (10/20/25); $17,949.52 Cornell usage correction (4/7/25); read mismatches during meter changeout (11/17/25).
Aging infrastructure: sinkholes (8/3/26), an obsolete traffic signal controller (9/9/26), old water mains.
Public notice timing: several hearings had to be re-noticed to meet legal requirements (FY26 budget hearing 5/5/25, EMS hearing date 11/3/25, franchise ordinances 1/5/26 and 1/19/26).
Cornell College presidential search and transition (9/9/26).

School district enrollment: overall up twenty-four students, but kindergarten enrollment is down (9/9/26).
Large-user demand, such as data centers: water supply and energy costs are limits, and council chose not to adopt an ordinance for now (5/4/26). Studying the feasibility of data centers for our town.
E-bike safety as the trail network expands (8/3/26). Potential new ordinance for ebikes and scooters.
Assist with the siting of a bigger SE Linn Community Center.
Uptown businesses dealing with Streetscape project-summer 2029?
Lead water pipe project closed University of Iowa brochure distribution.
Taking advantage of more grant opportunities-GCRCF.
Too many vape & tattoo shops.
Development of old motel site.
Develop new city logo.
Develop city tag line-"Education is our industry"/ "It's good to be us."
Need more LMI housing options.
Growing community = need for additional officer.
School resource officer.
Technology and equipment costs.
Increase in parks maintenance & mowing.
Monitoring and enforcing penalties on individuals that abuse the compost site.
Amount of large tree removals needed in city ROW's and how to fund it.
We need to have strong vision to best promote new business while maintaining our history.
I would like more details from meetings that could directly affect our city.
Golf course.
The impact on costs due to the current Administrations policies, especially those impacting prices on fuel and construction materials.
State property tax increase limited to 2%, with a decreased rollback of 44% vs. 47%. State property tax changes and rollback shifts (4/21/25). Awareness and strategic planning based upon the impact of the new budget increase restriction (no greater than 2% per year) placed on local government by the State Legislature.
Need to tighten the focus on Parks spending to needs (i.e., safety first, maintenance, strategic replacement of equipment and new development).
Planning for potential growth opportunities that could impact costs to residents (i.e., large commercial projects that could raise energy costs).
Consider requiring such larger projects to include installation of on-site clean energy production such as solar, which would help offset their energy costs and the impact on the community as a whole.
Continue to look for cooperative agreements with the City of Lisbon and Linn County to enhance services in a cost-effective manner.
New business growth=potential for more crime.
Uptown reinvestment=vibrant business district and increased tourism.
Trail expansion=increased cyclist/pedestrian traffic.
Until we fully understand the impact of the funding change imposed by the State Legislature, propose the focus be on those items currently underway and any "surprise" (i.e., major infrastructure issue) requirements that arise over the next couple of years.
Hearing growing voices about festivals seeming to be more about quick money grabs.

MANAGEMENT IN PROGRESS AND CAPACITY

This is a list the significant projects, initiatives, or issues currently in progress.

	Item
1.	Annexation to the south and west of Irish Lane for prairieland and bike trail
2.	Bryant Road Sanitary Sewer extension (about two-thirds complete, 9/9/26).
3.	CDBG commercial façade grant application (due 8/17/26).
4.	Public Works Bryant Road site build-out – concrete work.
5.	iWorQ rollout replaces HubSpot.
6.	Water tower rehabilitation design and repaint within two years, 12/15/25.
7.	LBC patio solar structure – construction in the spring.
8.	Engage with Linn County & participate in Natural Disaster planning-LAPAID.
9.	Safe Routes – Public Education / Promotion: Clearly identify (potentially part of wayfinding) and promote (maps on web, pamphlets, info to schools, library, pool & posted at parks) safe routes to continue encouraged use of specific pathways that move residents across major roadways, between quadrants and particularly across Hwy 1 and Business 30. • Hwy 1 South – 4th Street crossing: Move forward w/ engineering & pursue Safe Routes grant funding. • Hwy 1 North: Identify location, design and implement for safe crossing to schools, library, pool, and parks for SMH and other NE residents. Secure Safe Routes to School Grant Funding.
10.	Identify priorities for sidewalk infill and move forward with public education and Enforcement. Sidewalk infill on Virgil/Rachel – Phase 2 and Phase 3
11.	New alarms/monitoring for lift stations.
12.	Set E bike, scooters, golf carts standards.
13.	Create a short public notice checklist to help staff and council avoid re-noticing hearings (examples listed under Challenges).
14.	Employee Policy update/completion (in progress with Lynch Dallas)
15.	Preliminary design is underway for the 10t Avenue and Summit SW roadway improvements.

