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NEVADA CITY COUNCIL - MONDAY, NOVEMBER 9, 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, November 9, 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, Ray Reynolds, Tim Hansen, Shanna Speer, Larry Stevens, Casey Patton and Probationary Firefighters: Gregory Jones, Max Hoffman, Margaret Pyke and Spencer Clark.

Also in attendance were: Henry Corbin, John Hall, Hector Ortega, Chloe Albrecht, Salman Maqsood and Karen Selby.

3. APPROVAL OF AGENDA

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

4. PUBLIC HEARING(S)

A. Wastewater Sewer Revenue Loan, SRF Phase 1 Construction \$1,500,000

1. Public Hearing, on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement

At 6:05 p.m. Mayor Barker announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **November 5, 2020**. The public hearing is **to enter into a Sewer Revenue Loan and Disbursement Agreement**.

There were **no written or oral objections** to the aforementioned recommendation. The public hearing was closed at 6:05 p.m.

2. Resolution No. 047 (2020/2021): A Resolution taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement

Motion by Brian Hanson, seconded by Sandy Ehrig, to **adopt Resolution No. 047 (2020/2021)**. After due consideration and discussion the roll was called. Aye: Hanson, Ehrig, Mittman, Nealson, Sampson, Spence. Nay: None. The Mayor declared the motion carried.

- B. Wastewater Sewer Revenue Loan, WWTF Planning and Design \$3,400,000
  - 1. Public Hearing on proposal to enter into a Sewer Revenue Loan Disbursement Agreement

At 6:05 p.m. Mayor Barker announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **November 5, 2020**. The public hearing is **enter into a Sewer Revenue Loan Disbursement Agreement**.

There were **no written or oral objections** to the aforementioned recommendation. The public hearing was closed at 6:05 p.m.

- 2. Resolution No. 048 (2020/2021): A Resolution taking additional action with respect to a Sewer Revenue Loan and Disbursement Agreement and authorizing, approving and securing the payment of a Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement)

Motion by Jason Sampson, seconded by Luke Spence, to **adopt Resolution No. 048 (2020/2021)**. After due consideration and discussion the roll was called. Aye: Sampson, Spence, Ehrig, Hanson, Mittman, Nealson. 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 Jason Sampson, seconded by Dane Nealson, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on October 26, 2020
- B. Approve Payment of Cash Disbursements, including Check Numbers 74645-74722 and Electronic Numbers 854-857 (Inclusive) Totaling \$216,896.56 (See attached list)
- C. Approve Renewal of Class C Liquor License Permit and Sunday Sales Privileges for El Mezcalito, 1200 6<sup>th</sup> Street, Effective 11/18/20
- D. Accept and File Urban Renewal Report for FY19/20
- E. Schedule Public Hearing on Proposed Amendment to 28E Agreement between the City of Nevada and the City of Ames Establishing a Division Line between Corporate Boundary Lines for December 14, 2020 at 6:00 p.m. and Authorize Publication of Notice
- F. Schedule Public Hearing on Annexation Petitions from Verbio Nevada, LLC and Union Pacific Railroad Right of Way, of the Area Generally Described as Verbio Nevada LLC: The Northeast Fractional Quarter of the Northeast Quarter (NE Fr-NE), the Southeast Quarter of the Northeast Quarter (SE-NE), the Portion of the Northeast Quarter of the Southeast Quarter (NE-SE) lying North of the Union Pacific Railway, the East  $\frac{3}{4}$  of the Northwest Fractional Quarter of the Northeast Quarter (NW Fr-NE), the East  $\frac{3}{4}$  of the Southwest Quarter of the Northeast Quarter (SW-NE), and the Portion of the East  $\frac{3}{4}$  of the Northwest Quarter of the Southeast Quarter (NW-SE) lying North of the Union Pacific Railroad Railway, all in Section 4, Township 83 North, Range 232 West of the 5<sup>th</sup> P.M. in Story County, Iowa, comprised of an area of approximately 99.71 acres. And Union Pacific Railroad Right-of-Way: The Portion of the Right-of-Way in the Northwest Quarter of the Southwest Quarter (NW-SW) and the Northeast Quarter of the Southwest Quarter (NE-SW) in Section 3, Township 83 North, Range 23 West of the 5<sup>th</sup> P.M. in Story County, Iowa, outside of and adjacent to the existing City of Nevada Corporate Limits, comprised of an area of approximately 9.51 acres for December 14, 2020 at 6:00 p.m. and Authorize Publication of Notice

G. Approve Probationary Firefighters: Gregory Jones – Firefighter/EMT, Max Hoffman – Firefighter, Margaret Pyke – Firefighter/EMT, and Spencer Clark – Firefighter  
After due consideration and discussion the roll was called. Aye: Sampson, Neelson, Spence, Ehrig, Hanson, Mittman. Nay: None. The Mayor declared the motion carried.

