

MINUTES  
MOUNT VERNON CITY COUNCIL  
SEPTEMBER 22, 2014

The Mount Vernon City Council met September 22, 2014 at Mount Vernon City Hall Council Chambers with the following members present: Roudabush, Taylor, Thompson, and Niemi. Absent: Hampton.

1. Call to Order. At 6:30 p.m. Mayor James Moore called the meeting to order.
2. Approval of Agenda. City Clerk Sue Ripke stated there was one change to the agenda; Mr. Noveski, Agenda item #12, said he would like to be stricken from the agenda. Niemi motioned to approve the amended agenda, seconded by Thompson. Carried all. Absent: Hampton.
3. Consent Agenda. Motion to approve the Consent Agenda made by Niemi, seconded by Roudabush. Carried all. Absent: Hampton.

a. Approval of minutes of September 8, 2014.

b. Claims for approval.

AIRGAS INC	CYLINDER RENTAL FEE	RUT, WAT, SEW	130.42
ALLIANT IES UTILITIES	ENERGY USAGE	SEW	4,718.75
ALLIANT IES UTILITIES	ENERGY USAGE	ST LIGHTS	3,104.67
ALLIANT IES UTILITIES	ENERGY USAGE	WAT	2,297.36
ALLIANT IES UTILITIES	ENERGY USAGE	WAT	1,381.75
ALLIANT IES UTILITIES	ENERGY USAGE	POOL	1,025.62
ALLIANT IES UTILITIES	ENERGY USAGE	P&A	982.28
ALLIANT IES UTILITIES	ENERGY USAGE	RUT	412.57
ALLIANT IES UTILITIES	ENERGY USAGE	FD	307.52
ALLIANT IES UTILITIES	ENERGY USAGE	SEW	182.45
ALLIANT IES UTILITIES	ENERGY USAGE	FD	107.22
ALLIANT IES UTILITIES	ENERGY USAGE	RAB	76.56
ALLIANT IES UTILITIES	ENERGY USAGE	P&REC	64.24
ALLIANT IES UTILITIES	ENERGY USAGE	KMVL	56.60
ALLIANT IES UTILITIES	ENERGY USAGE	WAT	55.78
ALLIANT IES UTILITIES	ENERGY USAGE	P&REC	47.70
ALLIANT IES UTILITIES	ENERGY USAGE	P&REC	45.88
ALLIANT IES UTILITIES	ENERGY USAGE	P&REC	40.07
ALLIANT IES UTILITIES	ENERGY USAGE	ST LIGHTS	32.42
ALLIANT IES UTILITIES	ENERGY USAGE	WAT	28.20
ALLIANT IES UTILITIES	ENERGY USAGE	SEW	25.90
ALLIANT IES UTILITIES	ENERGY USAGE	ST LIGHTS	25.55
ALLIANT IES UTILITIES	ENERGY USAGE	P&REC	24.91
ALLIANT IES UTILITIES	ENERGY USAGE	ST LIGHTS	24.79
ALLIANT IES UTILITIES	ENERGY USAGE	ST LIGHTS	24.49
ALLIANT IES UTILITIES	ENERGY USAGE	WAT	22.25
ALLIANT IES UTILITIES	ENERGY USAGE	EMA	20.46
ALLIANT IES UTILITIES	ENERGY USAGE	SEW	20.44

