



AGENDA
REGULAR MEETING OF THE NEVADA CITY COUNCIL
MONDAY, NOVEMBER 9, 2020 – 6:00 P.M.
NEVADA CITY HALL, COUNCIL CHAMBERS – 1209 6TH STREET

Notice to the Public: The Mayor and City Council welcome comments from the public during discussion on agenda items. If you wish to speak, please complete a card found on the podium near this agenda and hand it to the City Clerk before the meeting. When your name is called, please step to the podium, state your name and address for the record, and speak. The Mayor may limit each speaker to five minutes. If you wish to present written materials and/or a signed petition in addition to your oral presentation, those materials need to be delivered to the City Clerk by noon on the Wednesday prior to the meeting to be included in the Council packet. The normal process on any particular agenda item is that the motion is placed on the floor, input is received from the audience, the Council is given an opportunity to comment on the issue or respond to the audience concerns, and the vote is taken. On ordinances, there is time provided for public input when recognized by the Chair. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring. The use of obscene and vulgar language, hate speech, racial slurs, slanderous comments, and any other disruptive behavior during the Council meeting will not be tolerated and the offender may be barred by the presiding officer from further comment before the Council during the meeting and/or removed from the meeting.

The Council will be meeting in the Council Chambers, seating is limited to 10 people to ensure social distancing, but there is the option to participate via zoom, so long as that option is available.

<https://us02web.zoom.us/j/87961733099?pwd=UERoTDIiUXZhc2ZlQ9ML0ZOeEI0dz09>

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

Webinar ID: 879 6173 3099 Password: 287321

****If you would like to speak regarding an agenda item or during public forum prior arrangements are REQUIRED. Written documents may also be submitted.***

Please call City Hall at 515-382-5466 or email kwright@cityofnevadaiaowa.org by 4:00 p.m. Monday, November 9th

1. Call the Meeting to Order
2. Roll Call
3. Approval of the Agenda
4. PUBLIC HEARING(S)
 - A. Wastewater Sewer Revenue Loan, SRF Planning and Design \$1,500,000
 1. Public Hearing, on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement
 2. Resolution No. 047 (2020/2021): A Resolution taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement
 - B. Sewer Revenue Loan, WWTF Construction-Phase 1 \$3,400,000
 1. Public Hearing, on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement
 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)

5. Approval of CONSENT AGENDA (Any item on the Consent Agenda may be removed for separate consideration.)
 - 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 6th 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 5th 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 5th 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
6. PUBLIC FORUM: Time set aside for comments from the public on topics of City business other than those listed on the agenda – no action may be taken. (Please keep your comments to five minutes or less.) This is an opportunity for members of the audience to bring to the Council's attention any item not listed on the agenda. Comments are limited to five (5) minutes per citizen, and the City will notify citizens when their time has expired. Speakers may not yield their times to others, and as a general rule this is not a time for exchange of questions. The Mayor has the authority to reduce the time allowed for comment in accordance with the number of persons present and signed up to speak.
 - A. Swear In Probationary Volunteer Firefighters
 - B. Main Street Nevada, Henry Corbin to present Conceptual Drawings for Upper Gatherings
7. OLD BUSINESS
 - A. Ordinance No. 1015 (2020/2021): An Ordinance adopting FEMA Floodplain Management, second reading

- 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
 - C. Approve Pay Request No. 8 for the Central Business District Infrastructure Project from Con-Struct, Inc. in the amount of \$149,384.65
 - D. Discussion and Appropriate Follow Up on Opening of Public Facilities
8. NEW BUSINESS
- A. Approve Replacement of Front Outdoor Sign at the Nevada Public Library
 - 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)
 - 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
 - D. Resolution No. 051 (2020/2021): A Resolution Consenting to Assignment of Development Agreement and Tax Increment Payments
 - E. Approve Firm to Redesign City of Nevada Website

9. REPORTS – City Administrator/Mayor/Council/Staff

10. ADJOURN

The agenda was posted on the official bulletin board on November 5, 2020, in compliance with the requirements of the open meetings law.

Posted _____

E-Mailed _____

W:\OFFICE\COUNCIL\AGENDAS-COUNCIL\2020-2021\2020-11-9.DOC



COUNCIL PACKET MEMO
NEVADA CITY COUNCIL - NOVEMBER 5, 2020

4. PUBLIC HEARING(S)

- A. Wastewater Sewer Revenue Loan, SRF Planning and Design \$1,500,000
 - 1. Public Hearing, on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement
 - 2. Resolution No. 047 (2020/2021): A Resolution taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement
Enclosed you shall see a resolution for the SRF loan for the wastewater treatment facility. This loan is for the first phase of the project. Staff recommends approval.
- B. Sewer Revenue Loan, WWTF Construction-Phase 1 \$3,400,000
 - 1. Public Hearing, on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement
 - 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)
Enclosed you shall see a resolution for the SRF loan for the wastewater treatment facility. This loan is for the planning and design of the project. This will be a 0% interest loan until the project is complete. Staff recommends approval.

7. OLD BUSINESS

- A. Ordinance No. 1015 (2020/2021): An Ordinance adopting FEMA Floodplain Management, second reading
Enclosed you shall see the new ordinance recommended by FEMA. This is the second reading and staff recommends approval.
- 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:
Enclosed you shall see the resolution to approve the development agreement with Mid-States Material Handling & Fabrication, Inc. Bond Counsel is making the revisions and will forward on Friday.
- C. Approve Pay Request No. 8 for the Central Business District Infrastructure Project from Con-Struct, Inc. in the amount of \$149,384.65:
Enclosed you shall see the 8th pay request for the CBD project. Staff has reviewed and recommends approval.
- D. Discussion and Appropriate Follow Up on Opening of Public Facilities:
Enclosed you shall see data on COVID-19 numbers for discussing an appropriate follow up of opening public facilities.

8. NEW BUSINESS

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

Enclosed you shall see an Action Form providing history, bids and options for the outdoor sign at the library.

- 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)

Enclosed you shall see a resolution setting the annual appropriations for the various rebate agreements in place. Staff recommends approval.

- 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

Enclosed you shall see the resolution and TIF Certification forms to file with Story County in order to collect our TIF revenue for FY21/22 for our debt and rebate obligations. Staff recommends approval.

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

Enclosed you shall see a resolution and an Assignment of Development Agreement prepared by our bond attorneys. Verbio has had a name change and this will transfer the current development agreement into the new name. Staff recommends approval.

- E. Approve Firm to Redesign City of Nevada Website

Enclosed you shall see an Action Form with history and options. Also included are the proposals from the final two vendors.

(Hearing – Sewer Revenue)

420131-100

Nevada, Iowa

November 9, 2020

The City Council of the City of Nevada, Iowa, met on November 9, 2020, at _____ o'clock ____ .m., at the Nevada City Hall, in the City.

The meeting was called to order by the Mayor, and the roll was called showing the following members of the Council present and absent:

Present: _____

Absent: _____.

This being the time and place specified for holding the public hearing and taking action on the proposal to enter into a Sewer Revenue Loan and Disbursement Agreement, the City Clerk announced that no written objections had been placed on file. Whereupon, the Mayor called for any written or oral objections, and there being none, the Mayor declared the public hearing closed.

After due consideration and discussion, Council Member _____ introduced the following resolution and moved its adoption, seconded by Council Member _____. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted, as follows:

RESOLUTION NO. 047 (2020/2021)

Resolution taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement

WHEREAS, the City of Nevada (the "City"), in Story County, State of Iowa, did heretofore establish a Municipal Sanitary Sewer System (the "Utility") in and for the City which has continuously supplied sanitary sewer service in and to the City and its inhabitants since its establishment; and

WHEREAS, the management and control of the Utility are vested in the City Council (the "Council") and no board of trustees exists for this purpose; and

WHEREAS, the City has heretofore proposed to contract indebtedness and enter into a certain Sewer Revenue Loan and Disbursement Agreement (the "Agreement") and to borrow money thereunder in a principal amount not to exceed \$1,500,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Utility, and has published notice of the proposed action and has held a hearing thereon on November 9, 2020;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Nevada, Iowa, as follows:

Section 1. The City Council hereby determines to enter into the Agreement in the future and orders that Sewer Revenue Bonds be issued at such time in evidence thereof. The City Council further declares that this resolution constitutes the "additional action" required by Section 384.24A of the Code of Iowa.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Section 3. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved November 9, 2020.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

November 4, 2020

VIA EMAIL

Kerin Wright
City Clerk/City Hall
Nevada, IA

Re: \$1,500,000 SRF Sewer Revenue Loan and Disbursement Agreement
Our File No. 420131-100

Dear Kerin:

We have prepared and attach proceedings related to the public hearing and additional action on the Sewer Revenue Loan and Disbursement Agreement (the "Agreement") for the November 9, 2020, City Council meeting.

The proceedings attached include the following items:

1. Minutes of the meeting covering the public hearing, followed by the resolution taking additional action in connection with the Agreement. This resolution simply sets forth the City Council's determination to enter into the Agreement in the future and its adoption constitutes the "additional action" required by the Iowa Code.
2. Attestation Certificate with respect to the validity of the transcript.

On November 9, 2020, the City Council should meet as scheduled and hold the hearing on its intention to enter into the Agreement. The minutes as drafted assume that no objections will be filed or made.

Please return one fully executed copy of these proceedings to our office as soon as possible. Please call Emily Hammond, Jessica Vaught or me if you have questions.

Best regards,

John P. Danos

Attachments

cc: Tracy Scebold
Tony Toigo
Jordan Cook
Michael Maloney

Kerin Wright

From: vaught.jessica@dorsey.com
Sent: Wednesday, November 4, 2020 1:50 PM
To: Kerin Wright; Jordan Cook
Cc: tracy.scebold@iowafinance.com; Tony.Toigo@IowaFinance.com; mmaloney@dadco.com; Danos.John@dorsey.com; Bjork.Amy@dorsey.com; hammond.emily@dorsey.com; ritter.cheryl@dorsey.com; orngard.severie@dorsey.com; lemke.susan@DORSEY.com; montgomery.amy@dorsey.com; Calderon.David@dorsey.com
Subject: Proceedings (Nevada #100)
Attachments: 2nd Half Hrg Only Sewer Rev LDA (Nevada #100 2020)-v3.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon –

Attached please find proceedings for the November 9th City Council meeting covering the public hearing and additional action on the City's SRF Sewer Revenue Loan and Disbursement Agreement. We have included a letter at the end of the proceedings with additional details and instructions

Can you let us know when the notice of hearing will be published for this public hearing? We would appreciate a clip of the notice as published as soon as you see it in the paper.

Please feel free to contact us with questions. Have a nice day!

Best,

Jessica J. Vaught
Paralegal



DORSEY & WHITNEY LLP
801 Grand Avenue
Suite 4100 | Des Moines, IA 50309-8002
P: 515.699.3282 F: 515.283.1060

CONFIDENTIAL COMMUNICATION

E-mails from this firm normally contain confidential and privileged material, and are for the sole use of the intended recipient. Use or distribution by an unintended recipient is prohibited, and may be a violation of law. If you believe that you received this e-mail in error, please do not read this e-mail or any attached items. Please delete the e-mail and all attachments, including any copies thereof, and inform the sender that you have deleted the e-mail, all attachments and any copies thereof. Thank you.

Please help reduce paper and ink usage. Print only if necessary.

(Hearing/Issuance – Sewer Revenue)

420131-101

Nevada, Iowa

November 9, 2020

A meeting of the City Council of the City of Nevada, Iowa, was held on November 9, 2020, at _____ o'clock ____m., at the Nevada City Hall, in the City.

The meeting was called to order by the Mayor, and the roll was called showing the following Council Members present and absent:

Present: _____

Absent: _____.

This being the time and place specified for holding a public hearing and taking action on the proposal to enter into a Sewer Revenue Loan and Disbursement Agreement, the City Clerk announced that no written objections had been placed on file. Whereupon, the Mayor called for any written or oral objections, and there being none, the Mayor declared the public hearing closed.

After due consideration and discussion, Council Member _____ introduced the following resolution and moved its adoption, seconded by Council Member _____. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

RESOLUTION NO. 048 (2020/2021)

Resolution taking additional action with respect to a Sewer Revenue Loan and Disbursement Agreement and authorizing, approving and securing the payment of a \$3,038,000 Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement)

WHEREAS, the City of Nevada (the "City"), in Story County, State of Iowa, did heretofore establish a Municipal Sanitary Sewer System (the "Utility") in and for the City which has continuously supplied sanitary sewer service in and to the City and its inhabitants since its establishment; and

WHEREAS, the management and control of the Utility are vested in the City Council (the "Council") and no board of trustees exists for this purpose; and

WHEREAS, the City has heretofore proposed to borrow money and enter into a Sewer Revenue Loan and Disbursement Agreement (the "Loan and Disbursement Agreement") with the Iowa Finance Authority (the "Lender") and to issue in accordance therewith Sewer Revenue Bonds (the "Bonds") in a principal amount not to exceed \$3,400,000 to provide funds to pay the costs, to that extent, of planning, designing, and constructing improvements and extensions to the Utility (the "Project"), and has published notice of the proposed action and has held a hearing thereon on November 9, 2020; and

WHEREAS, it is necessary at this time to authorize and approve the issuance of a \$3,038,000 Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement) (the "Project Note") pursuant to the provisions of Section 76.13 of the Code of Iowa in anticipation of the receipt of and payable from the proceeds of the Loan and Disbursement Agreement (the "Loan Proceeds") in order to pay authorized costs in connection with planning and designing the Project;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Nevada, Iowa, as follows:

Section 1. The City Council hereby covenants for the benefit of the Lender and all who may at any time be the holder of the Project Note to enter into the Loan and Disbursement Agreement and to issue and deliver the Bonds prior to the Maturity Date, as defined in the Project Note, and declares that this resolution constitutes the "additional action" required by Section 384.24A of the Code of Iowa. The Bonds are hereby ordered to be issued at such time as the City enters into the Loan and Disbursement Agreement.

Section 2. The Project Note in the principal amount of \$3,038,000 is hereby authorized to be issued to the Lender. The Project Note shall be dated as of the date of closing, shall mature on the Maturity Date as defined in the Project Note, and shall bear interest at the rate of 0% per annum.

The Project Note shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk and shall be a fully registered instrument without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Project Note shall cease to be such officer before the delivery of the Project Note, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The City Clerk is hereby designated as the Registrar and Paying Agent for the Project Note and may be hereinafter referred to as the "Registrar" or the "Paying Agent."

The City reserves the right to prepay principal of the Project Note in whole or in part on any date prior to the Maturity Date, as defined in the Project Note, at a prepayment price equal to the principal amount thereof prepaid.

The Project Note shall be fully registered as to both principal and interest in the name of the owner in the records of the City kept for such purpose, after which no transfer shall be valid unless made on said records by the City Clerk, and then only upon a written instrument of transfer satisfactory to the City, duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City shall maintain as confidential the record of identity of owners of the Project Note, as provided by Section 22.7 of the Code of Iowa.

Section 3. The Project Note shall be in substantially the following form:

(Form of Project Note)

UNITED STATES OF AMERICA
STATE OF IOWA
STORY COUNTY
CITY OF NEVADA

SEWER REVENUE LOAN AND DISBURSEMENT AGREEMENT ANTICIPATION PROJECT NOTE
(IFA INTERIM LOAN AND DISBURSEMENT AGREEMENT)

No. 1

MAXIMUM PRINCIPAL AMOUNT: \$3,038,000

INTEREST RATE

PROJECT NOTE DATE

0%

December 4, 2020

This Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement) (the "Project Note") is issued to the Iowa Finance Authority (the "Lender") by the City of Nevada, Iowa (the "City"), as of the Project Note Date. The Lender shall loan to the City an interim amount not to exceed \$3,038,000.

The City has adopted a resolution (the "Resolution") authorizing and approving this Project Note pursuant to the provisions of Sections 76.13 and 384.24A of the Code of Iowa, 2019, as amended, and providing for the issuance and securing the payment of this Project Note, and reference is made to the Resolution for a more complete statement as to the source of payment of this Project Note and the rights of the owners of this Project Note. This Project Note, together with any additional obligations as may be hereafter issued and outstanding from time to time under the conditions set forth in the Resolution, shall be payable solely and only from the proceeds (the "Loan Proceeds") of an authorized Loan and Disbursement Agreement and the corresponding future issuance of Sewer Revenue Bonds, a sufficient portion of which have been appropriated to the payment hereof.

The proceeds of this Project Note shall be used for the purposes set forth in the Resolution and shall be made available to the City in the form of one or more periodic disbursements.

This Project Note shall be executed and delivered to the Lender in evidence of the City's obligation to repay the amounts payable hereunder and shall bear interest at 0%. This Project Note shall be payable as to principal in full on the Maturity Date (hereinafter defined) and in the total aggregate amount drawn by the City pursuant to this Project Note, shall be subject to prepayment in whole or in part on any date at a prepayment price equal to the principal amount hereof prepaid, and shall contain such other terms and provisions as provided in the Resolution.

This Project Note is payable as to principal three years from the Project Note Date (the "Maturity Date"). If the City enters into a Loan and Disbursement Agreement with the Lender pursuant to the Iowa Water Pollution Control Works and Drinking Water Facilities Financing Program by the Maturity Date, the Lender may provide for the repayment in full of this Project Note pursuant to the terms of such Loan and Disbursement Agreement and the resolution authorizing the Loan and Disbursement Agreement.

This Project Note is executed pursuant to the provisions of Sections 76.13 and 384.24A of the Code of Iowa and shall be read and construed as conforming to all provisions and requirements of the statute.

In the event of any inconsistency or conflict between the terms and conditions of the Resolution and this Project Note, the parties acknowledge and agree that the terms of this Project Note shall take precedence over any such terms of the Resolution.

And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa, to exist, to be had, to be done or to be performed precedent to and in the issue of this Project Note were and have been properly existent, had, done and performed in regular and due form and time; and that the issuance of this Project Note does not exceed any constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the City of Nevada, Iowa has caused this Project Note to be executed by its Mayor and attested by its City Clerk all as of the Project Note Date.

CITY OF NEVADA, IOWA

By: DO NOT SIGN
Mayor

Attest:

DO NOT SIGN
City Clerk

IN WITNESS WHEREOF, I have hereunto affixed my signature all as of the date first above written.

IOWA FINANCE AUTHORITY

By: _____
Its: _____

Section 4. The Project Note shall be executed as herein provided as soon after the adoption of this resolution as may be possible and thereupon shall be delivered to the Registrar for registration and delivery to the Lender, upon receipt of the Project Note proceeds.

Section 5. The Loan Proceeds are hereby appropriated to the payment of the Project Note and may also be appropriated to the payment of other obligations issued to pay costs of the Project.

At its sole discretion, the City Council may appropriate to the payment of the Project Note proceeds to be received from state or federal grants and/or income or revenues from sources to be received and expended for the Project during the period of Project construction.

The Project Note is a limited obligation of the City payable solely and only from the Loan Proceeds and shall not constitute a general obligation of the City, nor shall it be payable in any manner by taxation, and under no circumstances shall the City be in any manner liable by reason of the failure of the Loan Proceeds to be sufficient for the payment in whole or in part of the Project Note.

Section 6. Upon a breach or default of a term of the Project Note or any Parity Obligations and this resolution, a proceeding may be brought in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required under the terms of this resolution and Section 76.13 of the Code of Iowa.

Section 7. The City reserves the right to issue additional obligations (the "Parity Obligations") payable from the Loan Proceeds, and ranking on a parity with, the Project Note. The Project Note or any Parity Obligations shall not be entitled to priority or preference one over the other in the application of the Loan Proceeds regardless of the time or times of the issuance of such Project Note or Parity Obligations, it being the intention of the City that there shall be no priority among the Project Note or Parity Obligations, regardless of the fact that they may have been actually issued and delivered at different times.

Section 8. The provisions of this resolution shall constitute a contract between the City and the owners of the Project Note and Parity Obligations as may from time to time be outstanding, and after the issuance of the Project Note, no change, variation or alteration of any kind of the provisions of this resolution shall be made without prior consent of the Lender which will adversely affect the owners of the Project Note or Parity Obligations until the Project Note and Parity Obligations and the interest thereon shall have been paid in full.

Section 9. If any section, paragraph, clause or provision of this resolution shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 10. All resolutions and orders or parts thereof in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed.

Section 11. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved November 9, 2020.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

• • • •

On motion and vote, the meeting adjourned.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

November 4, 2020

VIA EMAIL

Kerin Wright
City Clerk/City Hall
Nevada, Iowa

Re: \$3,038,000 SRF Planning and Design Loan
File No. 420131-101

Dear Kerin:

We have prepared and attach proceedings to be used at the November 9, 2020 City Council meeting to enable the Council to hold the hearing on and authorize a Sewer Revenue Loan and Disbursement Agreement (the "Agreement") and approve the issuance of a Sewer Revenue Planning and Design Loan Project Note (the "Project Note"). The proceedings attached include the following items:

1. Minutes of the November 9, 2020 meeting reflecting the hearing and providing for the adoption of a resolution (the "Resolution") authorizing and approving the Agreement and providing for the issuance of the Project Note.
2. Certificate attesting to the transcript.
3. The Project Note. Please have the Project Note signed as indicated, and return the executed original to us.

On November 9, 2020, the City Council should meet as scheduled and conduct the hearing. The minutes as drafted assume that no objections will be filed or made. The City Council may then proceed with the adoption of the attached Resolution.

Please return one fully executed copy of these proceedings, along with the original, executed Project Note, to our office by November 23, 2020.

Please call Emily Hammond, Jessica Vaught or me if you have questions.

Best regards,

John P. Danos

Attachments

cc: Tracy Scebold
Tony Toigo
Jordan Cook
Michael Maloney

Kerin Wright

From: vaught.jessica@dorsey.com
Sent: Wednesday, November 4, 2020 1:54 PM
To: Kerin Wright; Jordan Cook
Cc: tracy.scebold@iowafinance.com; Tony.Toigo@IowaFinance.com; mmaloney@dadco.com; Danos.John@dorsey.com; Bjork.Amy@dorsey.com; hammond.emily@dorsey.com; ritter.cheryl@dorsey.com; orngard.severie@dorsey.com; lemke.susan@DORSEY.com; montgomery.amy@dorsey.com; Calderon.David@dorsey.com
Subject: Proceedings (Nevada #101)
Attachments: 2nd Half Hrg & Iss Sewer Rev P&D (Nevada #101 2020)-v3.docx; Project Note (Nevada #101 2020)-v2.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi again –

Attached please find proceedings for the November 9th City Council meeting covering the public hearing and additional action on the City's SRF Sewer Planning & Design Loan. We have included a letter at the end of the proceedings with additional details and instructions. We have also attached the Project Note. Please have the Project Note and all completed proceedings returned to our office by November 23, 2020 so we can submit them to the Iowa Finance Authority in time for closing.

Can you let us know when the notice of hearing will be published for this public hearing? We would appreciate a clip of the notice as published as soon as you see it in the paper.

Please feel free to contact us with questions. Have a nice day!

Best,

Jessica J. Vaught
Paralegal



DORSEY & WHITNEY LLP
801 Grand Avenue
Suite 4100 | Des Moines, IA 50309-8002
P: 515.699.3282 F: 515.283.1060

CONFIDENTIAL COMMUNICATION

E-mails from this firm normally contain confidential and privileged material, and are for the sole use of the intended recipient. Use or distribution by an unintended recipient is prohibited, and may be a violation of law. If you believe that you received this e-mail in error, please do not read this e-mail or any attached items. Please delete the e-mail and all attachments, including any copies thereof, and inform the sender that you have deleted the e-mail, all attachments and any copies thereof. Thank you.

Please help reduce paper and ink usage. Print only if necessary.

NEVADA CITY COUNCIL - MONDAY, OCTOBER 26, 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, October 26, 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, Larry Stevens, Mike Roth, Jeremy Rydl, Tim Hansen, Shawn Cole, Marlys Barker and Ray Reynolds.

Also in attendance were: Keith Morgan, Karen Selby and Apryl DeLange.

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, Flood Plain Ordinance Amendment

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 **October 15, 2020**. The public hearing is **Flood Plain Ordinance Amendment**.

