



AGENDA
REGULAR MEETING OF THE NEVADA CITY COUNCIL
MONDAY, AUGUST 10, 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, however due to increased COVID-19 numbers, to satisfy social distancing requirements and the limited seating available in the council chambers it is encouraged for the public to join via Zoom at the link below.

<https://us02web.zoom.us/j/87961733099?pwd=UERoTDIiUXZHczZlQl9ML0ZOeEIOdz09>

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, August 10th.

1. Call the Meeting to Order
2. Roll Call
3. Approval of the Agenda
4. 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 July 27, 2020
 - B. Approve Payment of Cash Disbursements, including Check Numbers 74160-74224 and Electronic Numbers 811-820 (Inclusive) Totaling \$1,374,522.02 (See attached list)
 - C. Approve Amended Clothing Policy
 - D. Resolution No. 007 (2020/2021): A Resolution approving the End of Year Transfer for Fiscal Year 2019/2020 for the 2017 Bond Escrow Account

5. **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.

6. OLD BUSINESS

- A. Ordinance No. 1012 (2020/2021): An Ordinance amending the Zoning Map of the City of Nevada, Iowa, by amending the zoning classification of parcels of land owned by Charles E. Peebles and located within the corporate limits of the City of Nevada, IA, from "LC" (Limited Commercial) District to "R-1" (Low Density Single-Family Residential) District, second reading
- B. Approve Pay Request No. 5 for the Central Business District Infrastructure Project from Con-Struct, Inc., in the amount of \$456,831.25
- C. Resolution No. 008 (2020/2021): A Resolution approving the Construction Drawings for West F Avenue Industrial Park Addition
- D. Discussion and Appropriate Follow-up on COVID-19
 - 1. Opening Public Facilities
 - 2. Resolution No. 09 (2020/2021): A Resolution Encouraging COVID-19 Public Health Practices in Nevada, IA

7. NEW BUSINESS

- A. Resolution No. 010 (2020/2021): A Resolution Authorizing Development Agreement with Burke Marketing Corporation
- B. Resolution No. 011 (2020/2021): A Resolution Setting Date for Public Hearing on Designation of the Expanded Nevada Urban Renewal Area and on Urban Renewal Plan Amendment and Expressing Intent to Provide Economic Development Support to Mid-States Material Handling & Fabrication, Inc. Expansion Project
- C. Resolution No. 012 (2020/2021): A Resolution Authorizing the Filing of a Sponsored Project Application with the Iowa Department of Natural Resources and the Iowa Finance Authority State Revolving Fund for the City of Nevada, Iowa
- D. Discussion and Appropriate Follow up on US Hwy 30 Interchange

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

9. ADJOURN

The agenda was posted on the official bulletin board on August 6, 2020, in compliance with the requirements of the open meetings law.

Posted _____

E-Mailed _____



COUNCIL PACKET MEMO
August 10, 2020

6. OLD BUSINESS

A. Ordinance No. 1012 (2020/2021): An Ordinance amending the Zoning Map of the City of Nevada, Iowa, by amending the zoning classification of parcels of land owned by Charles E. Peebles and located within the corporate limits of the City of Nevada, IA, from "LC" (Limited Commercial) District to "R-1" (Low Density Single-Family Residential) District: Enclosed you shall see the notice of request to amend the zoning ordinance at Indian Ridge Development; this is the second reading.

B. Approve Pay Request No. 5 for the Central Business District Infrastructure Project from Con-Struct, Inc., in the amount of \$456,831.25: Enclosed you shall find the application and certificate of payment for the Central Business District Infrastructure project. Staff recommends approval.

C. Resolution No. 008 (2020/2021): A Resolution approving the Construction Drawings for West F Avenue Industrial Park Addition: Enclosed you shall find a resolution accepting and approving construction plans for West F Industrial Park. Staff and City Engineer recommend approval.

D. Discussion and Appropriate Follow-up on COVID-19

- 1. Opening Public Facilities:** Council to discuss reopening of Public Facilities, including Senior Center
- 2. Resolution No. 009 (2020/2021):** A discussion on a Resolution Encouraging COVID-19 Public Health Practices in Nevada, IA

7. NEW BUSINESS

A. Resolution No. 010 (2020/2021): A Resolution Authorizing Development Agreement with Burke Marketing Corporation: Enclosed you shall see a resolution to approve an agreement with Burke for the expansion of their business.

B. Resolution No. 011 (2020/2021): A Resolution Setting Date for Public Hearing on Designation of the Expanded Nevada Urban Renewal Area and on Urban Renewal Plan Amendment and Expressing Intent to Provide Economic Development Support to Mid-States Material Handling & Fabrication, Inc. Expansion Project: Enclosed you shall find a resolution setting a public hearing to allow incentives for South Glen Subdivision, Mid-States Material Handling and West F Avenue Industrial Park Addition.

C. Resolution No. 012 (2020/2021): A Resolution Authorizing the Filing of a Sponsored Project Application with the Iowa Department of Natural Resources and the Iowa Finance Authority State Revolving Fund for the City of Nevada, Iowa: Enclosed you shall see a resolution allowing submittal of application. Also enclosed is a narrative-preliminary draft of the areas within Nevada that are being considered. The packet only contains the summary. The full narrative will be sent separately due to size and pictures.

D. Discussion and Appropriate Follow up on US Hwy 30 Interchange: Enclosed you shall see documents pertaining to Hwy 30 discussion. Documents enclosed include maps on three options, written comments from citizens, pros and cons of interchange locations, cost analysis of project.

NEVADA CITY COUNCIL - MONDAY, JULY 27, 2020 6:00 P.M.

1. CALL TO ORDER

The City Council of the City of Nevada, Iowa, met for a meeting via Zoom in accordance with emergency measures as a result of COVID-19 Pandemic. Mayor Brett Barker, convened the meeting at 6:00 p.m. on Monday, July 27, 2020, pursuant to the rules of the Council. The agenda was posted on the official bulletin board in compliance with the open meeting law with the following Zoom Link:

<https://us02web.zoom.us/j/87961733099?pwd=UERoTDIiUXZHCzZlQI9ML0ZOeEIOdz09>

2. ROLL CALL

The roll was called indicating the following named Council Members present and absent. Present: Brian Hanson, Jason Sampson, Dane Neilson, Sandy Ehrig, Luke Spence, Barb Mittman. Absent: None.

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Larry Stevens, Ric Martinez, Ray Reynolds, Tim Hansen, Shawn Cole,

Also in attendance were: Charlie Good, Henry Corbin, Jo McFarland, Joe Anderson, John Hall, Jon Augustus, Linda Murken, Lauris Olson, Murray McConnell, Randy Collins, Terri Dakarian, Jim George, Rick Hawbaker,

3. APPROVAL OF AGENDA

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

4. PUBLIC HEARING(S)

- A. Public Hearing, Rezone Parcel of Land owned by Charles E. Peebles in Indian Ridge in Nevada, Iowa

At 6:02 p.m. Mayor Barker announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **July 16, 2020**. The public hearing is **amending the Zoning Ordinance for Indian Ridge Plat 3 Lot 43**.

There was **one written/oral objection** to the aforementioned recommendation. Jo McFarland addressed the council regarding her concerns with the change in the zoning ordinance.

- B. Ordinance No. 1012 (2020/2021): An Ordinance amending the Zoning Map of the City of Nevada, Iowa, by amending the zoning classification of parcels of land owned by Charles E. Peebles and located within the corporate limits of the City of Nevada, IA, from "LC" (Limited Commercial) District to "R-1" (Low Density Single-Family Residential) District

Motion by Jason Sampson, seconded by Dane Neilson, to **approve first reading of Ordinance No. 1012 (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.

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

Motion by Luke Spence, seconded by Dane Nealson, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on July 13, 2020
- B. Approve Payment of Cash Disbursements, including Check Numbers 74056-74158 and Electronic Numbers 807-810 (Inclusive) Totaling \$858,825.81 (See attached list)
- C. Resolution No. 006 (2020/2021): A Resolution appointing a representative for the Central Iowa Regional Housing Authority (CIRHA)

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

6. PUBLIC FORUM

A. Mayor Barker proclaimed August 9-15th as 2020 American Wind Week.

7. OLD BUSINESS

- A. Review of Resolution No. 047C, Revised (2020/2021): A Resolution authorizing the Mayor and City Administrator to take appropriate Emergency Measures during the COVID-19 Pandemic, Amended

Motion by Brian Hanson, seconded by Luke Spence, to **approve Resolution No. 047C, Revised (2020/2021).** After due consideration and discussion. Motion Brian Hanson, seconded by Luke Spence to withdraw their motion. No vote or changes were made to the Resolution.

- B. Discussion and Appropriate Follow-up on Opening of Public Facilities

After due consideration and discussion no vote on the subject was taken.

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

Mayor Barker reported on meetings with various groups to discuss the Highway 30 issue. The Burke agreement is getting close to a resolution. He also attended the Emergency Management meeting.

Planning and Zoning Supervisor Cole reported on the downtown project.

Public Works Director Rydl relayed staff has trained on the striping machine and will begin doing Lincoln Highway. Council member Sampson inquired about the slow leaking main and if there were any plans to fix before spring. Rydl replied not at this time.

City Clerk Wright noted the End of Year Reports have begun. The Work Comp Audit and the annual Audit will be held remotely this year as much as possible.

9. PUBLIC FORUM FOR DISCUSSION REGARDING US HWY 30

Mayor Barker explained the process for the discussion regarding Highway 30 and allowed each speaker in the Zoom to speak. They were as follows:

John Hall representing NEDC, advised Council the Executive Board supported 2 interchanges, one at S14 and another at 600th.

Henry Corbin, representing Main Street Nevada, relayed his board strongly recommended the longer bridge design for an interchange there.

Jim George, a former engineer with Des Moines and Dallas Counties, supports an interchange at 610th/Airport Road.

Charlie Good supports an interchange at S14.

Terri Dakarian, lives on 600th Avenue, is against interchange at 600th and supports interchange at 610th.

Randy Collins supports an interchange at S14 with an additional interchange in the future.

Rick Hawbaker would like to have interchange at 610th but would be unopposed to 600th if able to get a frontage road.

Larry McCollum, Dallas County Transportation Planner, supports an interchange at 600th.

10. ADJOURNMENT

There being no further business to come before the meeting, motion by Dane Neelson, seconded by Jason Sampson, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 7:14 p.m. the meeting adjourned.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____

Council Approved: _____

CITY OF NEVADA
CLAIMS REPORT FOR JULY 27, 2020 MEETING
7/28/20 THRU 8/10/20

VENDOR	REFERENCE	AMOUNT	CHECK #
WAGeworks	FSA 07282020 PMT	975.91	814
ALLIANT UTILITIES	ALL-UTILITIES	3,777.52	74160
NEVADA POSTMASTER	UTILITY BILLING POSTAGE	861.12	74161
STOREY KENWORTHY CO	WTR/WWT-DOOR HANGERS	329.19	74162
WINDSTREAM CORPORATION	ALL-UTILITIES	2,059.08	74163
BOK FINANCIAL	2012C BOND RFD FRM 2020B	573,715.00	820
DASILVA, JESSICA	REFUND-INCORRECTLY CASHED CHCK	117.92	74175
IPERS	IPERS	48,976.30	811
TREASURER STATE OF IOWA	STATE TAX	12,738.00	812
EFTPS	FED/FICA TAX	26,691.39	813
AMER'N FAMILY LIFE ASSR	AFLAC	4,548.57	74168
ICMA RETIREMENT TRUST 4 303097	DEFERRED COMP	510.00	74169
UNITED WAY	UNITED WAY	45.00	74170
COLLECTION SERVICES CENTER	CHILD SUPPORT	305.71	74171
FIDELITY SECURITY LIFE INS CO	VISION	579.26	74172
WELLMARK BLUE CROSS BLUE	HEALTH 8/2020	23,280.76	74173
DELTA DENTAL OF IOWA	DENTAL 8/2020	1,825.80	74174
TREASURER STATE OF IOWA01	SALES TAX 7/16-31/2020	16.36	815
TREASURER STATE OF IOWA01	WTR EXCISE TAX 7/16-31/2020	16.30	816
WAGeworks	FSA 08042020 PMT	610.57	817
BIG 8 TYRE CENTER	FD-710 TIRE	241.99	74179
BROWN SUPPLY COMPANY IN	WTR-METERS,FLAGS	1,568.00	74180
CENTRAL IOWA DISTRIBUTI	CH-SUPPLIES	201.00	74181
FAREWAY STORES INC	REC-SUPPLIES	11.62	74182
ALLIANT UTILITIES	ALL-UTILITIES	23,771.59	74183
MARTIN MARIETTA AGGREGA	STS-ROCK	121.45	74184
NEVADA LUMBER COMPANY	STS-LUMBER	108.93	74185
VAN WALL EQUIPMENT-NEVADA	PKM-REPAIRS	577.36	74186
CAPITAL SANITARY SUPPLY	GH-SUPPLIES	254.32	74187
ARNOLD MOTOR SUPPLY	PKM-FILTERS/OIL	153.48	74188
IA STATE READY MIX	WTR-CONCRETE 640 18TH ST	1,121.25	74189
LOWE'S HOME CENTERS INC	STS-SUPPLIES	113.04	74190
STORY CO TREASURER	WTR DRNG ASSMT #13 WELLS	6,479.11	74191
MANATTS	LHW/W 18TH PR#10	30,000.00	74192
EMERGENCY MEDICAL PRODUCTS	EMS-SUPPLES	105.90	74193
GOOD AND QUICK	PD-OIL CHANGE	67.07	74194
MCFARLAND CLINIC PC	WTR,STS-LAB WORK	80.00	74195
LESTER REFRIGERATION	PKM-FREEZER	1,802.60	74196
GALLS INC	FD-CLOTHING	327.67	74197
DRAINTECH	GH-PUMP GREASE TRAP	150.00	74198
MIDIOWA NET	PKM/PKA-INTERNET	82.50	74199
NEIGHBORS HTG CLG PLMBG	PKM-AC RPR	116.63	74200
STAPLES ADVANTAGE	STS,ADM,WTR,WWT-SUPPLIES	81.42	74201

PETROLEUM MARKETERS MUT	WWT-INS RENEWAL	1,300.00	74202
DICKS FIRE EXTINGUISHER	ALL-EXTINGUISHER INSP	2,156.87	74203
INLAND TRUCK PARTS & SE	FD-#410 AXLE/DRIVE SHAFT RPR	2,719.19	74204
MUNICIPAL EMERGENCY SERV DEPOS	FD-210 RPRS	67.69	74205
HR GREEN, INC	WWTF IMPROVEMENTS	450,471.75	74206
SHILL ELECTRIC	WTR-GATE ELEC	60.00	74207
MISSISSIPPI LIME	WTR-LIME	6,386.22	74208
WILLIAMSON ELECTRIC INC	GH-RPR LOBBY LTS/FLAG LIGHT	671.10	74209
KELTEK INCORPORATED	PD-#11	13,905.40	74210
ALPHA COPIES & PRINT CE	PKA-COPIES	315.02	74211
ELECTRICAL ENGINEERING	GH-GENERATOR MAINT	5.74	74212
MEDIACOM	ALL-INTERNET SVC	326.90	74213
GOLDEN VALLEY HARDSCAPE	PKM-MULCH	10,384.50	74214
STATE OF IOWA-ELEVATOR SAFETY	CH-ELEVATOR PERMIT FEE	175.00	74215
IOWA INTERACTIVE, LLC	WTR-RTN PP	5.00	74216
SPORTSENGINE	REC-CIRL	995.00	74217
STIVERS FORD LINCOLN	PD-2020 EXPLORER	30,535.00	74218
BOUND TREE MEDICAL, LLC	EMS-SUPPLIES	33.82	74219
COMTEK, INC	CH-PHONE SYSTEMS RPR	782.50	74220
BOK FINANCIAL	2020B WTR REV	300.00	74221
RMH ARCHITECTS	FIELDHOUSE PR#8	4,729.75	74222
SAFE LIFE DEFENSE	PD-CIZMADIA BELT	116.10	74223
PRATT, DOUG	STS-REIMB PARTS	31.07	74224
	Accounts Payable Total	<u>1,295,990.31</u>	
	Refund Checks Total	85.06	
	Payroll Checks	<u>78,446.65</u>	
	***** REPORT TOTAL *****	<u>1,374,522.02</u>	