It is important to evaluate the City's existing workload, priorities, financial capacity, and staff capacity before proposing additional projects or initiatives in Section VII.

THE GOALS PROGRAM – SIGNIFICANT PRIORITIES AND NEW INITIATIVES

For each proposal, clarify the intended outcome, combine duplicates only with group agreement, and distinguish ongoing priorities from new initiatives needing action. Consider both in the overall workload.

	New Projects, Programs, Policies, and Initiatives	Management or Council Action Needed
1.	Continue to formally create an Economic Development committee that is tied to the city and to MVLCDC.	Council Action
2.	Build a bathroom at Elliott Parks.	Council Action
3.	Playground equipment upgrades in several parks – Bryant, Davis, and Elliott parks.	Council Action
4.	Rebranding the City Logo, Motto, and Wayfinding signage	Council Action
5.	Electronic Banners – Allowed Uses Policy?	Management
6.	Streetlight design to Rachel Street (E & W), Minish Ave, Glenn St, and Virgil Ave	Management
7.	Create a succession plan and cross-training for senior staff, including the City Administrator.	Management
8.	Long-range capital improvement plan, including utility rate plan covering WWTP Phase 2, Hwy 1, and water mains.	Management
9.	Comprehensive communication plan covering social media, email, and text alerts.	Management
10.	Further develop both the North and South parking areas in advance of the Streetscape project: - Evaluate north side access points, circulation patterns, parking stall width/number and identify potential improvements - Prioritize funding for critical improvements: signage for entrances off Hwy 1, pavement patches to improve alley access points, identification, and enhancement of pedestrian pathways – including possible "gateway" feel to North Alley (assuming conversion to park is not happening), similar to south side - Prioritize and facilitate resolution of delivery (or other) issues preventing temporary use of north alley as a designated pedestrian-safe route during construction. (unless that is not the intent?) - Evaluate concrete area south of Liberty Iron Works for potential uses/enhancement.	Management
11.	Actively encourage development of attainable housing with landowners / developers. Comp Plan suggests high-density PUDS and cluster subdivisions with smaller lots and shared public spaces.	Management