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

B. Ordinance No. 1015 (2020/2021): An Ordinance adopting FEMA Floodplain Management

Motion by Barb Mittman, seconded by Luke Spence, to **approve Ordinance No. 1015 (2020/2021) through the first reading**. After due consideration and discussion the roll was called. Aye: Mittman, Spence, Ehrig, Hanson, Nealson, Sampson. 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 Sandy Ehrig, seconded by Dane Nealson, to **approve the following consent agenda items**:

A. Approve Minutes of the Regular Meeting held on October 12, 2020

- B. Approve Payment of Cash Disbursements, including Check Numbers 74560-74644 and Electronic Numbers 847-853 (Inclusive) Totaling \$996,849.76 (See attached list)
- C. Approve Financial Reports for Month of September, 2020
- D. Approve Renewal of Class E Liquor License, Class B Native Wine Permit, and Sunday Sales Privileges for Good & Quick Co., 519 Lincoln Hwy, Effective December 5, 2020
- E. Approve 2021 Wellness program

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

6. PUBLIC FORUM

- A. Keith Morgan, Story County Emergency Management Coordinator, briefed the council on how the County is processing the data in regards to the COVID-19 Pandemic

7. OLD BUSINESS

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

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

- B. 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

Motion by Dane Nealson, seconded by Jason Sampson, to **adopt Resolution No. 035 (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.

- C. 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 of the council was taken.

- D. 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

Motion by Dane Nealson, seconded by Sandy Ehrig, to **adopt Resolution No. 037 (2020/2021).** After due consideration and discussion the roll was called. Aye: Nealson, Ehrig, Hanson, Mittman, Sampson, Spence. Nay: None. The Mayor declared the motion carried.

- E. Resolution No. 040 (2020/2021): A Resolution approving the Final Plat for West F Avenue Industrial Park Subdivision

Motion by Brian Hanson, seconded by Dane Nealson, to **adopt Resolution No. 040 (2020/2021)**. After due consideration and discussion the roll was called. Aye: Hanson, Nealson, Sampson, Spence, Ehrig, Mittman. Nay: None. The Mayor declared the motion carried.

- F. 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

After consideration and review there was no action of the council.

- G. Approve support amount of \$7,500 for the Community Vision 2050 Planning

Motion by Brian Hanson, seconded by Dane Nealson, to **approve \$7,500 Support for the Community Visioning from Institute for Decision Making, University of Northern Iowa**. After due consideration and discussion the roll was called. Aye: Hanson, Nealson, Sampson, Ehrig, Mittman. Nay: Spence. The Mayor declared the motion carried.

8. NEW BUSINESS

- A. Resolution No. 041 (2020/2021): A Resolution Adopting the Procurement Policy

Motion by Brian Hanson, seconded by Luke Spence, to **adopt Resolution No. 041 (2020/2021)**. After due consideration and discussion the roll was called. Aye: Hanson, Spence, Ehrig, Mittman, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

- B. Resolution No. 042 (2020/2021): A Resolution Adopting the Segregation of Duties Policy

Motion by Barb Mittman, seconded by Sandy Ehrig, to **adopt Resolution No. 042 (2020/2021)**. After due consideration and discussion the roll was called. Aye: Mittman, Ehrig, Hanson, Nealson, Sampson, Spence. Nay: None. The Mayor declared the motion carried.

- C. Approve HR Green Professional Services Agreement for Nevada Wastewater Treatment Facility (WWTF) Improvements-Phase 1 Construction Phase Services not to exceed \$199,000

Motion by Dane Nealson, seconded by Brian Hanson, to **approve the HR Green Professional Services Agreement for the Nevada Wastewater Treatment Facility Improvements-Phase 1 Construction Phase Services not to exceed \$199,000**. After due consideration and discussion the roll was called. Aye: Nealson, Hanson, Mittman, Sampson, Spence, Ehrig. Nay: None. The Mayor declared the motion carried.

- D. Resolution No. 043 (2020/2021): A Resolution setting the date for public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement to borrow money thereunder in a principal amount not to exceed \$1,500,000

Motion by Jason Sampson, seconded by Dane Nealson, to **adopt Resolution No. 043 (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.

- E. Resolution No. 044 (2020/2021): A Resolution setting the date for public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement to borrow money thereunder in a principal amount not to exceed \$3,400,000

Motion by Jason Sampson, seconded by Dane Nealson, to **adopt Resolution No. 044 (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.

- F. Approve Purchase of Plow Truck for Streets Department

Motion by Jason Sampson, seconded by Dane Nealson, to **approve purchase of 2021 International from O'Halloran International for \$121,411 for the Street Department.** After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Spence, Ehrig, Hanson, Mittman. Nay: None. The Mayor declared the motion carried.

- G. Resolution No. 045 (2020/2021): A Resolution Approving a Memorandum of Understanding between City of Nevada, Iowa and Public Professional and Maintenance Employees Local 2003 IUPAT for the Period of July 1, 2018 to June 30, 2021 and Authorizing and Directing Signing of the MOU to the Union Contract

Motion by Brian Hanson, seconded by Barb Mittman, to **adopt Resolution No. 045 (2020/2021)**. After due consideration and discussion the roll was called. Aye: Hanson, Mittman, Nealson, Sampson, Spence, Ehrig. Nay: None. The Mayor declared the motion carried.

- H. Resolution No. 046 (2020/2021): A Resolution Adopting the Covid-19 Policy

Motion by Luke Spence, seconded by Jason Sampson, to **adopt Resolution No. 046 (2020/2021)**. Motion by Luke Spence, seconded by Jason Sampson to amend the motion to **adopt Resolution No. 046 (2020/2021) with the amended language.** After due consideration and discussion the roll was called. Aye: Spence, Sampson, Ehrig, Hanson, Mittman, Nealson. Nay: None. The Mayor declared the motion carried.

9. REPORTS:

Mayor Barker attended meetings regarding the Hwy 30 overpass; Fieldhouse, Story County Housing Study; Auditors Exit Interview and StoryCom.

Council Member Nealson reported the final race for Nevada Runners is this Sunday. They have had good response from the community for the group's efforts during the pandemic.

Director of Fire/EMS Reynolds advised council on the recent incident between two city vehicles after a fire call. He also advised council of the UV Lights that have been purchased to help sanitize public facilities.

Planning and Supervisor Cole updated the council on the downtown project.

Park and Rec Director Hansen noted the parks have been shut down for the winter. He also relayed the good note was they didn't have to spray for mosquitos.

Public Safety Director Martinez apprised the council on the recruitment process.

City Engineer Stevens reported the annual Burke meeting was held. He also discussed additional work that might be needed downtown. He relayed the City had been awarded the full \$2,000,000 through the SRF Sponsored Program.

City Clerk Wright noted she attended IMFOA in Des Moines last week. The exit interview with the Auditor was held last week as well.

10. **CLOSED SESSION:** Closed Session pursuant to authority found in Iowa Code 21.5 (1) (c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.

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

At 8:20 p.m. Motion by Sandy Ehrig, seconded by Barb Mittman, to **GO OUT of Closed Session.** After due consideration and discussion the roll was called. Aye: Ehrig, Mittman, Nealson, Sampson, Spence, Hanson. Nay: None. The Mayor declared the motion carried.

11. Discussion and appropriate follow-up on Closed Session pursuant to authority found in Iowa Code 21.5 (1) (c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.

Motion by Brian Hanson, seconded by Dane Nealson, to **approve the recommendation presented by ICAP.** After due consideration and discussion the roll was called. Aye: Hanson, Nealson, Sampson, Ehrig, Mittman. Nay: Spence. The Mayor declared the motion carried.

12. 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 8:21 p.m. the meeting adjourned.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____

Council Approved: _____

CITY OF NEVADA
CLAIMS REPORTS FOR NOVEMBER 9, 2020
10/27/20 THRU 11/9/20

VENDOR	REFERENCE	AMOUNT	CHECK #
GREAT WESTERN	WWT,REPAIRS	1,085.44	854
WAGeworks	FSA 10272020 PMT	596.34	855
NEVADA POSTMASTER	UTILITY BILLING POSTAGE	865.72	74645
WINDSTREAM	LIB/WWT/WTR-PHONES	327.21	74646
STORY CO TREASURER	WWTF-DRIVEWAY PERMIT	25	74647
TREASURER STATE OF IA	2020 TREASURE HUNT	178.93	74648
WELLMARK	HEALTH 11/2020	24,221.73	74649
DELTA DENTAL	DENTAL 11/2020	1,505.48	74650
WAGeworks	FSA 11032020 PMT	3,566.42	857
EFTPS	FED/FICA TAX	22,942.27	856
ICMA	DEFERRED COMP	845	74661
COLLECTION SVCS CTR	CHILD SUPPORT	305.71	74662
GREAT WESTERN	HSA	253.09	74663
B & D AUTO PARTS (NAPA)	WWT-OIL FILTER	8.29	74664
BEN FRANKLIN	COVID-BATTERIES/HAND SANITIZER	18.47	74665
FAREWAY	P&Z/CA-MTG	46.1	74666
ALLIANT	ALL-UTILITIES	23,137.47	74667
FAST LANE	STS-SUPPLIES	34.8	74668
MUNICIPAL SUPPLY	STS-SUPPLIES	61.4	74669
NEVADA JOURNAL	ADM-SUBSCRIPTION	46	74670
NEVADA LUMBER	PKM-LUMBER	405	74671
PRATT SANI	ALL-GARBAGE SVC	807	74672
VAN WALL	STS-MOWER/SKID LOADER MAINT	379	74673
CITY OF AMES	SOLIDWASTE 2ND HALF 20/21	35,689.50	74674
FELD EQUIPMENT	EMS-RESCUE SUIT	194.99	74675
ARNOLD MOTOR	STS-FILTERS /BATTERY/STARTER	677.68	74676
IA ONE CALL	WTR/WWT-ONE CALL	154.1	74677
GRAINGER	STS-HOSE NOZZLE	22.94	74678
IA STATE READY MIX	STS/PKM-CONCRETE	1,898.13	74679
LOWE'S	PD-PLYWOOD	44.71	74680
DOOR & FENCE STORE	STS-LS ROLLERS	57.5	74681
IA DNR	WWTF-WWT DISP CONST PERMIT	100	74682
GATEHOUSE	PUBLIC NOTICES	831	74683
EMERGENCY MED	EMS-GLOVES	379.8	74684
IA DOT	STS-BATTERIES	21.34	74685
STORY CO EXT	STS/P&R-PESTICIDE APP TRNG	105	74686
GALLS	PD-#623/615 UNIFORM	200.55	74687
VESSCO	WTR-GLYCERINE	501.04	74688
MIDIOWA NET	PKM/PKA-INTERNET	82.5	74689
INTOXIMETERS	PD-INTOXIMETERS	905	74690
USA BLUEBOOK	WWT-CH-SUPPLIES	43.36	74691
TOYNE	FD-#310 BULB	13.82	74692
NEIGHBORS HTG CLG	CEM-THERMOSTAT RESET	119	74693
STAPLES	ADM/P&R/WTR/WWT-SUPPLIES	468.22	74694
WINDSTREAM	ALL-PHONES	1,815.25	74695

KAY PARK-REC CORP	PKM-TABLE FRAME	1,428.00	74696
MUNICIPAL EMERGENCY SERV	FD-GEAR CLEANER	163.59	74697
HR GREEN	ALL-ENGINEERING	6,348.00	74698
VANSICKEL PLMBG	PKM-WINTERIZE HARRINGTON PK	219.6	74699
JETCO, INC.	WTR-PANEL VIEW APP	498.85	74700
CONSTRUCTION MAT	CBD IMPROVEMENTS/INSPECTION	1,736.50	74701
REFLECTIONS GLASS & MIR	CH-PD OFFICE WINDOW BRK	250.41	74702
MEDIACOM	ALL-INTERNET SVCS	326.9	74703
ENVIRONMENTAL RES	WWT-LAB TESTING	124	74704
NEVADA SENIORS	WTR/WWT-UTILITY BILLS	225	74705
AIR PRODUCTS & CHEMICALS	WTR-CARBON DIOXIDE LIQUID	1,884.96	74706
CIZMADIA, JOSH	PD-REIMB	91.95	74707
BEATY, RAY	EMS-RECERT TRAINING	175	74708
WRIGHT, KERIN	ADM-MILEAGE REIMB	98.9	74709
gWORKS	WTR/WWT-ANNUAL LIC FY21	6,527.42	74710
BRANDES,CHRISTOPHER	PD-REIMB	100.22	74711
KRUCK P & H	CH-BOILER 2 FUSE	150	74712
TAC10/GLOBAL SOFTWARE	PD-MAINT RENEWAL	1,290.00	74713
FBI-LEEDA	PD-CIZMADIA DUES	50	74714
BOBCAT OF AMES	PKM-MAINT	68.28	74715
BOUND TREE MEDICAL	EMS-SUPPLIES	7.89	74716
STORY CO RECORDER	LEGAL-JUNE EASEMENT	34	74717
CIEMSD	EMS-GILCHRIST TRNG	150	74718
CRITICAL HIRE	PD-OSORIA/Slice/BALL/HULL	40	74719
CELENTANO, MATT	EMS-#617 UNIFORM	46.38	74720
PAPA'S TRUCK & TRAILER RPR	FD-#410 RPR FRNT END SEAL	1,096.06	74721
UPCHURCH RENTALS	CBD-PROJECT CLEANUP	1,655.00	74722
	WATER DEPOSITS	243.48	
	Accounts Payable Total	150,774.21	
	Payroll Checks	65,878.87	
	***** REPORT TOTAL *****	216,896.56	
	GENERAL	90,447.95	
	ROAD USE TAX	21,282.10	
	LOCAL OPTION SALES TAX	4,290.97	
	2019 SOUTH D AVE PAVING	211	
	CBD DOWNTOWN IMPR	3,391.50	
	WATER	26,727.26	
	WATER DEPOSITS	243.48	
	SEWER	28,406.04	
	SEWER CAP IMP PROJECT	125	
	LANDFILL/GARBAGE	35,689.50	
	STORM WATER	86	
	REVOLVING FUND	1,833.00	
	FLEX BENEFIT REVOLVING	4,162.76	
	TOTAL FUNDS	216,896.56	

Vendor # 1170

20201022

Electronic Pymt #

GREAT WESTERN PURCHASING "P" CARD TRANSACTIONS PRESENTED AT COUNCIL MEETING 09/14/2020 w/CLAIMS

P. 26

<u>Tran Date</u>	<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u>Invoice #</u>	<u>ACCOUNT</u>
9/25/2020	Franklin Planner	REC, Planner	40.32	545360848	001-430-6506
10/19/2020	Walmart	REC, Halloween	135.14	19119	001-474-6599
9/23/2020	Sirius	POOL, Credit	(4.29)	572	001-460-6599
10/9/2020	Iowa Library Association	LB, Virtual Conference	200.00	10092020	001-410-6240
9/24/2020	Learn, Chrissnider	ADM, Social Media Conference	69.00	25275	001-613-6240
9/28/2020	American Public Works	STS, APWA membership	350.00	18584-21	110-210-6210
10/1/2020	GoDaddy	ADM, Website	15.12	1756775484	121-613-6431
10/2/2020	GoDaddy	ADM, Website domain	21.17	1757294153	121-613-6431
10/12/2020	MRSA	COVID, Mobile Room Sanitizing Units	2,394.84	01-NEV	001-131-6451
10/14/2020	Iowa League of Cities	ADM, Budget Workshop	50.00	22560	001-620-6240
10/17/2020	GoDaddy	ADM, UCC SSL Renewal	399.98	1764132417	121-613-6431
10/9/2020	Mad City Outdoor	PD, Boonie Hats	99.90	1500046823	001-110-6181
10/19/2020	Zoom	COVID Virtual meetings	67.98	47439801	001-131-6451
9/21/2020	All Seasons Uniforms	CC Shirt	29.29	46816	001-610-6181
9/22/2020	Sams Club	CA, Employee Appreciation Dinner	163.77	22657	001-613-6491

POSTING & PAYMENT DATE:

November 19, 2020

4,032.22

City Administrator

W:\Office\Finance\AccountsPayable\Vendors\GreatWesternPurchaseCards,All

Name of Applicant: Deniz Gracy LLCName of Business (DBA): El MezcalitoAddress of Premises: 1200 6th StCity NevadaCounty: StoryZip: 50201

Business (515) 382-3121

Mailing 1200 6th StCity NevadaState IAZip: 50201

Contact Person

Name Maribel Medina

Phone: (515) 288-3188

Email

maribel@communitycpa.com

Classification Class C Liquor License (LC) (Commercial)Term: 12 monthsEffective Date: 11/18/2020Expiration Date: 11/17/2021

Privileges:

Class C Liquor License (LC) (Commercial)Sunday Sales

Status of Business

BusinessType: Limited Liability CompanyCorporate ID Number: XXXXXXXXXXFederal Employer ID XXXXXXXXXX

Ownership

Maria Deniz

First Name: MariaLast Name: DenizCity: Des MoinesState: IowaZip: 50320Position: Member% of Ownership: 100.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: Society InsurancePolicy Effective Date: 11/18/2020Policy Expiration 11/18/2021

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

BEER AND/OR LIQUOR RENEWAL CERTIFICATE OF INSPECTION

This application will be on the October 26, 2020 Council Agenda

Business Name El Mezcalito Phone Number _____

Address _____

Manager's Name _____ Phone Number _____

Address _____

Owners Name _____ Phone Number _____

Address _____

I hereby certify that the premises where the above applicant intends to operate pursuant to a beer or liquor license has been inspected by the undersigned and that on the date of the inspection the premises (conforms/did not conform) to all applicable fire regulations of the City of Nevada and the State of Iowa.

The Fire Department recommends ☒ approval _____ denial of a beer or liquor license to this business.

10-26-20
Date

ZAD
FIRE INSPECTOR AND/OR BUILDING INSPECTOR

COMMENTS/OR REASONS IF DENIED: (Write on back or another sheet if needed)

No orders

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Item # 50
Date: 11/9/2020

Levy Authority Summary

Local Government Name: NEVADA
Local Government Number: 85G820

Active Urban Renewal Areas

NEVADA URBAN RENEWAL

U.R. #	# of Tif Taxing Districts
85005	11

TIF Debt Outstanding: 13,635,209

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	1,972,181	37,880	Amount of 07-01-2019 Cash Balance Restricted for LMI
---	-----------	--------	---

TIF Revenue:	1,020,108
TIF Sp. Revenue Fund Interest:	44,111
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,064,219

Rebate Expenditures:	220,425
Non-Rebate Expenditures:	718,206
Returned to County Treasurer:	0
Total Expenditures:	938,631

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	2,097,769	77,320	Amount of 06-30-2020 Cash Balance Restricted for LMI
---	-----------	--------	---

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 10,598,809

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL
 UR Area Number: 85005

UR Area Creation Date: 11/1989

To help local officials promote economic development. Primary goal to stimulate, through public involvement and commitment, private investments in commercial and industrial development and create a sound economic base to serve as the foundation for growth.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM	850509	850109	32,163,206
NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM	850510	850110	0
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM	850533	850133	0
NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM	850534	850134	0
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM	850554	850154	0
NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM	850555	850155	0
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM	850562	850162	0
NEVADA CITY/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM	850582	850182	0
NEVADA CITY AG/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM	850583	850183	0
NEVADA CITY/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM	850596	850196	0
NEVADA CITY AG/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM	850637	850237	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,788,600	24,894,800	8,275,100	0	-48,152	61,077,048	0	61,077,048
Taxable	0	15,247,535	22,405,320	7,447,590	0	-48,152	45,927,318	0	45,927,318
Homestead Credits									143

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:

1,972,181

37,880

Amount of 07-01-2019 Cash Balance Restricted for LMI

TIF Revenue: 1,020,108
 TIF Sp. Revenue Fund Interest: 44,111
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,064,219

Rebate Expenditures: 220,425
 Non-Rebate Expenditures: 718,206
 Returned to County Treasurer: 0
Total Expenditures: 938,631

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:

2,097,769

77,320

Amount of 06-30-2020 Cash Balance Restricted for LMI

Projects For NEVADA URBAN RENEWAL

NEDC AA Membership

Description:	Economic Development Membership
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Key Coop, 20 yr

Description:	Rebate Agreement
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Almaco

Description:	Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Airport Road, Plat 6

Description:	Street, Water, Wastewater Infrastructure and Platting
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Van Wall Properties Agreement

Description:	Economic Development Incentive
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

R Friedrich Housing Dev

Description:	Housing and Infrastructure Project
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

ROSK Housing Dev

Description:	Housing and Infrastructure Project
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Mid States Material Handling

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Verbio

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

DDCE DuPont Project

Description:	Street, Water, Wastewater Infrastructure
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Central Business District Project

Description:	Street, Water, Wastewater Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For NEVADA URBAN RENEWAL

NEDC AA-Membership

Debt/Obligation Type:	Other Debt
Principal:	390,000
Interest:	0
Total:	390,000
Annual Appropriation?:	Yes
Date Incurred:	09/23/2020
FY of Last Payment:	2025

Key Coop - 20 Yr

Debt/Obligation Type:	Rebates
Principal:	146,034
Interest:	0
Total:	146,034
Annual Appropriation?:	No
Date Incurred:	06/25/2007
FY of Last Payment:	2026

Almaco

Debt/Obligation Type:	Rebates
Principal:	250,605
Interest:	0
Total:	250,605
Annual Appropriation?:	Yes
Date Incurred:	03/12/2012
FY of Last Payment:	2026

Van Wall Properties

Debt/Obligation Type:	Rebates
Principal:	272,000
Interest:	0
Total:	272,000
Annual Appropriation?:	Yes
Date Incurred:	01/28/2013
FY of Last Payment:	2023

2013 Bond - Dupont Portion

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	355,000
Interest:	68,700
Total:	423,700
Annual Appropriation?:	No
Date Incurred:	07/25/2013
FY of Last Payment:	2027

2013 Bond - Airport Rd Portion

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	195,000
Interest:	55,900
Total:	250,900
Annual Appropriation?:	No
Date Incurred:	07/25/2013
FY of Last Payment:	2027

R Friedrich Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	735,833
Interest:	0
Total:	735,833
Annual Appropriation?:	Yes
Date Incurred:	10/28/2013
FY of Last Payment:	2027

ROSK Housing Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	67,000
Interest:	0
Total:	67,000
Annual Appropriation?:	Yes
Date Incurred:	01/23/2017
FY of Last Payment:	2025

R Friedrich Development, LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	43,106
Interest:	0
Total:	43,106
Annual Appropriation?:	Yes
Date Incurred:	10/28/2013
FY of Last Payment:	2027

Mid States Manufacturing Agreement

Debt/Obligation Type:	Rebates
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	09/24/2018
FY of Last Payment:	2025

Verbio

Debt/Obligation Type:	Rebates
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	07/08/2020
FY of Last Payment:	2025

2020 Bond, CBD Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,905,000
Interest:	1,751,031
Total:	10,656,031
Annual Appropriation?:	No
Date Incurred:	03/09/2020
FY of Last Payment:	2032

Non-Rebates For NEVADA URBAN RENEWAL

TIF Expenditure Amount:	424,200
Tied To Debt:	2013 Bond - Dupont Portion
Tied To Project:	DDCE DuPont Project
TIF Expenditure Amount:	250,900
Tied To Debt:	2013 Bond - Airport Rd Portion
Tied To Project:	Airport Road, Plat 6
TIF Expenditure Amount:	43,106
Tied To Debt:	R Friedrich Development, LMI
Tied To Project:	R Friedrich Housing Dev

Rebates For NEVADA URBAN RENEWAL

22703 600th Ave Nevada IA

TIF Expenditure Amount: 24,339
 Rebate Paid To: Heart of Iowa
 Tied To Debt: Key Coop - 20 Yr
 Tied To Project: Key Coop, 20 yr
 Projected Final FY of Rebate: 2025

99 M Ave Nevada IA

TIF Expenditure Amount: 0
 Rebate Paid To: Almaco
 Tied To Debt: Almaco
 Tied To Project: Almaco
 Projected Final FY of Rebate: 2026

516 K Ave, Ste 100

TIF Expenditure Amount: 65,000
 Rebate Paid To: NEDC, Membership
 Tied To Debt: NEDC AA-Membership
 Tied To Project: NEDC AA Membership
 Projected Final FY of Rebate: 2020

