
NEVADA CITY COUNCIL - MONDAY, JANUARY 23, 2017 6:00 P.M.

1. CALL TO ORDER

The City Council of the City of Nevada, Iowa, met for a meeting in the Council Chambers located at City Hall, 1209 6th Street, Nevada, Iowa. Mayor Lynn Lathrop, convened the meeting at 6:00 p.m. on Monday, January 23, 2017, pursuant to the rules of the Council. The agenda was posted on the official bulletin board in compliance with the open meeting law.

2. ROLL CALL

The roll was called indicating the following named Council Members present and absent. Present: Brett Barker, Brian Hanson, Ray Schwichtenberg, Jim Walker, Andrew Kelly, Barb Mittman. Absent: None.

Staff Present: Matt Mardesen, Erin Clanton, Larry Stevens, Kerin Wright, Ric Martinez, Shawn Cole, Mike Neal, Tim Hansen, Ray Reynolds, and Mackenzie Locey.

Also in attendance were: Marlys Barker, Lynn Scarlett, Al Kockler and Steven Jordening.

3. APPROVAL OF AGENDA

Motion by Jim Walker, seconded by Andrew Kelly, to **approve the agenda**. After due consideration and discussion the roll was called. Aye: Walker, Kelly, Mittman, Schwichtenberg, Barker, Hanson. Nay: None. The Mayor declared the motion carried.

4. PUBLIC HEARINGS:

At 6:04 p.m. Mayor Lathrop announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **January 12, 2017**. The public hearing is **to approve a Development Agreement with ROSK Development, LLC**.

There were **no written or oral objections** to the aforementioned recommendation

With no further comments for or against the proposal, the Mayor declared the hearing terminated at 6:05 p.m.

A. ROSK Development Agreement

1. Public Hearing
2. Resolution No. 037 (2016/2017): A Resolution Approving Development Agreement with ROSK Development, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

Motion by Ray Schwichtenberg, seconded by Brian Hanson, to **adopt Resolution No. 037 (2016/2017)**. After due consideration and discussion the roll was called. Aye: Schwichtenberg, Hanson, Mittman, Kelly, Walker, Barker. Nay: None. The Mayor declared the motion carried.

5. Approval of CONSENT AGENDA (Any item on the Consent Agenda may be removed for separate consideration.)

Motion by Brett Barker, seconded by Barb Mittman, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on January 9, 2017
- B. Approve Payment of Cash Disbursements, including Check Numbers 66271-66339 and Electronic Check Numbers 329-333 (Inclusive) Totaling \$159,528.43 (See attached list)
- C. Approve Class "B" Wine Permit (Carryout Wine), Class "C" Beer Permit, and Sunday Sales Privileges for DolgenCorp, LLC, d/b/a Dollar General Store #1536, 1705 South B Avenue, Effective March 1, 2017
- D. Resolution No. 038 (2016/2017): A Resolution To Appoint Iowa Communities Assurance Pool Contact To Act As Liaison Between ICAP and City of Nevada
- E. Approve Tax Abatement Applications:
Permit #BP2016-17, 712 Cherokee
Permit #BP2016-20, 1936 5th Street
Permit #BP2016-25, 2017 Jashalita
Permit #DK2016-8, 214 S Avenue
Permit #BP2016-15, 637 7th Street
Permit #BP2017-1, 311 Maple

After due consideration and discussion the roll was called. Aye: Barker, Mittman, Schwichtenberg, Walker, Hanson, Kelly. Nay: None. The Mayor declared the motion carried.

6. PUBLIC FORUM

Shawn Cole introduced the new Planning and Zoning intern, Mackenzie Locey.

7. NEW BUSINESS

- A. ReZoning Application from Dowell Sisters Farm, LLC

Council directed staff to refer this request to Planning and Zoning for review.

- B. FY2017/2018 Budget – Local Option, Equipment Revolving, Tax Increment Finance and Hotel/Motel Worksheets

Motion by Brian Hanson, seconded by Barb Mittman, to **approve the FY2017/2018 Budget Worksheets submitted adding an increase to Local Option for \$50,000 to be used for possible design costs for a Wellness/Recreation Center, Local Option, Equipment Revolving, Tax Increment Finance and Hotel/Motel.** After due consideration and discussion the roll was called. Aye: Hanson, Mittman, Schwichtenberg, Walker, Barker, Kelly. Nay: None. The Mayor declared the motion carried.