ALLIANT IES UTILITIES	ENERGY USAGE	EMA	18.78
ALLIANT IES UTILITIES	ENERGY USAGE	EMA	18.46
ALLIANT IES UTILITIES	ENERGY USAGE	CEM	17.56
ALLIANT IES UTILITIES	ENERGY USAGE	WAT	10.01
ALLIANT IES UTILITIES	ENERGY USAGE	WAT	1,268.16
ALLIANT IES UTILITIES	ENERGY USAGE	ST LIGHTS	43.31
ALLIANT IES UTILITIES	ENERGY USAGE	WAT	41.18
ALLIANT IES UTILITIES	ENERGY USAGE	WAT	38.1
ALLIANT IES UTILITIES	ENERGY USAGE	SEW	29.96
ALLIANT IES UTILITIES	ENERGY USAGE	P&REC	23.89
ALLIANT IES UTILITIES	ENERGY USAGE	WAT	19.95
ALTORFER INC	GENERATOR MAINT	SEW	226.81
ALTORFER INC	EQUIP MAINT	WAT	12.89
ALTORFER INC	PAL RD GENERATOR LOAD TEST	SEW	1,179.56
ANDERSON BOGERT ENG	TRAFFIC SIGNAL DESIGN	CIP	1,219.26
ARAMARK	RUGS	FD	83.48
BAILEY, PHILIP	ACH REFUND	WAT	46.36
BALICEK, RITA	CLEANNG SVC	P&A	40
BALICHEK, RITA	CLEANING SVC	P&A, SEW	75.00
BARNYARD SCREEN PRINTER	SOCCER FB T-SHIRTS	P&REC	1,534.00
BARNYARD SCREEN PRINTER	UNIFORMS	WAT, SEW	195
BENHART, SHERRIE	CLEANING SVC	P&A, SEW	75.00
BENHART, SHERRIE	CLEANING SVC	P&A	40
BUD'S AUTO & TRUCK REPAIR	VEHICLE MAINT	RUT	50.70
CARQUEST OF LISBON	VEHICLE REPAIRS	FD	16.84
CENTURY LINK	PHONE CHGS	PD	53.61
CENTURY LINK	PHONE CHARGES	P&A	470.48
CENTURY LINK	PHONE CHARGES	SEW	222.23
CENTURY LINK	PHONE CHARGES	PD	132.63
CENTURY LINK	PHONE CHARGES	FD	118.75
CENTURY LINK	PHONE CHARGES	SEW	114.66
CENTURY LINK	PHONE CHARGES	POOL	67.06
CENTURY LINK	PHONE CHARGES	WAT	64.28
CENTURY LINK	PHONE CHARGES	RUT	60.28
COGRAN SYSTEMS	ONLINE REGISTRATION FEES	P&REC	412
COMPASS MINERALS	SALT	RUT	4,521.88
CUMMINS CENTRAL POWER	EQUIP MAINT	SEW	525.78
CUMMINS CENTRAL POWER	GENERATOR MAINT	WAT, SEW	137.94
ECICOG	COMP PLAN	P&Z	539.00
EDGEWOOD BUILDING CENTER	ROOFING SUPPLIES	POOL CIP	2,821.04
EL SOL 2 INC	LIQUOR LICENSE REFUND	P&A	463.13
GOODLOVE, NATHAN	FIRE CHIEF PAY	FD	416.67
GOODYEAR COMMERCIAL TIRE	BACKHOE TIRE	RUT, WAT, SEW	197.48
HAUGE CPA, BRADLEY	ACCT PROF SVCS	P&A	1,925.00
HAWKEYE ENVIRONMENTAL	ASBESTOS CHECK	P&REC	335.00
IOWA ONE CALL	LOCATES	WAT, SEW	71.10
IOWA PARK & REC ASSOCIATION	AQUATIC WORKSHOP	POOL	135
IOWA SOLUTIONS INC	COMP MAINT SPACE ISSUES	P&A	172.50
KONE INC	ELEVATOR MAINT CONTRACT	P&A	155.49
L.L. PELLING CO INC	INK RD MAINT	RUT	714.96

LINN COUNTY TREASURER	PROP TAXES, STONER FARMING	P&A	404.00
LYNCH FORD	EQUIP REPAIR	WAT, SEW	1,285.86
LYNCH FORD	HEADLAMP REPLACEMENT	PD	22.06
MEHRDAD ZARIFKAR	FIRE PREVENTION	FD	175
MIDWEST BREATHING AIR LLC	QRTLY AIR TEST	FD	60
MV POLICE RESERVES	SPECIAL EVENTS	PD	16.00
P&K MIDWEST INC	GENERATOR MAINT	WAT, SEW	86.74
PAYROLL	PAYROLL		51,932.08
RIPKE, SUE	MILEAGE	P&A	20.39
ROTO-ROOTER	114 HILLTOP DR BACKUP	SEW	420
SHEPLEY PHARMACY	MEDICAL SUPPLIES	FD	491.1
SHERWIN WILLIAMS CO.	ELLIOTT RR CONC REPAIRS	P&REC	285.32
SIMMONS PERRINE MOYER BERGMAN	LEGAL FEES	P&A	4,095.00
SIMMONS PERRINE MOYER BERGMAN	LEGAL FEES	P&A	1,792.58
SPEER FINANCIAL	2.7 GO SERIES 2014	BOND	13,115.00
SPRAY-LAND USA	SPRAY NOZZLE	RUT	10.70
SPRINGER PEST SOLUTIONS	PEST CONTROL	VC, P&A	30.00
STAPLES ADVANTAGE	TONER, MISC	P&A	623.64
STAR EQUIPMENT LTD	12" AUGER BIT	P&REC	16.00
STORLA, PATRICIA	CLEANING SVC	FD	127.24
THOMPSON TRUCK & TRAILER	2015 INTL 7400	PW	79,946.94
TRAVER, DEAN	KMVL RENT	CABLE TV	250.00
TRAVER, DEAN	KMVL RENT	CABLE TV	250.00
TRAVER, DEAN	KMVL RENT	CABLE TV	250.00
TREAS STATE OF IOWA	SALES TAX	ALL DEPTS	4,140.00
US BANK	SUPPLIES, EQUIP, TRAINING	ALL DEPTS	1,162.68
USA BLUE BOOK	SUPPLIES	WAT, SEW	381.57
WASTE ZERO	TRASH TAGS	SW	2,143.44