GENERAL	160,693.18
ROAD USE TAX	28,376.49
LOCAL OPTION SALES TAX	4,980.32
PARK OPEN SPACE	1.64
SC/FIELDHOUSE	4,729.75
2019 CIP WORK	563.30
2019 SOUTH D AVE PAVING	1,339.00
CBD DOWNTOWN IMPR	7,017.00
LINC HWY-W 18TH ST INTSCT	30,515.00
WATER	41,567.74
WATER DEPOSITS	85.06
WATER 2012C BOND	574,015.00
SEWER	40,475.76
SEWER CAP IMP PROJECT	435,725.20
STORM WATER	129.00
REVOLVING FUND	42,722.10
FLEX BENEFIT REVOLVING	1,586.48
TOTAL FUNDS	<u>1,374,522.02</u>

Vendor # 1170

20200722

Electronic Pymt #

GREAT WESTERN PURCHASING "P" CARD TRANSACTIONS PRESENTED AT COUNCIL MEETING 06/22/2020 W/CLAIMS

Tran Date	Merchant Name	Description	Amount	Invoice #	ACCOUNT
7/1/2020	Walmart Supercenter	REC, Supplies	43.08	26924531	001-440-6599
7/14/2020	Home Depot	PKM, Blinds	278.01	206151120	001-431-6310
6/25/2020	Farm Grounds	LIB, Gift Cards	37.50	rK2	001-410-6595
6/30/2020	Uwex Registration	LIB, Training	125.00	526101	001-410-6240
7/2/2020	El Mezcalito Mexican	LIB, Gift Cards	25.00	1586	001-410-6595
6/24/2020	WordPress	ADM, Facebook	76.80	47353821	121-613-6431
6/29/2020	Iowa League of Cities	CA, IACMA Membership (Cook)	150.00	21428	001-613-6210
7/1/2020	GoDaddy	ADM, Website	15.12	1711562554	121-613-6431
7/6/2020	Ebay	PD, 2013 Dodge Repair, bumper	319.92	55894	001-110-6341
7/7/2020	Blackbird Design and Printing	STS, Vinyl	15.69	379	110-210-6599
7/8/2020	American Floor Mats	COVID, Hand Sanitizer Dispenser	113.95	1126798	001-131-6451
7/10/2020	Menards	COVID, Masks	67.38	30042066	001-131-6451
7/12/2020	GoDaddy	ADM, Website	21.17	1716600380	121-613-6431
6/27/2020	FedEx	PD, Overnight	32.19	940267765615	001-110-6508
6/27/2020	FedEx	PD, Overnight	32.19	394256901424	001-110-6508
7/1/2020	Teex Commerce	PD, Missing/Expl children-Training (Henderson)	25.00	1876019	001-110-6240
7/2/2020	Teex Commerce	PD, Missing/Expl children-Training (Brandes)	25.00	1875350	001-110-6240
7/7/2020	Teex Commerce	PD, Missing/Expl children-Training (Reynolds)	25.00	1875440	001-150-6240
7/10/2020	Teex Commerce	PD, Missing/Expl Children-Training (Cizmadia)	25.00	430379	001-110-6240
7/17/2020	Vstars US Incorp	PD, Understanding Bias, Training	100.00	CE16000D	001-110-6240
7/19/2020	Zoom	COVID, Zoom meetings	67.98	31816975	001-131-6451
7/21/2020	Labor Relations	PD, Labor Relations-Training	39.00	22782	001-110-6240
6/29/2020	Zoom	COVID, Zoom meetings, credit	(0.48)	6302020	001-131-6451
6/29/2020	Zoom	COVID, Zoom meetings, credit	(2.52)	63020202	001-131-6451
6/29/2020	Zoom	COVID, Zoom meetings, credit	-0.60	63020203	001-131-6451
6/29/2020	Zoom	COVID, Zoom meetings, credit	(4.76)	63020204	001-131-6451
6/29/2020	Zoom	COVID, Zoom meetings, credit	(4.76)	63020205	001-131-6451
6/29/2020	Zoom	COVID, Zoom meetings, credit	(3.64)	63020206	001-131-6451
6/29/2020	Zoom	COVID, Zoom meetings, credit	(2.24)	63020207	001-131-6451
7/8/2020	Southwest Airlines	PD, Training cancelled	(341.96)	M15PSE	001-110-6240
7/10/2020	International IMCA	CA, IICMA Membership Dues	769.00	BF0P2EA72ED9	001-613-6210

POSTING & PAYMENT DATE:

August 19, 2020

City Administrator

2,068.02

**CITY OF NEVADA
ADMINISTRATIVE POLICY**

Policy Number: 121415

Subject: Clothing Program

Approved By: Jordan Cook

Effective Date: January 1, 2021

Amended Date:

PURPOSE AND SCOPE:

This policy sets forth criteria to be followed for the expenditure and care of employee clothing.

The City Administrator's goals are to provide logo apparel that the city employees will wear on a daily and weekly basis while continuing to improve the image of the City. That can be accomplished by setting up a program that can be easily managed, finding a company that has a retail store for quick access, and including other personnel from the administration, recreation and library departments.

PROCEDURE:

Each fiscal year the City Council will allocate \$100 per permanent part-time and full-time employee to purchase logo apparel.

Staff will research local companies that can provide an on-line and/or retail store to get new employees the proper equipment and uniform in a timely fashion. In the event a local retailer does not carry or sell specific clothing; employee may seek out clothing from elsewhere, fitting the needs of the employee and following the current brand standards at time of purchase. Department heads will need to approve necessary clothing, which will be approved by the City Administrator. Staff will use local companies who can embroider or screen print with the city's logo and will be furnished at no charge to the employee and must be attached to the appropriate garments.

The City Administrator will have access to a report of what is ordered and current balances. No funding will roll-over to the following fiscal year and no pay out will occur if funding is not used for this purpose. If an employee has a small balance and would like to purchase another item, they are allowed to pay the difference with their own funds or he/she can wait until the new fiscal year to make the purchase instead.

For new employees from the public works, parks and cemetery, gates hall and planning and zoning departments, the City will allocate \$500 for new employees to purchase apparel. The department head will be allowed to escort the new employee to the appropriate apparel store to purchase necessary work attire, which will be sent to be embroidered or screen printed locally with the city's logo attached if local company can work with material purchased.

Designated employees are encouraged to wear logo apparel daily, while others are encouraged to wear logo apparel weekly.

Apparel clothing is the property of the City of Nevada; therefore, employees are only allowed to wear the apparel clothing during regular business hours, including over-time hours, and must return all items upon severance from employment with the City of Nevada.

Jordan Cook, City Administrator

**RESOLUTION NO. 007 (2020/2021)
A RESOLUTION APPROVING YEAR END TRANSFER FOR FY2019/2020**

WHEREAS, the following transfer is necessary to complete the end of the year for Fiscal Year 2019/2020:

FROM	TO	AMOUNT
2017 Bond Escrow (2013 Refunding) 313-910-6910 (1168 Cash Acct)	Debt Service Escrow, FY19 Int Pymt 200-910-4830 (1168 Cash Acct)	\$2,913,800.00

WHEREAS, Transfer is needed from 2017 Bond Escrow Account to the Debt Service Fund for the FY2020 General Obligation Bond/Interest Payments that were made. This will be the final payment from this Escrow Account.

NOW, THEREFORE, BE IT RESOLVED, that the Nevada City Council authorizes the transfers on August 10, 2020 (for fiscal year 2019/2020) and that this resolution is made a part of the official record providing documentation and an audit trail of the transfers.

Passed and approved this 10th day of August, 2020.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 007 (2020/2021) be adopted.

AYES: —
NAYS: —
ABSENT: —

The Mayor declared Resolution No. 007 (2020/2021) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 007 (2020/2021) at the regular Council Meeting of the City of Nevada, Iowa, held on the 10th day of August, 2020.

Kerin Wright, City Clerk

ORDINANCE NO. 1012 (2020/2021)

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NEVADA, IOWA, BY AMENDING THE ZONING CLASSIFICATION OF PARCELS OF LAND OWNED BY CHARLES E. PEBBLES AND LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NEVADA, IOWA, FROM "LC" (LIMITED COMMERCIAL) DISTRICT TO "R-1" (LOW DENSITY SINGLE-FAMILY RESIDENTIAL) DISTRICT

Be it enacted by the City Council of the City of Nevada, Iowa;

SECTION 1. ZONING AMENDMENT. The Zoning Map of the City of Nevada, Iowa, is hereby amended by rezoning parcel of land owned by Charles E. Peebles and located within the corporate limits of the City of Nevada, Iowa which is legally described as:

Indian Ridge Plat 3 Lot :43 Nevada

and shall be rezoned from a "LC" (Limited Commercial) District, to a "R-1" (Low Density Single-Family Residential) District.

SECTION 2. NOTATION. The City Zoning Official shall record the ordinance number and date of passage of this Ordinance on the Official Zoning Map as required by Section 165.09(5)(B), Code of Ordinances of the City of Nevada, Iowa, 2006 as amended.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. 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 5. WHEN EFFECTIVE. This ordinance shall be in full force and effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this 27th day of July, 2020, through the first reading.

PASSED AND APPROVED this 10th day of August, 2020, through the second reading.

PASSED AND APPROVED this _ day of _, 2020, through the third and final reading.

Enacted upon publication.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

Public Hearing Scheduled – July 13, 2020
Published – July 16, 2020
Public Hearing held– July 27, 2020

1st Reading – July 27, 2020

Motion by Council Member Jason Sampson, seconded by Council Member Dane Neilson, to adopt the first reading of Ordinance No. 1012.

AYES: Sampson, Neilson, Spence, Ehrig, Hanson, Mittman

NAYS: None

ABSENT: None

2nd Reading – August 10, 2020

Motion by Council Member __, seconded by Council Member __, to approve the second reading of Ordinance No. 1012.

AYES: -

NAYS: -

ABSENT: -

3rd Reading –

Motion by Council Member __, seconded by Council Member __, to approve the third and final reading of Ordinance No. 1012.

AYES: -

NAYS: -

ABSENT: -

The Mayor declared Ordinance No. 1012 adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Ordinance No. 1012 (2020/2021) at the regular Council Meeting of the City of Nevada, Iowa, held on the __ day of _____, 2020.

Kerin Wright, City Clerk

Kerin Wright

From: Jo Ellen McFarland <jom@fumcnevada.org>
Sent: Monday, July 27, 2020 3:49 PM
To: Kerin Wright
Subject: For City Council meeting tonight
Attachments: Proposed Rezoning of Lot 43, Indian Ridge.pdf

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

Hi, Karen,

Attached please find a pdf with remarks in opposition to the proposed rezoning of Lot 43 in Indian Ridge. I would like to speak to it at the council meeting tonight, if possible.

Jo

Jo McFarland

Worship Arts Coordinator

First United Methodist Church

1036 7th Street

Nevada, IA 50201

515-382-6536 ext. 14

jom@fumcnevada.org

To: Nevada, Iowa City Council

This is in regard the proposed rezoning of Lot 43, Indian Ridge Plat 3 Subdivision.

We understand Mr. Peebles desire to have this lot rezoned to residential and build three homes, all facing Apache St. We don't begrudge him this opportunity, except in the case of Lot 1. All of the following is in regards to that lot, which is adjacent to all of the lots on the east side of Sioux Drive. In reading through Chapter 166 Land Development—Subdivision Regulations, a couple of things stand out.

- The code is in place for the orderly development ... (166.02, 2.)
- Promote the creation of well-planned and attractive residential, commercial and industrial developments within the City and its jurisdiction. (166.02, 3.)

Photo 1 is the only house that I know of in the Indian Ridge Development where one house has a backyard running along the side of an adjacent house. In this case, the house at 1021 Cherokee St. was built first (facing Osage, rather than Cherokee). The owner also owned the lot at 1025 Cherokee, creating a large "back" yard. When that owner sold the house at 1021 Cherokee, the lot at 1025 was sold separately. When a new owner chose to buy and build a house on 1025, the house at 1021 was already there. The owner knew when purchasing the lot at 1021, that there was already a residential backyard on the side of the lot. The house at 1021 has no windows on the east side adjacent to the backyard of 1025 Cherokee St.

Photo 1



Contrast this with **Photo 2** of the homes already built on Sioux Drive. It's different in several ways. In this case, all the homes on the east side of Sioux Drive were already built and sold to owners before Mr. Peebles bought the commercial lot and asked for rezoning. In the example above it was one home and a choice made by that owner. In this case it is six homes affected and it is several years past the point where the building plans for these

Photo 2

six homes could be changed. All six homes have windows and patio doors on the side of the homes adjacent to the proposed residential lot. These homes also have bedrooms on both the main levels and lower levels adjacent to the



proposed lot. Bedrooms on both levels have windows next to the adjacent proposed lot. This means that home owners of the proposed lot could be having an outdoor party, kids playing, and dogs barking while neighbors very close by are trying to sleep. We like parties, kids, and dogs—but not that close while trying to sleep. Normally there are limited windows on the sides of houses adjacent to each other. But in this case, because the proposed lot is perpendicular to the existing lots, a large portion of the back exterior walls of the existing homes, already consist of patio doors and windows. There is greater potential for noise and line of sight problems into the homes.

In addition, the proposed lot is also the mailbox site for the entire neighborhood (see red circle in Photo 2). Building a home on this proposed lot would create an awkward and unsightly situation.

166.02, 2. and 3. do not seem to be met by this proposed lot.

Another concern is how development of this proposed lot will affect water run-off. In four years, we have never had one drop of water in our lower level. We have no need for a humidifier. One of the reasons we bought this house was the absolutely dry basement. As someone who has ongoing medical struggles with asthma and sinus infections, a dry basement is essential. Even if that were not the case, the property damage and de-valuation that occurs from a wet basement is a concern. Our backyards slope quite a bit to drain water away from the house. In addition, the area to the east of our lots also slopes down quite a bit. Mr. Peebles began filling in the area in the proposed area last fall. If this proposed area is to be filled in to our lot lines, who is making sure that the water run-off is not damaging to existing homes?

And finally, we have been members of the Nevada community for 32 years. When moving from our previous home in Nevada, we considered moving to Ames or some other community. We ultimately decided to re-invest in a home in this community. If a home is built on this proposed lot, with a backyard perpendicular to our lot, it would adversely affect not only our property value, but the salability of our home. It does not seem equitable to let one community member profit at the expense of other community members.

Thank you for your time and consideration,

Raymond "Pat" and Jo McFarland

Item # 6B
 Date: 8/10/2020

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: 5
PERIOD TO: 7/31/20

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

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

CHANGE ORDERS APPROVED IN PREVIOUS MONTHS BY OWNER		ADDITIONS	DEDUCTIONS
TOTAL		\$0.00	\$0.00
APPROVED THIS MONTH	DATE APPROVED		
1.	5/6/2020	\$5,900.00	
TOTALS		\$5,900.00	\$0.00

Net change by Change Orders **\$5,900.00**

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: 8/6/2020

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 \$7,850,853.00
2. Net change by Change Orders \$5,900.00
3. CONTRACT SUM TO DATE \$7,856,750.00
4. TOTAL COMPLETED & STORED TO DATE \$2,330,936.70
 (Column G on G703)
5. RETAINAGE:
 a. 5% of completed work \$116,546.84
 (Column D + E on G703)
 b. 5% of stored material \$0.00
 (Column F on G703)
6. TOTAL EARNED LESS RETAINAGE \$2,214,389.37
 (Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificates)
8. CURRENT PAYMENT DUE \$1,757,558.62
9. BALANCE TO FINISH, PLUS RETAINAGE \$456,831.25
 (Line 3 less Line 6) \$5,642,360.14

AMOUNT CERTIFIED \$456,831.25

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

By: [Signature] Date: 4/2/2020
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptances 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-Struct, Inc.