- C. Approve Purchase of Vehicles for Water and Street Departments

Motion by Brett Barker, seconded by Andrew Kelly, to **approve the Purchase of 2 Chevrolet 2500 Trucks, one for Water and one for Street Department, from Bob Brown Chevrolet for \$54,734.00.** After due consideration and discussion the roll was

called. Aye: Barker, Kelly, Mittman, Schwichtenberg, Walker, Hanson. Nay: None. The Mayor declared the motion carried.

8. REPORTS (City Administrator/Mayor/Council/Department Heads)

Matt Mardesen

- Monday, February 6th is the Budget Workshop. The process will remain the same as in previous years and then going forward he will assess it.
- The Ames Annexation public hearing before the City Development Board, State of Iowa is scheduled for February 8, 2017 at 1:30 p.m. at the Iowa Economic Development Authority, 200 East Grand Ave, Des Moines.

Lynn Lathrop advised he attended several meetings with the chamber and the downtown businesses. He also was at the Story County Emergency Management meeting to approve their budget. Fill the Foyer will continue through February 17th when items will be delivered.

Ray Reynolds reported the Township Trustees met last Friday to discuss the renewal of the 28E Agreement with the City. It expires June 30, 2017. They would like to continue with the agreement for another 5 years and hold meetings annually instead of quarterly.

Tim Hansen noted staff is working on summer programs. He met with the Boys and Girls Club and has given them suggestions for other areas they might look at.

Mike Neal advised the wastewater plant has had some pump replacements. The ice storm was weathered well.

Shawn Cole reported there are new buildings going up, the hospital has been given an occupancy permit and there are three or four houses going in at South I Subdivision.

Ric Martinez relayed the new police vehicle is getting equipment installed and then it should be ready. The sergeant interviews will be held on January 31st, they have three candidates. On February 7, 9 and 10 are the police officer interviews. The goal is to have the officer hired by March so they can attend the academy in April if necessary.

Kerin Wright noted budget paperwork is being finalized.

Larry Stevens reported the plans are out for the 2017 Street Improvement Project. There has been quite a few interested. Bids are due February 8th and will be ready for council approval at the February 13th meeting. The asphalt work at the cemetery was worse than expected. Stevens met with Manatt's to discuss options for the overlay. He also met with city staff to discuss some pending issues and to give the new city administrator some background information.

9. **CLOSED SESSION:** Closed session pursuant to Iowa Code Section 21.5 (1) (j) To discuss purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property.

Motion by Brett Barker, seconded by Jim Walker, to **Go INTO Closed Session**. After due consideration and discussion the roll was called. Aye: Barker, Walker, Hanson, Kelly, Mittman, Schwichtenberg. Nay: None. The Mayor declared the motion carried.

Motion by Barb Mittman, seconded by Brett Barker, to **Go OUT of Closed Session**. After due consideration and discussion the roll was called. Aye: Mittman, Barker, Hanson, Kelly, Schwichtenberg, Walker. Nay: None. The Mayor declared the motion carried.

10. Discussion and appropriate follow-up on Closed session pursuant to authority found in Iowa Code Section 21.5 (1) (j) to discuss purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property.

A. Resolution No. 039 (2016/2017): A Resolution Approving the Purchase of Land and Authorizing the Clerk to Issue Payment Therefore

Motion by Brett Barker, seconded by Ray Schwichtenberg, to **adopt Resolution No. 039 (2016/2017)**. After due consideration and discussion the roll was called. Aye: Barker, Schwichtenberg, Walker, Hanson, Kelly, Mittman. Nay: None. The Mayor declared the motion carried.

11. ADJOURNMENT

There being no further business to come before the meeting, motion by Andrew Kelly, seconded by Jim Walker, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 8:25 p.m. the meeting adjourned.

Lynn Lathrop, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____
Council Approved: _____