12.	Update Zoning Ordinance. Develop Data Center ordinance amendment to define the use, identify appropriate zoning district(s), and formulate appropriate requirements in advance of potential annexation or development. Consider environmental stability.	Management
13.	Approve the Rental Housing 28E with Linn County to handle permitting / inspection program - in support of vulnerable populations.	Council Action
14.	Continue to work with Linn County Conservation and LC Trails Association on Interurban / Bryant Park Trail connection. Continue incremental /phased development within city limits. Establish web link/page for information & donations (?), civic engagement, continue to explore grant opportunities / applications.	Management
15.	SCADA for water plant, remote monitoring/access – CIP	Management
16.	5th Avenue water main, other areas in town with 2" and 4" mains – CIP	Management
17.	Lead service line mitigation - CIP	Management
18.	Cass Street renovation process – CIP	Management
19.	Establish a foundation for the LBC.	Council Action
20.	Palisades Road 2-inch surface overlay – CIP	Management
21.	Host RAGBRAI as a town to drive through-need city partners.	Council Action
22.	School resource officer.	Council Action
23.	Recruitment/retention.	Management
24.	Look at boards/commissions to see if any action needed or remain/go dormant.	Council Action
25.	Always looking to promote and encourage LMI opportunities.	Council Action
26.	Recruiting residents who want to serve on committees, boards, council, and Mayor. Manage the candidate process for the next election and develop a bench.	Council Action
27.	Onboarding of staff and elected officials.	Management
28.	Give every goal an owner, a date, and a status, with a short report to council twice a year. Action Plan. Twice-yearly public status report on council goals.	Management
29.	Review the Council Standard Operating Procedures (SOP). Educational sessions for Council Members on the standard operating procedures and legal requirements that apply to individual members and the management of the processes (i.e., differences between moving ordinances and resolutions vs simple motions for action), appropriate avenues of communication and information collecting outside of meetings, etc. Liaisons should be giving regular updates to council.	Council Action
30.	Updated Employee Policy/PTO Policy.	Management
31.	Maternity/Paternity leave options.	Management
32.	Updating pay for the mayor/city council members.	Council Action
33.	Promotion of our community outside our boundaries via web site video.	Council Action
34.	Create an Economic Develop Plan, including US30 bypass development.	Council Action
35.	Voluntary residential compost program	Council Action
36.	Support for local non-profits at the current levels	Council Action

Attachment H

THE CITY'S PROPOSED ON-GOING PRIOIRITIES FOR FISCAL YEARS 2028 AND 2029

ON-GOING PRIORITIES (From 2023-2025)

1.	Downtown Streetscape Phase II, including north-alley work, additional design, curb-stop replacement, and watermain work.
2.	Highway 1 design and reconstruction in coordination with IDOT.
3.	Linn County coordination on public-health and trails projects.
4.	Wastewater Treatment Plant Phase II and nutrient-reduction work.
5.	Fifth Avenue watermain replacement and Davis Park concession, seating, restroom, and field improvements.
6.	Coordination with the Mount Vernon Community School District and Police Department on parking and traffic access at the new Activities Complex.
7.	Economic-development coordination with the Cedar Rapids Metro Alliance/MVLCDC and clarification of roles, reporting, and expectations.
8.	Comprehensive Plan update, including reconsideration of the previously proposed RFP.
9.	Interurban Trail Phase II grant application, succession planning for senior staff, and business-district property maintenance/design criteria.
10.	Downtown Streetscape Phase II, including north-alley work, additional design, curb-stop replacement, and watermain work.
11.	Highway 1 design and reconstruction in coordination with IDOT.
12.	Linn County coordination on public-health and trails projects.
13.	Wastewater Treatment Plant Phase II and nutrient-reduction work.
14.	Fifth Avenue watermain replacement and Davis Park concession, seating, restroom, and field improvements.
15.	Coordination with the Mount Vernon Community School District and Police Department on parking and traffic access at the new Activities Complex.