Estimate No. 5 Date: 7/31/2020

Period Ending: 7/31/2020

NO.	ITEM	CONTRACT				WORK COMPLETED				RETAINAGE			
		UNIT	QTY	UNIT PRICE	\$ AMOUNT	PREVIOUS QTY	PREVIOUS AMOUNT	THIS PERIOD QTY	\$ AMOUNT		QTY COMPLETED TO DATE	\$ AMOUNT TO DATE	
1.	CLEARING AND GRUBBING	UNIT	50	\$ 100.00	\$ 5,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
2.	TOPSOIL, OFF-SITE	CY	179	\$ 100.00	\$ 17,900.00	16.00	\$ 1,600.00	0.00	\$ -	16.00	\$ 1,600.00	\$ 80.00	8.94%
3.	EXCAVATION CLASS 10	CY	6,631	\$ 22.00	\$ 145,882.00	757.00	\$ 16,654.00	1,598.00	\$ 35,156.00	2,355.00	\$ 51,810.00	\$ 2,590.50	27.23%
4.	BELLOW GRADE EXCAVATION	CY	100	\$ 50.00	\$ 5,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
5.	SUBGRADE PREPARATION	SY	25,514	\$ 4.00	\$ 102,056.00	2,500.00	\$ 10,000.00	5,180.00	\$ 20,720.00	7,680.00	\$ 30,720.00	\$ 1,536.00	30.10%
6.	SUBBASE, MODIFIED, 6"	SY	25,514	\$ 10.00	\$ 255,140.00	2,500.00	\$ 25,000.00	5,180.00	\$ 51,800.00	7,680.00	\$ 76,800.00	\$ 3,840.00	30.10%
7.	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	LF	1,908	\$ 130.00	\$ 248,040.00	1,116.00	\$ 145,080.00	185.00	\$ 24,050.00	1,301.00	\$ 169,130.00	\$ 8,456.50	66.19%
8.	SANITARY SEWER SERVICE STUB, PVC, 4"	LF	3,244	\$ 125.00	\$ 405,500.00	2,554.00	\$ 319,250.00	116.00	\$ 14,500.00	2,670.00	\$ 333,750.00	\$ 16,687.50	62.31%
9.	REMOVAL OF SANITARY SEWER, VCP, 8"	LF	1,895	\$ 19.00	\$ 36,005.00	1,096.00	\$ 20,824.00	28.00	\$ 532.00	1,124.00	\$ 21,356.00	\$ 1,067.80	56.31%
10.	STORM SEWER, TRENCHED, RCP, HDPE, 1.5"	LF	46	\$ 71.00	\$ 3,266.00	0.00	\$ -	46.00	\$ 3,266.00	46.00	\$ 3,266.00	\$ 163.30	100.00%
11.	STORM SEWER, TRENCHED, RCP, 8"	LF	36	\$ 110.00	\$ 3,960.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
12.	STORM SEWER, TRENCHED, RCP, 12"	LF	243	\$ 162.00	\$ 39,366.00	0.00	\$ -	49.00	\$ 7,938.00	49.00	\$ 7,938.00	\$ 396.90	20.16%
13.	STORM SEWER, TRENCHED, RCP, 15"	LF	949	\$ 155.00	\$ 147,095.00	78.40	\$ 12,152.00	92.00	\$ 14,260.00	170.40	\$ 26,412.00	\$ 1,320.60	17.96%
14.	STORM SEWER, TRENCHED, RCP, 18"	LF	1,527	\$ 159.00	\$ 242,793.00	299.80	\$ 47,568.20	0.00	\$ -	299.80	\$ 47,568.20	\$ 2,363.41	19.63%
15.	STORM SEWER, TRENCHED, RCP, 24"	LF	1,174	\$ 173.00	\$ 203,102.00	969.00	\$ 167,637.00	176.00	\$ 30,448.00	1,145.00	\$ 198,085.00	\$ 9,904.25	97.53%
16.	REMOVAL OF STORM SEWER, LESS THAN OR EQUAL TO 36"	LF	4,246	\$ 19.00	\$ 80,655.00	733.00	\$ 13,927.00	118.00	\$ 2,242.00	851.00	\$ 16,169.00	\$ 808.45	20.05%
17.	SUBDRAIN, PERFORATED PVC, 8"	LF	5,611	\$ 18.00	\$ 100,998.00	480.00	\$ 8,640.00	750.00	\$ 13,500.00	1,230.00	\$ 22,140.00	\$ 1,107.00	21.92%
18.	SUBDRAIN CLEANOUT, TYPE A-1, PVC, 8"	EA	8	\$ 800.00	\$ 6,400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
19.	SUBDRAIN OUTLETS AND CONNECTIONS, PVC, 8"	EA	32	\$ 500.00	\$ 16,000.00	6.00	\$ 3,000.00	5.00	\$ 2,500.00	11.00	\$ 5,500.00	\$ 275.00	34.38%
20.	FOOTING DRAIN OUTLETS AND CONNECTIONS, PVC, 6"	EA	40	\$ 690.00	\$ 27,600.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
21.	STORM SEWER SERVICE STUB, PVC, 6"	LF	400	\$ 38.00	\$ 15,200.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
22.	STORM SEWER SERVICE STUB, HDPE, 1-1/2"	EA	61	\$ 2,700.00	\$ 164,700.00	38.00	\$ 102,600.00	2.00	\$ 5,400.00	40.00	\$ 108,000.00	\$ 5,400.00	65.57%
23.	WATER MAIN, TRENCHED, PVC, 3"	LF	10	\$ 75.00	\$ 750.00	0.00	\$ -	5.00	\$ 375.00	5.00	\$ 375.00	\$ 18.75	50.00%
24.	WATER MAIN, TRENCHED, PVC, 4"	LF	5	\$ 82.00	\$ 410.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
25.	WATER MAIN, TRENCHED, PVC, 6"	LF	36	\$ 61.00	\$ 2,196.00	60.00	\$ 3,660.00	0.00	\$ -	60.00	\$ 3,660.00	\$ 183.00	166.67%
26.	WATER MAIN, TRENCHED, PVC, 8"	LF	1,550	\$ 60.00	\$ 93,000.00	605.00	\$ 36,300.00	260.00	\$ 15,600.00	865.00	\$ 51,900.00	\$ 2,595.00	55.81%
27.	WATER MAIN, TRENCHED, PVC, 8"	LF	1,684	\$ 70.00	\$ 117,880.00	824.00	\$ 57,680.00	150.00	\$ 10,500.00	974.00	\$ 68,180.00	\$ 3,409.00	57.84%
28.	WATER MAIN, TRENCHED, PVC, 10"	LF	50	\$ 78.00	\$ 3,900.00	0.00	\$ -	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	\$ -	\$ -	0.00%
30.	WATER MAIN, TRENCHED, PVC, 12"	LF	531	\$ 88.00	\$ 46,728.00	0.00	\$ -	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	\$ -	\$ -	0.00%
32.	WATER MAIN, TRENCHED, DUCTILE IRON, 8"	LF	325	\$ 78.00	\$ 25,350.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
33.	WATER MAIN, TRENCHED, DUCTILE IRON, 8"	LF	112	\$ 90.00	\$ 10,080.00	20.00	\$ 1,800.00	0.00	\$ -	20.00	\$ 1,800.00	\$ 90.00	17.86%
34.	FITTING, DUCTILE IRON, MECHANICAL JOINT	LB	12,049	\$ 11.00	\$ 132,539.00	4,968.00	\$ 54,648.00	0.00	\$ -	4,968.00	\$ 54,648.00	\$ 2,402.40	36.25%
35.	WATER SERVICE STUB, 1-1/2" PE SDR 9	EA	73	\$ 1,300.00	\$ 94,900.00	39.00	\$ 50,700.00	2.00	\$ 2,600.00	41.00	\$ 53,300.00	\$ 2,406.50	56.16%
36.	WATER SERVICE PIPE, 1-1/2" PE SDR 9	LF	4,481	\$ 30.00	\$ 134,430.00	2,343.00	\$ 70,290.00	25.00	\$ 750.00	2,368.00	\$ 71,040.00	\$ 3,552.00	52.66%
37.	VALVE, DIAM GATE, 3"	EA	1	\$ 1,000.00	\$ 1,000.00	0.00	\$ -	1.00	\$ 1,000.00	1.00	\$ 1,000.00	\$ 50.00	100.00%
38.	VALVE, DIAM GATE, 8"	EA	27	\$ 1,550.00	\$ 41,850.00	14.00	\$ 21,700.00	1.00	\$ 1,550.00	15.00	\$ 23,250.00	\$ 1,162.50	55.56%
39.	VALVE, DIAM GATE, 12"	EA	12	\$ 2,400.00	\$ 28,800.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
40.	VALVE, INSERTION VALVE, 4"-12"	EA	6	\$ 13,500.00	\$ 81,000.00	3.00	\$ 40,500.00	1.00	\$ 13,500.00	4.00	\$ 54,000.00	\$ 2,700.00	66.67%

41.	FIRE HYDRANT ASSEMBLY	EA	13	\$ 5,250.00	\$ 68,250.00	\$ 5.00	\$ 26,250.00	1.00	\$ 5,250.00	6.00	\$ 31,500.00	\$ 1,575.00	46.15%
42.	FIRE HYDRANT ASSEMBLY REMOVAL	EA	9	\$ 1,800.00	\$ 16,200.00	1.00	\$ 1,800.00	0.00	\$ -	1.00	\$ 1,800.00	\$ 90.00	24.00%
43.	VALVE REMOVAL	EA	25	\$ 750.00	\$ 18,750.00	6.00	\$ 4,500.00	0.00	\$ -	6.00	\$ 4,500.00	\$ 225.00	24.00%
44.	SANITARY MANHOLE, SW-301, 48"	EA	8	\$ 4,100.00	\$ 32,800.00	3.00	\$ 12,300.00	1.00	\$ 4,100.00	4.00	\$ 16,400.00	\$ 820.00	50.00%
45.	STORM MANHOLE, SW-401, 48"	EA	10	\$ 3,900.00	\$ 39,000.00	0.00	\$ -	2.00	\$ 7,800.00	2.00	\$ 7,800.00	\$ 390.00	20.00%
46.	STORM MANHOLE, SW-401, 60"	EA	3	\$ 5,200.00	\$ 15,600.00	1.00	\$ 5,200.00	1.00	\$ 5,200.00	2.00	\$ 10,400.00	\$ 520.00	66.67%
47.	STORM MANHOLE, SW-401, 72"	EA	1	\$ 6,300.00	\$ 6,300.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
48.	INTAKE, SW-501	EA	11	\$ 3,400.00	\$ 37,400.00	2.00	\$ 6,800.00	1.00	\$ 3,400.00	3.00	\$ 10,200.00	\$ 510.00	27.27%
49.	INTAKE, SW-505	EA	10	\$ 6,500.00	\$ 65,000.00	6.00	\$ 39,000.00	0.00	\$ -	6.00	\$ 39,000.00	\$ 1,950.00	60.00%
50.	INTAKE, SW-511	EA	10	\$ 5,000.00	\$ 50,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
51.	REMOVE INTAKE	EA	34	\$ 600.00	\$ 20,400.00	12.00	\$ 7,200.00	1.00	\$ 800.00	13.00	\$ 7,800.00	\$ 390.00	58.33%
52.	REMOVE INTAKE	EA	12	\$ 600.00	\$ 7,200.00	5.00	\$ 3,000.00	0.00	\$ -	7.00	\$ 4,200.00	\$ 210.00	10.00%
53.	PAVEMENT, PCC, 7 INCH	SY	3,056	\$ 60.00	\$ 183,960.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
54.	PAVEMENT, PCC, 8 INCH	SY	17,434	\$ 68.00	\$ 1,185,512.00	2,105.00	\$ 143,140.00	2,053.00	\$ 139,604.00	4,158.00	\$ 282,744.00	\$ 14,137.20	23.85%
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	1,630.00	\$ 16,300.00	281.00	\$ 2,810.00	1,911.00	\$ 19,110.00	\$ 955.50	28.89%
58.	REMOVAL OF DRIVEWAY	SY	1,178	\$ 10.00	\$ 11,780.00	162.00	\$ 1,620.00	88.00	\$ 880.00	230.00	\$ 2,300.00	\$ 115.00	19.52%
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	580.00	\$ 34,800.00	0.00	\$ -	580.00	\$ 34,800.00	\$ 1,740.00	12.15%
61.	SIDEWALK, PCC REINFORCED, 6 INCH	SY	774	\$ 65.00	\$ 50,310.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
62.	PAVER SIDEWALK WITH PAVEMENT BASE	SY	2,485	\$ 120.00	\$ 298,200.00	163.00	\$ 19,560.00	0.00	\$ -	163.00	\$ 19,560.00	\$ 978.00	6.37%
63.	DETECTABLE WARNING	SF	628	\$ 50.00	\$ 31,400.00	40.00	\$ 2,000.00	0.00	\$ -	40.00	\$ 2,000.00	\$ 100.00	6.37%
64.	DRIVEWAY PAVED, PCC, 8 INCH	SY	1,007	\$ 60.00	\$ 60,420.00	107.00	\$ 6,420.00	0.00	\$ -	107.00	\$ 6,420.00	\$ 321.00	10.83%
65.	GRANULAR SURFACING, PCC/HMA	SY	3,500	\$ 10.00	\$ 35,000.00	147.00	\$ 1,470.00	0.00	\$ -	147.00	\$ 1,470.00	\$ 73.50	4.20%
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	6,700.00	\$ 53,600.00	2,773.00	\$ 22,184.00	9,473.00	\$ 75,784.00	\$ 3,789.20	38.09%
68.	PAVEMENT REMOVAL	SY	190	\$ 160.00	\$ 30,400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
69.	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	28	\$ 420.00	\$ 11,760.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
70.	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	28	\$ 30.00	\$ 840.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
71.	GROOVES CUT FOR PAVEMENT MARKINGS	STA	102	\$ 180.00	\$ 18,360.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
72.	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	29	\$ 210.00	\$ 6,090.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
73.	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 50,000.00	\$ 50,000.00	0.35	\$ 17,500.00	0.25	\$ 12,500.00	0.60	\$ 30,000.00	\$ 1,500.00	60.00%
74.	SOD	SQ	75	\$ 100.00	\$ 7,500.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
75.	SWPP MANAGEMENT	LS	1	\$ 5,000.00	\$ 5,000.00	0.25	\$ 1,250.00	0.00	\$ -	0.25	\$ 1,250.00	\$ 62.50	25.00%
76.	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	200	\$ 2.00	\$ 400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
77.	SILT FENCE OR SILT FENCE DITCH CHECK, INSTALLATION	EA	200	\$ 1.00	\$ 200.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
78.	INLET PROTECTION DEVICE, INSTALLATION	EA	28	\$ 200.00	\$ 5,600.00	4.00	\$ 800.00	0.00	\$ -	4.00	\$ 800.00	\$ 40.00	14.29%
79.	INLET PROTECTION DEVICE, MAINTENANCE	EA	28	\$ 30.00	\$ 840.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
80.	CONCRETE STEPS, TYPE A	SF	195	\$ 120.00	\$ 23,400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
81.	MOBILIZATION	LS	1	\$ 350,000.00	\$ 350,000.00	0.40	\$ 144,000.00	0.00	\$ -	0.40	\$ 144,000.00	\$ 7,200.00	40.00%
82.	TEMPORARY GRANULAR SIDEWALK	SY	500	\$ 20.00	\$ 10,000.00	11.00	\$ 220.00	5.00	\$ 100.00	16.00	\$ 320.00	\$ 16.00	3.20%
83.	TEMPORARY LONGITUDINAL CHANNELIZING DEVICE	LF	6,204	\$ 5.50	\$ 34,122.00	1,793.00	\$ 9,861.50	0.00	\$ -	1,793.00	\$ 9,861.50	\$ 493.08	28.90%
84.	CONCRETE WASHOUT	LS	1	\$ 14,000.00	\$ 14,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
85.	REMOVAL OF LIGHT POLE	EA	75	\$ 135.00	\$ 10,125.00	16.00	\$ 2,160.00	0.00	\$ -	16.00	\$ 2,160.00	\$ 108.00	0.00%
86.	REMOVAL OF CONCRETE FOUNDATION OF LIGHT POLE	EA	4	\$ 1,600.00	\$ 6,400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
87.	NEW LIGHT POLE AND FOUNDATION	EA	78	\$ 7,800.00	\$ 608,400.00	16.00	\$ 4,800.00	8.00	\$ 2,400.00	24.00	\$ 7,200.00	\$ 360.00	30.38%
88.	INSTALL RETROFITTED LIGHT POLE AND FOUNDATION	EA	4	\$ 2,100.00	\$ 8,400.00	4.00	\$ 31,200.00	0.00	\$ -	4.00	\$ 31,200.00	\$ 1,560.00	5.13%
89.	PAD-MOUNT LIGHTING CONTROL STATION	EA	2	\$ 10,000.00	\$ 20,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
90.	WALL-MOUNT LIGHTING CONTROL STATION	EA	1	\$ 6,300.00	\$ 6,300.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
91.	METER SOCKET	EA	1	\$ 1,000.00	\$ 1,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
92.	POWER OUTLET PEDESTAL	EA	12	\$ 2,000.00	\$ 24,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
93.	HANDHOLE - TYPE II	EA	13	\$ 910.00	\$ 11,830.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
94.	HANDHOLE - TYPE IV - MODIFIED	EA	3	\$ 1,500.00	\$ 4,500.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
95.	CONDUIT - 1.5" PVC, TRENCHED	LF	7,503	\$ 7.00	\$ 52,521.00	100.00	\$ 700.00	0.00	\$ -	100.00	\$ 700.00	\$ 35.00	0.00%
96.	CONDUIT - 2" PVC, TRENCHED	LF	511	\$ 7.00	\$ 3,577.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
97.	CONDUIT - 3" PVC, TRENCHED	LF	1,046	\$ 8.00	\$ 8,368.00	40.00	\$ 320.00	0.00	\$ -	40.00	\$ 320.00	\$ 16.00	0.00%
98.	CONDUIT - 1.5" PVC, BORED	LF	450	\$ 8.00	\$ 3,600.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
99.	CONDUIT - 2" PVC, BORED	LF	140	\$ 15.00	\$ 2,100.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
100.	CONDUIT - 2.5" PVC, BORED	LF	250	\$ 15.00	\$ 3,750.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -	0.00%
101.	CONDUIT - 2.5" PVC, BORED	LF	180	\$ 25.00	\$ 4,500.00	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%
105.	WIRE - 1/C #6 AWG, INSULATED	LF	5,812	\$	1.00	\$	5,812.00	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%
107.	WIRE - 1/C #30 AWG, INSULATED	LF	606	\$	5.00	\$	3,030.00	0.00	\$	-	0.00	\$	-	0.00%
108.	WIRE - 1/C 250 Kcml, INSULATED	LF	7,039	\$	7.00	\$	49,273.00	0.00	\$	-	0.00	\$	-	0.00%
109.	WIRE - 1/C 350 Kcml, INSULATED	LF	326	\$	9.00	\$	2,934.00	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%
111.	WIRE - 1/C #6 AWG, BARE	LF	2,208	\$	1.00	\$	2,208.00	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%
113.	WIRE - 1/C #2 AWG, BARE	LF	40	\$	3.00	\$	120.00	0.00	\$	-	0.00	\$	-	0.00%
114.	TEMPORARY CABLE - #10, #10, #2 ALUM	LF	300	\$	6.00	\$	1,800.00	0.00	\$	-	0.00	\$	-	0.00%
115.	TEMPORARY CABLE - #10, #10, #2 ALUM	LF	2,095	\$	7.00	\$	14,665.00	0.00	\$	-	0.00	\$	-	0.00%
116.	TEMPORARY LIGHT STRING ASSEMBLY	EA	4	\$	350.00	\$	1,400.00	4.00	\$	1,400.00	0.00	\$	115.50	15.73%
117.	INSTALL/REMOVE TEMPORARY SIDEWALK	EA	20	\$	200.00	\$	4,000.00	6.00	\$	1,200.00	0.00	\$	70.00	100.00%
118.	ADDITIONAL LONGITUDINAL CHANNELLING	LS	1	\$	5,900.00	\$	5,900.00	1.00	\$	5,900.00	0.00	\$	60.00	30.00%
	TOTAL					\$	77,856,750.00		\$	1,850,061.70		\$	22,330,936.70	100.00%

