
NEVADA CITY COUNCIL - MONDAY, SEPTEMBER 28, 2020 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 of Nevada City Hall located at 1209 6th Street, Nevada, Iowa. Mayor Brett Barker, convened the meeting at 6:00 p.m. on Monday, September 28, 2020, pursuant to the rules of the Council. The agenda was posted on the official bulletin board in compliance with the open meeting law. Due to COVID-19 the meeting was also available via Zoom:

<https://us02web.zoom.us/j/87961733099?pwd=UERoTDIiUXZhcZlQI9ML0ZOeEIOdz09>

OR by phone: (312) 626-6799, (646) 558-8656, (301) 715-8592

Webinar ID: 879 6173 3099 Password: 287321

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, Larry Stevens, Kerin Wright, Ric Martinez, Jeremy Rydl, Tim Hansen, Shawn Cole and Ray Reynolds.

3. APPROVAL OF AGENDA

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

4. PUBLIC HEARING(S)

A. Public Hearing – State Revolving Fund (SRF) Loan Application for the Wastewater Treatment Facility, Review and Environmental Assessment

At 6:01 p.m. Mayor Barker announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **August 27, 2020**. The public hearing is **a review of the City's State Revolving Fund Loan and allow the public the contents of an environmental information related to the proposed improvements to the City of Nevada Wastewater Treatment Plant.**

There were **no written or oral objections** to the aforementioned recommendation. Meeting closed 6:01 p.m.

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

Motion by Brian Hanson, seconded by Dane Nealson, to **approve the following consent agenda items:**

A. Approve Minutes of the Regular Meeting held on September 14, 2020

B. Approve Payment of Cash Disbursements, including Check Numbers 74441-74476 and Electronic Numbers 835-842 (Inclusive) Totaling \$1,323,756.90 (See attached list)

- C. Approve Financial Reports for Month of August, 2020
- D. Resolution No. 025 (2020/2021): A Resolution approving the Annual FY2019/2020 Street Finance Report and authorize submittal to the Iowa Department of Transportation
- E. Schedule Public Hearing for Fiscal Year 2020/2021 Budget Amendment, #1, October 12, 2020 and Authorize Publication on October 1, 2020

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

6. PUBLIC FORUM

- A. Mayor Barker Proclaimed the Month of October as Watershed Awareness

7. OLD BUSINESS

- A. Ordinance No. 1013 (2020/2021): An Ordinance adopting the Urban Revitalization Plan, second reading

Motion by Luke Spence, seconded by Sandy Ehrig, to **approve Ordinance No. 1013 (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.

- B. Resolution No. 026 (2020/2021): A Resolution Finally Adopting the Plan Amendment for the Nevada Urban Revitalization Area

Motion by Barb Mittman, seconded by Dane Nealson, to **adopt Resolution No. 026 (2020/2021).** After due consideration and discussion the roll was called. Aye: Mittman, Nealson, Sampson, Spence, Ehrig, Hanson. Nay: None. The Mayor declared the motion carried.

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

Motion by Brian Hanson, seconded by Sandy Ehrig, to **approve Ordinance No. 1014 (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.

- D. Resolution No. 027 (2020/2021): A Resolution to approve final plat for 6th Street Industrial Park, 1st Addition

Motion by Luke Spence, seconded by Dane Nealson, to **adopt Resolution No. 027 (2020/2021).** After due consideration and discussion the roll was called. Aye: Spence, Nealson, Sampson, Ehrig, Hanson, Mittman. Nay: None. The Mayor declared the motion carried.

- E. Approve Change Order No. 2 for the Central Business District Infrastructure Project from Con-Struct, Inc, in the amount of \$8,916.60

Motion by Dane Nealson, seconded by Jason Sampson, to **approve Change Order No. 2 for the Central Business District Infrastructure Project from Con-Struct, Inc., in the amount of \$8,916.60.** After due consideration and discussion the roll was called. Aye: Nealson, Sampson, Spence, Ehrig, Hanson, Mittman. Nay: None. The Mayor declared the motion carried.

F. Opening of Public Facilities

There was no vote of the council regarding this item.

G. Discussion and Appropriate Follow-up on 30-day Review of previous Resolution No. 047C, Revised (2020/2021): A Resolution taking Appropriate Emergency Measures during the COVID-19 Pandemic

No changes were made to the Resolution.

8. NEW BUSINESS

A. Resolution No. 028 (2020/2021): A Resolution to Fix a Date of Meeting at Which it is Proposed to Approve a Development Agreement with South Glen, LLC, including Annual Appropriation Tax Increment Payments

Motion by Barb Mittman, seconded by Luke Spence, to **adopt Resolution No. 028 (2020/2021).** After due consideration and discussion the roll was called. Aye: Mittman, Spence, Ehrig, Hanson, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

B. Resolution No. 029 (2020/2021): A Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Mid-States Material Handling & Fabrication, Inc., Including Annual Appropriation Tax Increment Payments

Motion by Brian Hanson, seconded by Sandy Ehrig, to **adopt Resolution No. 029 (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.

C. Resolution No. 030 (2020/2021): A Resolution to Fix a Date of Meeting at Which it is Proposed to Approve a Development Agreement with On Track Construction, LLC, Including Annual Appropriation Tax Increment Payments

Motion by Dane Nealson, seconded by Luke Spence, to **adopt Resolution No. 030 (2020/2021).** After due consideration and discussion the roll was called. Aye: Nealson, Spence, Ehrig, Hanson, Mittman, Sampson. Nay: None. The Mayor declared the motion carried.

D. Resolution No. 031 (2020/2021): A Resolution to Amend Resolution No. 018 (2020/2021) Authorizing the Request for Reimbursement of Eligible Covid-19 Related Expenses from the State of Iowa

Motion by Barb Mittman, seconded by Luke Spence, to **adopt Resolution No. 031 (2020/2021).** After due consideration and discussion the roll was called. Aye: Mittman,

Spence, Ehrig, Hanson, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

9. REPORTS: (CA/Mayor/Council/Staff)

City Administrator discussed the businesses located along Lincoln Highway that are vacant and how it is difficult to prove abandonment.

Mayor Barker was encouraged by the proposed development agreements that are being planned. He updated the council on the website proposals and process. Main Street ribbon cutting will be held on October 3rd with an introduction of Jordan to the public.

Council Member Nealson relayed the Run Country Fest & 5K is Sunday, October 4th. The run will begin at Billy Sunday Field and held on Nevada's trail system. The music begins approximately at 2:15 p.m.

Director of Fire/EMS Reynolds updated the council on the fire hydrants and hose testing. They will be switching over to 5" hose through capital purchases. They have received the HP Truck and are in the process of switching it out. He has been asked to see new technology that is happening with green energy.

Planning and Zoning Administrator Cole advised council of the Flood Plain Ordinance P&Z will be looking at because of the new FEMA/DNR requirements. P&Z will be looking at the final plats for West F and South Glen as well. He updated them on the downtown project.

Park and Rec Director Hansen reported that SCORE has been reseeded and the baseball field should be ready for final inspection soon. Staff will be spraying the parks and public grounds in the coming weeks.

Public Safety Director relayed a second officer has resigned. They will begin the hiring process.

City Engineer Stevens updated the council on the subdivisions, downtown project and Verbio. Bids for the first phase of the Wastewater Treatment Plant Project will be held next week.

City Clerk Wright advised the FY2021/2022 Budget timeline has been distributed and the process has begun. She will be filing the second request for State Covid reimbursement by October 9th.

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 7:08 p.m. the meeting adjourned.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____
Council Approved: _____