FINAL STAFF RECOMMENDATION – NEW MANAGEMENT AND COUNCIL INITIATIVES FOR FY 2027-2029

# of VOTES		Management Initiatives
0	1.	Develop a policy defining permitted uses of electronic banners.
0	2.	Develop a consistent streetlight design for Rachel Street, Minish Avenue, Glenn Street, and Virgil Avenue.
0	3.	Develop succession plans and cross-training for senior staff, including the City Administrator.
6	**4.**	**Create a long-range capital improvement plan that incorporates utility rates and major wastewater, highway, and water infrastructure projects.**
0	5.	Develop a comprehensive communications plan covering social media, email, and text alerts.
1	6.	Improve north and south parking areas ahead of the Streetscape project by evaluating access, circulation, parking, signage, pedestrian pathways, alley access, delivery needs, and potential enhancements to the concrete area south of Liberty Iron Works.
2	7.	Encourage attainable housing development through collaboration with landowners and developers, emphasizing higher-density developments, smaller lots, and shared public spaces.
4	**8.**	**Update the Zoning Ordinance and develop regulations for data centers in anticipation of potential annexation or development.**
1	9.	Advance the Interurban/Bryant Park Trail connection through regional partnerships, phased construction, public engagement, fundraising, and grant opportunities.
4	**10.**	**Implement SCADA technology for remote monitoring and access at the water plant.**
5	**11.**	**Replace or upgrade the 5th Avenue water main and other undersized 2-inch and 4-inch water mains.**
2	12.	Advance lead service line identification, replacement, and mitigation efforts.
1	13.	Advance the reconstruction for Cass Street.
1	14.	Apply a 2-inch surface overlay to Palisades Road.
0	15.	Strengthen employee recruitment and retention efforts.
0	16.	Evaluate community festivals to ensure they prioritize community value and engagement over short-term financial gains.
3	17.	Establish a consistent onboarding process for staff and elected officials.
3	18.	Assign each City goal an owner, deadline, and status, supported by an action plan and semiannual public progress reports to Council.
6	**19.**	**Review and finalize employee policies, including the paid time off (PTO) policy. Evaluate and establish maternity and paternity leave options for employees.**

New Council Initiatives		
4	**1.**	**Formally establish an Economic Development Committee in partnership with the City and MVLCDG.**
2	2.	Build restroom facilities at Elliot Park.
8	**3.**	**Upgrade playground equipment in multiple parks.**
3	4.	Rebrand the City's logo.
2	5.	Secure City Council support for a Linn County 28E agreement to provide rental housing permitting and inspections that protect vulnerable populations.
2	6.	Establish a foundation to support the LBC.
0	7.	Explore hosting RAGBRAI as a community stop and secure local partners to support the event.
3	8.	Evaluate the need for and implementation of a school resource officer.
2	9.	Review boards and commissions to determine which should remain active, require changes, or become dormant.
3	10.	Encourage residents to serve on committees, boards, City Council, and as Mayor. Develop a candidate recruitment and succession strategy to prepare residents for future elections and leadership roles.
5	**11.**	**Provide Council members with training on standard operating procedures, legal requirements, decision-making processes, and appropriate communication practices.**
4	**12.**	**Review and update compensation for the Mayor and City Council members.**

THE CITY'S PROPOSED NEW INITIATIVES FISCAL YEARS 2028 AND 2029

# of VOTES		
Management Initiatives		
2	1.	Develop a policy defining permitted uses of electronic banners.
0	2.	Develop a consistent streetlight design for Rachel Street, Minish Avenue, Glenn Street, and Virgil Avenue.
4	**3.**	**Develop succession plans and cross-training for senior staff, including the City Administrator.**
3	**4.**	**Create a long-range capital improvement plan that incorporates utility rates and major wastewater, highway, and water infrastructure projects.**
5	**5.**	**Develop a comprehensive communications plan covering social media, email, and text alerts.**
1	6.	Improve north and south parking areas ahead of the Streetscape project by evaluating access, circulation, parking, signage, pedestrian pathways, alley access, delivery needs, and potential enhancements to the concrete area south of Liberty Iron Works.
2	7.	Update the Zoning Ordinance and develop regulations for data centers in anticipation of potential annexation or development.
3	**8.**	**Advance the Interurban/Bryant Park Trail connection through regional partnerships, phased construction, public engagement, fundraising, and grant opportunities.**
0	9.	Implement SCADA technology for remote monitoring and access at the water plant.
0	10.	Replace or upgrade the 5th Avenue water main and other undersized 2-inch and 4-inch water mains.
0	11.	Advance lead service line identification, replacement, and mitigation efforts.
0	12.	Advance the reconstruction for Cass Street.
1	13.	Apply a 2-inch surface overlay to Palisades Road.
0	14.	Strengthen employee recruitment and retention efforts.
0	15.	Evaluate community festivals to ensure they prioritize community value and engagement over short-term financial gains.
3	16.	Establish a consistent onboarding process for staff and elected officials.
1	17.	Assign each City goal an owner, deadline, and status, supported by an action plan and semiannual public progress reports to Council.
5	**18.**	**Review and finalize employee policies, including the paid time off (PTO) policy. Evaluate and establish maternity and paternity leave options for employees.**