Indian Ridge Plat 5 & 6

TIF Expenditure Amount: 55,086
 Rebate Paid To: R Friedrich & Sons
 Tied To Debt: R Friedrich Dev Agreement
 Tied To Project: R Friedrich Housing Dev
 Projected Final FY of Rebate: 2027

1468 W A Avenue

TIF Expenditure Amount: 76,000
 Rebate Paid To: Van Houwelling, Van Wall
 Tied To Debt: Van Wall Properties
 Tied To Project: Van Wall Properties Agreement
 Projected Final FY of Rebate: 2023

1124 6th Street

TIF Expenditure Amount: 0
 Rebate Paid To: ROSK Development
 Tied To Debt: ROSK Housing Dev Agreement
 Tied To Project: ROSK Housing Dev
 Projected Final FY of Rebate: 2025

1116 S B Avenue

TIF Expenditure Amount:	0
Rebate Paid To:	Mid States Manufacturing
Tied To Debt:	Mid States Manufacturing Agreement
Tied To Project:	Mid States Material Handling
Projected Final FY of Rebate:	2025

59219 Lincoln Highway

TIF Expenditure Amount:	0
Rebate Paid To:	Verbio
Tied To Debt:	Verbio
Tied To Project:	Verbio
Projected Final FY of Rebate:	2025

Jobs For NEVADA URBAN RENEWAL

Project:	Almaco
Company Name:	Almaco
Date Agreement Began:	03/12/2012
Date Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	57
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	5,000,000
Total Estimated Cost of Public Infrastructure:	0

Income Housing For NEVADA URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	43,106
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	3,666
Other low and moderate income housing assistance:	0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

For more information on the use of TIF Funds in our city, visit www.cityofnevadaaiowa.org.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

185400000

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM
 TIF Taxing District Inc. Number: 850109
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 11/1989

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,788,600	24,894,800	8,275,100	0	-48,152	61,077,048	0	61,077,048
Taxable	0	15,247,535	22,405,320	7,447,590	0	-48,152	45,927,318	0	45,927,318
Homestead Credits									143

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	23,146,049	37,979,151	32,163,206	5,815,945	188,636

FY 2020 TIF Revenue Received: 1,020,108

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM
 TIF Taxing District Inc. Number: 850110
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2015

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 11/1989

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	7,661	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT
 TIF INCREM
 TIF Taxing District Inc. Number: 850133
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 06/1992

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	389,556	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL
 ENLARGEMENT TIF INCREM
 TIF Taxing District Inc. Number: 850134
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2015

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 06/1992

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	50,572	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 2ND
 ENLARGEMENT TIF INCREM
 TIF Taxing District Inc. Number: 850154

TIF Taxing District Base Year:	2003		UR Designation
FY TIF Revenue First Received:	2004	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	10/2004

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,433,228	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL 2ND
 ENLARGEMENT TIF INCREM
 TIF Taxing District Inc. Number: 850155

TIF Taxing District Base Year:	2003		UR Designation
FY TIF Revenue First Received:	2004	Slum	No
Subject to a Statutory end date?	Yes	Blighted	No
Fiscal year this TIF Taxing District statutorily ends:	2024	Economic Development	10/2004

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	93,400	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 3RD
 ENLARGEMENT TIF INCREM
 TIF Taxing District Inc. Number: 850162

TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: Slum No
 Subject to a Statutory end date? No Blighted No
 Economic Development 11/2005

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,215,514	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM
 TIF Taxing District Inc. Number: 850182

TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: Slum No
 Subject to a Statutory end date? No Blighted No
 Economic Development 11/2008

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	81,509	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM
 TIF Taxing District Inc. Number: 850183
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 11/2008

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	49,291	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM
 TIF Taxing District Inc. Number: 850196
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 01/2012

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	447,000	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION
 TIF INCREM
 TIF Taxing District Inc. Number: 850237
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	Slum	UR Designation
	Blighted	No
	Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	366,000	0	0	0	0

FY 2020 TIF Revenue Received: 0

Nevada Public Safety Department – Fire & EMS

Item # 56
Date: 11/9/20

TO: Nevada City Council

FROM: Ricardo Martinez II
Nevada Public Safety Director

DATE: Thursday, November 5, 2020

RE: Recommendation for Probationary Fire Department Status-
Firefighter/EMT- Gregory Jones and Margaret Pyke
Firefighter – Max Hoffman and Spencer Clark

An application has been received from Gregory Jones, Margaret Pyke, Max Hoffman and Spencer Clark for membership with the Nevada Fire and EMS. A background has been completed. Per department Standard Operating Guideline 13-2, *Volunteer Members*, it is the recommendation of the Director of Fire and EMS Ray Reynolds, and myself, these applicants be approved as a probationary member of Nevada Fire and EMS.

They will be at the Monday, November 9th, 2020, City Council meeting. Please contact me should you have questions regarding this memorandum.

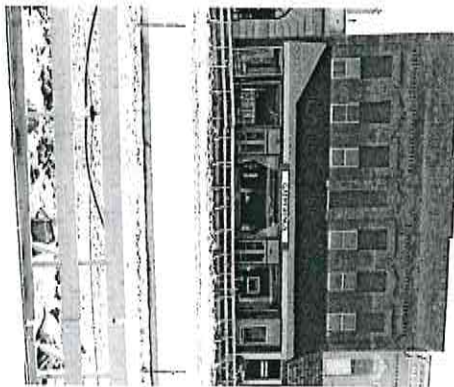
Respectfully,

Ricardo Martinez II
Public Safety Director

FARMHOUSE CATERING

UPPER GATHERINGS

1024 6TH STREET
NEVADA, IOWA 50201
INVESTOR: PERIOD
FARMHOUSE CATERING
CONCEPTUAL DRAWING SET
09.07.2020



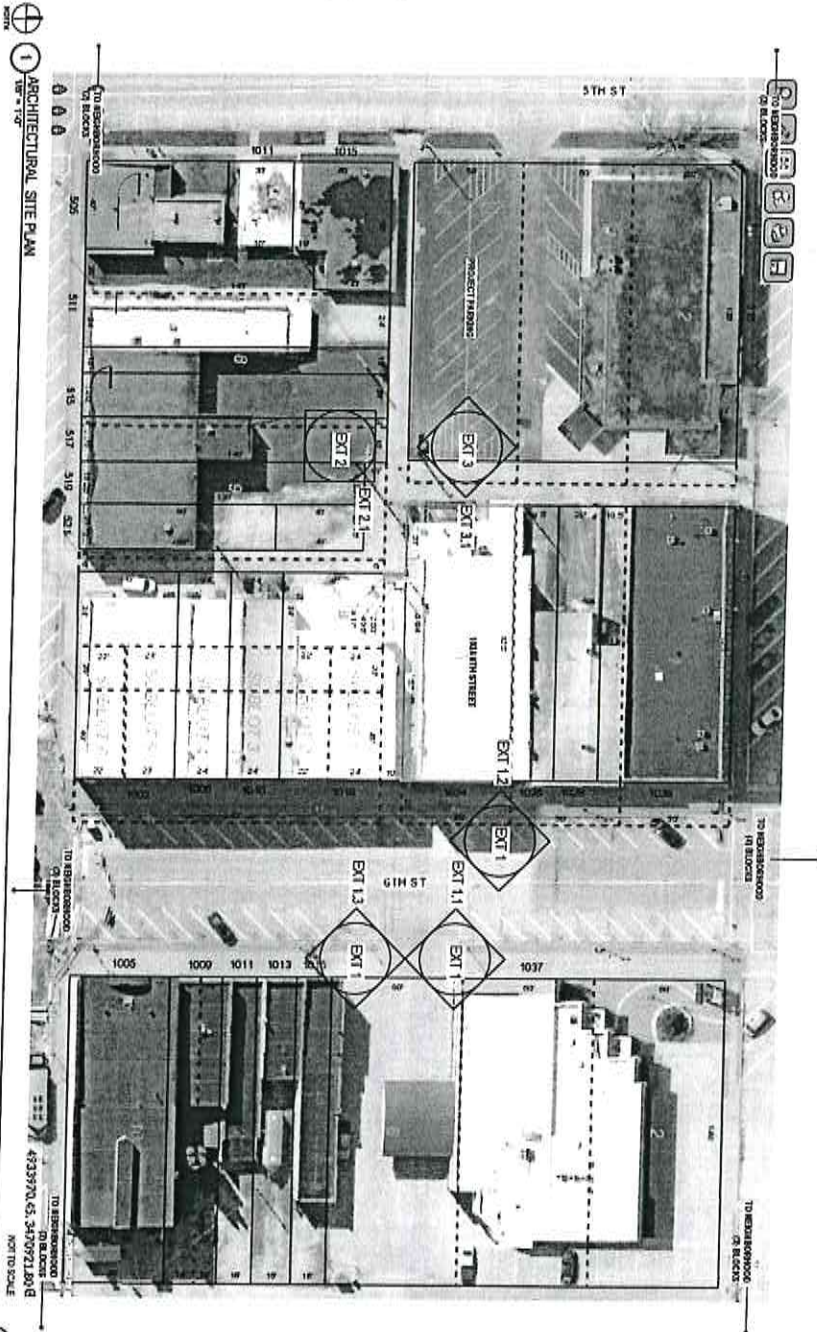
CONCEPTUAL DRAWING SET
09.07.2020



	INSULATION
	PLYWOOD
	ACOUSTIC BOARD
	GYPSUM
	STEEL
	CHROMALOX 19
	ALUMINA
	FIBERGLASS
	BATT INSULATION

P.50

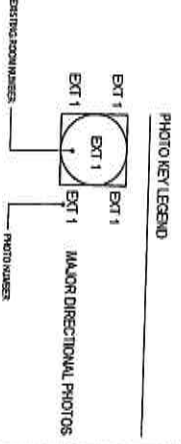
FOR REFERENCE ONLY



1 ARCHITECTURAL SITE PLAN
NOT TO SCALE



2 MAIN DISTRICT & HISTORIC DISTRICT MAP
NOT TO SCALE



PRELIMINARY NOT FOR CONSTRUCTION

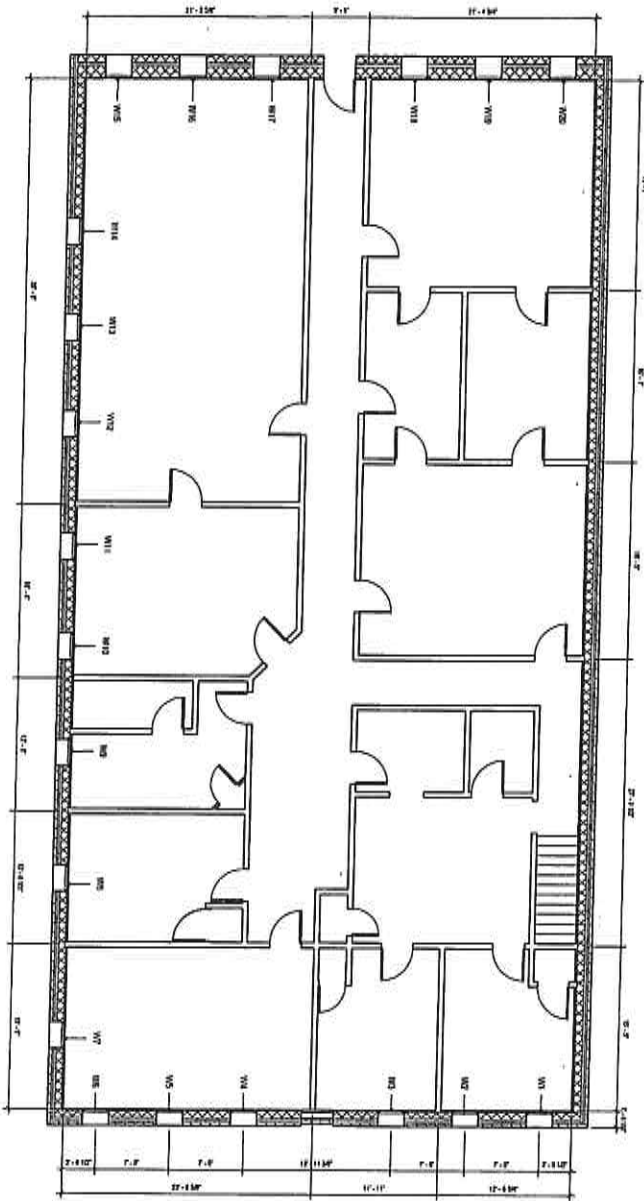
FOR REFERENCE ONLY

AS1.10

UPPER GATHERINGS
1024 6TH STREET
NEVADA, IOWA 50201

REVISION	DATE	BY	APP
1	01/27/2019	KAYM	
2	01/27/2019	KAYM	
3	01/27/2019	KAYM	
4	01/27/2019	KAYM	
5	01/27/2019	KAYM	
6	01/27/2019	KAYM	
7	01/27/2019	KAYM	
8	01/27/2019	KAYM	
9	01/27/2019	KAYM	
10	01/27/2019	KAYM	
11	01/27/2019	KAYM	
12	01/27/2019	KAYM	
13	01/27/2019	KAYM	
14	01/27/2019	KAYM	
15	01/27/2019	KAYM	
16	01/27/2019	KAYM	
17	01/27/2019	KAYM	
18	01/27/2019	KAYM	
19	01/27/2019	KAYM	
20	01/27/2019	KAYM	

FOR REFERENCE ONLY



- [illegible]

GENERAL FLOOR PLAN NOTES:

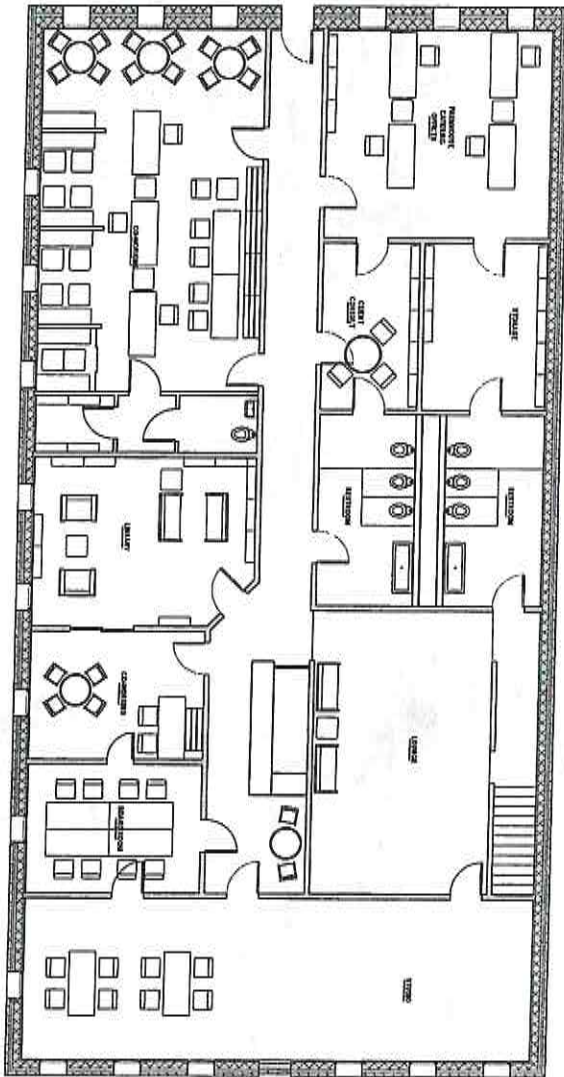
3. **ANALYSIS.** The proposed study does not fit the 2002 FICAM criteria for a Phase II study because the primary endpoint is not a clinical endpoint. The study is designed to evaluate the effect of the intervention on the number of patients who are in the study at the end of the study. The study is designed to evaluate the effect of the intervention on the number of patients who are in the study at the end of the study.
 4. **CONCLUSION.** The proposed study does not meet the criteria for a Phase II study because the primary endpoint is not a clinical endpoint. The study is designed to evaluate the effect of the intervention on the number of patients who are in the study at the end of the study.
- REMARKS:** Component of Internal Review Committee
- RECOMMENDATION:** The proposed study does not meet the criteria for a Phase II study because the primary endpoint is not a clinical endpoint. The study is designed to evaluate the effect of the intervention on the number of patients who are in the study at the end of the study.

WALL LEGEND:

- ===== EATING PAIL
===== MEAT EAT CONTAINER
===== EATING PAIL



FOR REFERENCE ONLY



1024 6TH STREET
NEVADA,IOWA 50201

PROJECT NO.
 P8-5120
 C8888888
 DATE
 09.07.2020
 SHEET NO.
 CONCEPTUAL
 DRAWING SET
 SHEET NAME
 CONCEPTUAL PLAN

P.55

ORDINANCE NO. 1015 (2020/2021)

AN ORDINANCE AMENDING CHAPTER 165 (LAND DEVELOPMENT – ZONING REGULATIONS), SECTION 15 (FP/FW FLOODPLAIN/FLOODWAY OVERLAY DISTRICT) BY AMENDING PROVISIONS PERTAINING TO FLOODPLAIN MANAGEMENT REGULATIONS

BE IT ENACTED by the City Council of the City of Nevada, Iowa,

SECTION 1. SECTION MODIFIED. The Code of Ordinances of the City of Nevada, Iowa, is amended by repealing Chapter 165 (Land Development – Zoning Regulations), Section 15 (FP/FW Floodplain/Floodway Overlay District) and the following adopted in lieu thereof:

165.15 FLOODPLAIN MANAGEMENT REGULATIONS

1. Definitions: *Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application.*

- A. APPURTENANT STRUCTURE - A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.
- B. BASE FLOOD - The flood having one (1) percent chance of being equaled or exceeded in any given year. (Also commonly referred to as the "100-year flood").
- C. BASE FLOOD ELEVATION (BFE) - The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.
- D. BASEMENT - Any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also see "lowest floor."
- E. DEVELOPMENT - Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.
- F. ENCLOSED AREA BELOW LOWEST FLOOR - The floor of the lowest enclosed area in a building when all the following criteria are met:
 - a. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of 165.07(2)(D)(1) of this Ordinance, and
 - b. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage, and
 - c. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one (1) foot above the base flood elevation, and
 - d. The enclosed area is not a "basement" as defined in this section.
- G. EXISTING CONSTRUCTION - Any structure for which the "start of construction" commenced before the effective date of the first floodplain management regulations adopted by the community.
- H. EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management regulations adopted by the community.

- I. **EXPANSION OF EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION** - The preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
- J. **FACTORY-BUILT HOME** - Any structure, designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this Ordinance factory-built homes include mobile homes, manufactured homes, and modular homes; and also include "recreational vehicles" which are placed on a site for greater than 180 consecutive days and not fully licensed for and ready for highway use.
- K. **FACTORY-BUILT HOME PARK OR SUBDIVISION** - A parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.
- L. **FIVE HUNDRED (500) YEAR FLOOD** - A flood, the magnitude of which has a two-tenths (0.2) percent chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every five hundred (500) years.
- M. **FLOOD** - A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.
- N. **FLOOD INSURANCE RATE MAP (FIRM)** - The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.
- O. **FLOOD INSURANCE STUDY (FIS)** - A report published by FEMA for a community issued along with the community's Flood Insurance Rate Map(s). The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM.
- P. **FLOODPLAIN** - Any land area susceptible to being inundated by water as a result of a flood.
- Q. **FLOODPLAIN MANAGEMENT** - An overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including but not limited to emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.
- R. **FLOODPROOFING** - Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.
- S. **FLOODWAY** - The channel of a river or stream and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one (1) foot.
- T. **FLOODWAY FRINGE** - Those portions of the Special Flood Hazard Area outside the floodway.
- U. **HIGHEST ADJACENT GRADE** - The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure
- V. **HISTORIC STRUCTURE** - Any structure that is:
 - a. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing of the National Register;
 - b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,
 - d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either i) an approved state program as

determined by the Secretary of the Interior or ii) directly by the Secretary of the Interior in states without approved programs.

- W. **LOWEST FLOOR** - The floor of the lowest enclosed area in a building including a basement except when the criteria listed in the definition of Enclosed Area below Lowest Floor are met.
- X. **MAXIMUM DAMAGE POTENTIAL DEVELOPMENT** - Hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use.
- Y. **MINOR PROJECTS** - Small development activities (except for filling, grading and excavating) valued at less than \$500.
- Z. **NEW CONSTRUCTION** - (new buildings, factory-built home parks) - Those structures or development for which the start of construction commenced on or after the effective date of the first floodplain management regulations adopted by the community.
- AA. **NEW FACTORY-BUILT HOME PARK OR SUBDIVISION** - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the effective date of the first floodplain management regulations adopted by the community.
- BB. **RECREATIONAL VEHICLE** - A vehicle which is:
- a. Built on a single chassis;
 - b. Four hundred (400) square feet or less when measured at the largest horizontal projection;
 - c. Designed to be self-propelled or permanently towable by a light duty truck; and
 - d. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.
- CC. **ROUTINE MAINTENANCE OF EXISTING BUILDINGS AND FACILITIES** - Repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:
- a. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;
 - b. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;
 - c. Basement sealing;
 - d. Repairing or replacing damaged or broken window panes;
 - e. Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.
- DD. **SPECIAL FLOOD HAZARD AREA (SFHA)** - The land within a community subject to the "base flood". This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.
- EE. **START OF CONSTRUCTION** - Includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement, was within 180 days of the permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of

temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

- FF. STRUCTURE - Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities and/or other similar uses.
- GG. SUBSTANTIAL DAMAGE - Damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damage condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.
- HH. SUBSTANTIAL IMPROVEMENT - Any improvement to a structure which satisfies either of the following criteria:
 - a. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either (i) before the "start of construction" of the improvement , or (ii) if the structure has been "substantially damaged" and is being restored, before the damage occurred.
The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions. The term also does not include any alteration of an "historic structure", provided the alteration will not preclude the structure's designation as an "historic structure".
 - b. Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed after the effective date of the first floodplain management regulations adopted by the community shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.
- II. VARIANCE - A grant of relief by a community from the terms of the floodplain management regulations.
- JJ. VIOLATION - The failure of a structure or other development to be fully compliant with the community's floodplain management regulations.

2. Statutory Authority, Findings of Fact and Purpose

- A. The Legislature of the State of Iowa has in Chapter 414, Code of Iowa, as amended, delegated the power to cities to enact zoning regulations to secure safety from flood and to promote health and the general welfare.
- B. Findings of Fact
 - a. The flood hazard areas of the City of Nevada are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare of the community.
 - b. These flood losses, hazards, and related adverse effects are caused by: (i) The occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding and (ii) the cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.
 - c. This ordinance relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources.
- C. Statement of Purpose
 - a. It is the purpose of this Ordinance to protect and preserve the rights, privileges and

property of the City of Nevada and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in 165.15.02(2)(A) of this Ordinance with provisions designed to:

- b. Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.
- c. Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities.
- d. Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.
- e. Protect individuals from buying lands which may not be suited for intended purposes because of flood hazard.
- f. Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

3. **General Provisions**

- A. Lands to Which Ordinance Apply
- B. The provisions of this Ordinance shall apply to all lands within the jurisdiction of the City Nevada shown on the Official Floodplain Zoning Map as being within the boundaries of the Floodway, Floodway Fringe, General Floodplain and Shallow Flooding (Overlay) Districts, as established in 165.15.05.
- C. Establishment of Official Floodplain Zoning Map
- D. The Flood Insurance Rate Map (FIRM) for Story County and Incorporated Areas, City of Nevada, Panels 19169C0170F, 0187F, 0188F, 0189F, 0191F, 0193F, 0305F, dated January 15, 2021, which were prepared as part of the Flood Insurance Study for Story County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The flood profiles and all explanatory material contained with the Flood Insurance Study are also declared to be a part of this ordinance.
- E. Rules for Interpretation of District Boundaries
- F. The boundaries of the zoning district areas shall be determined by scaling distances on the Official Floodplain Zoning Map. When an interpretation is needed as to the exact location of a boundary, the Building Official shall make the necessary interpretation. The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Building Official in the enforcement or administration of this Ordinance.
- G. Compliance
- H. No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations which apply to uses within the jurisdiction of this Ordinance.
- I. Abrogation and Greater Restrictions
- J. It is not intended by this Ordinance to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance imposes greater restrictions, the provision of this Ordinance shall prevail. All other ordinances inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency only.
- K. Interpretation
- L. In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by State statutes.
- M. Warning and Disclaimer of Liability
- N. The standards required by this Ordinance are considered reasonable for regulatory purposes. This Ordinance does not imply that areas outside the designated Floodplain (Overlay) District areas will be free from flooding or flood damages. This Ordinance shall not create liability on the

part of the City Nevada or any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made there under.