RESOLUTION NO. 008 (2020/2021)

**A RESOLUTION ACCEPTING AND APPROVING THE
CONSTRUCTION PLANS FOR WEST F AVENUE INDUSTRIAL PARK ADDITION,
STORY COUNTY, IOWA**

WHEREAS, there has been submitted to the City Council of the City of Nevada, Iowa, the Construction Plans for West F Avenue Industrial Park Addition, Story County, Iowa, within the City of Nevada, Iowa, which plat involves the following described real estate:

*Outlot A, Airport Road Industrial Park, Seventh Addition
to the City of Nevada, Story County, Iowa*

WHEREAS, the Construction Plans have been submitted to the Nevada Planning and Zoning Department. Staff and City Engineers have reviewed the plans with the recommendation to the City Council to approve the Construction Plans submitted and;

WHEREAS, it is the opinion of the City Council of the City of Nevada, Iowa, that it is advisable and in the best interests of the City of Nevada, Iowa, and of the citizens thereof that the Construction Plans be accepted and approved.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Nevada, Iowa, that the Construction Plans for West F Avenue Industrial Park Addition, Story County, Iowa, be hereby accepted and approved for and on behalf of the City of Nevada, Iowa.

Passed and Approved this 10th day of August, 2020.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 008 (2020/2021) be adopted.

AYES: —
NAYS: —
ABSENT: —

The Mayor declared Resolution No. 008 (2020/2021) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 008 (2020/2021) at the regular Council Meeting of the City of Nevada, Iowa, held on the 10th day of August, 2020.

Kerin Wright, City Clerk



MEMO

To: Shawn Cole, Nevada Building Official

From: Larry Stevens, PE

Subject: Construction Plans – West F Avenue Industrial Park Addition, Nevada, IA

Date: July 30, 2020

I have reviewed the construction plans for the W F Avenue Industrial Park Addition dated July 22, 2020 and recommend they be approved by the Nevada City Council. Attached are the plans with my recommendation for approval noted.

A handwritten signature in cursive script, appearing to read 'Larry Stevens'.

Cc: File
Matt Runge
John Gade, Fox Engineering
Eric Thompson, Fox Engineering

PROJECT NO.	DATE	BY
1-800-292-8989	1-20-2021	JK

WEST F AVE INDUSTRIAL PARK ADDITION

CONSTRUCTION PLANS WEST F AVE INDUSTRIAL PARK ADDITION NEVADA, IOWA

LOCATION MAP
1" = 1/4 MILE



IOWA ONE CALL
1-800-292-8989
www.iowadepartment.com

GENERAL NOTE: ALL UTILITIES ARE ONLY GENERALLY LOCATED. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CITY ENGINEERING DEPARTMENT FOR MORE INFORMATION.

No.	Description
G1.1	COVER SHEET
G2.1	LEGEND & TYPICAL SECTION
G3.1	GENERAL NOTES
G4.1 - G4.2	QUANTITIES & BID ITEM DESCRIPTIONS
G5.1 - G5.2	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C1.1	EXISTING CONDITIONS
C1.1 - C1.2	PROPOSED LOT LAYOUT
C2.1 - C2.2	ROADWAY PLAN & PROFILE
C3.1	GEOMETRIC LAYOUT & JOINTING PLAN
C5.1	PROPOSED GRADING PLAN
C5.2	GRADING DETAIL ITEMS
C6.1	PROPOSED SANITARY SEWER & WATER PLAN
C7.1 - C7.4	PROPOSED STORM SEWER PLAN & PROFILES

THIS PROJECT IS COVERED BY THE STATE DEPARTMENT OF AIRS, SOILS AND WATER POLLUTION PREVENTION PLAN WHICH IS MADE AVAILABLE TO THE PUBLIC AT THE OFFICE OF THE DEPARTMENT OF AIRS, SOILS AND WATER POLLUTION PREVENTION PLAN, 100 EAST 10TH STREET, DES MOINES, IOWA 50319. THE CITY OF NEVADA, IOWA, IS A PARTICIPATING MUNICIPALITY UNDER THE SWPPP AND IS REQUIRED TO PARTICIPATE IN THE SWPPP. THE CITY OF NEVADA, IOWA, IS A PARTICIPATING MUNICIPALITY UNDER THE SWPPP AND IS REQUIRED TO PARTICIPATE IN THE SWPPP.



INDEX OF SHEETS

Project No. 1-800-292-8989
Date 1-20-2021
By JK

Project Name: WEST F AVE INDUSTRIAL PARK ADDITION
Location: NEVADA, IOWA

Project Engineer: [Signature]
Professional Engineer License No. 12345
State of Iowa

City of Nevada, Iowa: [Signature]
City Engineer License No. 67890
State of Iowa

Project No. 1-800-292-8989
Date 1-20-2021
By JK

COVER SHEET
WEST F AVE INDUSTRIAL PARK ADDITION
CONSTRUCTION PLANS
NEVADA, IOWA

FOX engineering
FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

DATE	REVISION	BY	DATE

PROJECT NO. 1-800-292-8989
DATE 1-20-2021
BY JK

RESOLUTION NO. 009 (2020/2021)

**RESOLUTION ENCOURAGING COVID-19
PUBLIC HEALTH PRACTICES IN NEVADA, IOWA**

WHEREAS, countries around the globe have experienced the COVID-19 Corona Virus Pandemic with over 18.4 million confirmed cases and 701,000 deaths; and

WHEREAS, the United States has over 4.85 million cases and 161,265 deaths; and

WHEREAS, Iowa has over 46,231 and 888 deaths; and

WHEREAS, Story County has over 1,117 cases and 14 deaths; and

WHEREAS, the number of COVID-19 cases continue to increase in our nation, state, and county placing our residents at risk for serious illness or death; and

WHEREAS, the World Health Organization and the Centers for Disease Control (CDC) have determined that wearing face shields or cloth face masks have proven to be one of the most effective means to curb the spread of the COVID-19 virus among persons in public settings, particularly when used universally within communities; and

WHEREAS, it is critically important to protect the residents, visitors, students, and employees in the City of Nevada from the spread of the COVID-19; and

WHEREAS, the City of Nevada desire that individuals and businesses in the City comply with recommended practices to reduce the virus spread including physical distancing and the use of face shields or cloth face masks; and

WHEREAS, the City of Nevada encourages businesses throughout Nevada to explore similar measures as a way to reduce the spread of COVID-19 and help keep businesses operational; and

WHEREAS, the City of Nevada supports communities in their efforts to persuade the State of Iowa and Governor Reynolds to mandate face coverings over the nose and mouth to be worn by all residents and visitors when inside a commercial entity or other building or space open to the public, or when in an outdoor public space, wherever it is not feasible to maintain six feet of social distancing from another person in the same household to aid in the reduction of COVID-19 cases; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Nevada, Iowa:
That the City encourages everyone to social distance and wear face shields or cloth masks when they are in proximity of other persons both in public as well as private locations and that these practices continue until substantial progress in curbing the spread of COVID-19 virus has been declared by public health officials.

PASSED AND APPROVED this 10th day of August, 2020.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

RESOLUTION NO. 010 (2020/2021)

Resolution Authorizing Development Agreement with Burke Marketing Corporation

WHEREAS, the City of Nevada, Story County, Iowa (the "City") has been made aware by Burke Marketing Corporation (the "Company") of the Company's potential expansion (the "Burke Project") of its physical plant, workforce and operations in the City; and

WHEREAS, in order for the Company to reasonably consider the City as the site for its expansion, the Company has requested certain economic development and infrastructure support from the City; and

WHEREAS, the Company has been approved by the Iowa Economic Development Authority for assistance through the High Quality Jobs Program (the "IEDA HQJ Program") under Part 13 of Chapter 15 of the Code of Iowa, and such program requires a certain level of local government support for the applicant's project (the "Local Contribution Requirement"); and

WHEREAS, the City has engaged in the planning stages of a necessary overhaul of the City's wastewater treatment facilities (the "WWT Project"), including certain improvements necessitated by the Burke Project; and

WHEREAS, on September 10, 2018 the City Council adopted a Resolution of Intent with respect to the Local Contribution Requirement and the WWT Project; and

WHEREAS, the City and the Company have negotiated and caused to be drafted a certain Development Agreement (the "Development Agreement") setting forth the mutual understanding of the parties with respect to the Local Contribution Requirement and the WWT Project; and

WHEREAS, it is now necessary to give approval to the Development Agreement and to make provision for the authorization of certain property tax exemption benefits as provided for therein and in Chapter 15 of the Code of Iowa;

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

Section 1. The Development Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Development Agreement on behalf of the City, in substantially the form and content in which the Development 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 and the city attorney, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Development Agreement.

Section 2. 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 financial incentives set forth in the Development Agreement.

Section 3. In satisfaction of the requirements of Section 15.332 of the Code of Iowa, the City hereby grants the value added property tax exemption contemplated in said law, subject to and as contemplated in the Development Agreement.

Section 4. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and Approved this this August 10, 2020.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

August 10, 2020

Via Email

Kerin Wright
City Clerk/City Hall
Nevada, IA

Re: Development Agreement Authorization
Our File No. 420131-86

Dear Kerin:

Attached are proceedings covering the City Council's action in authorizing the Development Agreement with Burke Marketing Corporation at the Council meeting next week.

We will appreciate receiving executed copies of these proceedings as soon as they are available.

Please contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachment

cc: Jordan Cook

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Nevada, Iowa, an Iowa municipal corporation (the “City”), and Burke Marketing Corporation, an Iowa corporation (the “Company”), as of the ____ day of _____, 2020 (the “Commencement Date”).

PREAMBLE.

WHEREAS, the Company has proposed to undertake the expansion (the “Burke Project”) of its physical plant, workforce, operations and research and development activities in the City; and

WHEREAS, the Burke Project will be situated on certain real property (the “Development Property”), such property being legally described on Exhibit A hereto; and

WHEREAS, in order for the Company to reasonably consider the City as the site for its expansion, the City has agreed to provide certain economic development and infrastructure support to the Burke Project; and

WHEREAS, the City and the Company have entered into a contract (the “State Agreement”) with the Iowa Economic Development Authority and thereby has been granted assistance through the High Quality Jobs Program (the “IEDA HQJ Program”) under Part 13 of Chapter 15 of the Code of Iowa, and such program requires a certain level of local government support for the Burke Project (the “Local Contribution Requirement”); and

WHEREAS, the City has engaged in the planning stages of a necessary overhaul of the City’s wastewater treatment facilities (the “WWT Project”), such project being necessary without regard for the Burke Project; and

WHEREAS, the WWT Project is currently anticipated to be completed in 2023 at an estimated construction cost of \$51,500,000 as of the 60% design phase and subject to further revision; and

WHEREAS, the Company is currently a significant user of the City’s wastewater treatment system, and the Burke Project will necessitate the inclusion of additional capacity and treatment elements for the system resulting in additional, increased costs for the WWT Project; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons; and

WHEREAS, this Agreement has been prepared to set for the mutual understanding of the parties with respect to the undertaking of the Burke Project, the provision of the Local Contribution Requirement, the construction of and cost sharing for the WWT Project and related matters;

NOW THEREFORE, the parties hereto agree as follows:

AGREEMENT.

