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NEVADA CITY COUNCIL - MONDAY, OCTOBER 12, 2020 6:00 P.M.

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1. CALL TO ORDER

The City Council of the City of Nevada, Iowa, met for a meeting in the Council Chambers of Nevada City Hall located at 1209 6<sup>th</sup> Street, Nevada, Iowa. Mayor Brett Barker, convened the meeting at 6:00 p.m. on Monday, October 12, 2020, 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: Brian Hanson, Jason Sampson, Dane Nealson, Sandy Ehrig, Luke Spence, Barb Mittman. Absent: None.

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Ric Martinez, Shanna Speer, Shawn Cole, Larry Stevens and Mike Roth.

Also in attendance were: Karen Selby, John Hall, Henry Corbin, P and Al Kockler.

3. APPROVAL OF AGENDA

Motion by Sandy Ehrig, seconded by Jason Sampson, to **approve the agenda**. After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Spence, Hanson, Mittman, Nealson. Nay: None. The Mayor declared the motion carried.

4. PUBLIC HEARING(S)

A. WWTF Improvements, Phase 1: Plans, Specs and Form of Contract and Estimates

1. Public Hearing

At 6:02 p.m. Mayor Barker announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **September 24, 2020**. The public hearing is **on Proposed Plans and Specifications, Form of Contract and Estimate of Cost for the Nevada WWTF Improvements-Phase 1.**

There were **no written or oral objections** to the aforementioned recommendation. The Mayor closed the public hearing at 6:02 p.m.

2. Resolution No. 032 (2020/2021): A Resolution finally approving and confirming plans, specifications, form of contract and estimate of cost for the Nevada Wastewater Treatment Facility Improvements-Phase 1 Project

Motion by Dane Nealson, seconded by Jason Sampson, to **adopt Resolution No. 032 (2020/2021)**. After due consideration and discussion the roll was called. Aye: Nealson, Sampson, Spence, Ehrig, Hanson, Mittman. Nay: None. The Mayor declared the motion carried.

3. Resolution No. 033 (2020/2021): A Resolution awarding the contract for the Nevada Wastewater Treatment Facility Improvements-Phase 1 Project.

Motion by Brian Hanson, seconded by Jason Sampson, to **adopt Resolution No. 033 (2020/2021)**. After due consideration and discussion the roll was called. Aye: Hanson, Sampson, Spence, Ehrig, Mittman, Nealon. Nay: None. The Mayor declared the motion carried.

B. FY2020/2021 Budget Amendment No. 1

1. Public Hearing, FY2020/2021 Budget Amendment No. 1

At 6:07 p.m. Mayor Barker announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **September 24, 2020**. The public hearing is **on Proposed FY2020/2021 Budget Amendment, No 1.**

There were **no written or oral objections** to the aforementioned recommendation. The Mayor closed the public hearing at 6:07 p.m.

2. Resolution No. 034 (2020/2021): A Resolution approving the FY2020/2021 Budget Amendment, No. 1

Motion by Jason Sampson, seconded by Dane Nealon, to **adopt Resolution No. 034 (2020/2021)**. After due consideration and discussion the roll was called. Aye: Sampson, Nealon, Spence, Ehrig, Hanson, Mittman. Nay: None. The Mayor declared the motion carried.

C. Proposed Development Agreement with On Track Construction, LLC, including Annual Appropriation Tax Increment Payments

1. Public Hearing, on Proposed Development Agreement with On Track Construction, LLC

At 6:07 p.m. Mayor Barker announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **September 24, 2020**. The public hearing is **on Proposed Development Agreement with On Track Construction, LLC.**

There were **no written or oral objections** to the aforementioned recommendation. The Mayor closed the public hearing at 6:07 p.m.

2. Resolution No. 035 (2020/2021): A Resolution approving Development Agreement with On Track Construction, LLC, Authorizing Annual Appropriation Tax Increment Payments Pledging Certain Tax Increment Revenues to the Payment of the Agreement

The agreement was tabled until the next meeting.

D. Proposed Development Agreement with Mid-States Material Handling & Fabrication, Inc., including Annual Appropriation Tax Increment Payments

1. Public Hearing

At 6:08 p.m. Mayor Barker announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **September 24, 2020**. The public hearing is **on Proposed Development Agreement with Mid-States Material Handling & Fabrication, Inc., including Appropriation Tax Increment Payments.**

There were **no written or oral objections** to the aforementioned recommendation. The Mayor closed the public hearing at 6:08 p.m.

2. Resolution No. 036 (2020/2021): A Resolution approving Development Agreement with Mid-States Material Handling & Fabrication, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

The agreement was tabled until the next meeting.

- E. Proposed Development Agreement with South Glen, LLC, including Annual Appropriation Tax Increment Payments

1. Public Hearing

At 6:10 p.m. Mayor Barker announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **September 24, 2020**. The public hearing is **on Proposed Development Agreement with South Glen, LLC, including Annual Appropriation Tax Increment Payments.**

There were **no written or oral objections** to the aforementioned recommendation. The Mayor closed the public hearing at 6:10 p.m.

2. Resolution No. 037 (2020/2021): A Resolution approving Development Agreement with South Glen, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

The agreement was tabled until the next meeting.