- c. Approval of new liquor licenses: Bon Appetit at Cornell College and Lincoln Wine Bar.
  - d. Approval of liquor license renewals: Mt. Vernon Pizza Palace, LLC and Big Creek Market.
  - e. Approval of cigarette permit and liquor license for Guppy's on The Go.
4. Open forum: each citizen limited to 5 minutes per discussion item.
  5. Discussion and possible action on Resolution #9-22-2014A: A Resolution approving the Department of Transportation Street Finance Report for FY2014. Ripke explained that this is an annual report required by the State in order to receive distribution. The State wants to make sure the monthly deposits the City receives are used appropriately for street related expenses and projects. The report shows the fund balance at the beginning of FY14 was \$161,554.00 and the ending balance of \$143,401.00. Niemi made a motion to approve Resolution #9-22-2014A, seconded by Taylor. Roll call. Carried all. Absent: Hampton.

6. Discussion and possible action on Resolution 9-22-2014B: A Resolution eliminating parking. Chief Mark Winder stated that after much discussion with residents he is recommending eliminating parking on the east side of 2<sup>nd</sup> Avenue NW between 4<sup>th</sup> Street and 6<sup>th</sup> Street NW and also the north side of 5<sup>th</sup> Street NW for a distance of 55 feet west of 2<sup>nd</sup> Avenue. Winder continued saying this has been an issue for a long time as residents tend to park their cars across from each other making it impossible for the snowplow or emergency vehicles to pass. His first thought was to prohibit parking on the east side but changed his mind to allow parking on the west side only after he observed the number of cars that use the eastside alleys. Motion to approve Resolution 9-22-2014B made by Taylor, seconded by Niemi. Roll call. Absent: Hampton.
7. Parks and Recreation Director Report. The work on the Elliott concession building is almost complete. Pool Tech will complete their pool analysis soon with the final report concluded by the end of September or beginning of October. There were 66 dogs at the dog swim night raising \$375.00 for the dog park. Lego Robotics has doubled their participants; from 9 to 18. They will meet on Sundays and one weekday from now until January 2015.
8. Police Chief Report. In August there were four crashes. Sgt. Shannon and Chief Winder attended a Use of Force/Taser training. Background investigations are being conducted on the two remaining reserve officer applicants. Officers conducted traffic enforcement throughout August.
9. Discussion on space needs analysis for Police Department; solicitation for quotes. Chief Winder said he has had discussions with the Mayor and Council, both the current and previous, regarding long term planning. These discussions helped develop the Municipal Strategic Plan and later the 5 year Capital Improvement Plan. The CIP included a space needs analysis. The old fire station is used occasionally by special interest groups but it mostly sits empty and is in need of maintenance. The roof leaks and the Mayor acknowledged that it should be fixed. Niemi asked Council if agenda items #9 and 10 could be combined. There were no objections from Council. Niemi said he has discussed this with Chief Winder and a real estate person and “worked up some numbers” regarding the ideas of either tearing down the building and selling the lot or repairing the building. He continued saying he had some facts that were probably based on someone’s opinion but is probably “in the ballpark”. When the new fire station was built the City paid the rural fire department \$165,000.00 for their half of the existing fire station. That would put the building value at \$330,000.00. The fire station lot line does not end at the parking lot but extends into the lot and so if the building was demolished and the lot sold the City would have to reapportion the lot to give it a zero lot line to save the City’s parking lot or could surrender it. If the City were to include the parking lot it would probably be worth between \$7 and \$10.00 per square foot. The City may be able to get \$60,000.00 but that number has not yet been determined. The demolition cost of the building is about \$60,000.00. A new roof will cost about \$30,000.00 and another ballpark estimate to repair the cinderblock that’s been damaged by the leak came in at \$30,000.00. For the purpose of this discussion Niemi said he put costs of changing a fire station into a police station at \$400,000.00 but the number that Chief Winder gave him last year was \$300,000.00. If the City were to tear down the building it would lose an