New Council Initiatives		
6	**1.**	**Formally establish an Economic Development Committee in partnership with the City and MVLCDG.**
2	2.	Build restroom facilities at Elliot Park.
2	3.	Upgrade playground equipment in multiple parks.
1	4.	Rebrand the City's logo.
2	5.	Secure City Council support for a Linn County 28E agreement to provide rental housing permitting and inspections that protect vulnerable populations.
1	6.	Establish a foundation to support the LBC.
0	7.	Explore hosting RAGBRAI as a community stop and secure local partners to support the event.
0	8.	Evaluate the need for and implementation of a school resource officer.
1	9.	Review boards and commissions to determine which should remain active, require changes, or become dormant.
0	10.	Encourage residents to serve on committees, boards, City Council, and as Mayor. Develop a candidate recruitment and succession strategy to prepare residents for future elections and leadership roles.
5	**11.**	**Provide Council members with training on standard operating procedures, legal requirements, decision-making processes, and appropriate communication practices.**
0	12.	Review and update compensation for the Mayor and City Council members.
3	**13.**	**Encourage attainable housing (LMI) development through collaboration with landowners and developers, emphasizing higher-density developments, smaller lots, and shared public spaces.**
3	**14.**	**Economic Development plan, including US30 bypass development**
0	15.	Voluntary residential compost program
4	**16.**	**Support for local non-profits at the current levels**

K. Reports-Received/File

Mt. Vernon-Lisbon Police Department

Jason C. Blinks
Chief of Police

October 2026 Monthly Report

Vehicle Collisions

There was a total of 9 reported collisions during the month. There were 5 collisions in Mount Vernon. Collision 1 occurred on S. 7th Ave when unit 1 attempted to park and struck a pole. Damage was estimated at $4,000 and no injuries were reported. Collision 2 occurred on the 700 block of S. 1st Ave when unit 1 was going through the roundabout and unit 2 failed to yield, striking unit 1. Damage was estimated at $2,500 and no injuries were reported. Collision 3 occurred on Hwy 1 when unit 1 struck a deer. Damage was estimated at $2,000 and no injuries were reported. Collision 4 occurred on the 700 block of S. 1st Ave when unit 1 was going north and approaching the roundabout when unit 2 attempted to change lanes, striking unit 1. Damage was estimated at $2,000 and no injuries were reported. Collision 5 occurred on the 600 block of W. 1st St when unit 1 struck unit 2, which was legally parked. Damage was estimated at $600 and no injuries were reported.

There were 4 collisions in Lisbon. Collision 1 occurred on the 600 block of N. Jackston St. when unit 1 struck unit 2, which was legally parked, while using the arm to pick up the trash can. Damage was estimated at $500 and no injuries were reported. Collison 2 occurred on business 30 when unit 1 was not properly placed in park, causing it to roll down an embankment. Damage was estimated at $5,000 and no injuries were reported. Collision 3 occurred on S. Washington St when unit 1 turned west onto W. South St and struck a pedestrian. Damage was estimated at $500 and minor injuries were reported. Collison 4 occurred on business 30 when unit 1 failed to yield at a stop sign and struck unit 2. Damage was estimated at $15,000 and minor injuries were reported.

Incidents/Arrest

There were 15 reported incidents during the month. In Mount Vernon, there were 10 reports which included: dog bite, criminal mischief, assault, illegal dumping, found property, theft, public intoxication, interference with official acts, medical, welfare check, and abandoned vehicle.

In Lisbon, there were 5 reports which included: dog bite, found property, theft, welfare check, and possession of drug paraphernalia.