O. Severability

- P. If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

4. **Administration**

A. Appointment, Duties and Responsibilities of Local Official

- a. The Building Official is hereby appointed to implement and administer the provisions of this Ordinance and will herein be referred to as the Administrator.
- b. Duties and responsibilities of the Administrator shall include, but not necessarily be limited to the following:
 - i. Review all floodplain development permit applications to assure that the provisions of this Ordinance will be satisfied.
 - ii. Review floodplain development applications to assure that all necessary permits have been obtained from federal, state and local governmental agencies including approval when required from the Department of Natural Resources for floodplain construction.
 - iii. Record and maintain a record of (i) the elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of all new or substantially improved buildings or (ii) the elevation to which new or substantially improved structures have been floodproofed.
 - iv. Notify adjacent communities/counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Emergency Management Agency.
 - v. Keep a record of all permits, appeals and such other transactions and correspondence pertaining to the administration of this Ordinance.
 - vi. Submit to the Federal Insurance Administrator an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.
 - vii. Notify the Federal Insurance Administration of any annexations or modifications to the community's boundaries.
 - viii. Review subdivision proposals to insure such proposals are consistent with the purpose of this ordinance and advise the Board of Adjustment of potential conflict.
 - ix. Maintain the accuracy of the community's Flood Insurance Rate Maps when;
 1. Development placed within the Floodway (Overlay) District results in any of the following:
 - a. An increase in the Base Flood Elevations, or
 - b. Alteration to the floodway boundary
 2. Development placed in Zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base elevation; or
 3. Development relocates or alters the channel.
- c. Within 6 months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.
 - i. Perform site inspections to ensure compliance with the standards of this Ordinance.
 - ii. Forward all requests for Variances to the Board of Adjustment for consideration. Ensure all requests include the information ordinarily submitted with applications

as well as any additional information deemed necessary to the Board of Adjustment.

B. Floodplain Development Permit

- a. Permit Required - A Floodplain Development Permit issued by the Administrator shall be secured prior to any floodplain development (any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, filling, grading, paving, excavation or drilling operations), including the placement of factory-built homes.
- b. Application for Permit - Application shall be made on forms furnished by the Administrator and shall include the following:
 - i. Description of the work to be covered by the permit for which application is to be made.
 - ii. Description of the land on which the proposed work is to be done (i.e., lot, block, track, street address or similar description) that will readily identify and locate the work to be done.
 - iii. Location and dimensions of all structures and additions
 - iv. Indication of the use or occupancy for which the proposed work is intended.
 - v. Elevation of the base flood.
 - vi. Elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of buildings or of the level to which a structure is to be floodproofed.
 - vii. For buildings being improved or rebuilt, the estimated cost of improvements and market value of the building prior to the improvements.
 - viii. Such other information as the Administrator deems reasonably necessary (e.g., drawings or a site plan) for the purpose of this Ordinance.
- c. Action on Permit Application - The Administrator shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of this Ordinance and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefore. The Administrator shall not issue permits for variances except as directed by the Board of Adjustment.
- d. Construction and Use to be as Provided in Application and Plans - Floodplain Development Permits based on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance. The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, registered in the State of Iowa, that the finished fill, building floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this Ordinance, prior to the use or occupancy of any structure.

5. Establishment of Zoning (Overlay) Districts

The floodplain areas within the jurisdiction of this ordinance are hereby divided into the following districts:

- A. Floodway (Overlay) District (FW) - those areas identified as Floodway on the Official Floodplain Zoning Map;
- B. Floodway Fringe (Overlay) District (FF) - those areas identified as Zone AE on the Official Floodplain Zoning Map but excluding those areas identified as Floodway;
- C. General Floodplain (Overlay) District (GF) - those areas identified as Zone A on the Official Floodplain Zoning Map, and;
- D.

- E. The boundaries shall be as shown on the Official Floodplain Zoning Map. Within these districts, all uses not allowed as Permitted Uses are prohibited unless a variance to the terms of this ordinance is granted after due consideration by the Board of Adjustment.

6. Floodway (Overlay) District (FW)

- A. Permitted Uses
- B. All development within the Floodway District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet applicable performance standards of the Floodway District.
- C. Performance Standards
- D. All Floodway District uses allowed as a Permitted Use shall meet the following standards.
 - a. No development shall be permitted in the Floodway District that would result in any increase in the base flood elevation. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
 - b. All development within the Floodway District shall:
 - i. Be consistent with the need to minimize flood damage.
 - ii. Use construction methods and practices that will minimize flood damage.
 - iii. Use construction materials and utility equipment that are resistant to flood damage.
 - c. No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or any other drainage facility or system.
 - d. Structures, buildings, recreational vehicles, and sanitary and utility systems, if permitted, shall meet the applicable performance standards of the Floodway Fringe District and shall be constructed or aligned to present the minimum possible resistance to flood flows.
 - e. Buildings, if permitted, shall have a low flood damage potential and shall not be for human habitation.
 - f. Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the Floodway District within the time available after flood warning.
 - g. Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.
 - h. Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.
 - i. Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

7. Floodway Fringe (Overlay) District FF

- A. Permitted Uses
- B. All development within the Floodway Fringe District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet applicable performance standards of the Floodway Fringe District.
- C. Performance Standards
- D. All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.
 - a. All development shall:

- i. Be designed and adequately anchored to prevent flotation, collapse or lateral movement.
 - ii. Use construction methods and practices that will minimize flood damage.
 - iii. Use construction materials and utility equipment that are resistant to flood damage.
- b. Residential structures - All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of one (1) foot above the base flood elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than 1.0 ft. above the base flood elevation and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers or extended foundations) may be allowed subject to favorable consideration by the Board of Adjustment, where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the Administrator determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.
- c. Non-residential structures - All new or substantially improved non-residential structures shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the base flood elevation, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood; and that the structure, below the base flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum) to which any structures are floodproofed shall be maintained by the Administrator.
- d. All new and substantially improved structures
 - i. Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:
 - 1. A minimum of two (2) openings, with positioning on at least two (2) walls, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - 2. The bottom of all openings shall be no higher than one foot above grade.
 - 3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.
- e. Such areas shall be used solely for parking of vehicles, building access and low damage potential storage.
 - i. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

- ii. New and substantially improved structures shall be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities (including ductwork) elevated or floodproofed to a minimum of one (1) foot above the base flood elevation.
- f. Factory-built homes
 - i. All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one (1) foot above the base flood elevation.
 - ii. All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.
- g. Utility and Sanitary Systems
 - i. On-site wastewater disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.
 - ii. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than one (1) foot above the base flood elevation.
 - iii. New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than one (1) foot above the base flood elevation.
 - iv. Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.
- h. Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one (1) foot above the base flood elevation. Other material and equipment must either be similarly elevated or (i) not be subject to major flood damage and be anchored to prevent movement due to flood waters or (ii) be readily removable from the area within the time available after flood warning.
- i. Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from the base flood with a minimum of 3 ft. of design freeboard and shall provide for adequate interior drainage. In addition, the Department of Natural Resources shall approve structural flood control works.
- j. Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, the Department of Natural Resources must approve such alterations or relocations.
- k. Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this Ordinance. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during the base flood. Proposals for subdivisions greater than five (5) acres or fifty (50) lots

(whichever is less) shall include base flood elevation data for those areas located within the Floodway Fringe (Overlay) District.

- i. Accessory Structures to Residential Uses

 - i. Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the base flood elevation requirements where the following criteria are satisfied:
 - 1. The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than 1 foot above the base flood elevation must be constructed of flood-resistant materials.
 - 2. The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.
 - 3. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.
 - 4. The structure shall be firmly anchored to prevent flotation, collapse, and lateral movement which may result in damage to other structures.
 - 5. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least one foot above the base flood elevation.
 - 6. The structure's walls shall include openings that satisfy the provisions of 165.15.07(2)(D)(1) of this Ordinance.
 - ii. Exemption from the base flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.
- m. Recreational Vehicles

 - i. Recreational vehicles are exempt from the requirements of 165.15.07(2)(E) of this Ordinance regarding anchoring and elevation of factory-built homes when the following criteria are satisfied:
 - 1. The recreational vehicle shall be located on the site for less than 180 consecutive days, and,
 - 2. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.
 - ii. Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of 165.15.07(2)(E) of this Ordinance regarding anchoring and elevation of factory-built homes.
- n. Pipeline river and stream crossings shall be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.
- o. Maximum Damage Potential Development - All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure, below the 0.2% annual chance flood

elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator. Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

8. General Floodplain (Overlay) District (GF)

A. Permitted Uses

- a. All development within the General Floodplain District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet the applicable performance standards of the General Floodplain District.
- b. Any development which involves placement of structures, factory-built homes, fill or other obstructions, storage of materials or equipment, excavation or alteration of a watercourse shall be reviewed by the Department of Natural Resources to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation. The applicant shall be responsible for providing the Department of Natural Resources with sufficient technical information to make the determination.
- c. Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where:
 - i. The bridge or culvert is located on a stream that drains less than two (2) square miles, and
 - ii. The bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567-71.2(2), Iowa Administrative Code.

B. Performance Standards

- a. All development, or portions thereof, to be located in the floodway as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway (Overlay) District 165.15.06.
- b. All development, or portions thereof, to be located in the floodway fringe as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway Fringe (Overlay) District 165.15.07

9. Appointment and Duties of Board of Adjustment

- A. Appointment and Duties of Board of Adjustment - A Board of Adjustment is hereby established which shall hear and decide (i) appeals and (ii) requests for variances to the provisions of this ordinance, and shall take any other action which is required of the Board.
- B. Appeals - Where it is alleged there is any error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance, the aggrieved party may appeal such action. The notice of appeal shall be filed with the Board of Adjustment and with the official from whom the appeal is taken and shall set forth the specific reason for the appeal. The official from whom the appeal is taken shall transmit to the Board of Adjustment all the documents constituting the record upon which the action appealed from was taken.
- C. Variance - The Board of Adjustment may authorize upon request in specific cases such variances from the terms of this Ordinance that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship. Variances granted must meet the following applicable standards:
 - a. Variances shall only be granted upon: (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense,

create nuisances, cause fraud on or victimization of the public or conflict with existing local codes or ordinances.

- b. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood would result. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
- c. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- d. In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.
- e. All variances granted shall have the concurrence or approval of the Department of Natural Resources.

D. Hearings and Decisions of the Board of Adjustment

- a. Hearings. Upon the filing with the Board of Adjustment of an Appeal or a request for a Variance, the Board shall hold a public hearing. The Board shall fix a reasonable time for the hearing and give public notice thereof, as well as due notice to parties in interest. At the hearing, any party may appear in person or by agent or attorney and present written or oral evidence. The Board may require the appellant or applicant to provide such information as is reasonably deemed necessary and may request the technical assistance and/or evaluation of a professional engineer or other expert person or agency, including the Department of Natural Resources.
- b. Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 165.15.09(4)(B)(2).
 - i. Factors Upon Which the Decision of the Board of Adjustment Shall be Based. In passing upon applications for Variances, the Board shall consider all relevant factors specified in other sections of this Ordinance and:
 - 1. The danger to life and property due to increased flood heights or velocities caused by encroachments.
 - 2. The danger that materials may be swept on to other land or downstream to the injury of others.
 - 3. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
 - 4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - 5. The importance of the services provided by the proposed facility to the City.
 - 6. The requirements of the facility for a floodplain location.
 - 7. The availability of alternative locations not subject to flooding for the proposed use.
 - 8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
 10. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 11. The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site.
 12. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities (sewer, gas, electrical and water systems), facilities, streets and bridges.
 13. Such other factors which are relevant to the purpose of this Ordinance.
- ii. Conditions Attached to Variances - Upon consideration of the factors listed above, the Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purpose of this Ordinance. Such conditions may include, but not necessarily be limited to:
1. Modification of waste disposal and water supply facilities.
 2. Limitation of periods of use and operation.
 3. Imposition of operational controls, sureties, and deed restrictions.
 4. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this Ordinance.
 5. Floodproofing measures shall be designed consistent with the flood protection elevation for the particular area, flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The Board of Adjustment shall require that the applicant submit a plan or document certified by a registered professional engineer that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.
- E. Appeals to the Court - Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the Board.

10. Nonconforming Uses

- A. A structure or the use of a structure or premises which was lawful before the passage or amendment of this Ordinance, but which is not in conformity with the provisions of this Ordinance, may be continued subject to the following conditions:
- a. If such use is discontinued for six (6) consecutive months, any future use of the building premises shall conform to this Ordinance.
 - b. Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.
 - c. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than fifty (50) percent of the market value of the structure before the damage occurred, unless it is reconstructed in conformity with the provisions of this Ordinance. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.
- B. Except as provided in 165.15.10(1)(B), any use which has been permitted as a Variance shall be considered a conforming use.

11. Penalties for Violation

Violations of the provisions of this Ordinance or failure to comply with any of the requirements (including violations of conditions and safeguards established in connection with grants of Variances) shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$(500.00 (FIVE HUNDRED DOLLARS) or imprisoned for not more than (30 (THIRTY) days. Each day such violation continues shall be considered a separate offense. Nothing herein contained prevent the City of Nevada from taking such other lawful action as is necessary to prevent or remedy violation.

12. Amendments

The regulations and standards set forth in this Ordinance may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and approved, first reading, by the Nevada City Council on the 26th day of October, 2020.

Passed and approved, second reading, by the Nevada City Council on the 9th day of November, 2020

Passed and approved, third and final reading, by the Nevada City Council on the ___ day of ___, 2020.

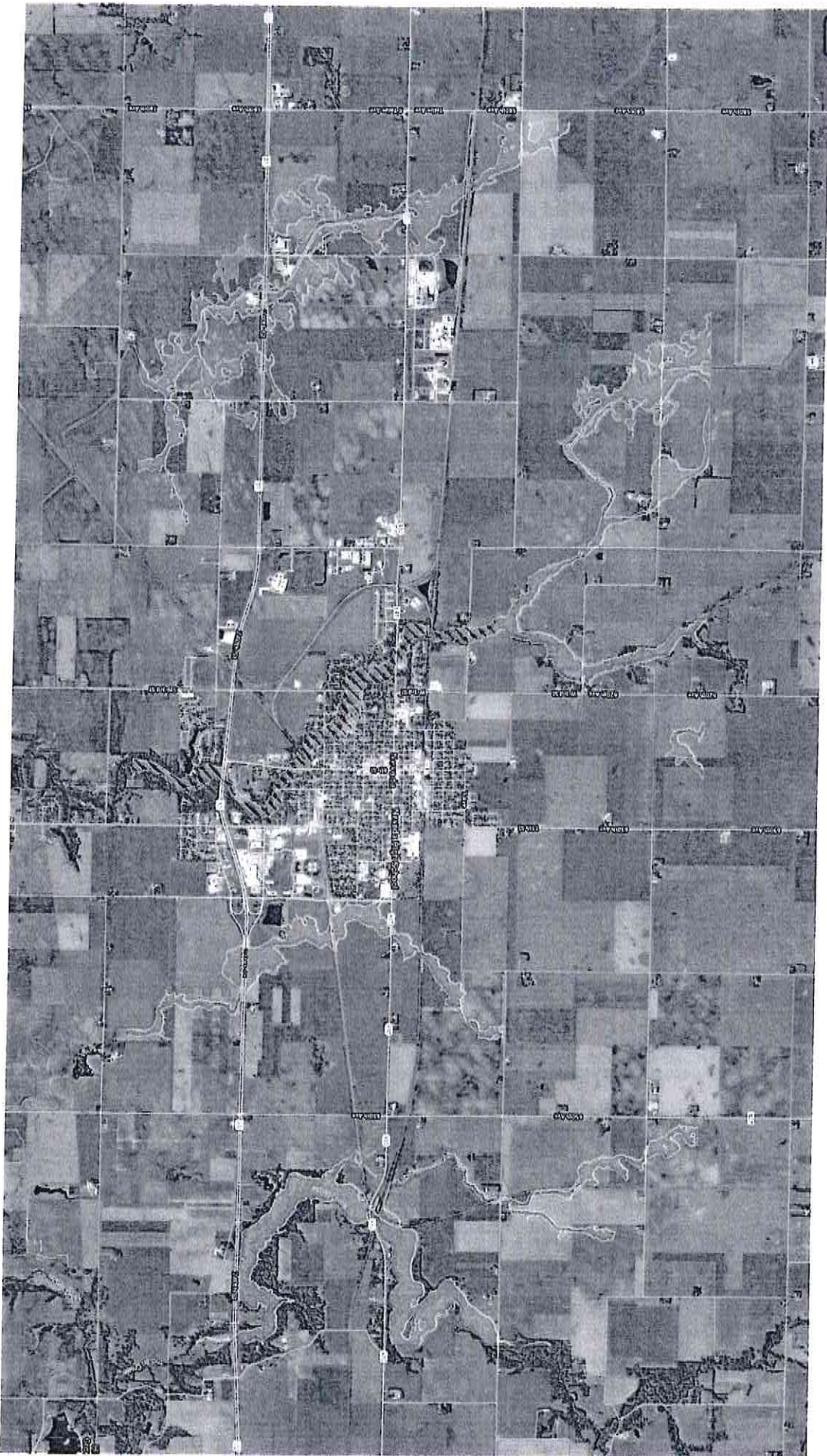
Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

IOWA
FLOOD
MAPS

<https://its.iowafloodcenter.org/itsnewmaps/hazard>



RESOLUTION NO. 036 (2020/2021)

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

WHEREAS, the City of Nevada, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Nevada Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, a certain development agreement (the "Agreement") between the City and Mid-States Material Handling & Fabrication, Inc. (the "Company") has been prepared in connection with the expansion of the Company's manufacturing facilities and operations in the Urban Renewal Area (the "Project"); and

WHEREAS, under the Agreement, the City would provide annual appropriation incremental property tax payments to the Company in a total amount not exceeding \$225,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on October 12, 2020, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors; and

NOW, THEREFORE, It Is Resolved by the City Council of the City of Nevada, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

(a) The Project will add diversity and generate new opportunities for the Nevada and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of new jobs, which are warranted in comparison to the amount of the proposed property tax incentives.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the incremental property tax payments to the Company.

Section 3. The Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "Mid-States Material Handling & Fabrication, Inc. Subfund") which is hereby established, into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

Certain real property situated in the City of Nevada, Story County, State of Iowa bearing Story County Property Tax Parcel Identification Number 1108350130.

Section 5. The City hereby pledges to the payment of the Agreement the Mid-States Material Handling & Fabrication, Inc. Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no payment will be made under the Agreement unless and until monies from the Mid-States Material Handling & Fabrication, Inc. Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Story County to evidence the continuing pledging of the Mid-States Material Handling & Fabrication, Inc. Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the County Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved November 9, 2020.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

• • • • •

On motion and vote the meeting adjourned.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

Item # 7C
Date: 11/9/2020

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO OWNER

City of Nevada, IA
1209 6th Street
Nevada, IA 50201

PROJECT:

Central Business District Infrastructure Project

APPLICATION NO:

8

DISTRIBUTION TO:

OWNER
ENGINEER
CONTRACTOR

FROM CONTRACTOR:

Con-Struct, Inc.
305 South Dayton Avenue
Ames, IA 50010

Engineer:

H.R. Green, Inc.
5525 Merle Hay Rd Ste 200
Johnston, IA 50131

PROJECT NO:

180306

CONTRACT DATE:

2/24/2020

CONTRACT FOR: Infrastructure Reconstruction

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
CHANGE ORDERS APPROVED IN PREVIOUS MONTHS BY OWNER			
TOTAL		\$14,816.60	\$0.00
APPROVED THIS MONTH			
NUMBER	DATE APPROVED		
TOTALS		\$14,816.60	\$0.00
Net change by Change Orders		\$14,816.60	

The undersigned Contractor certifies that to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Con-Struct, Inc.

BY: [Signature]

DATE: 11/4/2020

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Undersigned certifies to the Owner that the Work has progressed to the point indicated; that to the best of his knowledge, information and belief, the quality of Work is in accordance with the Contract Documents; and that the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA G703, is attached.

1. ORIGINAL CONTRACT SUM \$7,850,850.00
2. Net change by Change Orders \$14,816.60
3. CONTRACT SUM TO DATE \$7,865,666.60
4. TOTAL COMPLETED & STORED TO DATE \$4,090,081.30
(Column G on G703)
5. RETAINAGE:
 - a. 5% of completed work \$204,504.07
(Column D + E on G703)
 - b. 5% of stored material \$0.00
(Column F on G703)
6. TOTAL EARNED LESS RETAINAGE \$3,885,577.24
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$3,736,192.59
8. CURRENT PAYMENT DUE \$149,384.65
9. BALANCE TO FINISH, PLUS RETAINAGE \$3,980,089.37
(Line 3 less Line 6)

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for)

\$149,384.65

By: [Signature] Date: 11/4/2020
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance are without prejudice to any rights of the Owner or Contractor under this Contract.

Contractor's Monthly Payment Estimate

Owner: City of Nevada, IA
Central Business District Infrastructure Improvements Project
Contractor: Con-Stroct, Inc.