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

Motion by Luke Spence, seconded by Barb Mittman, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on September 28, 2020
- B. Approve Payment of Cash Disbursements, including Check Numbers 74477-74559 and Electronic Numbers 843-845 (Inclusive) Totaling \$388,682.94 (See attached list)
- C. Set Public Hearing to Amend City of Nevada Code Section 165.15, Flood Plain Management for October 26<sup>th</sup> and authorize publication for October 15<sup>th</sup>

After due consideration and discussion the roll was called. Aye: Spence, Mittman, Nealson, Sampson, Ehrig, Hanson. Nay: None. The Mayor declared the motion carried.

6. MAYOR'S APPOINTMENTS

- A. Library Board appointment of Priscilla Gammon to replace Lisa Johnson who resigned,

term expires 6/30/2021

Motion by Brian Hanson, seconded by Jason Sampson, to **approve Mayor's appointment of Priscilla Gammon to the Library Board, term expires 6/30/2021.** After due consideration and discussion the roll was called. Aye: Hanson, Sampson, Spence, Ehrig, Mittman, Nealson. Nay: None. The Mayor declared the motion carried.

## 7. PUBLIC FORUM

- A. NEDC Director John Hall and Main Street Nevada Director Henry Corbin requested support from the city for the new Vision planning. The cost will be \$15,000 with the city paying half.

## 8. OLD BUSINESS

- A. Ordinance No. 1013 (2020/2021): An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the September, 2020 Addition to the Nevada Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa, third and final reading

Motion by Jason Sampson, seconded by Dane Nealson, to **adopt Ordinance No. 1013 (2020/2021), third/final reading.** After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Spence, Ehrig, Hanson, Mittman. Nay: None. The Mayor declared the motion carried.

- B. Ordinance No. 1014 (2020/2021): An Ordinance Amending Original Ordinance Designating an Area of Nevada, Iowa as the Nevada Urban Revitalization Area, second reading

Motion by Luke Spence, seconded by Sandy Ehrig, to **approve Ordinance No. 1014 (2020/2021), second reading.** After due consideration and discussion the roll was called. Aye: Spence, Ehrig, Hanson, Mittman, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

- C. Resolution No. 038 (2020/2021): A Resolution approving the Final Plat for South Glen LLC

Motion by Jason Sampson, seconded by Dane Nealson, to **adopt Resolution No. 038 (2020/2021).** After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Spence, Ehrig, Hanson, Mittman. Nay: None. The Mayor declared the motion carried.

- D. Approve Pay Request No. 7 for Central Business District Infrastructure Project from Con-Struct in the amount of \$723,694.42

Motion by Luke Spence, seconded by Barb Mittman, to **approve Pay Request No. 7 for the Central Business District Infrastructure Project from Con-Struct in the amount of \$723,694.42.** After due consideration and discussion the roll was called. Aye: Spence, Mittman, Nealson, Sampson, Ehrig, Hanson. Nay: None. The Mayor declared the motion carried.

E. Opening of Public Facilities

Motion by Sandy Ehrig, seconded by Brian Hanson, to **Open Public Facilities regular hours with the stipulation that if numbers get to 8% again the Council will review again.** After due consideration and discussion the roll was called. Aye: Ehrig, Hanson, Mittman, Nealon, Sampson. Nay: Spence. The Mayor declared the motion carried.

9. NEW BUSINESS

A. Discussion and Appropriate Follow up on request for credit on Utility Bill for 1330 H Ave

Motion by Luke Spence, seconded by Sandy Ehrig, to **approve Option 1, apply a credit to 1330 H Avenue for a determined amount toward the sewer services for the water that didn't go down the sewer.** After due consideration and discussion the roll was called. Aye: Spence, Ehrig, Hanson, Mittman, Nealon, Sampson. Nay: None. The Mayor declared the motion carried.

B. Resolution No. 039 (2020/2021): A Resolution to adopt Social Media Policy

Motion by Barb Mittman, seconded by Luke Spence, to **adopt Resolution No. 039 (2020/2021).** After due consideration and discussion the roll was called. Aye: Mittman, Spence, Ehrig, Hanson, Nealon, Sampson. Nay: None. The Mayor declared the motion carried.

10. REPORTS:

Mayor Barker reported the website review is being finalized. The Main Street opening and City Administrator event last weekend was well attended. He thanked Planning and Zoning Supervisor Cole for his efforts in getting the work completed in time. The Nevada Foundation is in the early silent phase of fundraising for the Fieldhouse.

Council Member Nealon reported on the Nevada Runners event held last weekend. There is one more run on November 1<sup>st</sup> to support Diabetes. Council Member Spence updated council on the Drug Task Force Committee.

City Engineer Stevens updated council on the IRUA water connection for the South Glen Subdivision. He also introduced Casey Patton who will be assisting him in the coming months. Stevens will be going to an on-call basis after the first of the year.

City Clerk Wright advised the FY22 Budget season had begun with budget worksheets going out to department heads. Annual Reports are also due December 1<sup>st</sup> and will be finishing up those in the coming month. IMFOA Conference is next week in person at the DSM Airport Holiday Inn.

Library Director Speer updated the council on the phased opening approach for the Library. They will be offering some browsing appointments and using the Story County percentages to determine Phase 3.

11. ADJOURNMENT

There being no further business to come before the meeting, motion by Dane Nealson, seconded by Jason Sampson, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 7:00 p.m. the meeting adjourned.

\_\_\_\_\_  
Brett Barker, Mayor

ATTEST:

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Kerin Wright, City Clerk

Published: \_\_\_\_\_

Council Approved: \_\_\_\_\_