During the month, officers had 5 arrests. In Mount Vernon there were 3, including: child endangerment, assault, and public intoxication.

In Lisbon there were 2, including theft and possession of drug paraphernalia.

380 Old Lincoln Highway
Mount Vernon, Iowa 52314

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

Mt. Vernon-Lisbon Police Department

Jason C. Blinks
Chief of Police

Community Service/Training/Misc.:

- Chief Blinks and Officer Frankfurt attended Cornell Safey Fair
- Officer J. Frankfurt attended Mount Vernon Middle School Career Day
- Reserve Officer Siggins attended Trunk or Treat
- Chief Blinks presented information on avoiding scams to a community group
- Officer Macke attended Armorer School
- Lisbon time (administration, call for service, patrol): 405 hours

	Oct	Sept	Aug	July	June	May
Administrative	47	50	28	28	15	49
Call for service	24	27	30	25	25	12
Patrol	334	295	258	242	202	237
	405	373	316	295	242	297

K9:
Officer Moel and Grom had no deployments.

GTSB:
During October, officers worked 26 hours of GTSB which resulted in: 3 speed citations, 13 speed warnings, 5 hands free warnings, 2 other traffic citations, and 3 other traffic warnings.

Respectfully Submitted,

Chief of Police

380 Old Lincoln Highway
Mount Vernon, Iowa 52314

319-895-6141 (office)
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Mount Vernon
IOWA

Chris Nosbisch, City Administrator
Jason Blinks, Chief of Police

Thomas M. Wieseler, Mayor

Council:
Scott Rose
Paul Tuerler
Craig Engel
Mark Andresen
Sherene Hansen Player

Parks and Recreation Department
Directors Report
October 15 – November 15

Parks

-All the parks have been winterized, and facilities were shut down for the winter.

Sports

-Girls Basketball is in full swing. We have one team in the 3-4 Grade division, and we did not get enough girls to fill grades 5-6 in Mount Vernon, so we have partnered with Lisbon to create a team.

-We have 21 girls registered for 1st and 2nd Grade Girls Basketball on Saturday mornings. Last year we had 20 girls.

-Boys Basketball registration for Grades 1st-6th began on November 9th. Deadline is Dec 11th.

-Youth Wrestling registration for ages 4-6 will begin on November 27th. Deadline is January 8th.

Pool

-Nothing to report

Misc

-Siders attended NRPA Fall Conference in Philadelphia last month.

-LBC visits are about the same at 200 patrons/day for October compared to 198 in 2025. Memberships are about the same as last year, down12 memberships. Group Fitness attendance is booming.