A. Company's Representations, Warranties and Covenants.

1. **Representations and Warranties.** The Company represents and warrants that:

a) The Company is a duly formed and maintained Iowa corporation and has capacity to enter into this Agreement and to perform its obligations hereunder.

b) The construction of the Burke Project would not be undertaken by the Company, and, in the opinion of the Company, would not be economically feasible within the reasonably foreseeable future, without the assistance and benefit provided to the Company by the City under this Agreement.

c) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of, or compliance with, the terms and conditions of this Agreement is prevented, limited by, or conflicts with, or results in a breach of, the terms, conditions or provisions, or any corporate restriction, or any evidences of indebtedness, agreement, or instrument of whatever nature to which the Company is a party, or by which it is bound or constitutes a default under any of the foregoing.

2. **Project Construction.** At a minimum, the Burke Project shall include construction of the facility expansion as set forth on Exhibit B hereto (the "Minimum Improvements"). The Company has submitted the Site Plan for the development of the Burke Project to the City which was approved by the City. The Company agrees to construct the Burke Project in accordance with the Site Plan. The Burke Project shall be constructed by the Company in accordance with all applicable local, state and Federal regulations governing such facilities and in conformance with such plans and specifications as have been submitted to the City and may be modified from time-to-time in conformity and compliance with all applicable, local land-use regulations. The Company expects to invest approximately \$150,400,000 (which amount may be reduced to the extent of any costs savings on labor or materials versus projection at the planning stage) into the undertaking of the Burke Project, including, but not limited to, construction of the Minimum Improvements, planning and design costs, permits, real estate acquisition, machinery, furnishings, equipment, fixtures, development-period financing and related capital expenditures and increased 3-year research activities.

Company has already commenced the construction of the Minimum Improvements. For purposes of this Agreement, Unavoidable Delays shall include delays, outside the control of the party claiming its occurrence, which are the result of strikes, other labor troubles, shortage of supplies or labor, severe or prolonged bad weather, environmental remediation, failure, Acts of God, fire or other casualty to the Minimum Improvements,

litigation commenced by third parties by injunction or other similar judicial action, or acts of any Federal, state or local governmental unit which directly result in delays (such governmental “acts” shall include, but not be limited to, newly enacted or revised statutes or regulations, or revived statutes or regulations not previously enforced generally).

Subject to Unavoidable Delays and the completion of the City’s undertakings contemplated herein (not including the completion of the WWT Project under Section B.5 below), the Company agrees to substantially complete construction of the Burke Project by December 31, 2020 (the “Substantial Completion Date”). The Company agrees for itself, and every successor in interest to the Development Property, or any part thereof, that the Company, and such successors and assigns shall, in good faith, construct and make the Minimum Improvements in accordance with this Agreement.

3. Project Operations and Maintenance. The Company agrees to operate and maintain the completed Burke Project and the Development Property as part of its business operations throughout the Term, as hereinafter defined, of this Agreement.

4. Insurance. The Company, and any successor in interest to the Company, shall obtain and continuously maintain insurance on the Development Property and the completed Burke Project and, from time to time at the request of the City, furnish proof to the City that the premiums for such insurance have been paid and the insurance is in effect. The insurance coverage described below is the minimum insurance coverage that the Company must obtain and continuously maintain, provided that the Company shall obtain the insurance described in clause (a) below prior to the commencement of construction of the Burke Project (excluding excavation and footings):

a) Builder’s risk insurance, written on the so-called “Builder’s Risk—Completed Value Basis,” in an amount equal to one hundred percent (100%) of the insurable value of the Burke Project at the date of completion, and with coverage available in non-reporting form on the so-called “all risk” form of policy.

b) Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner’s/Contractor’s Policy naming the City, as an additional insured, with limits against bodily injury and property damage of not less than \$2,500,000 for each occurrence (to accomplish the above-required limits, an umbrella excess liability policy may be used), written on an occurrence basis.

c) Workers compensation insurance, with statutory coverage.

All insurance required in this Section shall be obtained and continuously maintained in responsible insurance companies selected by the Company or its successors that are authorized under the laws of the State of Iowa to assume the risks covered by such policies. Unless otherwise provided in this Section, the insurer will not cancel nor make material modifications to the policy without giving written notice to the insured at least thirty (30) days before the cancellation or modification becomes effective. Not less than fifteen (15) days prior to the expiration of any policy, the Company, or its successors or

assigns, must renew the existing policy or replace the policy with another policy conforming to the provisions of this Section. In lieu of separate policies, the Company or its successors or assigns, may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein. The City understands that the Company is self-insured with a \$2 Million retention and is insured for claims above that amount with an excess liability policy.

The Company, its successors or assigns, agrees to notify the City promptly in the case of damage exceeding \$500,000 in amount to, or destruction of the Burke Project resulting from fire or other casualty. Furthermore, subject to the provisions of applicable financing arrangements, the Company further agrees to apply the proceeds from any and all casualty claims against the insurance detailed in this Section to the restoration and improvement of the Development Property and/or the Burke Project.

5. Property Taxes. The Company agrees to remit timely payment of all property taxes as will come due with respect to any real estate owned by the Company in the City throughout the Term, as hereinafter defined. Except as expressly provided under Section B.2 of this Agreement, the Company further agrees to take no action whatsoever throughout the Term, as hereinafter defined, to exempt any such real property from Iowa real estate taxes, whether through application for tax exemption, transfer of title to an exempt entity or otherwise.

6. Employment Requirements. The Company agrees to establish, and thereafter maintain, (i) by no later than December 31, 2021 (“First Measurement Date”), an employment level of 105 new full-time employees, and (ii) by no later than December 31, 2024 (“Second Measurement Date”), an additional 105 new full-time employees for a total of 210 full-time employees (the “Minimum Jobs Requirement”) in connection with the Burke Project in accordance with the terms and conditions set forth in the State Agreement and in this Section A.6. The Company further agrees that by the First Measurement Date, not less than 26 of the new employment positions will have wages and benefits that meet or exceed the minimum standards of the IEDA HQJ Program, and by the Second Measurement Date, not less than 52 of the new employment positions will have wages and benefits that meet or exceed the minimum standards of the IEDA HQJ Program (each, a “High Quality Jobs Requirement”).

The Company agrees to submit documentation (the “Jobs Requirement Certification”) to the satisfaction of the City by no later than February 15th of each year during the Term, commencing February 15, 2022, demonstrating its compliance with the Minimum Jobs Requirement and the High Quality Jobs Requirement. Each such submission shall demonstrate: (a) the total number of full-time equivalent employees, as defined by Section 261-173.2 of the Iowa Administrative Code, then employed in connection with the Company’s operations on the Development Property, as of the December 31st of the immediately preceding calendar year; and (b) wage and benefits information sufficient to demonstrate satisfaction of the High Quality Jobs Requirement. The Company hereby acknowledges that the Minimum Jobs Requirement and the High Quality Jobs Requirement will remain in effect and will not be modified by the terms of the State Agreement.

The Company hereby acknowledges that failure to meet the Minimum Jobs Requirement and/or the High Quality Jobs Requirement will give the City the right to cause a reduction of the Property Valuation Exemption (as hereinafter defined) for one property tax cycle (twelve consecutive months) in a manner set forth on Exhibit E attached hereto. The City will evaluate each Jobs Requirement Certification submitted by the Company on an annual basis and adjust the Property Valuation Exemption accordingly. The City will report any adjustments to the Property Valuation Exemption to the Story County Assessor before April 1st of each year.

7. **Company's Indemnification.** The Company agrees to indemnify, defend and hold harmless the City, its officers, employees, consultants and departments, from and against any and all losses, liabilities, penalties, fines, damages, and claims (including taxes), and all related costs and expenses (including reasonable attorneys' fees and disbursements and costs of investigation, litigation, settlement, judgments, interest and penalties) arising from or in connection with, and limited to, any of the following:

a) Any claim, demand, action, citation or legal proceeding arising out of or resulting from the Company's actions in connection with the Burke Project, except for claims, demands, actions, citations or legal proceedings arising or purportedly arising out of the City's obligations herein or the negligent acts, omissions or misconduct of the City's officers, employees, departments, contractors or agents.

b) Any claim, demand, action, citation or legal proceeding arising out of or related to occurrences that the Company or successors in interest will insure against in connection with the Burke Project and/or the Development Property, except for claims, demands, actions, citations or legal proceedings arising or purportedly arising out of the negligent acts, omissions or misconduct of the City's officers, employees, departments, contractors or agents.

c) Any claim, demand, action, citation or legal proceeding arising out of or resulting from an act or omission of the Company or any of its agents in its or their capacity as an employer of a person.

8. **Wastewater Treatment Costs.** The Company hereby acknowledges that the City has undertaken the study and design of, and will undertake the construction of, the WWT Project, including additional Burke elements as outlined in Exhibit D. The Company acknowledges the benefit that the WWT Project will have for the Company, its current operations and its intended expanded operations. Furthermore, the Company acknowledges that the design process is still underway for the WWT Project and that its scope, description and cost estimates are in flux. The City acknowledges that a WWT Project is necessary despite the Burke Project and agrees that the WWT Project will accommodate Additional Burke Elements. The current understanding of the details of the WWT Project are set forth on Exhibit D to this Agreement. Any changes to elements in Exhibit D will be reflected in a finalized Wastewater Treatment Agreement. The parties agree that once the design elements and end users capacity usage of the WWT Project have been determined, the City and Company will enter into a more technical, detailed contract

(the “Wastewater Treatment Agreement”) regarding the treatment of wastewater from the Company’s facilities in the City. The Wastewater Treatment Agreement will finalize the details given below which are, at the time of this Agreement, approximated:

Cost Share. The Company agrees that it will bear a percentage (the “Company Baseline Usage Percentage”) of the cost (the “Base WWT Project Costs”) of the elements of the WWT Project attributable to replacing the City’s existing wastewater treatment facility. At the time of a preliminary design meeting between the Company and the City, that percentage was 23.4%, such percentage represents the Company’s cost share of the new wastewater treatment facility based on Company loadings at the current operational permit maximum month limits. The Company acknowledges that this percentage will be reasonably adjusted and set forth in the Wastewater Treatment Agreement pending completion of the engineering design analysis with respect to the replacement facility and in consideration of the potential increased usage as a result of the Burke Project. WWT Project design loads and flows have been submitted to the Iowa DNR pursuant to a letter from the Company on February 27, 2019. Updated cost estimates and project parameters will be shared with the Company at a review meeting upon completion of the WWT Project 90% design phase.

The Company acknowledges that the design and bid letting process for the WWT Project will include Additional Burke Elements. Both parties acknowledge that estimates are subject to change as the design process is completed and project bid letting is undertaken. Any changes to these estimates will be memorialized in the Wastewater Treatment Agreement.

B. City’s Representations, Warranties and Obligations.

1. **Representations and Warranties.** The City represents and warrants that:

a) The City has all the powers of a municipal corporation under the laws of the State of Iowa. The City has the authority to enter into this Agreement and to carry out its obligations hereunder.

b) The City has reviewed and approved this Agreement in accordance with the requirements of the Code of Iowa.

2. **Property Valuation Exemption.** As part of the State Agreement, the City has agreed to contribute certain tax abatements for the Burke Project. The City by and through the resolution approving this Agreement has authorized the granting of the Property Valuation Exemption with respect to the real property valuation (the “**Added Valuation**”) to be added to the Development Property by the undertaking of the Burke Project. The Property Valuation Exemption shall apply to One Hundred percent (100%), unless reduced pursuant to Section A.6 above, of the Added Valuation for a period of ten (10) consecutive years commencing with the year in which the Minimum Improvements

are first fully assessed for property taxation (the “**City’s Local Contribution Requirement**”).

The City acknowledges that the Development Property may be partially assessed for property taxation on January 1, 2020 and that the Company will pay property taxes on such partial assessment. The City further acknowledges that it is anticipated that the Development Property may be fully assessed for property taxation as of January 1, 2021, and the Property Valuation Exemption will begin on the date when such property is fully assessed and continue for a period of (10) consecutive years.

To the extent that the Company fails to comply with the requirements of Sections A.3, A.6 and/or A.8 of this Agreement, or any extensions granted by the State pursuant to the State Agreement, the City shall have the right to reduce or terminate the Property Valuation Exemption in accordance with the eligibility and compliance terms of this Agreement.

3. Construction of South D Avenue. The City has applied for and been granted a R.I.S.E. Grant for the proposed construction of South D Avenue (the “**South D Avenue Project**”) from S. 11th Street to S. 14th Street. The City has undertaken the construction of South D Avenue in calendar year 2019. The project was substantially completed in November 2019 and fully completed in April 2020.

4. Certificate of Completion. Upon completion of construction of the Burke Project by the Company in accordance with the terms of this Agreement, the City shall furnish to the Company an appropriate completion certificate (the “Completion Certificate”), in substantially the form contained in Exhibit C hereto, so certifying. Within 30 days after written request by the Company, City shall provide to the Company such certification or a written statement providing in adequate detail, the manner in which the Company has failed to construct the Burke Project in accordance with this Agreement, or otherwise in default in the performance of its obligation(s) hereunder, and the measure(s) or action(s) that must be taken to construct the Burke Project in accordance with this Agreement or cure such default.

5. WWT Project. The City agrees to undertake the construction of the WWT Project, including Additional Burke Elements, in accordance with the timeline and details set forth on Exhibit D hereto. At the time of initial execution of this Agreement, the details set forth on Exhibit D are preliminary and evolving with engineers representing the City consulting the Company in the design process. Any changes to elements in Exhibit D will be reflected in a finalized Wastewater Treatment Agreement.

6. City’s Indemnification. The City agrees that it will indemnify, defend, and hold harmless Company, its officers, employees, contractors and agents, from and against any and all claims or causes of action arising or purportedly arising out of the actions of the City in connection with the City’s activities in Section B.3 and B.5 above, except for amounts owed under Section A.8 above and the Wastewater Treatment Agreement, claims or causes of action arising or purportedly arising out of the negligent acts or omissions of the Company’s officers, employees, contractors or agents.

C. **Administrative Provisions**

1. **Amendment and Assignment.** This Agreement may not be amended or assigned by either party without the written consent of the other Party.

2. **Successors.** This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties. It is intended that this Agreement shall run with the Development Property and shall be promptly recorded in the real property records in the office of the Story County Recorder following due authorization and execution by the parties.

3. **Term.** The term (the "Term") of this Agreement shall commence on the Commencement Date and end on December 31 of the tenth and final year of the Property Valuation Exemption as set forth in Section B.2 above.

4. **Choice of Law.** This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

5. **Further Assurances.** The City and the Company agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged or delivered such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the property described herein or the Burke Project, or for carrying out the expressed intention of this Agreement.

6. **Notices.** Except as otherwise expressly provided in this Agreement, a notice or other communication under the Agreement, by either the City or the Company to the other, shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and:

- a) In the case of the Company, is addressed to or delivered personally to:

Burke Marketing Corporation
Attention: Chad Randick
1516 South D Avenue
Nevada, IA 50201

with a copy to:

Hormel Foods Corporation
attn.: General Counsel
1 Hormel Place
Austin, MN 55912

- ii) In the case of City, is addressed to or delivered personally to City Administrator, City Hall, 1209 6th Street, Nevada, Iowa 50201.

iii) Either Party may upon written notice to the other Party, change the address to which such notices and demands are made.