Estimate No. 8 Date: 10/30/2020

Period Ending: 10/31/2020

CONTRACT													Period Ending: 10/31/2020												
NO.	ITEM	UNIT	QTY	UNIT PRICE	\$ AMOUNT	PREVIOUS QTY	PREVIOUS AMOUNT	THIS PERIOD QTY	\$ AMOUNT	QTY COMPLETED TO DATE	\$ AMOUNT TO DATE	RETAINAGE													
1.	CLEARING AND GRUBBING	UNIT	50	\$ 100.00	\$ 5,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -													
2.	TOPSOIL, OFF-SITE	CY	179	\$ 100.00	\$ 17,900.00	16.00	\$ 1,600.00	12.00	\$ 1,200.00	28.00	\$ 2,800.00	\$ 140.00													
3.	EXCAVATION CLASS 10	CY	8,631	\$ 22.00	\$ 189,882.00	3,604.00	\$ 79,288.00	396.00	\$ 8,712.00	4,000.00	\$ 88,000.00	\$ 4,400.00													
4.	BELOW GRADE EXCAVATION	CY	100	\$ 50.00	\$ 5,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -													
5.	SUBGRADE PREPARATION	SY	25,514	\$ 4.00	\$ 102,056.00	13,285.00	\$ 53,140.00	0.00	\$ -	13,285.00	\$ 53,140.00	\$ 2,657.00													
6.	SUBBASE, MODIFIED, 6"	SY	25,514	\$ 10.00	\$ 255,140.00	13,285.00	\$ 132,850.00	0.00	\$ -	13,285.00	\$ 132,850.00	\$ 6,642.50													
7.	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	LF	1,908	\$ 130.00	\$ 248,040.00	1,506.00	\$ 195,780.00	0.00	\$ -	1,506.00	\$ 195,780.00	\$ 9,789.00													
8.	SANITARY SEWER SERVICE STUB, PVC, 4"	LF	3,244	\$ 125.00	\$ 405,500.00	2,802.00	\$ 350,250.00	0.00	\$ -	2,802.00	\$ 350,250.00	\$ 17,512.50													
9.	REMOVAL OF SANITARY SEWER, VCP, 8"	LF	1,695	\$ 19.00	\$ 32,205.00	1,150.00	\$ 21,850.00	0.00	\$ -	1,150.00	\$ 21,850.00	\$ 1,092.50													
10.	STORM SEWER, TRENCHED, RCP, HDPE, 15"	LF	46	\$ 71.00	\$ 3,266.00	46.00	\$ 3,266.00	0.00	\$ -	46.00	\$ 3,266.00	\$ 163.30													
11.	STORM SEWER, TRENCHED, RCP, 8"	LF	36	\$ 110.00	\$ 3,960.00	24.00	\$ 2,640.00	0.00	\$ -	24.00	\$ 2,640.00	\$ 132.00													
12.	STORM SEWER, TRENCHED, RCP, 12"	LF	243	\$ 162.00	\$ 39,366.00	143.00	\$ 23,166.00	0.00	\$ -	143.00	\$ 23,166.00	\$ 1,158.30													
13.	STORM SEWER, TRENCHED, RCP, 15"	LF	949	\$ 155.00	\$ 147,095.00	317.40	\$ 49,197.00	0.00	\$ -	317.40	\$ 49,197.00	\$ 2,459.85													
14.	STORM SEWER, TRENCHED, RCP, 18"	LF	1,527	\$ 159.00	\$ 242,793.00	729.80	\$ 116,038.20	0.00	\$ -	729.80	\$ 116,038.20	\$ 5,801.91													
15.	STORM SEWER, TRENCHED, RCP, 24"	LF	1,174	\$ 173.00	\$ 203,102.00	1,145.00	\$ 198,085.00	0.00	\$ -	1,145.00	\$ 198,085.00	\$ 9,904.25													
16.	REMOVAL OF STORM SEWER, LESS THAN OR EQUAL TO 36"	LF	4,245	\$ 19.00	\$ 80,655.00	1,029.00	\$ 19,551.00	0.00	\$ -	1,029.00	\$ 19,551.00	\$ 977.55													
17.	SUBDRAIN, PERFORATED PVC, 8"	EA	5,811	\$ 18.00	\$ 104,598.00	2,487.00	\$ 44,766.00	0.00	\$ -	2,487.00	\$ 44,766.00	\$ 2,238.30													
18.	SUBDRAIN CLEANOUT, TYPE A-1, PVC, 8"	EA	8	\$ 800.00	\$ 6,400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -													
19.	SUBDRAIN OUTLETS AND CONNECTIONS, PVC, 8"	EA	32	\$ 500.00	\$ 16,000.00	16.00	\$ 8,000.00	0.00	\$ -	16.00	\$ 8,000.00	\$ 400.00													
20.	FOOTING DRAIN OUTLETS AND CONNECTIONS, PVC, 6"	EA	40	\$ 690.00	\$ 27,600.00	3.00	\$ 2,070.00	0.00	\$ -	3.00	\$ 2,070.00	\$ 103.50													
21.	STORM SEWER SERVICE STUB, PVC, 6"	EA	400	\$ 38.00	\$ 15,200.00	44.00	\$ 1,672.00	0.00	\$ -	44.00	\$ 1,672.00	\$ 83.60													
22.	STORM SEWER SERVICE STUB, HDPE, 1-1/2"	EA	61	\$ 2,700.00	\$ 164,700.00	48.00	\$ 129,600.00	0.00	\$ -	48.00	\$ 129,600.00	\$ 6,480.00													
23.	WATER MAIN, TRENCHED, PVC, 3" RESTRAINED JOINT	LF	10	\$ 75.00	\$ 750.00	5.00	\$ 375.00	0.00	\$ -	5.00	\$ 375.00	\$ 18.75													
24.	WATER MAIN, TRENCHED, PVC, 4" RESTRAINED JOINT	LF	5	\$ 82.00	\$ 410.00	60.00	\$ 4,920.00	0.00	\$ -	60.00	\$ 4,920.00	\$ 246.00													
25.	WATER MAIN, TRENCHED, PVC, 6" RESTRAINED JOINT	LF	36	\$ 61.00	\$ 2,196.00	60.00	\$ 3,660.00	0.00	\$ -	60.00	\$ 3,660.00	\$ 183.00													
26.	WATER MAIN, TRENCHED, PVC, 8" RESTRAINED JOINT	LF	1,550	\$ 60.00	\$ 93,000.00	1,020.00	\$ 61,200.00	0.00	\$ -	1,020.00	\$ 61,200.00	\$ 3,060.00													
27.	WATER MAIN, TRENCHED, PVC, 8" RESTRAINED JOINT	LF	1,684	\$ 70.00	\$ 117,880.00	1,167.00	\$ 81,690.00	0.00	\$ -	1,167.00	\$ 81,690.00	\$ 4,084.50													
28.	WATER MAIN, TRENCHED, PVC, 10"	LF	50	\$ 78.00	\$ 3,900.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -													
29.	WATER MAIN, TRENCHED, PVC, 12"	LF	400	\$ 68.00	\$ 27,200.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -													
30.	WATER MAIN, TRENCHED, PVC, 12"	LF	531	\$ 88.00	\$ 46,728.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -													
31.	WATER MAIN, TRENCHED, DUCTILE IRON, 4"	LF	5	\$ 155.00	\$ 775.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -													
32.	WATER MAIN, TRENCHED, DUCTILE IRON, 8"	LF	325	\$ 78.00	\$ 25,350.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -													
33.	WATER MAIN, TRENCHED, DUCTILE IRON, 8"	LF	112	\$ 90.00	\$ 10,080.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -													
34.	FITTING, DUCTILE IRON, MECHANICAL JOINT	LB	12,048	\$ 11.00	\$ 132,528.00	6,266.00	\$ 68,926.00	0.00	\$ -	6,266.00	\$ 68,926.00	\$ 3,446.30													
35.	WATER SERVICE STUB, 1-1/2" PE SDR 9	EA	73	\$ 1,730.00	\$ 126,290.00	46.00	\$ 79,580.00	0.00	\$ -	46.00	\$ 79,580.00	\$ 3,979.00													
36.	WATER SERVICE PIPE, 1-1/2" PE SDR 9	LF	4,481	\$ 30.00	\$ 134,430.00	2,633.00	\$ 78,990.00	0.00	\$ -	2,633.00	\$ 78,990.00	\$ 3,949.50													
37.	VALVE, DI MJ GATE, 3"	EA	1	\$ 1,000.00	\$ 1,000.00	1.00	\$ 1,000.00	0.00	\$ -	1.00	\$ 1,000.00	\$ 50.00													
38.	VALVE, DI MJ GATE, 8"	EA	27	\$ 1,550.00	\$ 41,850.00	18.00	\$ 27,900.00	0.00	\$ -	18.00	\$ 27,900.00	\$ 1,395.00													
39.	VALVE, DI MJ GATE, 12"	EA	12	\$ 2,400.00	\$ 28,800.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -													
40.	VALVE, INSERTION VALVE, 4"-12"	EA	6	\$ 13,500.00	\$ 81,000.00	4.00	\$ 54,000.00	0.00	\$ -	4.00	\$ 54,000.00	\$ 2,700.00													

41.	FIRE HYDRANT ASSEMBLY REMOVAL	EA	13	\$ 5,250.00	\$ 66,250.00	7.00	\$ 36,750.00	0.00	\$ -	7.00	\$ 36,750.00	\$ 1,837.50	53.93%
42.	FIRE HYDRANT ASSEMBLY REMOVAL	EA	9	\$ 1,800.00	\$ 16,200.00	5.00	\$ 9,000.00	0.00	\$ -	5.00	\$ 9,000.00	\$ 450.00	55.99%
43.	VALVE REMOVAL	EA	25	\$ 750.00	\$ 18,750.00	12.00	\$ 9,000.00	0.00	\$ -	12.00	\$ 9,000.00	\$ 450.00	48.00%
44.	SAINTARY MANHOLE, SW-201, 48"	EA	8	\$ 4,100.00	\$ 32,800.00	5.00	\$ 20,500.00	0.00	\$ -	5.00	\$ 20,500.00	\$ 1,025.00	82.50%
45.	STORM MANHOLE, SW-401, 48"	EA	10	\$ 3,900.00	\$ 39,000.00	3.00	\$ 11,700.00	0.00	\$ -	3.00	\$ 11,700.00	\$ 585.00	30.00%
46.	STORM MANHOLE, SW-401, 60"	EA	3	\$ 5,200.00	\$ 15,600.00	2.00	\$ 10,400.00	0.00	\$ -	2.00	\$ 10,400.00	\$ 520.00	66.67%
47.	STORM MANHOLE, SW-401, 72"	EA	1	\$ 6,300.00	\$ 6,300.00	1.00	\$ 6,300.00	0.00	\$ -	1.00	\$ 6,300.00	\$ 315.00	100.00%
48.	INTAKE, SW-501	EA	11	\$ 3,400.00	\$ 37,400.00	4.00	\$ 13,600.00	0.00	\$ -	4.00	\$ 13,600.00	\$ 680.00	38.26%
49.	INTAKE, SW-505	EA	10	\$ 6,500.00	\$ 65,000.00	2.00	\$ 10,000.00	0.00	\$ -	2.00	\$ 10,000.00	\$ 500.00	60.00%
50.	INTAKE, SW-511	EA	10	\$ 5,000.00	\$ 50,000.00	17.00	\$ 10,000.00	0.00	\$ -	17.00	\$ 10,000.00	\$ 510.00	50.00%
51.	REMOVE MANHOLE	EA	34	\$ 600.00	\$ 20,400.00	8.00	\$ 4,800.00	0.00	\$ -	8.00	\$ 4,800.00	\$ 240.00	66.67%
52.	REMOVE INTAKE	EA	12	\$ 600.00	\$ 7,200.00	34.00	\$ 2,040.00	0.00	\$ -	34.00	\$ 2,040.00	\$ 102.00	81.25%
53.	PAVEMENT, PCC, 7 INCH	SY	3,085	\$ 60.00	\$ 183,950.00	9,576.00	\$ 651,166.00	1,195.00	\$ 81,260.00	10,771.00	\$ 732,428.00	\$ 36,621.40	0.00%
54.	PAVEMENT, PCC, 8 INCH	SY	17,434	\$ 68.00	\$ 1,185,512.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
55.	PAVEMENT, PCC, 9 INCH	SY	3,117	\$ 73.00	\$ 227,541.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
56.	PCC PAVEMENT SAMPLES AND TESTING	LS	1	\$ 10,000.00	\$ 10,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
57.	REMOVAL OF SIDEWALK	SY	6,591	\$ 10.00	\$ 65,910.00	3,533.00	\$ 35,330.00	274.00	\$ 2,740.00	3,807.00	\$ 38,070.00	\$ 1,903.50	57.70%
58.	REMOVAL OF DRIVEWAY	SY	1,178	\$ 10.00	\$ 11,780.00	372.00	\$ 3,720.00	27.00	\$ 270.00	399.00	\$ 3,990.00	\$ 199.50	0.00%
59.	SIDEWALK, PCC, 4 INCH	SY	197	\$ 50.00	\$ 9,850.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
60.	SIDEWALK, PCC REINFORCED, 5 INCH	SY	4,773	\$ 60.00	\$ 286,380.00	2,238.00	\$ 134,280.00	751.00	\$ 45,060.00	2,989.00	\$ 179,340.00	\$ 8,967.00	7.26%
61.	SIDEWALK, PCC REINFORCED, 6 INCH	SY	774	\$ 65.00	\$ 50,310.00	0.00	\$ -	0.00	\$ -	57.00	\$ 3,705.00	\$ 185.25	31.78%
62.	PAVER SIDEWALK WITH PAVEMENT BASE	SY	2,485	\$ 120.00	\$ 299,400.00	793.00	\$ 95,160.00	112.00	\$ 5,600.00	322.00	\$ 16,100.00	\$ 805.00	51.27%
63.	DETECTABLE WARNING	SY	628	\$ 50.00	\$ 31,400.00	210.00	\$ 10,500.00	11.00	\$ 6,660.00	347.00	\$ 1,470.00	\$ 73.50	4.29%
64.	DRIVEWAY, PAVED, PCC, 8 INCH	SY	1,004	\$ 60.00	\$ 60,420.00	147.00	\$ 1,470.00	0.00	\$ -	0.00	\$ -	\$ -	0.00%
65.	GRAVULAR SURFACING	SY	3,500	\$ 10.00	\$ 35,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
66.	FULL DEPTH PATCHING, PCC/HMA	SY	924	\$ 140.00	\$ 129,360.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
67.	PAVEMENT REMOVAL	SY	24,873	\$ 8.00	\$ 198,984.00	11,535.00	\$ 92,280.00	0.00	\$ -	11,535.00	\$ 92,280.00	\$ 4,614.00	48.39%
68.	PAINTED PAVEMENT MARKINGS, DURABLE	SYA	190	\$ 160.00	\$ 30,400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
69.	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	29	\$ 420.00	\$ 12,180.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
70.	GROOVES CUT FOR PAVEMENT MARKINGS	EA	102	\$ 160.00	\$ 16,320.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
71.	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	29	\$ 210.00	\$ 6,090.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
72.	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 50,000.00	\$ 50,000.00	0.60	\$ 30,000.00	0.00	\$ -	0.60	\$ 30,000.00	\$ 1,500.00	60.00%
73.	SOD	LS	75	\$ 100.00	\$ 7,500.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
74.	SWPPP MANAGEMENT	LS	1	\$ 5,000.00	\$ 5,000.00	0.50	\$ 2,500.00	0.00	\$ -	0.50	\$ 2,500.00	\$ 125.00	50.00%
75.	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	200	\$ 2.00	\$ 400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
76.	INLET PROTECTION DEVICE, INSTALLATION	EA	28	\$ 200.00	\$ 5,600.00	6.00	\$ 1,200.00	0.00	\$ -	6.00	\$ 1,200.00	\$ 60.00	21.43%
77.	INLET PROTECTION DEVICE, MAINTENANCE	EA	28	\$ 30.00	\$ 840.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
78.	CONCRETE STEPS, TYPE A	LS	195	\$ 120.00	\$ 23,400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
79.	MOBILIZATION	SY	1	\$ 360,000.00	\$ 360,000.00	0.45	\$ 162,000.00	0.00	\$ -	0.45	\$ 162,000.00	\$ 8,100.00	45.00%
80.	TEMPORARY GRANULAR SIDEWALK	SY	500	\$ 20.00	\$ 10,000.00	49.00	\$ 980.00	0.00	\$ -	49.00	\$ 980.00	\$ 49.00	8.80%
81.	DEVICE	LF	6,204	\$ 5.50	\$ 34,122.00	1,793.00	\$ 9,861.50	0.00	\$ -	1,793.00	\$ 9,861.50	\$ 493.06	28.60%
82.	CONCRETE WASHOUT	EA	1	\$ 14,000.00	\$ 14,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
83.	REMOVE LIGHT POLE AND RETROFIT	EA	75	\$ 135.00	\$ 10,125.00	46.00	\$ 6,210.00	0.00	\$ -	46.00	\$ 6,210.00	\$ 310.50	81.32%
84.	REMOVE LIGHT POLE AND RETROFIT	EA	4	\$ 1,600.00	\$ 6,400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
85.	REMOVE LIGHT POLE AND RETROFIT	EA	79	\$ 300.00	\$ 23,700.00	46.00	\$ 13,800.00	0.00	\$ -	46.00	\$ 13,800.00	\$ 690.00	58.22%
86.	NEW LIGHT POLE AND FOUNDATION	EA	78	\$ 7,800.00	\$ 608,400.00	30.00	\$ 234,000.00	0.00	\$ -	30.00	\$ 234,000.00	\$ 11,700.00	38.40%
87.	INSTALL RETROFITTED LIGHT POLE AND FOUNDATION	EA	4	\$ 2,100.00	\$ 8,400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
88.	PAD MOUNT LIGHTING CONTROL STATION	EA	2	\$ 10,000.00	\$ 20,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
89.	WALL MOUNT LIGHTING CONTROL STATION	EA	1	\$ 6,300.00	\$ 6,300.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
90.	METER SOCKET	EA	1	\$ 2,000.00	\$ 2,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
91.	POWER OUTLET PEDESTAL	EA	12	\$ 2,000.00	\$ 24,000.00	8.00	\$ 16,000.00	0.00	\$ -	8.00	\$ 16,000.00	\$ 800.00	66.67%
92.	HANDHOLE - TYPE II - MODIFIED	EA	13	\$ 910.00	\$ 11,830.00	7.00	\$ 6,370.00	0.00	\$ -	7.00	\$ 6,370.00	\$ 318.50	53.85%
93.	HANDHOLE - TYPE IV - MODIFIED	EA	3	\$ 1,500.00	\$ 4,500.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
94.	CONDUIT - 1.5" PVC, TRENCHED	LF	7,503	\$ 7.00	\$ 52,521.00	2,400.00	\$ 16,800.00	0.00	\$ -	2,400.00	\$ 16,800.00	\$ 840.00	31.99%
95.	CONDUIT - 2" PVC, TRENCHED	LF	511	\$ 7.00	\$ 3,577.00	180.00	\$ 1,260.00	0.00	\$ -	180.00	\$ 1,260.00	\$ 63.00	35.22%
96.	CONDUIT - 2.5" PVC, TRENCHED	LF	1,046	\$ 8.00	\$ 8,368.00	1,046.00	\$ 8,368.00	0.00	\$ -	1,046.00	\$ 8,368.00	\$ 418.40	100.00%
97.	CONDUIT - 1.5" PVC, BORED	LF	140	\$ 15.00	\$ 2,100.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
98.	CONDUIT - 2" PVC, BORED	LF	250	\$ 25.00	\$ 6,250.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
99.	CONDUIT - 2.5" PVC, BORED	LF	180	\$ 22.00	\$ 3,960.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
100.	CONDUIT - 2" GRS	LF	13	\$ 22.00	\$ 286.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
101.	CONDUIT - 2" GRS	LF	13	\$ 22.00	\$ 286.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
102.	CONDUIT - 2" GRS	LF	13	\$ 22.00	\$ 286.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%

103.	CONDUIT - 2.5" GRS	LF	12	\$	25.00	\$	300.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00%	
104.	WIRE - 1/C #8 AWG, INSULATED	LF	21,530	\$	1.00	\$	21,530.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00%	
105.	WIRE - 1/C #6 AWG, INSULATED	LF	5,812	\$	1.00	\$	5,812.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00%	
106.	WIRE - 1/C #20 AWG, INSULATED	LF	1,335	\$	4.00	\$	5,340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00%	
107.	WIRE - 1/C #30 AWG, INSULATED	LF	606	\$	5.00	\$	3,030.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00%	
108.	WIRE - 1/C 250 kcmil, INSULATED	LF	7,039	\$	7.00	\$	49,273.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00%	
109.	WIRE - 1/C 350 kcmil, INSULATED	LF	326	\$	9.00	\$	2,934.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00%	
110.	WIRE - 1/C #8 AWG, BARE	LF	6,854	\$	1.00	\$	6,854.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00%	
111.	WIRE - 1/C #6 AWG, BARE	LF	2,208	\$	1.00	\$	2,208.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00%	
112.	WIRE - 1/C #4 AWG, BARE	LF	1,716	\$	2.00	\$	3,432.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00%	
113.	WIRE - 1/C #2 AWG, BARE	LF	40	\$	3.00	\$	120.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00%	
114.	TEMPORARY CABLE - #4 #4 ALUM TRIPLEX	LF	300	\$	6.00	\$	1,800.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00%	
115.	TEMPORARY CABLE - #10, #10, #2 ALUM TRIPLEX	LF	2,095	\$	7.00	\$	14,665.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00%	
116.	TEMPORARY LIGHT STRING ASSEMBLY	EA	4	\$	350.00	\$	1,400.00	4.00	\$	10,500.00	0.00	\$	-	1,500.00	\$	10,500.00	71.60%	
117.	LIGHT STRING ASSEMBLY	EA	20	\$	200.00	\$	4,000.00	15.00	\$	3,000.00	0.00	\$	-	15.00	\$	3,000.00	100.00%	
118.	ADDITIONAL LONGITUDINAL CHANNELING DEVICE	LS	1	\$	5,900.00	\$	5,900.00	1.00	\$	5,900.00	0.00	\$	-	1.00	\$	5,900.00	75.00%	
119.	REPAIR 10" STORM SEWER, CO #2	LS	1	\$	1,775.24	\$	1,775.24	1.00	\$	1,775.24	0.00	\$	-	1.00	\$	1,775.24	100.00%	
120.	ABANDON WATER MAIN, CO #2	LS	1	\$	7,141.36	\$	7,141.36	1.00	\$	7,141.36	0.00	\$	-	1.00	\$	7,141.36	100.00%	
121.	MATERIALS STORED ONSITE - LIGHT POLES	EA	0	\$	5,500.00	\$	-	48.00	\$	264,000.00	0.00	\$	-	48.00	\$	264,000.00	100.00%	
	TOTAL					\$	7,865,666.60		\$	33,932,834.30		\$	157,247.00		\$	34,090,081.30	\$	204,504.07

CONTRACTOR: CBD INFRASTRUCTURE (Downtown)
CON-STRUCT, INC #1188

HRG # 180306
FUND 315 210-6761 STS

SET PH HEARING DATE 1/27/2020 Reso 024 (2019/2020)
PUBLICATION 1/30/2020
Bid Received 2/19/2020
PH DATE 2/24/2020

210-6780 WTR
210-6781 SE
210-6782 STRM

APPROVE PLANS & SPECS Reso 029/030 (2019/2020) 2/24/2020
CONTRACT DATE:

Engineer's Estimate \$7,993,600.00

AGREEMENT/CONTRACT, PERFORMANCE & BID BONDS, INS

ORIGINAL CONTRACT AMOUNT: 7,850,850.00

Substantial Complete
Completion Date

AMOUNT	DATE	AMENDED CONTRACT AMOUNT:
Change Order #1	5,900.00	5/11/2020 7,856,750.00
Change Order #2	8,916.60	9/28/2020 7,865,666.60
Change Order #3		7,865,666.60
TOTAL CHANGE ORDERS	14,816.60	7,865,666.60 Amended Contract Amt

PARTIAL PAYMENT	AMOUNT	DATE PD	CHECK	RETAINAGE	
Request #1	213,808.43	4/14/2020	73348	11,253.08	225,061.51 This pay request was off a penny....
Request #2	452,916.30	5/13/2020	73510	23,837.70	476,754.00 11253.07??
Request #3	654,427.64	6/9/2020	73772	34,443.56	688,871.20
Request #4	436,406.25	7/13/2020	74057	22,968.74	459,374.99
Request #5	456,831.25	8/10/2020	74244	24,043.76	480,875.01
Request #6	798,108.30	9/14/2020		42,005.70	840,114.00
Request #7	723,694.42	10/12/2020		38,089.18	761,783.60
Request #8	149,384.65	11/9/2020		7,862.35	157,247.00
Request #9					
Request #10					
Request #11					
Request #12					
Request #13					
Request #14					
TOTAL AMOUNT PAID	3,885,577.24	Paid		49.40%	
	3,980,089.36	Remaining		50.60%	
					204,504.07
					4,090,081.31

The City of Nevada continues to monitor and respond to the COVID-19 pandemic. The following guidance has been developed in consultation with Story County Public Health and will be used to direct decision making based on local conditions.

Benchmarks

Should the Story County or 50201 14-day positivity rate be greater than 8%, the City will consider that to be a moderate outbreak. Should the Story County or 50201 14-day positivity rate be greater than 15%, the City will consider that a severe outbreak.

The City will continue to monitor supplemental metrics such as the Ames Test Iowa positivity rate, the 50201 3-day positivity rate, local hospitalization data, and Nevada Community School District published metrics.

Actions

The City will consult with Story County Public Health to determine appropriate recommended actions. The City will use Public Health data and expertise to determine extent of community spread vs. contained outbreaks.

- If the Story County COVID-19 14-day positivity rate is above 8% the following actions will be taken:
 - Communicate and reinforce safety messaging to the community through multiple channels
 - Metrics will be compiled and published for public awareness at least weekly, but may be published up to daily for a severe outbreaks.
 - Reminders of guidelines will be communicated to any groups utilizing City facilities
 - Continue to follow all IDPH and SCPH recommendations and communicate relevant information to the public
 - The Governor's proclamation still governs group gatherings and other actions. Consider the stricter of the state proclamation and / or some of the following:
 - Reduce capacity for city public facilities by 50% for moderate outbreak or close facilities for severe outbreak. Communicate the City's COVID-19 plan to any person or organization that reserves a City facility.
 - Reinforce recommendations re: face coverings & social distancing
 - Resume cautions about group gathering sizes
 - Tie P&R program actions to school population data metrics

COUNCIL ACTION FORM

AGENDA ITEM: Replacement of Front Outdoor Sign at the Nevada Public Library

HISTORY: In our community survey in 2018, 38.5% of respondents said the sign outside the library is one of the best methods of sharing information about library events and services (3rd out of 9 options). We used the information from the survey to develop our strategic plan, including a goal to promote programs and services.