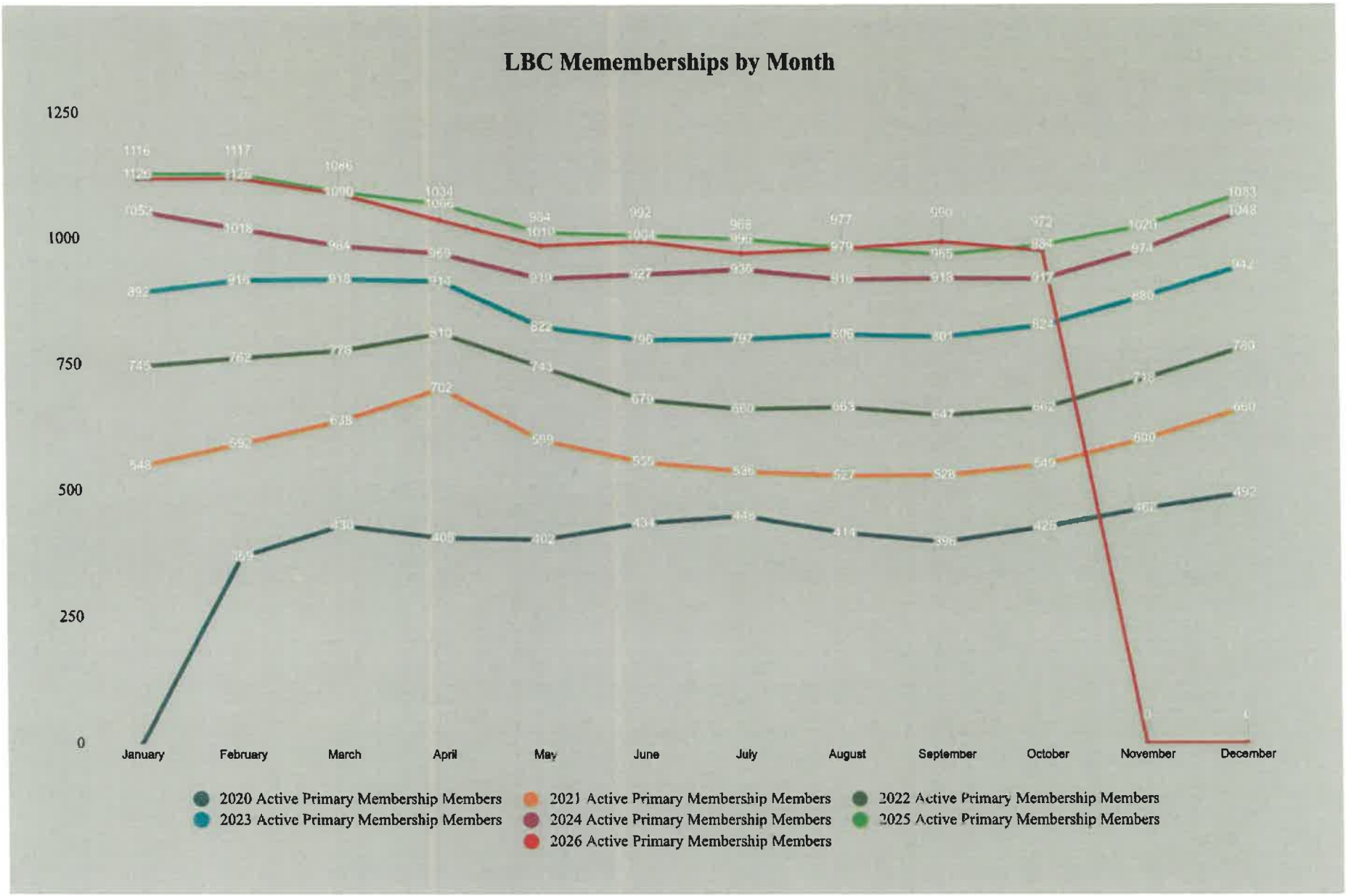
-We have several new items at the LBC that have been receiving positive feedback on.

-The Video Arcade machine has been getting plenty of play from all ages.

-The Back Extension machine came in last week and has been appreciated.

-The new 9 Square-in-the-air is a hit with staff and patrons. It only takes about 10 minutes to set-up and breakdown compared to 30-40 minutes.

-Thank you to City Council for approving these purchases to continue to make the LBC a great place to visit for all.


LBC Mememberships by Month
1250
1000
750
500
250
0
January
February
March
April
May
June
July
August
September
October
November
December
2020 Active Primary Membership Members
2021 Active Primary Membership Members
2022 Active Primary Membership Members
2023 Active Primary Membership Members
2024 Active Primary Membership Members
2025 Active Primary Membership Members
2026 Active Primary Membership Members

M. Reports Mayor/Council/Admin.

CITY OF MT. VERNON
CITY ADMINISTRATOR
REPORT TO THE CITY COUNCIL
November 16, 2026

- City offices will be closed on Thursday, November 26, 2026, and Friday, November 27, 2026, in observance of the Thanksgiving holiday.
- The next quarterly luncheon for staff will be held at the new Public Works Facility on Wednesday, November 25, 2026.
- Lori and Marsha will be attending the Iowa League of Cities Budget Workshop on Tuesday, December 1, 2026.