asset worth \$300,000.00. At this point Taylor said she thought this was an inaccurate way of putting a value on a building; just because the City choose to pay that dollar amount to the rural fire service doesn't indicate that is the actual value of the building and so it's not accurate to say that is what it's worth. Niemi replied that no one really knows what it's worth because we don't know what physical condition it is in. Taylor replied then we shouldn't say it's worth \$330,000.00. Niemi said he recognizes her point but needs some number to put on it and doesn't claim it to be accurate but it is in the ballpark. Niemi continued; whatever the number may be it has some asset value to the City and if it is demolished and the lot sold we will be removing property that belongs to the City and "basically throwing it away". The police department has run out of room; there is evidence stored in rooms where rodents can get in, records are being lost and damaged and there are security issues. Niemi said he has heard estimates that it could cost anywhere from \$1 to \$1.5 million to build a new police station. Niemi said that if the City could save the existing building, put a new roof on it and repair/remodel it for \$460,000.00 as opposed to spending \$1-1.5 million for a new station then we don't really need a space needs analysis but what is really needed is someone who can verify the condition of the building and get a firm bid as to what it would cost to fix it so Council can decide if that would be the right course of action. Main Street Iowa says that the public institutions need to be located downtown in order to maintain downtown identity. Mayor Moore agreed saying that makes a lot more sense to him and proposed getting bids. Taylor said that by eliminating Agenda item #9 they haven't had a discussion yet. When this was originally put on the CIP it was not to just look at the police station needs; it was to look at "all" the space needs within the City. We have an assortment of buildings in a variety of locations around town and that may not be an efficient way to run the city government. It was put in the budget for this year (FY15) so it could be already taken care of but it hasn't been. Taylor said dealing with the fire station was put off because they wanted to have the analysis first and more information to make a better, more informed decision. She maintained that it is the correct thing to do but we have this problem now because we're not taking care of things in the order that they were supposed to be taken care of. Taylor stated that the old fire station may very well be the right decision for the police department but she isn't ready to approve that yet because she doesn't have all the facts. Mayor Moore said he does not think the City needs to spend \$20K on a study when we already know that we are short on space. Niemi stated that what really needs to be found out is what it will cost to fix the building and that can be done without spending any money; we just need to ask for competitive bids. Niemi continued saying this is a great location for the department; it's located by the businesses, bank and college. Taylor replied that she didn't disagree with that she just wasn't certain that it's the best use of the property. She could see it being used for small business opportunities with housing units above and the police station might actually be served better where it might be closer to what is currently Hwy 30 and eventually closer to the bypass. Although not certain she believed this is a recommendation of the Comprehensive Plan. Mayor Moore asked Chief Winder if he would contact someone to get the roof patched and also what it would cost to renovate the building into a police station. Taylor asked if there could be a motion made so council could have a vote to which Mayor Moore replied all he wants right now is a bid to see if the building can be built over. Niemi said that there should be a motion made but the Mayor pointed out that both Agenda items #9 and 10 were for discussions only. City Attorney Hatala

pointed out that Agenda item #9 did include the verbiage “solicitation for quotes” but that would refer to the space needs analysis and not any remodeling. Hatala reminded all that there was a study done on the old/new fire station structure and location and suggested looking at that to see what details it contains. Niemi said there is the immediate issue of fixing the roof and getting bids to repair the cinder block that has been damaged by the leaking roof. Chief Winder said that he will find a contractor to only patch the leak and get some roof repair bids.