## 6. PUBLIC FORUM

- A. Mayor Barker swore in Probationary Volunteer Firefighters: Gregory Jones, Max Hoffman, Margaret Pyke and Spencer Clark
- B. Main Street Nevada, Henry Corbin, presented the conceptual drawings for Upper Gatherings
- C. NEDC Director John Hall updated the Council on the Housing Readiness Assessment. Nevada was awarded the \$10,000 matching grant for the demolition of dilapidated housing.

## 7. OLD BUSINESS

- A. Ordinance No. 1015 (2020/2021): An Ordinance adopting FEMA Floodplain Management, second reading

Motion by Jason Sampson, seconded by Barb Mittman, to **approve Ordinance No. 1015 (2020/2021), second reading.** After due consideration and discussion the roll was called. Aye: Sampson, Mittman, Neelson, Spence, Ehrig, Hanson. Nay: None. The Mayor declared the motion carried.

- B. 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

No action on No. 036 (2020/2021) was taken by the council.

- C. Approve Pay Request No. 8 for the Central Business District Infrastructure Project from Con-Struct, Inc. in the amount of \$149,384.65

Motion by Dane Neelson, seconded by Sandy Ehrig, to **approve Pay Request No. 8 for the Central Business District Infrastructure Project from Con-Struct, Inc. in the amount of \$149,384.65.** After due consideration and discussion the roll was called. Aye: Neelson, Ehrig, Hanson, Mittman, Sampson, Spence. Nay: None. The Mayor declared the motion carried.

- D. Discussion and Appropriate Follow Up on Opening of Public Facilities

No action of the council was taken.

## 8. NEW BUSINESS

- A. Approve Replacement of Front Outdoor Sign at the Nevada Public Library

Motion by Luke Spence, seconded by Barb Mittman, to **approve Option 1, Accept FastSigns quote #30794 for Full Color LED Display for \$12,100.37.** After due consideration and discussion the roll was called. Aye: Spence, Mittman, Nealson, Sampson, Ehrig, Hanson. Nay: None. The Mayor declared the motion carried.

- B. Resolution No. 049 (2020/2021): A Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year which include: (Almaco, \$30,000); (NEDC-membership, \$65,000); (Van Houweling, \$76,000); (R Friedrich & Sons/LMI, \$153,729); (Mid-States Material Handling, \$27,926); (Verbio, \$68,612)

Motion by Jason Sampson, seconded by Dane Nealson, to **adopt Resolution No. 049 (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.

- C. Resolution No. 050 (2020/2021): A Resolution approving Tax Increment Financing (TIF) indebtedness certification and directing the certification to be filed no later than December 1, 2020

Motion by Sandy Ehrig, seconded by Luke Spence, to **adopt Resolution No. 050 (2020/2021).** After due consideration and discussion the roll was called. Aye: Ehrig, Spence, Hanson, Mittman, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

- D. Resolution No. 051 (2020/2021): A Resolution Consenting to Assignment of Development Agreement and Tax Increment Payments

Motion by Dane Nealson, seconded by Brian Hanson, to **adopt Resolution No. 051 (2020/2021).** After due consideration and discussion the roll was called. Aye: Nealson, Hanson, Mittman, Sampson, Spence, Ehrig. Nay: None. The Mayor declared the motion carried.

- E. Approve Firm to Redesign City of Nevada Website

Motion by Luke Spence, seconded by Dane Nealson, to **approve Option 1, Accept bid from Saltech Systems to redesign the City of Nevada website.** After due consideration and discussion the roll was called. Aye: Spence, Nealson, Sampson, Ehrig, Hanson, Mittman. Nay: None. The Mayor declared the motion carried.

## 9. REPORTS:

City Administrator Cook advised Central Iowa Community Services would like to display signs/banners around Nevada on public property. It will be placed on the next council agenda.

Mayor Barker noted he had been working on COVID-19 follow-up. He updated the council on the status of MetroNet. Main Street Halloween went well and the Fieldhouse is progressing.

Council Member Spence reported he will be hosting the Community Coffee on Saturday with other providers to discuss mental health.

Director of Fire/EMS Reynolds reported staff is preparing for the next wave of Covid-19 and Ultra Violet Lights are in place to help with disinfecting. He also reminded everyone there are fire codes to follow when building.

Park and Rec Director Hansen advised they are also using the Ultra Violet Light. He also noted the annual Senior Thanksgiving Lunch will be by pick up or delivery this year.

Public Safety Director Martinez relayed this was Ryan Hutton's last week with the department.

Library Director Speer reported the library has gone back to curbside only. They are also preparing Warming Kits that include gloves and hats. They now have five hot spots available for checking out.

City Clerk Wright confirmed the Budget Workshop date of January 25<sup>th</sup>, 2021, immediately following the regular council meeting. She advised we have been approved for full funding from the State CARES funds.

#### 10. 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 6:54 p.m. the meeting adjourned.

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

ATTEST:

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Kerin Wright, City Clerk

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