The library has an outdoor marquee sign with changeable letters. The space for text is limited and must be changed frequently, sometimes daily, when we have multiple programs occurring within a few days. Staff must plan how to efficiently use the letters available and reuse letters already in the sign, making changing the sign take longer than when all the letters are lined up and ready to insert. Additionally, staff must change the sign in all types of weather.

A digital sign will allow staff to make quick changes to the events on the sign without leaving the building. With Main Street Nevada and the downtown project drawing more people downtown, there will be increased traffic or foot traffic going by the library, increasing the visibility of the programs and services we offer.

The library received quotes from two companies.

FastSigns.

#30790	20mm Single Sided Grayscale Red	\$9,172.28
#30794	10mm Single Sided Full Color	\$12,100.37

Chesnut Signs

#011397	19.8mm Amber Single Sided sign:	\$17,250
	15.85mm Amber Single Sided sign:	\$19,250

The board discussed the pros and cons of a single-color red sign or a full color sign. I originally suggested the red sign for the price and simplicity. The board asked me to research both types and find examples. The research and examples led me to recommend the full color sign, partially because the pixels are smaller and recommended for viewing at a closer range (such as pedestrians on the sidewalk). The full color also allows for more graphic options if we choose to use those in the future.

We received a Story County Urban Renewal Grant in the amount of \$5,000 in the fall of 2019 to go toward a new sign. That amount will be reimbursed once we have paid for the project. The library board asked me to seek sponsorships to help offset the remaining costs. We have obtained \$3,500 in sponsorships from local businesses and organizations. We have also received \$1,500 in personal donations to go toward the sign.

Board approved: Full color sign from FastSigns:	\$12,100.37
Story County Urban Renewal Grant:	-\$5,000.00
Sponsorships:	-\$3,500.00
Donations:	<u>-\$1,500.00</u>
	\$2,100.37 to pay from CIP

OPTIONS:

1. Accept FastSigns quote #30794 for Full Color LED Display \$12,100.37.
2. Accept FastSigns quote #30790 for Grayscale Red LED Display for \$9,172.28.
3. Do not replace the sign.

Library Board of Trustee Action:

The library Board of Trustees voted to replace the sign with the color digital sign from FastSigns for \$12,100.37.

LED Display Specifications

Model: Polaris
 Color: Grayscale Red
 Pixel Pitch: 20mm (0.79")
 Matrix - pixel height: 32
 Matrix - pixel width: 96
 Sides: Single Sided
 Cabinet Type: Hinged
 Modular Design: No
 Communication Method: Wi-Fi via Radio Frequency Modems**

** Requires line-of-sight between antennas. Maximum distance of 1,500 feet. Subject to interference from other RF sources.

Controller: Industrial PC
 Total pixels: 3,072
 Total LEDs: 6,144
 Brightness: > 10,000 nits
 Number of colors: 4,096
 Horizontal/vertical viewing angle: 140/70
 Software: SignCommand.com
 Frames per second: 30
 Auto or manual dimming: Included

Electrical Requirements

Circuit: 1 circuit at 20 amps
 Voltage: 120 volts

LED Display Electrical Use

Typical use (daytime): 148 watts
 Typical use (nighttime): 30 watts
 Maximum use: 297 watts
 Max draw: 3 amps

Operating cost is approximately \$8 per month, assuming the average of daytime and nighttime use and a price of \$0.12 per kWh.

LED Display Dimensions

Nominal dimensions - final dimensions are provided on mechanical drawings.

Active display height: 2'-1.25" (25.25")
 Active display width: 6'-3.5" (75.5")
 Active display sq.ft.: 13.2 sq.ft.
 Cabinet height: 2'-4.25" (28.25")
 Cabinet width: 6'-6.5" (78.5")
 Individual cabinet depth: 6.5"
 Cabinet sq.ft.: 15.4 sq.ft.
 Cabinet weight (approximate): 208 lbs.

Cabinet Options

Cabinet color: Black (Glossy)
 Ventilation: Rear
Mounting and finishing package: Included

Text Capabilities

4 rows of 5.5" text
 3 rows of 7.1" text
 2 rows of 7.9" text
 2 rows of 10.2" text
 1 row of 25.2" text *

* Using regular text.

Supported Formats

AVI, BMP, GIF, JPG, MOV, MP4, MPG, PNG, TIF, WMV

Shipping

Lead time: 4 weeks

Pricing (USD)

Single Sided Polaris LED Sign, QTY: 1	\$8,020.77
Mounting and finishing package	\$632.00
End user software e-training (included)	\$0
5-year parts warranty (included)	\$0
5-year on-site labor warranty (optional)	\$320.83
Shipping (to zip code 50014)	\$198.68

TOTAL PRICE \$9,172.28

Monthly payment option: \$182.53*

To apply for monthly payment options from EBSCO Member Financing powered by Geneva Capital, please visit <https://www.gogc.com/ebSCO>

* Subject to approval by Geneva Capital. Based on 60 month term, and time in business of 2+ years under current ownership and good and clear credit history.

Customer's signature: _____

Print name: _____

Date: _____

Quote valid for 30 days unless otherwise noted. Deposits and documentation **MUST** be submitted in good order. All dimensions and specifications are approximate values.

LED Display Specifications

Model: Polaris
 Color: Full Color
 Pixel Pitch: 10mm (0.39")
 Matrix - pixel height: 64
 Matrix - pixel width: 192
 Sides: Single Sided
 Cabinet Type: Hinged
 Modular Design: No
 Communication Method: Wi-Fi via Radio Frequency Modems**

**** Requires line-of-sight between antennas. Maximum distance of 1,500 feet. Subject to interference from other RF sources.**

Controller: Industrial PC
 Total pixels: 12,288
 Total LEDs: 36,864
 Brightness: > 10,000 nits
 Number of colors: 281 quintillion
 Horizontal/vertical viewing angle: 140/70
 Software: SignCommand.com
 Frames per second: 60
 Auto or manual dimming: Included

Electrical Requirements

Circuit: 1 circuit at 20 amps
 Voltage: 120 volts

LED Display Electrical Use

Typical use (daytime): 238 watts
 Typical use (nighttime): 48 watts
 Maximum use: 475 watts
 Max draw: 4 amps

Operating cost is approximately \$12 per month, assuming the average of daytime and nighttime use and a price of \$0.12 per kWh.

LED Display Dimensions

Nominal dimensions - final dimensions are provided on mechanical drawings.

Active display height: 2'-1.25" (25.25")
 Active display width: 6'-3.5" (75.5")
 Active display sq.ft.: 13.2 sq.ft.
 Cabinet height: 2'-4.25" (28.25")
 Cabinet width: 6'-6.5" (78.5")
 Individual cabinet depth: 6.5"
 Cabinet sq.ft.: 15.4 sq.ft.
 Cabinet weight (approximate): 208 lbs.

Cabinet Options

Cabinet color: Black (Glossy)
 Ventilation: Rear
Mounting and finishing package Included

Text Capabilities

8 rows of 2.8" text
 6 rows of 3.5" text
 5 rows of 3.9" text
 4 rows of 5.1" text
 3 rows of 8.4" text *
 2 rows of 12.6" text *
 1 row of 25.2" text *
 * Using regular text.

Supported Formats

AVI, BMP, GIF, JPG, MOV, MP4, MPG, PNG, TIF, WMV

Shipping

Lead time: 4 weeks

Pricing (USD)

Single Sided Polaris LED Sign, QTY: 1	\$10,836.24
Mounting and finishing package	\$632.00
End user software e-training (included)	\$0
5-year parts warranty (included)	\$0
5-year on-site labor warranty (optional)	\$433.45
Shipping (to zip code 50014)	\$198.68

TOTAL PRICE \$12,100.37

Monthly payment option: \$240.80*

To apply for monthly payment options from EBSCO Member Financing powered by Geneva Capital, please visit <https://www.gogc.com/ebSCO>

** Subject to approval by Geneva Capital. Based on 60 month term, and time in business of 2+ years under current ownership and good and clear credit history.*

Customer's signature: _____

Print name: _____

Date: _____

Quote valid for 30 days unless otherwise noted. Deposits and documentation MUST be submitted in good order. All dimensions and specifications are approximate values.

Chesnut Signs
 971 NE Broadway Ave
 Des Moines, IA, 50313- USA
 Phone: (515)-243-8112 Fax: (515)-243-8146
 www.chesnutsigns.com



ESTIMATE Submitted To:

NEVADAP001
 Linda Wright
 Nevada Public Library
 631 K Avenue
 Nevada, IA 50201- USA

Phone: (515) 382-2628 Ext.
 Fax:
 Email linda@nevada.lib.ia.us

Job Name and Location

Nevada Public Library
 631 K Avenue
 Nevada, IA 50201- USA

Estimate No	Estimate Date	Ship Via	Ship Date	Due Date	Payment Terms	Contact	Page
011397	1/20/2020				50 DEP/BAL COD	1020 JG	Page 1 of 3

Quantity	Description	Unit Price	Extended Price
1	Permit cost and staff fee to make the application, submit the correct documentation for processing in order to acquire the required permit from the City of Nevada	\$150.00	\$150.00
1	EMC-Option #1 Galaxy® Outdoor Electronic Message Center - GS6 Series - 19.8mm Amber Single sided Model #GS6-32X100-19.8-A-SF Active Area: 2' 1" H X 6' 6" W (Approx. Dimensions) Cabinet Dimensions: 2' 7" H X 6' 9" W X 0' 5" D (Approx. Dimensions) Daktronics Verizon 4G Cellular Modem Only - Requires Daktronics Verizon Cellular Data Plan Internally-lit aluminum cabinet topper Painted color TBD Acrylic backer w/ routed copy 12" H x 84" W x 6.5" D Price includes removal and disposal of current sign (brick columns to stay) Price includes installation of new sign Price is subject to change upon completion of technical survey	\$17,250.00	\$17,250.00
1	EMC-Option #2 Galaxy® Outdoor Electronic Message Center - GS6 Series - 15.85mm Amber Single sided Model #GS6-40X125-15.85-A-SF Active Area: 2' 1" H X 6' 6" W (Approx. Dimensions) Cabinet Dimensions: 2' 7" H X 6' 9" W X 0' 5" D (Approx. Dimensions) Daktronics Verizon 4G Cellular Modem Only - Requires Daktronics Verizon Cellular Data Plan Internally-lit aluminum cabinet topper Painted color TBD Acrylic backer w/ routed copy 12" H x 84" W x 6.5" D Price includes removal and disposal of current sign (brick columns to stay) Price includes installation of new sign Price is subject to change upon completion of technical survey	\$19,250.00	\$19,250.00

Estimate No	Estimate Date	Ship Via	Ship Date	Due Date	Payment Terms	Contact	Page
011397	1/20/2020				50 DEP/BAL COD	1020 JG	Page 2 of 3

For: Nevada Public Library

Tax calculated will be 7%.

Respectfully Submitted x _____ Date _____
 Authorized Signature for Chesnut Sign Co., Inc.

----ADDITIONAL TERMS AND CONDITIONS DO APPLY AND ARE ON SEPARATE PAGE----

Your signature below recognizes that you have read, understand, and accept all the terms within this quote as well as personally guarantees all conditions including payment terms.

Thank You

Accepted by x _____ Date _____
 Authorized Signature for Buyer.

Please Print x _____ Title _____

Estimate No	Estimate Date	Ship Via	Ship Date	Due Date	Payment Terms	Contact	Page
011397	1/20/2020				50 DEP/BAL COD	1020 JG	Page 3 of 3

===== - All final prices are plus required tax, permits, acquisition fees, required engineering, and survey fees - All signs and awnings are per approved layout - All prices are based on using customer supplied artwork in an approved format (ie., .EPS, .AI, Vector line art) - All prices are based on the information given at the time and subject to a final survey and artwork supplied -All prices are based on standard installation procedures allowing adequate access to the site. Any unforeseen objects or obstructions within any walls or limited access resulting in substandard installations will be charged in addition to the stated price above -All prices are based on 120 volt primary power supplies. Any alternative voltage power supplies needed will result in additional costs above and beyond the total stated above

===== All installations involving soil excavation are based upon normal soil conditions. Excavations involving substandard conditions may involve an additional charge for the extra work performed. Any damage that occurs below grade during the excavation is buyers responsibility at his/her own additional expense. Existing signage being de-installed (removed) at the customer's request will become property of Chesnut Signs and disposed of at our discretion unless otherwise stated within this agreement. Purchaser is responsible for locating and/or providing information about the location of private utilities such as water, sprinklers, communications, security, sewer, gas, electric, etc. A licensed electrician must be used to bring feed wires of suitable capacity and approved type to the location of the sign or display and to make appropriate connections at the sign or display. Owner is to carry fire, tornado, and any other necessary insurance on the above work. All prices subject to review after 20 days.

===== TERMS: 50% DOWN PAYMENT WITH ORDER TO INITIATE CONTRACT AND BALANCE DUE IN FULL UPON COMPLETION. Late charges and/or interest at the maximum rate allowed by law will accrue on any and all outstanding balances past due. If default be made in the payment of any installment when due, Chesnut Sign Co., Inc. may, at it's option, attach mechanics liens to properties where work is performed and begin legal action for collection of balance due. Customer agrees to pay all costs of collection, including attorney fees allowed by law. Governing Law/Venue-Any action, suit or proceedings concerning (connected to) this proposal shall be governed by the law of the State of Iowa. This contract is accepted at Chesnut Signs principal place of business, namely Des Moines, Iowa, within the venue of Polk County.

===== Average time of production on most jobs is 30-45 working days starting once permits and layouts are approved, the down payment has been received and the proposal has been accepted. =====

Hold Harmless: Buyer agrees that any and all artwork and/or designs supplied by the buyer is owned by and/or property of the buyer. Chesnut Signs cannot be held responsible for any infringement upon any copyright laws from the designs and/or artwork provided to Chesnut Signs by the buyer and/or any third party affiliates of the buyer. Notice to buyer: Do NOT sign this agreement before you read it. It is hereby further declared, agreed and understood that there are no prior writings, verbal negotiations, understandings, representations or agreements between the parties not herein expressed.

===== Landlord approval of all signs is Customer's responsibility.

===== Sellers initials _____ Buyers initials _____

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

WHEREAS, the City of Nevada, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Nevada Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments in the amount of \$30,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2021 with respect to the City's Development Agreement (the "Agreement") with Gary W. Clem, Inc., d/b/a Almaco which was finally approved by resolution of the City Council on March 10, 2010; and

WHEREAS, the City has scheduled payments in the amount up to \$65,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2021 with respect to the City's Development Agreement (the "Agreement") with the Nevada Economic Development Corporation, (membership) which was approved by resolution of the City Council on September 23, 2019; and

WHEREAS, the City has scheduled payments in the amount of \$76,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2021 with respect to the City's Development Agreement (the "Agreement") with Van Houweling Property, LLC, which was finally approved by resolution of the City Council on January 28, 2013; and

WHEREAS, the City has scheduled payments in the estimated amount of \$153,729 (the "Annual Payment") and LMI requirements which shall come due in the fiscal year beginning July 1, 2021 with respect to the City's Development Agreement (the "Agreement") with R. Friedrich and Sons, Inc. which was finally approved by resolution of the City Council on October 28, 2013; and

WHEREAS, the City has scheduled payments in the estimated amount of \$27,926 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2021 with respect to the City's Development Agreement (the "Agreement") with Mid-States Material Handling & Fabrication, Inc. which was finally approved by resolution of the City Council on September 24, 2018; and

WHEREAS, the City has scheduled payments in the estimated amount of \$68,612 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2021 with respect to the City's Development Agreement (the "Agreement") with Verbio North America Corporation which was finally approved by resolution of the City Council on July 8, 2019; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2021;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Nevada, Iowa, as follows:

Section 1. The City Council hereby obligates \$30,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2021 and

The City Council hereby obligates \$65,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2021; and

The City Council hereby obligates \$76,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2021; and

The City Council hereby obligates \$153,729 (estimate) for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2021; and

The City Council hereby obligates \$27,926 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2021; and

The City Council hereby obligates \$68,612 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2021; and

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2020 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year. Payments will be made on December 1, 2021 and June 1 of each fiscal year beginning June, 2022 per agreements.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 9, 2020.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 049 (2020/2021) be adopted.

AYES: —
NAYS: —
ABSENT: —

The Mayor Pro-Tem declared Resolution No. 049 (2020/2021) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 049 (2020/2021) at the regular Council Meeting of the City of Nevada, Iowa, held on the 9th day of November, 2020.

Kerin Wright, City Clerk

File copy with Story County Auditor's Office prior to December 1 each year.

w:\office\council\resolutions\2020-2021\049-fy22.tif annual appropriations.doc

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**

WHEREAS, the City of Nevada, Iowa, has established the Nevada Urban Renewal Area (The "Urban Renewal Area"), and

WHEREAS, certain improvements have been constructed or are to be constructed within the Urban Renewal Area; and

WHEREAS, debt has been incurred for the construction of said improvements in the amount of One Million two hundred thirteen thousand four hundred eighty-five dollars (1,213,485).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Nevada, Iowa, as follows:

1. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify to the Story County Auditor the Tax Increment Financing (TIF) Indebtedness Certification by December 1, 2020. (See Exhibit "A").
2. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND APPROVED this 9th day of November, 2020.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 050 (2020/2021) be adopted.

AYES: —

NAYS: —

ABSENT: —

The Mayor declared Resolution No. 050 (2020/2021) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 050 (2020/2021) at the regular Council Meeting of the City of Nevada, Iowa, held on the 9th day of November, 2020.

Kerin Wright, City Clerk

W:\Office\Council\Resolutions\2050-2020\050-FY21 TIF Debt Certification.doc

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Nevada County: Story

Urban Renewal Area Name: Nevada Urban Renewal Area Tax Increment District

Urban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 1,213,485

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 9th day of November, 2020

Signature of Authorized Official

515-382-5466
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: Nevada County: StoryUrban Renewal Area Name: Nevada Urban Renewal Area Tax Increment DistrictUrban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Heart of Iowa Cooperative (Key Coop) Year 17 of 20 Began 20 yr FY05/06 Last payment 6/2025	6/21/2004	24,339
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. Central Business District Project, 2020 Bond Resolution 036 (2019/2020) FY22 Principal - 0 Interest - \$178,100 Fee-\$500		178,600
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. NEDC, Membership Agreement with Incentive Payments Reso 013 (19/20) NEDC Agreement Payment 1 of 5 Last payment 6/2025	9/23/2019	65,000
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. Almaco Agreement Resolution No. 45 (2011/2012) Not to exceed \$280,000 No payments after 6/2026, Payment #5 (Don't certify FY22, use from FY16 when no pymt was made)	3/12/2012	
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. Verbio Rebate Agreement, Reso 001 (19/20) Internal Loan/Grant - \$200,000 Rebate Payments up to \$200,000 Pymt #2 of 5 ends FY25	7/8/2019	68,612
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 336,551

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: Nevada County: StoryUrban Renewal Area Name: Nevada Urban Renewal Area Tax Increment DistrictUrban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6. DuPont, 2017Bond Refund (2013), Reso 014 (17/18)	8/28/2017	426,413
FY21/22 Princ-395,000/Int-31,413		
2013 Bond originally issued 7/25/2013		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
7. Airport Road, Plat 6 (West Industrial Park)	8/28/2017	242,388
2017 Bond Refunded (2013) Bond - Reso 014 (17/18)		
FY21/22 Prin-215,000/Int-27388		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
8. Van Houweling, Van Wall/Ryerson Agreement	1/28/2013	76,000
Reso 055 (12/13)		
Year 6 of 7		
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
9. Friedrich Development Agreement	10/28/2013	108,008
Reso 024 (13/14)		
6th yr pymts - Dec 21/June 22		
Final pymt made June 1, 2027 or total pymts equal 800,000		
Friedrich - 86,242 LMI-67,487 (-45,721 over last year)		
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
10. Mid-States Material Handling & Fabrication, Inc	9/24/2018	24,125
Reso 013 (18/19)		
Pymt 2 of 5, Maximum \$200,000 or June 1, 2025 last pymt		
FY22 Pymt #2 Est 27,926 minus over est last FY of 3,800		
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 3.

Total For City TIF Form 1.1 Page 2: 876,934

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

RESOLUTION 051 (2020/2021)

Resolution Consenting to Assignment of Development Agreement and Tax Increment Payments

WHEREAS, the City of Nevada, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Nevada Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City previously authorized and entered into a development agreement (the "Development Agreement") with VERBIO North America Corporation (the "Developer Assignor"), dated July 12, 2020; and

WHEREAS, under the Agreement, assignment of rights and responsibilities thereunder was made subject to prior consent of the contracting parties; and

WHEREAS, the Developer Assignor has requested that the City consent to the assignment of all of its rights and responsibilities under the Agreement to VERBIO Nevada, LLC (the "Developer Assignee"); and

WHEREAS, it is now necessary for the City to provide consent to the assignment and approve a certain assignment and assumption agreement (the "Assignment Agreement");

NOW, THEREFORE, It Is Resolved by the City Council of the City of Nevada, Iowa, as follows:

Section 1. The City hereby consents to the request by the Developer Assignor that all of its rights and responsibilities under the Developer Agreement be assigned to the Developer Assignee, and the assignment is hereby consented to and approved. The Assignment Agreement is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Assignment Agreement in substantially the form and content in which the Assignment Agreement has been presented to this City Council. Such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Assignment Agreement.

Section 2. Subject to due authorization, execution and delivery of the Assignment Agreement; the Developer Assignor is hereby released from all remaining duties to be performed under the Development Agreement, and all remaining communications and payments to be made

with respect to the Development Agreement shall exclusively be directed to the Developer Assignee. The Developer Assignee shall in all ways be substituted into the Development Agreement on the same terms and basis as the Developer Assignor.

Section 3. Nothing contemplated herein shall be interpreted as interfering with the division of incremental property tax revenues and the payments to be funded therefrom as contemplated in the Agreement regardless of the future recipient of such payments.

Section 4. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved this 9th day of November, 2020.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

.....

On motion and vote the meeting adjourned.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

STATE OF IOWA
STORY COUNTY SS:
CITY OF NEVADA

I, the undersigned, Clerk of the City of Nevada, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to consenting to the assignment of a Development Agreement.

WITNESS MY HAND this _____ day of _____, 2020.

Kerin Wright, City Clerk

ASSIGNMENT AND ASSUMPTION AGREEMENT

This ASSIGNMENT AND ASSUMPTION AGREEMENT (the “**Agreement**”) is made as of [____], 2020 (the “**Effective Date**”) by and among VERBIO North America Corporation, a Michigan corporation (“**Assignor**”), VERBIO Nevada, LLC, a Michigan limited liability company (“**Assignee**”), and the City of Nevada, Iowa (“**City**”).

WHEREAS, Assignor and City entered into that certain Development Agreement, dated July 12, 2019 (the “**Development Agreement**”); and

WHEREAS, pursuant to Section C(1) of the Development Agreement, assignment of the Development Agreement by a party requires the prior written consent of the other party; and

WHEREAS, Assignor wishes to assign the Development Agreement to Assignee, and City wishes to consent to such assignment.

The parties hereby agree as follows:

1. Assignment. Assignor grants, transfers, and assigns to Assignee and Assignee’s successors and assigns all of Assignor’s right, title and interest in and to the Development Agreement. Such assignment will be effective as of 12:01 a.m. on the Effective Date (“**Effective Time**”).
2. Assumption. Assignee accepts this assignment. Except as expressly assumed in this Agreement or as otherwise provided in the Development Agreement, Assignee does not assume and will not in any manner be responsible for any encumbrance of Assignor.
3. Consent. By executing this Agreement, City hereby consents to the assignment of Assignor’s interest under the Development Agreement to Assignee, and as of the Effective Time, releases Assignor from any and all obligations under the Development Agreement.
4. Further Actions. Assignee and Assignor covenant that each will take all such further actions, execute and deliver all such further documents and do all other acts and things as either Assignee or Assignor may reasonably request for the purpose of carrying out the intent of this Agreement.
5. Agreement Binding. This Agreement will be binding upon the successors and assigns of the parties.
6. Counterparts. This Agreement may be executed in counterparts, by facsimile, e-mailed PDF or otherwise, each of which will be deemed an original, but all of which together will constitute one and the same instrument.
7. Governing Law. This Agreement will be governed by, and interpreted and enforced in accordance with, the laws of the State of Delaware, without regard to conflicts of law principles.