7. **Counterparts.** This Agreement is executed in any number of counterparts, each of which when taken together shall constitute one and the same instrument.

8. **Titles of Sections and Preamble.** Any titles of the several parts and sections of this Agreement are inserted for convenience of reference only, and shall be disregarded in construing or interpreting any of its provisions. The facts and definitions set forth in the preamble hereof are, however, binding terms of the contract and enforceable against both parties hereto.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF NEVADA, IOWA

By: _____
Mayor Brett Barker

Attest:

City Clerk

BURKE MARKETING CORPORATION

By: _____
Chad Randick, President

STATE OF IOWA)

) ss.

COUNTY OF STORY)

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by Brett Barker and Kerin Wright, the Mayor and City Clerk respectively, of the City of Nevada, Iowa, a municipal corporation and political subdivision of the State of Iowa, on behalf of the City.

Notary Public

STATE OF IOWA)

) ss.

COUNTY OF STORY)

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by _____, of Burke Marketing Corporation, an Iowa corporation.

Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF DEVELOPMENT PROPERTY:

Certain real property situated in the City of Nevada, County of Story, State of Iowa more particularly described follows:

A parcel of land located in and forming a part of LOT 6 of SMITH AND FAWCETT SUBDIVISION, PARCEL "A", PARCEL

"B" and PARCEL "D" of the South Half of the Southeast Quarter of Section 8, LOT 1 of HILDRETH ADDITION, part of the Northeast Quarter of the Northeast Quarter of Section 17, all in Township 83 North, Range 22 West of the 5th P.M., City of Nevada, Story County, Iowa, more particularly described as follows:

Commencing at the South Quarter Corner of Section 8, Township 83 North, Range 22 West of the 5th P.M., City of Nevada, Story County, Iowa; thence North 89°50'58" West along the South Line of the Southeast Quarter of the Southeast Quarter of said Section 8, a distance of 250.34 feet to the Point of Beginning and the Easterly Corner of PARCEL "C", as recorded in Instrument No. 12-06682 of the Story County Recorder's Office; thence South 73°20'12" West along the South Line of said PARCEL "C" and the North Right-of-Way Line of U.S. Highway 30, a distance of 275.58 feet to the Southwest Corner of said PARCEL "C"; thence Southwesterly along a curve concave Northwesterly having a radius of 5842.00 feet, an arc length of 502.42 feet, a chord length of 502.26 feet and a chord bearing of South 73°46'35" West along the North Right-of-Way Line of U.S. Highway 30; thence South 71°21'21" West along the North Right-of-Way Line of U.S. Highway 30, a distance of 334.65 feet to a point on the East Line of LOT 1 of HILDRETH ADDITION, an Official Plat, now included in and forming a part of the City of Nevada, Story County, Iowa; thence continuing South 71°21'21" West along the North Right-of-Way Line of U.S. Highway 30, a distance of 363.76 feet to a point on the West Line of said LOT 1; thence North 00°10'55" East along the West Line of said LOT 1, a distance of 405.08 feet to a point on the South Right-of-Way Line of South "D" Avenue; thence North

89°42'31" East along the South Right-of-Way Line of South "D" Avenue, a distance of 68.94 feet to the Southwest Corner of PARCEL "B", as recorded in Instrument No. 02-03343 of the Story County Recorder's Office; thence North 00°20'41" East along the West Line of said PARCEL "B", a distance of 66.00 feet to the Northwest Corner of said PARCEL "B"; thence Northwesterly along a curve concave Southwesterly having a radius of 25.00 feet, an arc length of 39.40 feet, a chord length of 35.45 feet and a chord bearing of North 45°08'21" West along the West Line of LOT 6 of SMITH AND FAWCETT SUBDIVISION, an Official Plat, now included in and forming a part of the City of Nevada, Story County, Iowa, and the East Right-of-Way Line of South 14th Street; thence North 00°00'46" East along the West Line of said LOT 6 and the East Right-of-Way Line of South

14th Street, a distance of 450.67 feet; thence Northeasterly along a curve concave Northwesterly having a radius of 25.00 feet, an arc length of 39.17 feet, a chord length of 35.28 feet and a chord bearing of North 44 °53'45"East along the West Line of said LOT 6 and the East Right-of-Way Line of South 14th Street to a point on the North Line of said LOT 6 and the South

Right-of-Way Line of South "B" Avenue; thence North 89°46'44"East along the North Line of said LOT 6 and the South

Right-of-Way Line of South "B" Avenue, a distance of 905.99 feet; thence South 81 °26'40"East along the North Line of said LOT 6 and the South Right-of-Way Line of South "B" Avenue, a distance of 289.72 feet to a point on the East Line of said LOT 6; thence South 00°00'11"West along the East Line of said LOT 6 and the East Line of PARCEL "A", as recorded in Instrument No. 02-03343 of the Story County Recorder's Office, a distance of 490.26 feet to a point on the North Line of said PARCEL

"C" and the Southeast Corner of PARCEL "A" thence North 89°50'58"East along the North Line of said PARCEL "C", a distance of 145.07 feet to the Point of Beginning, containing 21.50 Acres, subject to all easements, covenants and restrictions of record.

EXHIBIT B

DETAILS OF BURKE PROJECT/MINIMUM IMPROVEMENTS

Construct a 200,000 square foot plant expansion to increase utilization of the current Nevada, IA manufacturing site. Proposed expansion would be connected to the existing Nevada plant. Proposed expansion would include building, equipment, receiving & shipping areas, dry storage, freezer, welfare areas, boiler room, ammonia refrigeration, CO2 storage, storm water retention, parking, as well as wastewater & grease handling investments and other needed infrastructure and processing support.

EXHIBIT C
COMPLETION CERTIFICATE:

CERTIFICATE OF COMPLETION

WHEREAS, the City of Nevada, (the "City") and Burke Marketing Corporation (the "Company"), did on or about the ___ day of _____, 2020, make, execute and deliver, each to the other, a Development Agreement (the "Agreement"), wherein and whereby the Company agreed, in accordance with the terms of the Agreement, to develop and maintain certain real property located within the City, defined in said Agreement as the Development Property; and

WHEREAS, the Agreement incorporated and contained certain covenants and restrictions with respect to the development of the Development Property and obligated the Company to construct certain Minimum Improvements, as defined therein, in accordance with the Agreement; and

WHEREAS, the Company agrees that, to the present date, said covenants and conditions are met insofar as they relate to the construction of said Minimum Improvements in a manner deemed by the City to be in conformance with the approved building plans to permit the execution and recording of this certification.

NOW, THEREFORE, pursuant to Section B.4 of the Agreement, this certifies that all covenants and conditions of the Agreement with respect to the obligations of the Company to construct the Minimum Improvements on the Development Property have been completed and performed satisfactorily by the Company. All other provisions of the Agreement shall otherwise remain in full force and effect until termination as provided therein.

City of Nevada, Iowa

By: _____,
_____, Mayor

ATTEST:

By: _____
Kerin Wright, City Clerk

EXHIBIT D

DETAILS OF WWT PROJECT AND ADDITIONAL BURKE ELEMENTS

Project Description

This project shall construct: a new sanitary sewer lift station and force main at the existing wastewater treatment plant site; new gravity interceptor sewer; and new wastewater treatment facility. These facilities shall convey and treat the combined domestic, commercial, and industrial wastewaters for the City of Nevada.

The combined wastewater shall be conveyed from the existing wastewater treatment plant site via lift station and related force main(s) to a gravity interceptor sewer with ultimate disposal at a new wastewater treatment facility approximately 3.5 miles south of the City.

The wastewater treatment processes shall consist of: preliminary treatment including, screening and grit removal; enhanced biological phosphorus removal process secondary treatment; secondary clarification; ultraviolet disinfection of secondary effluent; aerobic digestion for solids treatment and stabilization; liquid biosolids storage; land application of biosolids. Screenings residuals shall be landfilled. Grit residuals shall be either beneficially repurposed or landfilled.

Company Design Wastewater Parameters

Table E-1 lists the wastewater design flows and loads as provided by the Company’s engineering consultant on February 27, 2019. These values are the basis for the Company’s design flows and loads as submitted to and approved by the Iowa DNR.

Flow, MGD		cBOD, lbs/d		BOD, lbs/d		TSS, lbs/d		TKN, lbs/d		P, lbs/d	
30-d Avg.	Daily Max.	30-d Avg.	Daily Max.	30-d Avg.	Daily Max.	30-d Avg.	Daily Max.	30-d Avg.	Daily Max.	30-d Avg.	Daily Max.
0.50	0.70	4,200	8,700	5,040	10,440	950	2,500	500	1,110	200	350

Tentative Project Timeline

WWTF Design – 90% completion milestone	August 2020
WWTF Design Completion	October 2020
WWTF Bidding	February 2021
LS & Interceptor Sewer Design Completion	June 2021
WWTF – Start Construction	July 2021
LS & Interceptor Sewer Bidding	October 2021
LS & Interceptor Sewer – Start Construction	January 2022
WWTF – Complete Construction	November 2023
LS & Interceptor Sewer – Complete Construction	November 2023

EXHIBIT E

Pursuant to Section B.2 of the Agreement, it is understood that if the Minimum Improvements are first fully assessed for property taxation in tax year 2020, for taxes payable in 2021, the increase in taxes related to the Minimum Improvements will be 100% abated without a Minimum Jobs Requirement or High Quality Jobs requirement and this will be year 1 of 10 for abatement purposes. If the Minimum Improvements are first fully assessed for property taxation in tax year 2021 or later, the year in which the Minimum Improvements are fully assessed will become year 1 of 10 of abatement.

For reference purposes, the baseline for measuring the new jobs created is the “Employment Base” set forth in the State Agreement, which consisted of 339 full-time employees in existence before the state award was made. There were 83 High-Quality Jobs positions in existence before the state award was made. Measurement of the Minimum Jobs Requirement and High Quality Jobs Requirement will be made against this employment base as outlined in the State Agreement.

- (1) Subject to item (4) below, for the years commencing January 1, 2021, and ending December 31st of 2021, 2022 and 2023 the following will apply:
 - (a) For each employee shortfall compared to the applicable Minimum Jobs Requirement for those periods (105 new full-time employees), the City will have the right to reduce the Property Valuation Exemption by 100 basis points, or 1.0% per employee shortfall with respect to that year.
 - (b) For every employee shortfall compared to the applicable High Quality Jobs Requirement for those periods (26 total High Quality Jobs), the City will have the right to reduce the Property Valuation Exemption by 200 basis points, or 2.0% per employee shortfall with respect to that year.
- (2) Subject to items (3) and (4) below, for the following years, commencing January 1, 2024 and ending December 31st 2024 through the tenth and final year of the Property Valuation Exemption as set forth in Section B.2 of the Agreement, the following will apply:
 - (a) For each employee shortfall compared to the applicable Minimum Jobs Requirement for those periods (210 total new full-time employees), the City will have the right to reduce the Property Valuation Exemption by 50 basis points, or 0.50% per employee shortfall with respect to that year. In the event that item 3(a) below applies for the given year, the penalty in this item (2)(a) will not apply.
 - (b) For every employee shortfall compared to the applicable High Quality Jobs Requirement for those periods (52 total High Quality Jobs), the City will have the right to reduce the Property Valuation Exemption by 200 basis points, or 2% per employee shortfall with respect to that year. In the event that item 3(b) below applies for the given year, the penalty in this item (2)(b) will not apply.

- (3) Subject to item (4) below, commencing January 1, 2024 and ending December 31, of the tenth and final year of the Property Valuation Exemption as set forth in Section B.2 of the Agreement, the following will apply:
- (a) failure to the meet the Minimum Jobs Requirement for three (3) consecutive years (beginning with year ending December 31, 2024), by more than 20 employees each year, will give the City the right to impose a shortfall penalty of two (2) times the calculated shortfall percentage for that given year. This shortfall penalty would be in place of the penalty in (2)(a) above, and is the only shortfall penalty that could apply for that year with respect to a Minimum Jobs Requirement shortfall.
 - (b) failure to the meet the High Quality Jobs Requirement for three (3) consecutive years (beginning with year ending December 31, 2024), by more than 5 employees each year, will the City the right to impose a shortfall penalty of two (2) times the calculated percentage for that given year. This shortfall penalty would be in place of the penalty in (2)(b) above, and is the only shortfall penalty that could apply for that year with respect to a High Quality Jobs Requirement shortfall.
- (4) If the Company falls short in both the Minimum Jobs Requirement and the High Quality Jobs requirement in a given year, the higher shortfall penalty of the two calculations for the given year may be used for modification purposes, but the penalties will not be combined. The shortfall penalty will be based on only the highest percentage calculation of the two.

RESOLUTION NO.011 (2020/2021)

Resolution Setting Date for Public Hearing on Designation of the Expanded Nevada Urban Renewal Area and on Urban Renewal Plan Amendment and Expressing Intent to Provide Economic Development Support to Mid-States Material Handling & Fabrication, Inc. Expansion Project

WHEREAS, this City Council of the City of Nevada, Iowa (the "City") by resolution previously established the Nevada Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) facilitates the undertaking of new urban renewal projects in the Urban Renewal Area, consisting of (a) providing tax increment financing support to South Glen, LLC in connection with the construction of public infrastructure necessary for the development of a residential subdivision; (b) providing tax increment financing support to Mid-States Material Handling & Fabrication, Inc. (the "Company") in connection with the expansion of the Company's existing manufacturing facilities (the "MMF Expansion Project"); and (c) providing tax increment financing support to On Track Construction, LLC in connection with the construction of public infrastructure necessary for the development of an industrial park, and it is now necessary that a date be set for a public hearing on the designation of the expanded Urban Renewal Area and on the Amendment; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the Property and on the Amendment;

WHEREAS, the Company has made application to the Iowa Economic Development Authority for assistance through the High Quality Jobs Program under Part 13 of Chapter 15 of the Code of Iowa in connection with the MMF Expansion Project, and such High Quality Jobs Program requires a certain contribution from the City for the MMF Expansion Program (the "Local Contribution Requirement");

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

Section 1. This City Council will meet electronically and at the Nevada City Council Chambers, Nevada, Iowa, on September 14, 2020, at 6:00 o'clock p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in Nevada,

which publication shall be not less than four (4) nor more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Clerk is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Section 5. The City hereby expresses its intent to support the MMF Expansion Project in the future. The City will in good faith negotiate a Development Agreement (the "Agreement") with the Company with respect to the MMF Expansion Project, such proposed Agreement to minimally include the following terms:

A) The Company will commit to undertaking the MMF Expansion Project, investing a certain minimum amount of dollars into the MMF Expansion Project and establishing and maintaining certain jobs in connection with its business operations at the MMF Expansion Project Site; and

B) In order to satisfy the Local Contribution Requirement and to provide support to the Project, the City will agree to fund a series of annual appropriation incremental property tax payments to the Company over a period of five fiscal years in an aggregate amount not to exceed \$225,000.

Section 6. The Mayor is hereby authorized to sign the Business Financial Assistance Application which has been presented to the City by the Company as initial evidence of the City's intention to satisfy the Local Contribution Requirement.

Section 7. The City hereby agrees to use its best efforts to complete the statutory requirements of Chapter 403 of the Code of Iowa in order to amend its urban renewal plan and to authorize the Development Agreement. Both the City and the Company acknowledge that the City's commitment in this Section is merely a present statement of intent and that the City Council must exercise its ordinary political discretion in the completion of the statutory processes referenced herein. The City will not be held liable in the event that the City Council, through the exercising of its ordinary political discretion, determines to not approve any of the actions outlined herein.