10. Discussion on renovating old fire station for use as police station. Previously covered with action in conjunction with Agenda item #9.
11. Discussion and possible action on Personnel Committee recommendation to hire Nick Nissen as Public Works Director and approval of contract from date of hire to December 31, 2015. Thirteen applications were received for the position of PW Director. Of those applicants four were interviewed with Nick Nissen being the clear choice. The committee comprised of Eric Roudabush, Jamie Hampton, Sue Ripke, Alex Volkov and Mike Beimer recommends hiring Nick Nissen under the terms of the contract. Motion to accept the recommendation made by Niemi, seconded by Thompson. Carried all. Absent: Hampton.
12. Request from Andrew Noveski, President U.S. Nameplate, to address Council regarding hookup to Mount Vernon Sanitary Sewer. Discussion and possible action. Mr. Noveski, via email dated 9-20-14, asked that this be stricken from the agenda.
13. Update presentation on cemetery archival project. Carl and Jane Thoreson gave a power point presentation regarding research and status of the new cemetery software update. The Mount Vernon Cemetery has 7,126 lots and of those 3,450 contain burials. Because of privacy issues and the threat of identity theft it will not be made available to the public.
14. Discussion and possible action on proposal for 3 street lights adjacent to Mount Vernon Bank and Trust (1 on corner of 2<sup>nd</sup> Avenue and First Street). Moore stated that this project is the inaugural project following the street scape outline presented to previous council. The Mount Vernon Bank (MVB) will purchase two lights, including wiring, and is asking the City to replace the light on the corner of First Street and Second Avenue at a cost of \$3,000 to match the other two. Dave Ryan, Mount Vernon Bank president outlined the design for council for their entire landscaping project to include trees, period lighting, planters and benches. Moore asked that discussion on Item 15 be added to Item 14. There were no objections from Council. Jim Baty, Sauter Baty Associates, indicated the bank was following the Shoemaker and Holland streetscape design of 2010. The current 30’ lighting would be lowered to 15’. Moore indicated the City cost for the project at the intersection of First Street and Second Avenue is \$7,990.95 for pavers and curb. Rega stated Alliant has indicated the current street light at the intersection is at the end of the line, and all three lights would be spaced with the wiring for the lights on a separate meter turned over to the city at a lower cost. The lights are designed with 12’ poles with 3’ lights so the light is below the window of the resident’s downtown. The powder coated aluminum poles will be 5” in diameter to be able to withstand the wear and tear of banners, and will contain the ability

to plug in the tree lighting. All fixtures will be LED. They are currently waiting to see if the current pedestal could be used, and the cost of replacement is included in the bid. There is a twelve week lead time on the poles. Niemi asked for confirmation that all work meets the standards set in the streetscape design, to which Baty concurred it was. Moore concluded that with this project this section would be complete to the streetscape designs. Niemi asked for council discussion. Thompson expressed concern of the placing of the light in relation to turning traffic. Baty replied it will be moved back south and west for better turning safety. Taylor thanked the bank for this project. Motion made by Niemi to approve proposal from Dave Rega for installation of lighting and reconstruction of corner, seconded by Taylor. Carried all. Absent: Hampton.

15. Discussion and possible action on proposal from Dave Rega to re-construct corner at 2<sup>nd</sup> Avenue and 1<sup>st</sup> Street SW according to Main Street Design Committee guidelines. Previously covered with action in conjunction with Agenda item #14.
16. Old Business. Niemi asked that discussion on the procedure to be used for future projects be added to the next agenda.
17. New Business. Brush pickup was to start today (9-22-14) but will be delayed due to the urgency of another project. 1<sup>st</sup> Street NE by the walking trail and gazebo will have some construction traffic and will have to be closed. On Wednesday, 9-24-14, residents on the NW side in the area of the 7<sup>th</sup> Street Project may experience a temporary water shutoff. Door hangers were delivered Monday the 22<sup>nd</sup>. Residents shut off will be under a boil order and will be notified when lifted. Current information will be on the City website or newly added Twitter account.
18. Discussion of strategy for collective bargaining with both bargaining units. Possible closed session pursuant to Iowa Code Section 20.17. Niemi motioned to go into closed session, seconded by Thompson. Roll call. Carried all. Absent: Hampton. The time being 8:20 p.m.

As there was no further business to attend to the meeting adjourned, the time being 9:08 p.m., September 22, 2014.

Respectfully submitted,  
Sue Ripke  
City Clerk