[Signature page follows.]

IN WITNESS WHEREOF, this Assignment and Assumption Agreement is signed as of the date first written above.

ASSIGNOR:

VERBIO NORTH AMERICA CORPORATION

By Alicia Webb 11-5-2020
Alicia Webber, CFO & Treasurer

ASSIGNEE:

VERBIO NEVADA, LLC

By Greg Faith 11-5-2020
Greg Faith, President

CITY:

THE CITY OF NEVADA, IOWA

By _____

Name _____

Its _____

16694027

COUNCIL ACTION FORM

AGENDA ITEM: Discussion and Appropriate Follow-up on selecting a firm to redesign our City of Nevada website.

HISTORY:

The City's current website was constructed in 2009. It has been a wonderful tool for dispersing City information needed by the public; however, with the changes in technology and platforms, and with the City's new branding, it is time for a reboot. We began a process to establish a new design firm several months back, our goal being for the City to have a website with the technology and appearance to provide exceptional user experience, support online services, provide full site searchability, facilitate content creation and editing, house a calendar of events system, allow for email integration and create an overall intuitive and engaging web design interface.

We plan to begin work as soon as a vendor is approved.

We put out an RFP on July 20, 2020 and received six bids by our deadline of Sept. 4, 2020.

RFPs returned and their base bids (initial design, setup & training) are as follows:

- Saltech Systems (Ames).....\$21,850.00
- CivicEngage (Kansas).....\$22,922.00
- JuiceBox (Des Moines).....\$27,350.00
- ProudCity (California).....\$5,200.00
- Magnum (Pennsylvania).....\$45,000.00
- Infinite (India).....\$74,599.00

Options:

1. Accept bid from Saltech Systems (Ames)
2. Accept bid from CivicEngage (Kansas)
3. Reject all bids and start over with the RFP process

Staff Recommendation:

Staff recommends Option #1. Our recommendation of Saltech is based on the following:

- Ability to have in-person work sessions because of their close proximity,

- Their desire and confidence about providing custom templates and solutions to ease meeting management for our City Clerk and staff (these services are not part of the base bid and would require an additional \$720 annually),
- Competitive pricing,
- Overall creative vision,
- Knowledge of Nevada (they recently built Nevada Economic Development Council's new website), and
- They utilize the WordPress public platform in building our website – meaning the content of the website is always ours.

CivicEngage provides a turnkey set of programs with optimal functionality for local governments. But most of their functionality programs are add-ons. To get only their City Clerk program (one of several add-on options not included in their base bid), it would be an additional annual cost of \$4,536. Also, with CivicEngage, our website would be built with their proprietary software, rather than on a public platform.

Our committee of five reviewed all six bids and initially narrowed the field to Saltech, CivicEngage and JuiceBox. We discussed the pros and cons of those three firms, narrowing to two: Saltech and CivicEngage. We received virtual presentations from Saltech and CivicEngage. Jordan and Marlys followed up with an in-person discussion with Saltech, challenging them to bring us a second proposal to incorporate a few functionality features – templates for city government management and full site search engine capability. This work was an additional \$7,000 (included in the base bid price above).



137 Lynn Ave. Suite 200
Ames, Iowa
(515) 520-8200

September 4th, 2020

Marlys Barker
City of Nevada
1209 6th Street
Nevada, Iowa 50201

Dear Marlys:

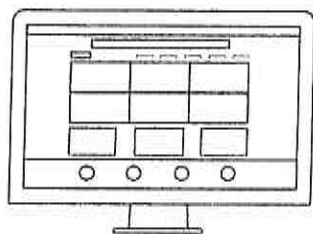
We at Saltech Systems appreciate you considering our proposal! The enclosed web proposal details our offer based on the Request for Proposal from you on July 20th, 2020.

We look forward to exceeding your expectations.

Sincerely,

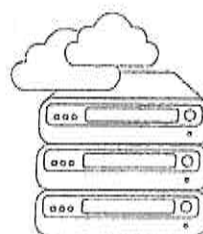
Salman Maqsood

President
Saltech Systems LLC
(515) 520-8200



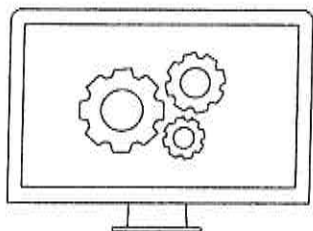
Web Design & Development

</> Our top-notch team of designers & developers deliver quality responsive, functional websites.



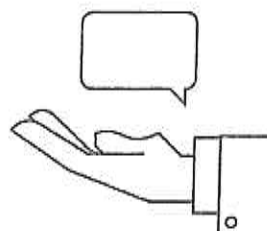
Hosting & Cloud Services

☁ Check out our unique web, email, and cloud server hosting plans as well as custom hosting solutions.



Managed IT Services

✂ There is no IT problem that we cannot fix. Contact our IT support team today so an IT representative can troubleshoot your problems.



Awesome Support

🎧 Contact our offices today for same-day support regarding any questions or concerns you have about our services.

Project Objective – City of Nevada Website

We will design and develop a turn-key website utilizing WordPress (open source and fully portable to any vendor) according to the city's brand, style, and accessibility standards. Your website will be crafted in Story County. We will bring all existing content that you would like to be included on the new website and make it responsive. Once completed and approved by your team, we will go live on Saltech Hosting Environment or your Desired Hosting Platform. Our solution is free of any royalties and all yours upon completion.

1. Scope of design services offered including timeline:

a. Scope of design

i. Phase 1:

1. We will design a new, responsive WordPress website to support and reflect the City of Nevada's branding efforts and vision.
2. Current / pertinent content from your existing website will be migrated to the new website and upgraded to responsive content. Any additional text content needed for the website will be developed by you. Existing content will be reorganized according to the updated website navigation and incorporated with new content and design flow.
3. The website navigation will include links to department pages, photo and video galleries, directories / listings, event calendar(s), maps, announcements (press releases, blogs, and newsletters), FAQs.
4. Links to City of Nevada social media accounts will be integrated into the header and footer of each page of the website. Social media feeds can be integrated onto specified pages.

ii. Phase 2:

1. Set up and test calendar and event integrations. Set up example events.
2. Set up and test payment gateway for event registrations and other financial transactions.
3. Set up and test custom forms to manage equipment, field, room / banquet hall, volunteerism, and event reservations / registrations to integrate with calendar and payment functionalities.

iii. ADA/508 Compliance for the website:

1. Create unique titles for each page.
2. Content heading and subheading division.
3. Alt text to images, video, and audio.
4. Create anchor text for links.
5. Upload transcripts for audio and video only content, if not included by the video provider.

6. Upload audio descriptions of video, when provided by you.
7. Avoid the use of moving or animated text.
8. Use contrasting colors (light background and dark text color) that adhere to your brand standards.
9. Custom error pages and messages with explanations near the error.
10. Provide preferred format or instructions for form input fields.
11. Responsive design and text resizing.
12. Consistent header and footer navigation.
13. Add website sitemap and website search-ability.

b. Timeline

- i. 16-20 weeks
- ii. Timeline may alter with the changes in approved scope.

2. Examples of previous website design & development with references:

- a. <https://cityofjeffersoniowa.org/>
 - i. Roxanne Gorsuch (City Clerk) – roxanneg@cityofjeffersoniowa.org or (515) 386-3111
- b. <https://cityofstorycity.org/>
 - i. Heather Slifka (City Clerk) – scaclerk@iowatelcom.net or (515) 733-2121
- c. <https://iapro.org/>
 - i. Steve Jordison (CEO) – steve@iapro.org or (515) 291-4917
 - ii. Kelly Johnson Rose (Assistance to CEO) – kelly@iapro.org
- d. <https://fuelstorycounty.com/>
 - i. Danielle Minde (current President) – sellingwithdanielle@gmail.com or (641) 295-6166
 - ii. Melissa Muschik (past President) – melissa@heuss.com or (515) 450-9337
- e. <https://amescampustown.com/>
 - i. Karin Chitty – karin.chitty@amescampustown.com or (515) 292-4528
- f. Visit our full portfolio: <https://saltechsystems.com/portfolio/>

3. Proposed content management system (CMS) software:

- a. WordPress – XPro Theme
 - i. WordPress is open source easy to use, allows you to manage your website from any computer, and requires no HTML or coding knowledge. Features searchable media library. Use of Wordpress as a CMS allows our customers the option of portability and complete ownership of the developed website unlike proprietary CMS solutions.

4. Available hosting options:

- a. Saltech Managed Hosting Platform
 - i. Our managed hosting plan covers all aspect of website hosting ranging from security, loading speed, optimization, web application firewall, updates, backups, upgrades, DNS Management, etc. On top of that, the website will be hosted on our super-fast SSD servers, located in **central Iowa**. Website hosting also includes an SSL certificate, website analytics, Wordfence spam-blocking support, routine maintenance (software, theme, and plugins updates), personalized training for managing your new website and dedicated staff available to help.
- b. Third Party Hosting of your Choice
 - i. We can also deploy the website on a third party website hosting provider of your choice. Provided they support WordPress, provide enough storage capacity, and provide enough bandwidth, CPU, RAM resources.

5. Personalized training for All your staff:

- a. Prior to the website going live, your dedicated project coordinator will conduct a personalized training and to help your team learn to manage and update the website. This training can be done in person or remotely. We can provide you a recorded version of Remote trainings to refer back to or to train other staff. We love helping our customers and believe that their success is our success.

Component/Module Name	Function	Offered by Vendor (Yes/No)	Optional Comment	Unit Price
Browser Based Administration	Update, Delete and Create Template – Based Web Pages	Yes	Included in base price	
Calendar	Dynamic updates, Event listings	Yes	One included in base price	~\$250 per calendar
Department Home Pages	Dynamic Content	Yes	Nine included in base price	~\$100 per page
Directories, Listings	Dynamic Content	Yes	Ten included in base price	~\$100 per page
Exhibit Gallery or Slide Show	Dynamic Content	Yes	One included in base price	~\$200 per gallery
Site Index	Searchable	Yes	Included in base price	
Video/Audio Hosting	Embedded into site	Yes	10 GB included in base price	\$0.50 per additional GB per month

Component/Module Name	Function	Offered by Vendor (Yes/No)	Optional Comment	Unit Price
Social Media Interface or Integration	Facebook and Twitter Feeds	Yes	Included in base price	~\$200
Event Registration	Online Reservation/Payment	Yes	Need discussion on payment processing.	~\$1,000
Notifications	E-mail, SMS, RSS	Yes	Email and RSS notifications included in base price. SMS requires third party integration and separate pricing.	SMS price dependent on volume
Frequently Asked Questions	Dynamic Content	Yes	Included in base price	~ \$250
File Repository	Upload/Download Capable(HTTPS,SFTP)	Yes	Included in base price	
Document Library or Codifier	Searchable and Archived document library	Yes	Included in base price	
Analytics	Search Tracking, Page View Count	Yes	Included in base price.	
Multi-Lingual Support or Translation	Dynamic Content	Yes	Included in base price.	~\$500
News & Announcements or Alerts	Dynamic Content	Yes	Included in base price	
News Releases	Online Publishing	Yes	Included in base price	
Newsletter/E-Zine	Subscription and Online Publishing	Yes	Included in base price	
Online Form Editing	Forms/Publishing/Tracking	Yes	Included in base price	
Mobile Device friendly	Support popular mobile platform	Yes	Included in base price	
Printable Pages	Print-Friendly Functions and Forms	Yes	Included in base price	
Photo upload and site integration	Dynamic Image Display	Yes	Included in base price	
Site Search	Internal Site Search Engine	Yes	Included in base price	~\$300
Special Event/Facility Rental	Secure Online Registration	Yes	Included in base price	~\$1,000
Survey/Polling Capabilities	Poll/Question/Answer Tracking	Yes	Included in base price	~\$1,000
Form Export Capabilities	Export form fields(CSV, EXCEL, ETC)	Yes	Included in base price	

Mobile App Integration	Support for popular mobile platforms	Yes	Included in base price	
Automated City Payment Program	Automatic Data Logging Solution	No	Outside of this project scope. But can be custom developed.	Conversation with stakeholders needed to provide accurate pricing.
Citizen Membership	Personal accounts, private forums, document sharing, etc.	Yes	Additional service offering.	~\$5,000
Text to Speech	ADA / Section 508 compliance	Yes	Additional accessibility option.	~\$1,000
Monthly Website Maintenance & Updates	Packages that offer website design updates at a reduced rate after the website is live. Updates are completed quickly and this helps keep the website and its content fresh.	Yes	Additional service offering.	Conversation with stakeholders needed to provide accurate pricing.
Advanced SEO and Digital Marketing	Routine website audits, monthly analytics reporting, social media management, pay per click advertisements, etc.	Yes	Additional service offering.	Conversation with stakeholders needed to provide accurate pricing.

Costs & Payment Plans

Web Design:

Website Design (one-time): \$14,850.00

Saltech Monthly Managed Hosting: \$ 59.95

Custom Developed City Clerk Module (one-time): \$7,000.00 – Appendix A

Payment Terms

Amounts are invoiced and payable in US Dollars as follows:

- 50% of Phase 1 cost due upon acceptance of this proposal is required to begin project.
- 100% of Total Project cost due upon project completion, before website goes live.

Applicable taxes are not included.

Appendix A

Added: October 30th, 2020

Custom-Developed City Clerk Module

Custom-Developed City Clerk Module to automate and enable collaboration and preparation before and during meeting and management functions for the City of Nevada.

City Clerk Interface:

The City Clerk will have primary access to the meeting preparation and management dashboard. They will have complete visibility to create meetings, agendas, items, and assign action items. Features for this interface include:

- Meeting and agenda dashboard
- Create meetings and events scheduling calendar
- Custom, pre-built agenda, items, minutes, reports and text field templates
- Migration of items to other agendas
- Dynamic document creation, sharing, and publication
- Full search functionality
- Tagging to link like items together across agendas
- Control over meeting functions
- Task assignment of approved items
- Record roll call, discussions and comments, motions, votes, speakers and timers
- Apply motions and votes to agendas and meeting minutes
- Integration with Board and Citizen Interfaces
- Manage board, committees, and members
- Set permissions for meetings, agendas, and items (public or private)

Board Member Interface:

The City Board Members will have access to a personalized interface where they can complete assigned items and prepare and participate in meetings. Features for this interface include:

- Individual access to meeting materials
- Full search functionality
- Annotation and note taking functionality
- Electronic roll call, motion, and voting

Citizen Interface:

Citizens of the City of Nevada will access public meeting documents online through your web site. Features for this interface include:

- Chronological view of event Agendas, Meeting Minutes, Videos, Reports, Notices, etc.

- PDF Downloads – Agendas, Meeting Minutes, Videos, Reports, Notices, etc.
- Full Text Search and Filtering
- Email Notifications to Subscribed Users
- ADA/508 Compliance



Nevada, IA

CIVICENGAGESM

Website Redesign Services

Presented by | Hector Ortega



Investment Proposal



All quotes are priced per project and presented in US dollars. Pricing is valid for 60 days from September 4, 2020.

Website Implementation	
Features & Functionality	<ul style="list-style-type: none">▪ CivicEngage CMS tools, widgets, and features▪ One SSL certificate▪ 100 GB of storage
Design & Content	<ul style="list-style-type: none">▪ One custom website design built using approved layout and up to one advanced design component▪ 250 pages Content Development (migration & enhancement) from URL www.cityofnevadaaiowa.org▪ Up to 300 meetings worth of Agendas and Minutes PDF/DOC Migration
Training Services	<ul style="list-style-type: none">▪ Two days virtual training (limit eight attendees/session)
Annual Services	
Hosting, Maintenance, & Support	<ul style="list-style-type: none">▪ Hosting and security▪ Software maintenance including service patches and system enhancements▪ Technical support including 24/7 emergency services and the CivicPlus Help Center▪ Dedicated Solutions Manager▪ Annual Services are subject to a cumulative annual 5% technology fee increase beginning Year 3 and beyond
Total Investment – Year 1 \$22,922	
One-Time Development Fees: \$19,258	
Annual Services: \$3,664	
Annual Services (Beginning Year 2) \$3,664	

Optional Additions

CP Mobile®

CP Mobile is the next evolution of the mobile experience for local governments and their citizens. Uniting all our powerful solutions, CP Mobile provides the solutions and experiences that enables and optimizes citizen engagement, all in a fully configurable, future-proofed mobile solution. Built by the experts in local government, for local government, CP Mobile offers features and functionality that enable public services and citizen engagement and satisfaction. You benefit from an optimized yet clean, mobile-specific solution that will create the experiences necessary to enhance citizen engagement and satisfaction.

CP Mobile offers:

- Scalable Administration – Easy enough for non-technical staff to manage daily but with the flexibility of a robust Build Tool Portal for staff to create and customize content.
- Continuous, Automated Enhancements – Deployed through the iTunes® App Store and Google™ Play Marketplace, CP Mobile delivers automated interface and feature improvements.
- Mobile Accessibility – With our use of material design and content labeling, mobile users with disabilities can now navigate and interact more easily with all our CivicPlus solutions.



Optional Addition: CP Mobile	
One-Time Fees	4,200
Annual Fees	5,100
Total Year 1 Investment (One-Time Fees + Year 1 Annual Fee)	9,300
Annual Fees Beginning Year 2	5,100

Four-Year Premium Website Redesign

To keep your website looking fresh, you would be eligible to receive a new website design after four years of continuous service with CivicPlus. The fee below would be added to your annual invoice and cover all costs of a website redesign with no further out-of-pocket expenses.

Optional Addition: Four-Year Premium Website Redesign	
One-Time Fees	--
Annual Fees	1,769

Optional Enhancements



CivicClerk Agenda Management System

The fastest, most intuitive way to streamline complex paper-based processes. Automate agenda management, meeting minutes management, and the sharing of meeting content with board members, staff, and your citizens.

CivicReady Mass Notification System

Whether communicating routine or emergency news, we allow you to alert recipients with actionable information within seconds, using a single interface—saving you time, while amplifying the reach of your time-sensitive message. Quickly create and distribute news and information whether it's in response to a local crisis, or simply a routine alert or internal communication to staff.

CivicRec Recreation Management

Whether the public is using the recreation registration software to sign up for programs, rent facilities, or find volunteer opportunities, you can be confident that your parks and recreation department is offering an intuitive citizen self-service solution. Our all-in-one solution also includes team and league memberships, point-of-sale capabilities, even event ticket generation.

CivicHR Employee Management Software

The easiest-to-use local government human resource management solution. Our cloud-based software integrates and organizes data, automates job postings, collects applications, simplifies employee onboarding, and manages performance.

SeeClickFix Citizen Request Management

SeeClickFix allows citizens to submit service requests from any device and allows clients to capture, manage, and report on each request. There is a built in Work Order application for creating formal work orders and for tracking actual resources used versus budgeted.

CP Media Live & On-Demand Streaming

CP Media provides our clients with the capability to easily live stream any board or committee meeting. Each meeting can also be archived online for quick on-demand access.

APPENDIX A

PROPOSAL PRICE CERTIFICATION

In compliance with the attached specification, the undersigned offers and agrees that if this proposal is accepted by the City Council within ninety days of the date of proposal opening, that they will furnish any or all of the deliverables upon which prices are quoted, at the price set opposite each, to the designated point(s) within the time specified.

COMPANY CivicPlus, LLC

ADDRESS 302 S 4th Street Suite 500, Manhattan, KS 66502

AUTHORIZED SIGNATURE Bill Letsky

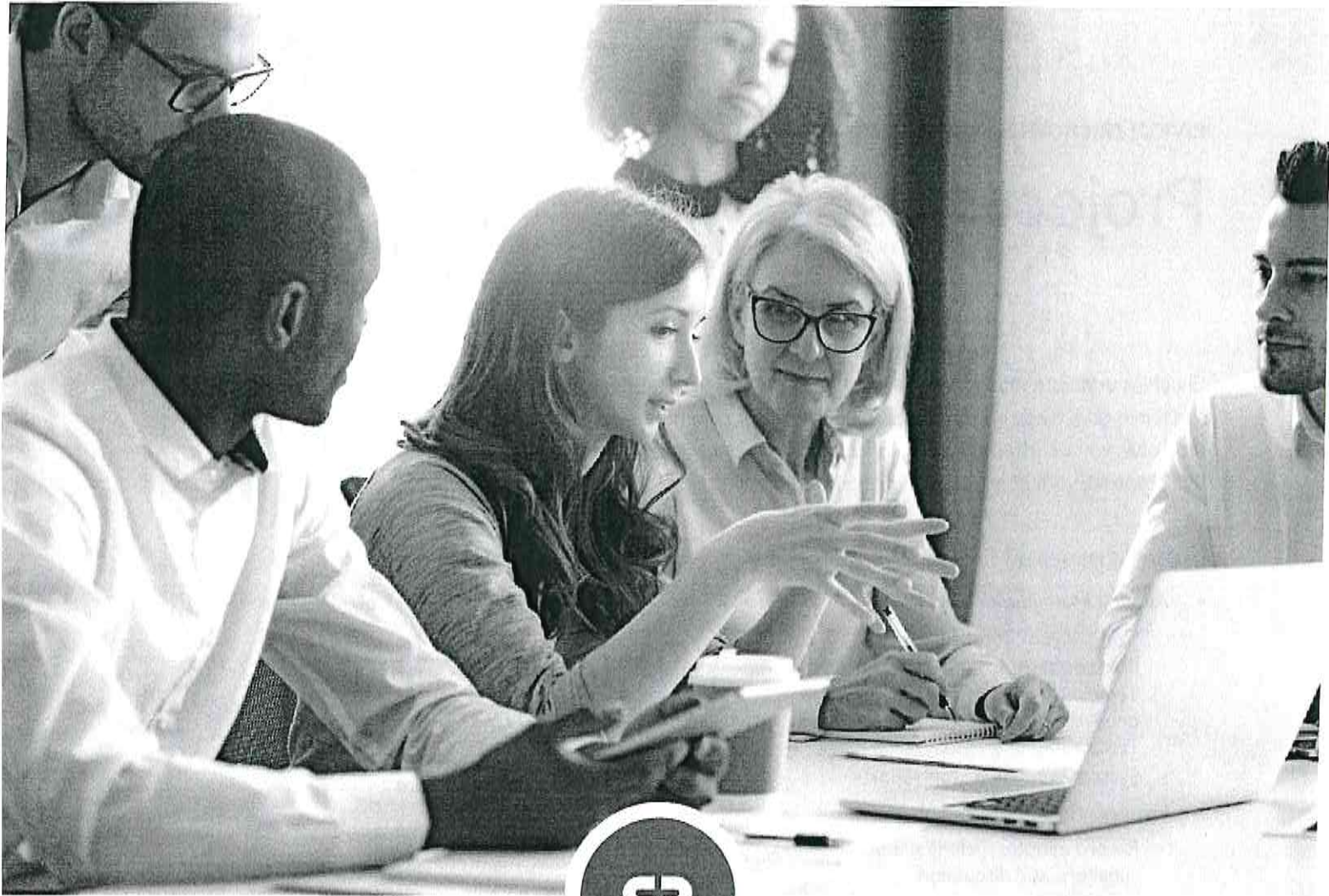
PRINT / TYPE NAME Bill Letsky

Total Cost for Redesign Services \$ 1,769 per year -- **this is optional

Hosting Cost per year \$ 3,664 per year-- includes annual hosting, maintenance, and support

Please list and explain all other pricing for services and frequency of cost below.