Passed and approved August 10, 2020.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
NEVADA URBAN RENEWAL AREA AND ON PROPOSED URBAN
RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 6:00 o'clock p.m., at the Nevada City Council Chambers, Nevada, Iowa, on September 14, 2020, the City Council of the City of Nevada will hold a public hearing on the question of amending the plan for the Nevada Urban Renewal Area (the "Urban Renewal Area") and designating an expanded Nevada Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including all the property described as follows:

The Northeast Quarter of the Southeast Quarter, except the East 60.00 feet thereof, in Section 18, Township 83 North, Range 22 West of the 5th P.M. Story County, Iowa.

The proposed amendment to the urban renewal plan brings the property described above under the plan and makes it subject to the provisions of the plan. The amendment also facilitates the undertaking of new urban renewal projects in the Urban Renewal Area, consisting of (a) providing tax increment financing support to South Glen, LLC in connection with the construction of public infrastructure necessary for the development of a residential subdivision; (b) providing tax increment financing support to Mid-States Material Handling & Fabrication, Inc. (the "Company") in connection with the expansion of the Company's existing manufacturing facilities; and (c) providing tax increment financing support to On Track Construction, LLC in connection with the construction of public infrastructure necessary for the development of an industrial park.

Due to federal and state government recommendations in response to COVID-19 pandemic conditions, the meeting can alternatively be accessed via Zoom, which will be accessible at the following:

<https://us02web.zoom.us/j/87961733099?pwd=UERoTDIiUXZHCzZlQI9ML0ZOeEIOdz09>

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

Webinar ID: 879 6173 3099 Password: 287321

In addition to electronic access, written comments may be filed or made prior to the meeting and will be recorded in the minutes.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Kerin Wright
City Clerk

• • • • •

On motion and vote the meeting adjourned.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

EXHIBIT A
Legal Description
Expanded Nevada Urban Renewal Area
(September, 2020 Addition)

The Northeast Quarter of the Southeast Quarter, except the East 60.00 feet thereof, in Section 18, Township 83 North, Range 22 West of the 5th P.M. Story County, Iowa.



August 5, 2020

VIA EMAIL

Jordan Cook
City Administrator/City Hall
Nevada, IA

Re: Nevada Urban Renewal Area (September, 2020 Addition)
Our File No. 420131-97

Dear Jordan:

We have prepared the attached materials which will enable the City Council to set a date for a public hearing on the expansion of the Nevada Urban Renewal Area and on an amendment to the existing urban renewal plan for the Area.

The notice which is included in the attached resolution must be published once, not less than four (4) and not more than twenty (20) days prior to the date selected for the hearing. The last date on which the notice can effectively be published is September 10, 2020. Please print a separate copy of the notice for delivery to the newspaper and email a copy of the published notice to orngard.severie@dorsey.com.

In addition to publishing the notice of a hearing, a copy of the amendment to the urban renewal plan must be submitted to the Planning and Zoning Commission, and the Commission must provide a written recommendation to the City Council with respect to whether the amendment is in conformance with the City’s general or comprehensive plans.

Also, a “consultation session” must be set up with Story County and the Nevada Community School District. Please refer to my separate letter attached for further details.

Please return one fully executed set of these proceedings once all the actions have been taken and contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Kerin Wright

August 5, 2020

VIA EMAIL

Jordan Cook
City Administrator/City Hall
Nevada, IA

Re: Nevada Urban Renewal Area Amendment/Consultation Session
Our File Number: 420131-97

Dear Jordan:

The Iowa Urban Renewal Law requires that a city provide information concerning a proposed urban renewal plan amendment to certain other governmental bodies which might be affected by the use of tax increment financing within your amended urban renewal area. Specifically, the City must send a copy of the urban renewal plan amendment and an invitation to attend a meeting to discuss the urban renewal plan amendment to any county and school district whose jurisdiction covers any property to be included within the amended urban renewal area. This consultation must be held at least two weeks before the public hearing on September 14, 2020.

It is our understanding that the property within your amended urban renewal area would affect Story County and the Nevada Community School District.

Attached is a draft letter which you may use in order to provide notification to these governmental entities of the date, time and place of a meeting at which they may discuss your urban renewal plan amendment. The law does not require that this be a meeting of the City Council, and you may use your discretion about who represents the City at the meeting.

Along with the letter, you should send a copy of the urban renewal plan amendment and a copy of the notice of the public hearing on the urban renewal plan amendment.

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According to our records, here are the mailing addresses for the individuals who should receive the notification letter and the enclosures:

Board of Supervisors
c/o Story County Auditor
Administrative Building
900 6th Street
Nevada, Iowa 50201

Superintendent
Nevada Community School District
1035 15th Street
Nevada, Iowa 50201

Please call John Danos or me if you have questions.

Kind regards,

Amy Bjork

Attachment

cc: Kerin Wright

[City letterhead]

DATE: _____
TO: Board of Supervisors, Story County
Superintendent, Nevada Community School District
FROM: City Council
City of Nevada, Iowa
RE: Nevada Urban Renewal Area Amendment

The City of Nevada is in the process of expanding its Nevada Urban Renewal Area, and amending the urban renewal plan for the area and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for _____, 2020, at _____ o'clock __.m. at the _____ in Nevada. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City Council will also hold a public hearing on this urban renewal plan amendment at _____ o'clock __.m. on September 14, 2020, and a copy of the notice of hearing is enclosed for your information.

Please call our City Clerk at (515) 382-5466 if you have questions.

Enclosure

August 11, 2020

To: City of Nevada Planning & Zoning Commission

Re: Nevada Urban Renewal Area/Urban Renewal Plan Amendment

A public hearing will be held by the City Council on September 14, 2020 on a proposed amendment to the urban renewal plan for the Nevada Urban Renewal Area to add the property legally described in the proposed amendment and to approve new urban renewal projects. I have prepared this memorandum to assist the Commission in performing its role in this process.

Section 403.5 of the Code of Iowa requires that, before they hold a public hearing, the City Council must submit a copy of the proposed plan amendment to the Commission, “for review and recommendations as to its conformity with the general plan for the development” of the City. The statute does not require that the Commission hold a hearing on the proposed plan amendment, and it does not require that the Commission take any action to either approve or reject the proposed plan amendment. It directs that the Commission review the plan amendment and comment to the City Council as to whether the plan amendment conforms to, or is consistent with, the City’s Comprehensive Plan. Please complete your review and submit any comments to the City Council by Noon on September 14, 2020.

Please call John Danos or me at (515) 283-1000 if you have questions about the statutory process.

Kind regards,

Amy Bjork

CITY OF NEVADA, IOWA

URBAN RENEWAL PLAN AMENDMENT
NEVADA URBAN RENEWAL AREA

September, 2020

The Urban Renewal Plan (the "Plan") for the Nevada Urban Renewal Area (the "Urban Renewal Area") in the City of Nevada, Iowa (the "City") is being amended for the purposes of adding certain property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken within the Urban Renewal Area.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the September, 2020 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: South Glen, LLC Residential Subdivision Development Project

Name of Urban Renewal Area: Nevada Urban Renewal Area

Date of Council Approval of Project: September 14, 2020

Description of Project and Project Site: South Glen, LLC (the "Developer") is undertaking the development of a residential subdivision situated on the Property (as defined in Section 1 above), including the corresponding construction of public infrastructure (the "Infrastructure Project"). The City will use tax increment financing to support the Developer's construction of the Infrastructure Project on the Property. The addition of new residential housing in the City will enhance the quality of life in the City thereby resulting in commercial and residential growth in the City.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed \$8,000.

Description of Use of TIF: The City intends to enter into a development agreement (the "Agreement") with the Developer with respect to the Infrastructure Project and to provide annual appropriation economic development payments (the "Payments") to the Developer thereunder. The Payments, in an amount not to exceed \$1,500,000, will be funded with

incremental property tax revenues to be derived from the Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Infrastructure Project including the Payments, the Admin Fees and the LMI Set Aside (as described below) will not exceed \$2,204,708.

LMI Set Aside: Pursuant to the provisions of Section 403.22 of the Code of Iowa, the City will provide low and moderate income family housing assistance in its area of operation in an amount not less than 46.98% of the incremental property tax revenues applied to the Infrastructure Project.

B.

Name of Project: 2020 Mid-States Material Handling & Fabrication, Inc. Expansion Project

Name of Urban Renewal Area: Nevada Urban Renewal Area

Date of Council Approval of Project: September 9, 2020

Description of Project and Project Site: Mid-States Material Handling & Fabrication, Inc. (the "Company") has proposed to undertake the expansion of the Company's existing manufacturing facilities and operations (the "Project") situated at 1280 South B Avenue (the "Development Property") in the Urban Renewal Area.

It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to complete and implement the Project.

The costs incurred by the City in providing tax increment financing assistance to the Company will include legal and administrative fees (the "Admin Fees") in an amount not to exceed \$7,000.

Description of Public Infrastructure Projects: It is not anticipated that the City will install public infrastructure in connection with the Project.

Description of Properties to be Acquired in Connection with Project: It is not anticipated that the City will acquire real property in connection with the Project.

Description of Use of TIF: The City intends to enter into a development agreement with the Company with respect to the development and construction of the completed Project and to provide annual appropriation economic development payments (the "Payments") thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Development Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed \$225,000, plus the Admin Fees.

C.

Name of Project: The West F Ave Industrial Park Development Project

Name of Urban Renewal Area: Nevada Urban Renewal Area

Date of Council Approval of Project: September 14, 2020

Description of the Project and Project Site: On Track Construction, LLC (the “Developer”) is undertaking the development of a new industrial park, including the construction of corresponding public infrastructure (the “Industrial Park Infrastructure Project”) on certain real property situated on West F Avenue in the Urban Renewal Area (the “Industrial Park Property”). It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete the Industrial Park Infrastructure Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$8,000.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Developer with respect to the construction of the Industrial Park Infrastructure Project and to provide annual appropriation economic development payments (the “Payments”) to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Industrial Park Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Industrial Park Infrastructure Project will not exceed \$1,500,000, plus the Admin Fees.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$23,563,525</u>
Outstanding general obligation debt of the City:	<u>\$12,975,000</u>
Proposed debt to be incurred in connection with this September, 2020 Amendment*:	<u>\$ 3,273,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Nevada Urban Renewal Area
September, 2020 Addition

The Northeast Quarter of the Southeast Quarter, except the East 60.00 feet thereof, in Section 18, Township 83 North, Range 22 West of the 5th P.M. Story County, Iowa.

RESOLUTION NO. 012 (2020/2021)

A RESOLUTION AUTHORIZING THE FILING OF A SPONSORED PROJECT APPLICATION WITH THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE IOWA FINANCE AUTHORITY STATE REVOLVING FUND FOR THE CITY OF NEVADA, IOWA

WHEREAS, the City of Nevada, Iowa has been approved for a State Revolving Fund (SRF) Loan through the Iowa Finance Authority (IFA) for construction of a new City Wastewater Treatment Plan and Improvements to the Sewer Collection System, and;

WHEREAS, the City has identified several water quality problem areas within the local watersheds, and;

WHEREAS, the City and its consultant, HR Green, identified the SRF Sponsored Project program as an opportunity to apply for funds that could be directed towards the design and installation of stormwater best management practices in the local watershed that could target water quality problem areas, and;

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

SECTION 1: Authorizes HR Green to file an application with the Iowa Department of Natural Resources and Iowa Finance Authority – State Revolving Fund for a Sponsored Project on behalf of the City of Nevada that, if awarded, would fund the design and installation of stormwater best management practices within the local watersheds.

SECTION 2: Authorizes the Mayor and/or the City Administrator to sign an necessary application documents for the City.

PASSED AND APPROVED this 10th day of August, 2020.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 012 (2020/2021) be adopted.

AYES: —
NAYS: —
ABSENT: —

The Mayor declared Resolution No. 012 (2020/2021) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 012 (2020/2021) at the regular Council Meeting of the City of Nevada, Iowa, held on the 10th day of August, 2020.

Kerin Wright
City Clerk

W:\Office\Council\Resolutions\2020-2021\012-SRF Sponsored Proj Application.doc

Executive Summary

The City of Nevada is located in Story County, Iowa. The city limits lie in two watersheds with the majority of land area draining to West Indian Creek and the remainder draining to East Indian Creek. Both East and West Indian Creek drain to Indian Creek and ultimately the South Skunk River. Runoff generated by urbanized Nevada and the surrounding area drains both to numerous small, unnamed tributaries, and to West Indian Creek directly. The City and its project partners have identified a number of priority subbasins within city limits where runoff, sediment, and erosion are contributing to water quality impairments downstream in West and East Indian Creek and their unnamed tributaries.

An initial field assessment was conducted in March of 2020. During this investigation, both urban (sedimentation, erosion, debris) and downstream impacts (bank incision, erosion, and instability) were observed. A number of potential project areas were identified and reviewed based on potential water quality impact, location feasibility, and conversations with community leaders.

Based on additional desktop watershed assessments, priority subbasins were identified and associated pollutant-loading estimates were made for major runoff pollutants. From these additional assessments, a potential project list was developed and reviewed for technical feasibility. Project opportunities have been identified on the property of multiple landowners including the City, its project partners, and private landowners, and potential projects could be placed at multiple alternate locations depending on availability of land. Similarly, within each potential project area, practices may be scaled in size and scope, based on available funding and landowner cooperation.

The potential sponsored project funding award for water quality practices will align with the City's vision for improving both the health of the regional water and land and strengthening the local community. Major goals of this sponsored project include minimizing the impact of the built environment to downstream water quality, treating stormwater runoff with water quality improvement practices, and providing the community and local students with opportunities to interact with nature and water quality practices.

The proposed projects will begin with more in-depth assessments of impacts and priority concerns, along with development of concept plans for water quality improvement practices (e.g., bioswales, bio-retention, stream buffers) to address non-point source pollutants and channel restoration plans to address current erosion issues. Practices will be implemented both upstream in the catchment and downstream at the outfall where possible. Potential projects will focus on urban runoff from target watersheds with higher pollutant loading estimates and areas with identified priority erosion concerns. These projects will be additionally vetted by the City and its project partners for technical viability, water quality impact, and community feasibility.

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COUNCIL ACTION FORM

AGENDA: Discussion and Appropriate Follow-up on US30 Concept Design

HISTORY:

The Iowa DOT is planning in 2023 to close the at grade crossing at S14 and US Highway 30; construct an overpass bridge for S14 to go over US Highway 30 and then connecting 6th Street leading downtown. After several public meetings and review of project information and public comment, the Department of Transportation gave the Council a date of August 10th to decide which concept they are willing to support for US Highway 30. They have asked the council to answer two questions: 1) Install a trail along the bridge and connect to the current trail; 2) Where a future interchange is desired, due to current bridge design.

Option 1: An overpass would be constructed over Hwy 30 at S-14 to connect with 6th street. The interchange would be constructed at Airport road. This would allow light traffic on 6th street and direct heavy traffic on Airport Rd. This plan also includes a pedestrian bridge for connectivity amongst our residents.

- City Cost: \$1.5 million for pedestrian bridge; \$3 million for reconstruct Airport Road.
- DOT Cost: Approximately \$13.5 Million

Option 2: An overpass would be constructed over airport road and an interchange would be built over Hwy 30 at S-14/6th street. This would allow traffic to be directed downtown but it would be heavy and light traffic, not just cars. This option would also give us the opportunity to reconstruct Airport road for farm equipment access. Heavy traffic will also be near homes on the south side.

- City Cost: \$1.5 million for pedestrian bridge (not recommended for this plan)
- DOT Cost: Approximately \$14.9 Million

Option 3: This plan calls for an interchange being constructed over both, 600th and at S-14/6th street. (The DOT has said they were only planning to construct one interchange. If there was an interchange at 6th, it would decrease safety for pedestrians crossing the bridge).

- City Cost: \$1.5 million for pedestrian bridge (not recommended for this plan)
- DOT Cost: Approximately \$28.4 Million

For several months, the Mayor and Council have listened from several groups and citizens within the community and county regarding opinions and concerns over the concepts.

On June 22nd, 2020, The City council was given a date to decide which concept they were willing to support.