Item	Description	Cost	Frequency (One-time or Recurring)
Development Fees	Building website, Content migration, Training	19,258	One-time
CP Mobile Set-up	Advanced mobile solution	4,200	One-time -- **this is an optional addition
CP Mobile Annual	Annual Fees	5,100	Recurring -- **this is an optional addition



CIVICCLERK

AGENDA MANAGEMENT SYSTEM

City of Nevada, Iowa



Hector D. Ortega | Solutions Consultant | hector.ortegal@civicplus.com | 785-370-7811

302 S. 4th Street | Manhattan, KS 66502 | 888.228.2233 | www.civicplus.com

CIVICPLUS

Project Cost



CivicPlus understands the budgetary and limited resource burdens most local governments experience daily. To assist in easing these burdens, and to help set your community up for success now and in the future, for a limited time only, we are offering special pricing and payment alternatives. To take advantage of the offer outlined in this proposal, your contract signing must be completed by December 15, 2020

Development

- Agenda Management
 - Up to seven fifteen boards
 - Custom-developed templates (two Agenda Templates, one Staff Report Template, one Minutes Template, one Agenda Script Template)
 - System-generated staff reports
- Live Meeting Management
 - Record minutes including motions, votes, speakers, and discussion
 - Display Pages
- Analytics module access
 - Create and save custom individual views and organizational views
 - Export views as .XLS and .CSV files
- Unlimited users
- Unlimited storage
- Google Drive, OneDrive, and Dropbox integrations
- Public Portal and Accessibility Portal
- Board Portal

Implementation

- Typical project timeline – eight to fourteen weeks
- Two (2) hours virtual consulting
- Eight (8) hours virtual training

Annual Services

- Hosting and security
- Software maintenance including service patches and system enhancements
- 24/7 Technical support and access to the CivicPlus community
- Dedicated Client Success Manager
- Annual services are subject to a cumulative five percent technology fee increase beginning year three and beyond

CivicClerk + CP Media	One-Time Implementation & Development Fees	Annual Fees
Standard List Price	\$5,026	\$13,860
City of Nevada Discounts* <ul style="list-style-type: none"> • 50% Implementation Fees • 40% Annual Services Fee 	(\$2,513) lump sum of all discounts	(\$5,544) lump sum of all discounts
Net Pricing	\$2,513	\$8,316
Total Year 1 Investment (One-Time Fees + Year 1 Annual)	\$10,829	
Annual Fees Beginning Year 2	\$8,316	

*These discounts apply only if CivicEngage is purchased

CivicPlus Project Pricing & Invoicing

CivicPlus has endeavored to meet the City of Nevada's needs and expectations for your new CivicClerk System based on the information provided. The investment proposal included is subject to change should additional functionality, custom development, or project enhancements, outside of the included scope, are added before contract signing.

CivicPlus prices on a per-project, all-inclusive basis. This type of pricing structure eliminates surprise costs, the uncertainty of paying by the hour, and is overall more cost-effective for our clients. It provides you with a price based on the products and features listed in this proposal that only varies if additional functionality of work, outside of the original project scope, is requested. We understand local governments must look beyond just functionality and that multiple factors come into play when determining which vendor can meet not only your functional needs but also your budgetary requirements.

CivicPlus Offers:

Standard CivicClerk Invoicing

- Year 1 fees are due at contract signing
- The first-year Annual Services fee is included with your Year 1 cost
- Subsequent annual invoicing occurs on the anniversary of the contract signing date, subject to a five percent technology fee uplift each year starting in Year 3 of your contract

Customized Billing/Invoicing

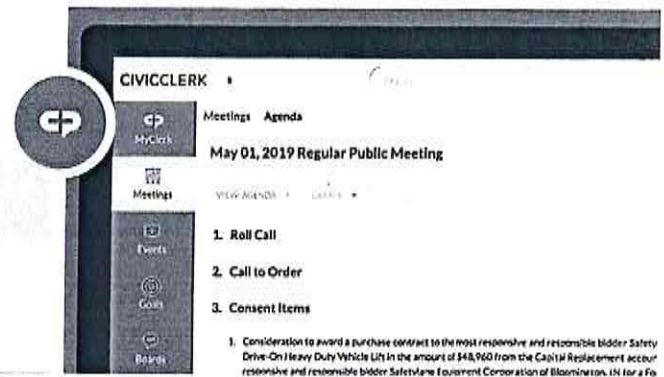
- We can discuss other billing options with you before contract signing and, if feasible, develop a plan that works for all parties

- Not available with all CivicPlus products – please contact your sales representatives for more details

CivicPlus Advantage Invoicing

- Zero-interest, level payments that divide the Year 1 expense of your project over the first three years of your contract
- Each payment includes your Annual Services and any other fees if applicable
- May not be available with all products offered by CivicPlus

Why CivicClerk?



Clerks and Agenda Administrators

As the primary point of contact and documentation facilitator, clerks benefit from time-saving process automation without having to sacrifice control.

- Custom configurations based on business processes
- Total visibility into the agenda, meeting, and video content from one system
- Assign tasks to stakeholders
- Access to ongoing product education and industry-specific webinars, blog posts, and newsletters

Elected and Appointed Officials

Elected leaders benefit from a reliable and accessible interactive tool to prepare for and participate in public meetings.

- Secure, individual access to meeting materials with full-text search
- Pre- and during meeting annotation and note-taking functionality
- Device agnostic
- Electronic voting

Agenda Contributors

Item Submitters benefit from an easy-to-use interface that makes it faster to collaborate on agendas.

- Pre-formatted staff reports
- Versioning control
- A dashboard display for a quick review of outstanding task assignments

- In-application support

Managers and Administrators

As approvers, department managers and community administrators benefit from accessible collaboration tools and visibility into staff work.

- A user-friendly, intuitive system for all staff members
- Automated workflows
- Versioning control
- Customizable reporting

Information Technology Leaders

Internal IT stakeholders benefit from peace-of-mind and the near-elimination of system questions and complaints.

- Secure, cloud-based hosting
- Unlimited users and storage
- Automatic upgrades
- Built-in integrations with Dropbox, Microsoft's One Drive and Google Drive, and API availability
- 24/7/365 U.S.-based support

Citizens

Members of your community benefit from transparency and accessibility to public meeting content.

- PDF downloads of agendas, packets, minutes, notices, and other documents
- Dedicated citizen portal with email subscriptions and full-text search
- Side-by-side agenda and video display
- Accessibility portal designed to WCAG 2.0 A and AA standards

City Administrators Report

October 22-November 5

FEMA:

Every Tuesday, I have discovery scope meetings with FEMA. We discuss and go over previous or new developments with Derecho and expenses. We are in the process of getting reimbursed but have many documents to go through. I believe we will be able to receive a good amount for the damages but am still waiting on the final proposal to send in. We are also waiting on a couple of invoices to add to our claim.

Phone Systems:

Craig, Kerin and I have been meeting with several phone system companies over the past month. I believe we have settled with American Business Phones as the best option. It is a little more expensive up front but in the long run it is about a quarter of the cost of all the others we've looked at.

Northwestern Mutual:

A gentleman reached out to me from NW Mutual. He mentioned he would like to meet with any employees interested in supplemental insurance. I will be speaking with department heads on whether or not they want me to set up a time with him.

Gates Hall:

(November 5th) Met with members of the School and City board. We met to help keep the ball rolling for the purchase of Gates Hall. I will be reaching out to Erin so we can get a contract in place for the sale.

Community Wide Strategic Plan:

We will be starting our community wide strategic plan with the first meeting kicking off on the 17th. I am excited to plan out the future goals and growth of our city. I believe the last study was a success and believe this one will be also.

Public Health:

Brett and I continue to talk with Public Health on numbers and developments regarding COVID. As you have noticed the rates have increased over the last week. We will continue to track the data, as well as, inform the public of plans as we move forward.

ICAP:

I have met with ICAP several times since I have started. Todd is our representative and we have discussed having him come and provide different types of training and learning opportunities. This is something that we haven't been utilizing very much and it is a service included with what we pay.

Apartments:

Kerin and I have been trying to figure out how to get some growth in housing. We have been looking at two locations and I plan on talking with the property owners in whether or not they would sell their property or not.

UPDATES:

Story County Water Monitoring:

We continue to hold meetings regarding water quality in the Nevada area. We have our strategies and goals completed; next step is sharing it with the large group. We are coming up with a game plan of what goals we are wanting to accomplish regarding water quality and how it can affect habitat and recreational users of water trails.

Wage Study:

(On going) The Austin Peters group is almost done with the actual wage portion of the study. They are working on different pieces involved in the process.

COVID-19:

There will be updated reports of this at every council meeting

Verbio Annexation:

Waiting on Ames, seen and approved 28E updates on this piece of property. Everything checks out. We will just wait until Tuesday to hear the decision

On Track:

Completed

Burke:

Wastewater Agreement next

South Glen:

Completed

Mid-States:

Need signatures

Website RFP:

This is on the Agenda.

Plaques:

Plaques for burke and Story County Medical should be done within a couple of weeks.

WWTP:

Conditional Use permit was approved, will be breaking ground soon.

-End of Report-



NEVADA PUBLIC SAFETY DEPARTMENT

1209 6th Street - P.O. Box 530 Nevada, Iowa 50201 Tele: 515-382-4593

Ricardo Martinez II
Public Safety Director
Chief of Police



Josh Cizmadia
Police Sergeant

Ray Reynolds
Director of Fire & EM

Chris Brandes
Police Sergeant

Cathy Jager
Chief's Assistant

To: Mayor and City Council

From: Ricardo Martinez II, Public Safety Director/Chief of Police

Date: Wednesday, November 4th, 2020

Ref: Report for City Council Meeting for Monday, November 9th, 2020

Staffing

Officer Ryan Hutton resigned. His last working date is Wednesday, November 11th, 2020. Officer Hutton has taken a position with the Indianola Fire Department. Officer Hutton has agreed to remain an officer with Nevada Public Safety Department on a part time basis.

With Chris Brown leaving in August, Andrew Swanson leaving in September, and now Officer Ryan Hutton leaving, the NPSD is short staffed by three officers. Coupled with Officer Josie Bailey in Military Deployment since July, for all practical purposes, we are shorten four officers. While the hiring process is taking place, we have four candidates that are in the running. It is our hope to have one hired for the ILEA Basic Academy School in January. Another cycle for candidates will start after the first of the year in an effort to have two candidates for the April ILEA Basic Academy School.

Staffing turnover has been the bane of this agency. This was happening before I started here in 2004, and unless some significant changes take place, our department will continue to be a turnstile for officers.

When Chief Mike Tupper was hired in 2004, the police department was nine people, but was only budgeted for eight. The following budget year all nine position were funded.

When Public Safety Director Jeff Theulen was hired in 2012, he convinced the City Council to increase staffing to ten.

When Matt Mardesen was City Administrator, he believed our staffing was well short of what was required for our community. He funded for our eleventh officer. However, because of the hiring process, we did not fill that eleventh position until December 2019 with Andrew Swanson, who is no longer our employee.

The Wage and Salary Study is a great start, but for the most part officers are not chasing increases in wages. Officers want a more consistent schedule. Officers do not like working alone. To address these two points we need more officers. Until that takes place, the police department will continue to be a conduit for other agencies.

Currently, one of the aspects of our current staffing which has been beneficial for our community and agency is DFE Ray Reynolds. As a certified officer, he has been utilized to fill in on shifts since he started here in 2014. When our staffing was in dire straits, as we are now, DFE Officer Reynolds filled in and covered shifts, saving the city over \$12,000 in overtime costs. I mention this only because DFE Reynolds provides a crutch most agencies do not have, and with Officer Hutton willing to do some part

time work for us this will reduce burnout everyone else will have to deal with because of fewer days off and longer work hours.

At minimum, I believe the Nevada Public Safety Department requires sixteen officers. This would include:

9 Patrol Officer (3 shifts, 3 per shift)
1 School Resource Officer

3 Sergeants (1 per shift)
1 Lieutenant

1 Detective
1 Chief of Police

Hiring new officers is a reaction to this staffing dilemma. The inflection point occurs when we are at full staffing. I realize this is very costly endeavor and it is not going to happen all at once. To remain inactive, however, in addressing this keeps the carousel of personnel ever changing.

Respectfully submitted,

Ricardo Martinez II
Public Safety Director
Chief of Police



NEVADA PUBLIC SAFETY DEPARTMENT

1209 6th Street – P.O. Box 530 Nevada, Iowa 50201 Tele: 515-382-4593

Ricardo Martinez II
Public Safety Director
Chief of Police



Josh Cizmadia
Police Sergeant

Ray Reynolds
Director of Fire & EMS

Chris Brandes
Police Sergeant

Cathy Jager
Chief's Assistant

MEMORANDUM

TO: Ricardo Martinez, Public Safety Director

FROM: Ray Reynolds, Director of Fire and EMS

DATE: November 3, 2020

REF: Activity report for Trustees, City Council and Honorable Mayor.

Total Calls to date for 2020:	607
Fire calls for Oct. 2020:	5
EMS calls for Oct. 2020:	49
Good intent calls for Oct. 2020:	4
Community Events for Oct. 2020:	2
Narcan administered this month:	0

Damage to fire engine 210:

The damage to fire engine 210 was \$4,244 with parts and labor. The damage is cosmetic in nature but the fact the engine is 3 years old means we need to fix the damage so scraped up fire engines are not the image we set as acceptable. The engine will be going to Breda, Iowa in about four weeks so the side roll up door and scraped up areas on the driver's side can be replaced. When that happens we will rely on engine 310 and ladder 110 as primary engines. We are trying to time the repair trip to minimize the time needed to make the repairs. The new training year 2021 will have an added emphasis on driver's training.

New UHP truck

The flatbed has been placed on the new chassis for the UHP attack truck. The truck will undergo a switchover of the UHP skid unit once the grass fire season is a bit farther along. In the meantime, I have a radio swap and some lights to add to the pickup before we put it in service. The old attack truck will go back to the rural townships and will likely be sold in the area for agricultural purposes.

New Pagers

The Story County E911 board is in the process of ordering 50 new pagers for the Nevada Fire Department. For the last several years, our pager system has been bleak as many of the models were old and not repairable. The department utilizes a cell phone paging system called active 911 to fill the gap. The addition of new pagers will allow our department to issue all 50 members a pager at no cost to the city. The pagers run approximately \$500 per pager. This is a \$25,000 investment to help our department.

P.125

Successful radio grant

Story County offered a grant program to award new portable radios for fire departments. The grant was intended to help departments who were unable to purchase their needed allotment of radios due to budget constraints. The grant was offered on two different occasions. Our department is set on radios but we felt strongly about our school district and our Public Works Director should have the ability to reach public safety officials during a critical emergency. In the case of public works, the Derecho proved we needed the ability to communicate in a method other than face to face. The schools need to broadcast an active shooter event to anyone within range to get a faster response from police. This emergency transmission will cut down on delays when help is needed quickly.

The application was approved and our schools will be getting three portable radios on the new radio system. The grant review committee thought it was such a good idea, they decided to fund additional radios for every school district in Story County. This capability will allow the offices in each school building to communicate in non-emergency settings and will allow them to broadcast an emergency if an active shooter or hostile event is occurring at a school. Quite an accomplishment for what started initially as a Nevada request. In the event a future school resource officer is placed in the school, these radios will be compatible with our current system.

New building plan review processes

In a small town, it is not uncommon for someone to come up with an idea to build a new building or renovate an existing building. Many people think since the city is so small compared to larger cities, they can just build as they see fit. The building department oversees the construction approval for a new building. The fire department also reviews the plans for compliance with the International Fire Code (IFC) 2015 edition.

In the recent past, I have had to drive out to a site partially being built only to ask the builders if they have submitted architectural plans to the city. The plan review process under Municipal Code 510.8 sets reasonable fees for the fire department review. What would cost several thousands of dollars in cities like West Des Moines or Des Moines for a fire department plan review costs either \$100 or \$200 based on the square footage of the project.

Our goal is to help as many people and new building owners accomplish their dreams. Having a “first conversation” with the building department and fire department is critical to avoiding expensive fixes. Having code compliant buildings saves lives of customers and firefighters. I can’t tell you how many diagrams I have seen on a piece of paper when a building is already half built. Many times, we know about current federal incentives which would allow building owners to put many safety features in while deducting the cost in their first year of paying federal taxes.

The point of this portion of my report is to encourage you to help spread the word to potential customers who approach you with an idea to build in the community. Encourage them to have that first meeting so we can help them design the building correctly from the start. The building code and fire code are the minimum safety standards within all of Iowa. That includes Nevada.

For: November 9, 2020 Council Meeting

To: Mayor
Nevada City Council
City Administrator

From: Shanna Speer, Library Director

**Nevada Public Library
Council Report**

- September/October activity:
 - Phone calls: 1,306
 - Curbside pick-ups: 657
 - Items circulated: 3,491
 - Calls helping with reserves, renewals, and online services: 342
 - Browsers: 36
 - Computer users: 36
 - Copy/Print/Fax help: 63
 - Programs: 14
- Browsing appointments have gone fairly well. When we are able to offer them again once the numbers go back down, they will be available during any of our curbside times, providing times to accommodate different schedules.
- The Teen Advisory Group has developed regular Zoom trivia programs. The first one is November 14 at 6pm. It is open to high schoolers and has a Disney theme. They even chose the prizes that will be given out to the winners.
- In addition to our regular programs, we are offering weekly Homeschool Hangout time for parents and kids to trade tips, chat, or just be able to safely socialize with others.
- We have 5 WiFi hotspots that will be in circulation soon. We are excited to be able to offer them to help bridge the digital divide in our community.
- November 15-22, 2020 is Hunger and Homelessness Awareness Week. Throughout the month of November we will once again be collecting items for the local food pantries.

LIBRARY BOARD OF TRUSTEES MONDAY, OCTOBER 12, 2020, 5:00 P.M.

Chairperson Adam Riedell presided and convened the special meeting of Nevada Library Board of Trustees on Monday, October 12, 2020 at 5:03 p.m. at the Nevada Public Library via Zoom. The agenda was posted on the official bulletin board in compliance with the open-meeting law.

The roll was called indicating that the following named Trustees were present and absent. Present: Elizabeth Klaes, Peter Korsching, Adam Riedell, and Allison Severson. Absent: David Morris.

Others in attendance were Library Director Shanna Speer, and Assistant Library Director Amanda Bellis.

Motion by Board Member Peter Korsching, seconded by Board Member Allison Severson, to approve the agenda as posted. The roll being called, the following named members voted. Ayes: Korsching, Severson, Klaes, Riedell. Nays: None. Chairperson Adam Riedell declared the motion carried.

Motion by Board Member Allison Severson, seconded by Board Member Elizabeth Klaes, to approve adding Phase 2.5 and amendments to the library reopening plan and setting metrics of moving to Phase 2.5 at 8% or lower 14-day average positivity and moving to Phase 3 at 5% or lower 14-day average positivity. The roll being called, the following named board members voted. Ayes: Severson, Klaes, Korsching, Riedell. Nays: None. Chairperson Adam Riedell declared the motion carried.

There being no further business to come before the Board, it was moved by Board Member Elizabeth Klaes, seconded by Board Member Peter Korsching, to adjourn the meeting. The roll being called, the following board members voted. Ayes: Klaes, Korsching, Riedell, Severson. Nays: None. Chairperson Adam Riedell declared the motion carried. At 5:39 p.m. he adjourned the meeting.

ATTEST:

Elizabeth Klaes, Secretary

Adam Riedell, Chairperson

LIBRARY BOARD OF TRUSTEES MONDAY, OCTOBER 19, 2020, 5:00 P.M.

Chairperson Adam Riedell presided and convened the regular meeting of Nevada Library Board of Trustees via Zoom in accordance with emergency measures as a result of the COVID-19 Pandemic on Monday, October 19, 2020 at 5:03 p.m. The agenda was posted on the official bulletin board in compliance with the open-meeting law.

The roll was called indicating that the following named Trustees were present and absent. Present: Priscilla Gammon, Elizabeth Klaes, Peter Korsching, David Morris, Adam Riedell, and Allison Severson. Absent: None.

Others in attendance were Library Director Shanna Speer, Assistant Library Director Amanda Bellis, and Donna Mosinski.

Motion by Board Member Peter Korsching, seconded by Board Member Elizabeth Klaes, to approve the agenda as posted. The roll being called, the following named members voted. Ayes: Korsching, Klaes, Morris, Riedell, Severson, and Gammon. Nays: None. Chairperson Adam Riedell declared the motion carried.

There was no one present who wished to address the Board at this time.

Priscilla Gammon was introduced as the new Board member.

Motion by Board Member Peter Korsching, seconded by Board Member David Morris, to approve the following consent agenda items as submitted:

- (1) Approve **minutes** of the September 17, 2020 regular meeting and October 12, 2020 special meeting
- (2) Approve October 2020 **claims** totaling \$4,988.07 (see attached list)
- (3) Accept and place on file the Director's **memo** dated October 16, 2020
- (4) Accept and place on file the September 2020 **financial report**

The roll being called, the following named board members voted. Ayes: Korsching, Morris, Riedell, Severson, Gammon, and Klaes. Nays: None. Chairperson Adam Riedell declared the motion carried.

Motion by Board Member Allison Severson, seconded by Board Member Priscilla Gammon, to approve the FY 2021/2022 Budget with the amendment to the Equipment Revolving. The roll being called, the following named board members voted. Ayes: Severson, Gammon, Klaes, Korsching, Morris, and Riedell. Nays: None. Chairperson Adam Riedell declared the motion carried.

Motion by Board Member Peter Korsching, seconded by Board Member Elizabeth Klaes, to approve the Hours, Annual Closures, and Severe Weather Policy. The roll being called, the following named board members voted. Ayes: Korsching, Klaes, Morris, Riedell, Severson, and Gammon. Nays: None. Chairperson Adam Riedell declared the motion carried.

Motion by Board Member Elizabeth Klaes, seconded by Board Member Allison Severson, to adopt the Social Media Policy as created by the City. The roll being called, the following named board members voted. Ayes: Klaes, Severson, Gammon, Korsching, Morris, and Riedell. Nays: None. Chairperson Adam Riedell declared the motion carried.

Motion by Board Member Allison Severson, seconded by Board Member Peter Korsching, to approve the Hotspot Policy and use Verizon as the provider purchasing five hotspots. The roll being called, the following named board members voted. Ayes: Severson, Korsching, Morris, Gammon, and Klaes. Nays: Riedell. Chairperson Adam Riedell declared the motion carried.

Library Director Shanna Speer reported on:

- The city has hired a firm to perform a wage study.
- The library was open for browsing appointments on Friday. There were 17 people who came in to browse.
- Travis is planning a virtual project with the Teen Advisory Group.

The next meeting will be held at 5:00 p.m. Monday, **November 16, 2020**.

There being no further business to come before the Board, it was moved by Board Member Peter Korsching, seconded by Board Member David Morris, to adjourn the meeting. The roll being called, the following board members voted. Ayes: Korsching, Morris, Riedell, Severson, Gammon, and Klaes. Nays: None. Chairperson Adam Riedell declared the motion carried. At 5:49 p.m. he adjourned the meeting.

ATTEST:

Elizabeth Klaes, Secretary

Adam Riedell, Chairperson

1209 6th Street
P.O. Box 530
Nevada, IA 50201-0530



Kerin Wright
City Clerk
Phone: (515) 382-5466
Fax: (515) 382-4502
kwright@cityofnevadalowa.org

November 2020

TO: Mayor - City Council Members
City Administrator Jordan Cook

FROM: Kerin Wright, City Clerk

With the FY2021/2022 Budget Season upon us I will attend the Budget Workshop virtually, presented by the League on November 12th. Capital Equipment Revolving worksheets have been returned by departments. The line item budget worksheets are to be returned this week. The Council Budget Committee met today to review the Budget worksheets. There have been two other council members that would prefer to have the Budget Workshop immediately following the regular council meeting on January 25th. If that will work for everyone we will plan on taking a short break after the regular council meeting and go into the Budget Workshop.

October 27th we held our employee meeting for our insurance renewal at Gates Hall. Forms are being returned by employees as we head into a new plan year with the changes made with the Union. Full Union Negotiations will begin this fall.

We held the exit interview with the auditors on Tuesday, October 20th. They are preparing the remaining documents and should have a draft in a month or so.

Enclosed in the packet are the TIF Certifications and Urban Renewal Report. We continually watch our certifications and how they effect our general fund revenue. The Annual Financial Report will be completed for the next council meeting.

We have been notified from the State that we have qualified for our maximum funding reimbursement from the State for COVID relief. The FEMA application for COVID reimbursement is continuing.