On July 27th, the City Council invited the public to comment on the concepts presented to the community. Comment cards, letters, and emails were accepted until August 5, 2020. Attached are the comments and a petition that has been received.

OPTIONS: *(Same order as above)*

1. Approve the Trail along the Overpass Bridge and an Interchange at Airport Road and lobby the IDOT to program the interchange along with additional local road projects with local support:
2. Approve the Trail along the Overpass Bridge and an Interchange at 6th Street/S-14.
3. Approve the Trail along the Overpass Bridge and an Interchange at 6th Street/S-14 & 600th.

STAFF RECOMMENDATION:

Staff and City Administrator recommend Option 1. The trail along the bridge is essential for those residents on the south edge of Nevada. This would put an interchange at Airport Road and an overpass at S/14 and 6th St. The biggest thing to remember is, there's still access to 6th street and heavy truck traffic will be diverted to Airport Road. This will preserve the newly renovated downtown and allow a safer environment for residents. Another reason Airport Road is a better option, future development of the City. We currently are growing to the west and there are many opportunities that will happen with direct access to that road as well as create a tunnel of development for years to come heading west bound.

Pros and Cons of the Nevada Alternatives

Desired objective: Control access to make roadway safer as traffic increases over time

Preferred alternative – Airport Road/610th Ave. (Alternative 3)

Pros

- Driver expectation – A diamond interchange design is simple and easy to understand by the traveling public.
- Serves Airport Road and Lincoln Highway industrial traffic better. Lower out-of-distance travel for industrial traffic.
- Traffic segregation – Separates truck traffic from the residential area south of US 30.
- Lower relative costs, with two fewer bridges to construct and maintain.
- Removes potential conflict with railroad crossings for Airport Road and Lincoln Highway industrial traffic.
- Alternative 3 was preferred by the Nevada City Council. The council approved a resolution March 25, 2013 supporting this alternative.

Cons

- Greater out-of-distance travel to downtown. For eastbound US 30 traffic, accessing downtown using Maple would travel an additional 0.2 mile, compared to Alternative 4. (Eastbound traffic accessing downtown via Airport Road and Lincoln Highway would be the same distance as utilizing Alternative 4.)
- For westbound US 30 traffic accessing downtown, Alternative 3 would have higher out-of distance travel compared to Alternative 4. (Westbound traffic wanting to go downtown could be directed to exit US 30 at 19th Street.)
- Potential conflicts with the railroad crossings on Maple and on Sixth Street for downtown traffic.

County Road S14/Sixth Street Alternative (Alternative 4)

Pros

- Serves downtown traffic better. Lower out-of distance travel to downtown compared to the Maple Street route for westbound US 30 traffic.
- One potential conflict with railroad crossings (Sixth Street) for downtown traffic instead of two.

Cons

- Higher out-of-distance travel and travel costs for Airport Road and Lincoln Highway industrial traffic.
- Potential conflict with the railroad crossing on Maple for Airport Road and Lincoln Highway industrial traffic.

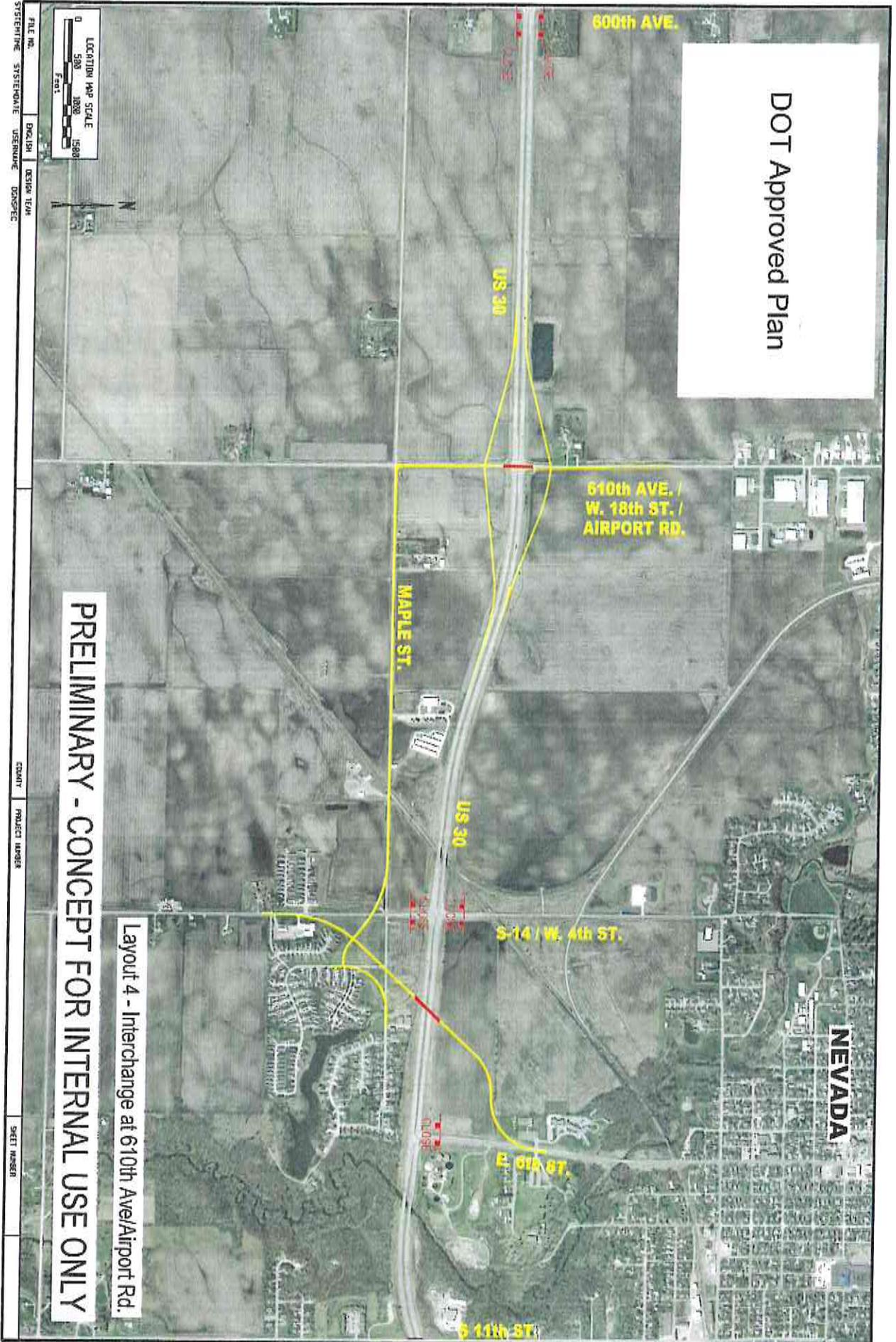
- Driver expectation – Drivers anticipate a diamond interchange. We are currently experiencing occasional wrong-way driver use of the loop ramps at 19th Street. A high-speed westbound exit into a tight loop is not desirable.
- Higher relative costs, with the construction and maintenance of two additional bridge structures.
- Traffic segregation – Does not separate truck traffic from the residential area south of US 30.

U.S. 30 Interchanges and Roadways
 I-35 to Nevada, Iowa
 Engineer's Opinion of Probable Construction Cost - Concept 1 Study Phase
 HR Green, Inc. - May 2016

ITEM	ITEM DESCRIPTION	UNIT	UNIT PRICE	INTERCHANGE - 1 (500a Ave)		INTERCHANGE - 2 (500a Ave / 610 th St)		INTERCHANGE - 3 (County Rd 514)		TOTALS
				PROPER (Yellow)	LOCAL (Orange)	PROPER (Yellow)	LOCAL (Orange)	PROPER (Yellow)	LOCAL (Orange)	
1	PAVEMENT REMOVAL	LN MI	\$ 80,000.00	0.6	\$ 48,000	0.6	\$ 48,000	0.6	\$ 48,000	\$ 136,000
2	EARTHWORK	CV	\$ 10.00	100,000.0	\$ 1,000,000	100,000.0	\$ 1,000,000	120,000.0	\$ 1,200,000	\$ 3,300,000
3	SUBBASE	LN MI	\$ 70,000.00	2.4	\$ 168,000	2.4	\$ 168,000	2.7	\$ 189,000	\$ 515,000
4	PAVEMENT	LN MI	\$ 200,000.00	2.4	\$ 480,000	2.4	\$ 480,000	2.7	\$ 540,000	\$ 1,500,000
5	GRAINAGE (SEWER / CULVERTS)	LN MI	\$ 590,000.00	2.4	\$ 1,416,000	2.4	\$ 1,416,000	2.7	\$ 1,602,000	\$ 4,434,000
6	UTILITIES (WATER / SANITARY)	LN MI	\$ 200,000.00	2.4	\$ 480,000	2.4	\$ 480,000	2.7	\$ 540,000	\$ 1,460,000
7	BRIDGES	SF	\$ 150,000.00	15,400.0	\$ 2,310,000	15,400.0	\$ 2,310,000	2.7	\$ 405,000	\$ 3,025,000
8	INSE WALLS	SF	\$ 125.00	0.0	\$ -	0.0	\$ -	0.0	\$ -	\$ -
9	LIGHTINGS	LN MI	\$ 80.00	0.0	\$ -	0.0	\$ -	0.0	\$ -	\$ -
10	TRAFFIC CONTROL, SIGNING, MARKINGS (5%)	LS	Varies	1.0	\$ 265,050	1.0	\$ 265,050	1.0	\$ 265,113	\$ 795,213
11	MOBILIZATION (5%)	LS	Varies	1.0	\$ 265,050	1.0	\$ 265,050	1.0	\$ 265,113	\$ 795,213
12	SURVEY (25%)	LS	Varies	1.0	\$ 106,000	1.0	\$ 106,000	1.0	\$ 106,000	\$ 318,000
SUBTOTAL ITEMS					\$ 5,817,120		\$ 5,817,120		\$ 6,442,320	\$ 18,076,752
CONSTRUCTION CONTINGENCES (32%)					\$ 1,881,478		\$ 1,881,478		\$ 2,062,954	\$ 5,785,854
SUBTOTAL CONSTRUCTION COSTS (14%)					\$ 7,718,256		\$ 7,718,256		\$ 8,505,274	\$ 23,862,606
YEARS UNTIL CONSTRUCTION (INFLATION)					\$ -		\$ -		\$ -	\$ -
SUBTOTAL CONSTRUCTION COSTS (INFLATION)					\$ -		\$ -		\$ -	\$ -
TOTAL CONSTRUCTION COSTS (rounded)					\$ 7,718,256		\$ 7,718,256		\$ 8,505,274	\$ 23,862,606
2016					\$ 148,300,000		\$ 148,300,000		\$ 148,300,000	\$ 467,000,000
PRELIMINARY AND FINAL DESIGN				LS	\$ -		\$ -		\$ -	\$ -
CONSTRUCTION ADMIN. & OBSERVATION				LS	\$ -		\$ -		\$ -	\$ -
RIGHT-OF-WAY & PERMANENT EASEMENTS				SF	\$ -		\$ -		\$ -	\$ -
TEMPORARY CONSTRUCTION EASEMENTS				SF	\$ -		\$ -		\$ -	\$ -
2016 TOTAL PROJECT COST					\$ -		\$ -		\$ -	\$ -

- NOTES / ASSUMPTIONS:
- In general, Interchange "Pipes" includes in area within the extent of interchange ramps plus 60' left outside of ramp / adjacent terminals. Interchange "Local" includes the area outside of interchange. Proper.
 - Each interchange area (i.e. 1, 2, and 3) encompasses a two mile corridor centered over the reference address. For example, "Interchange - 2" encompasses the area from 500th Ave to Hwy 514 centered over 610th Ave.
 - 4.5% annual inflation rate used for construction costs; 7 applicable.
 4. Interchange and Final Design costs are included.
 - Construction Administration costs are included.
 - Right-of-Way / Easement costs are included.

DOT Approved Plan



PRELIMINARY - CONCEPT FOR INTERNAL USE ONLY

Layout 4 - Interchange at 610th Ave/Airport Rd.

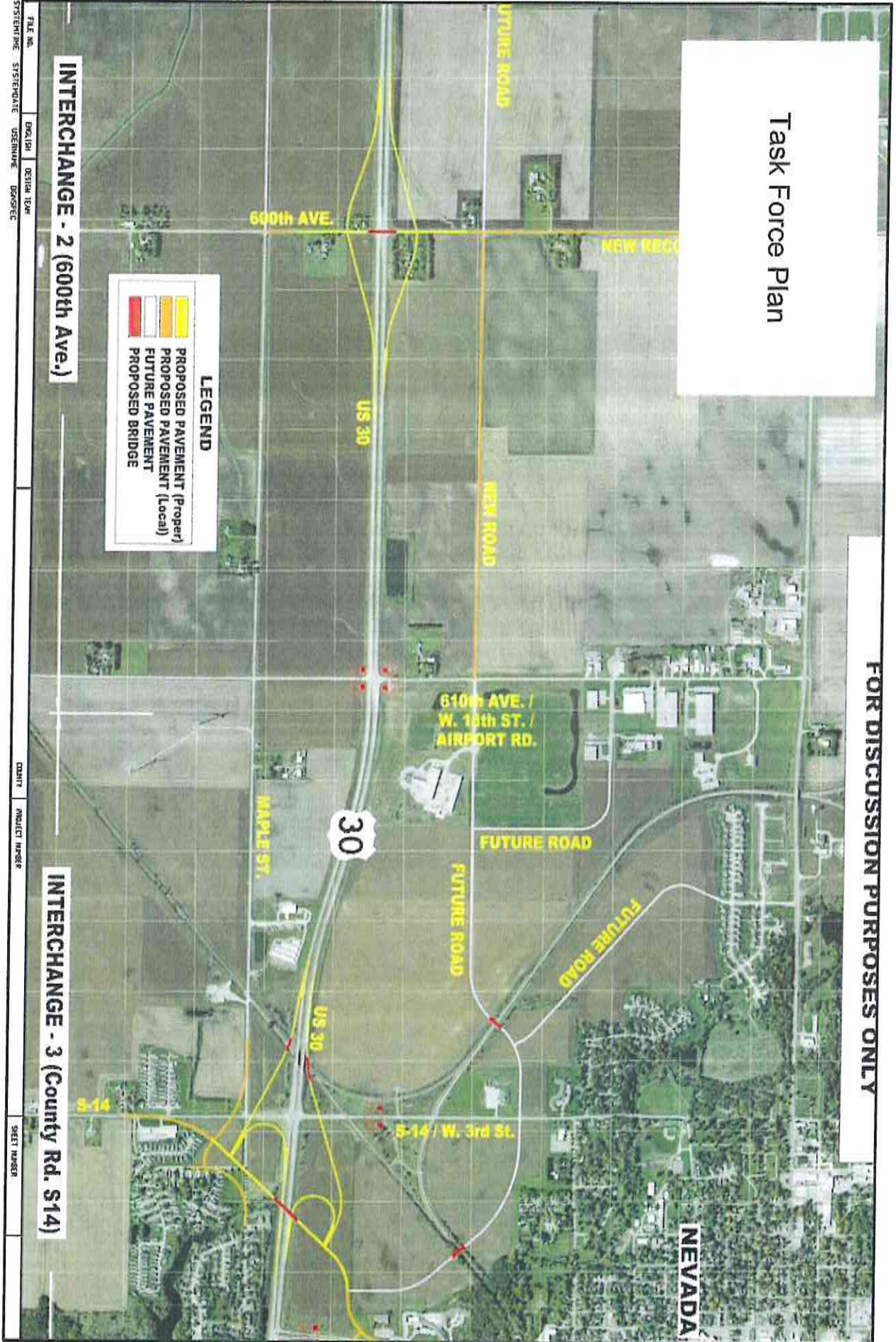
Approximately \$13.5 million

#105

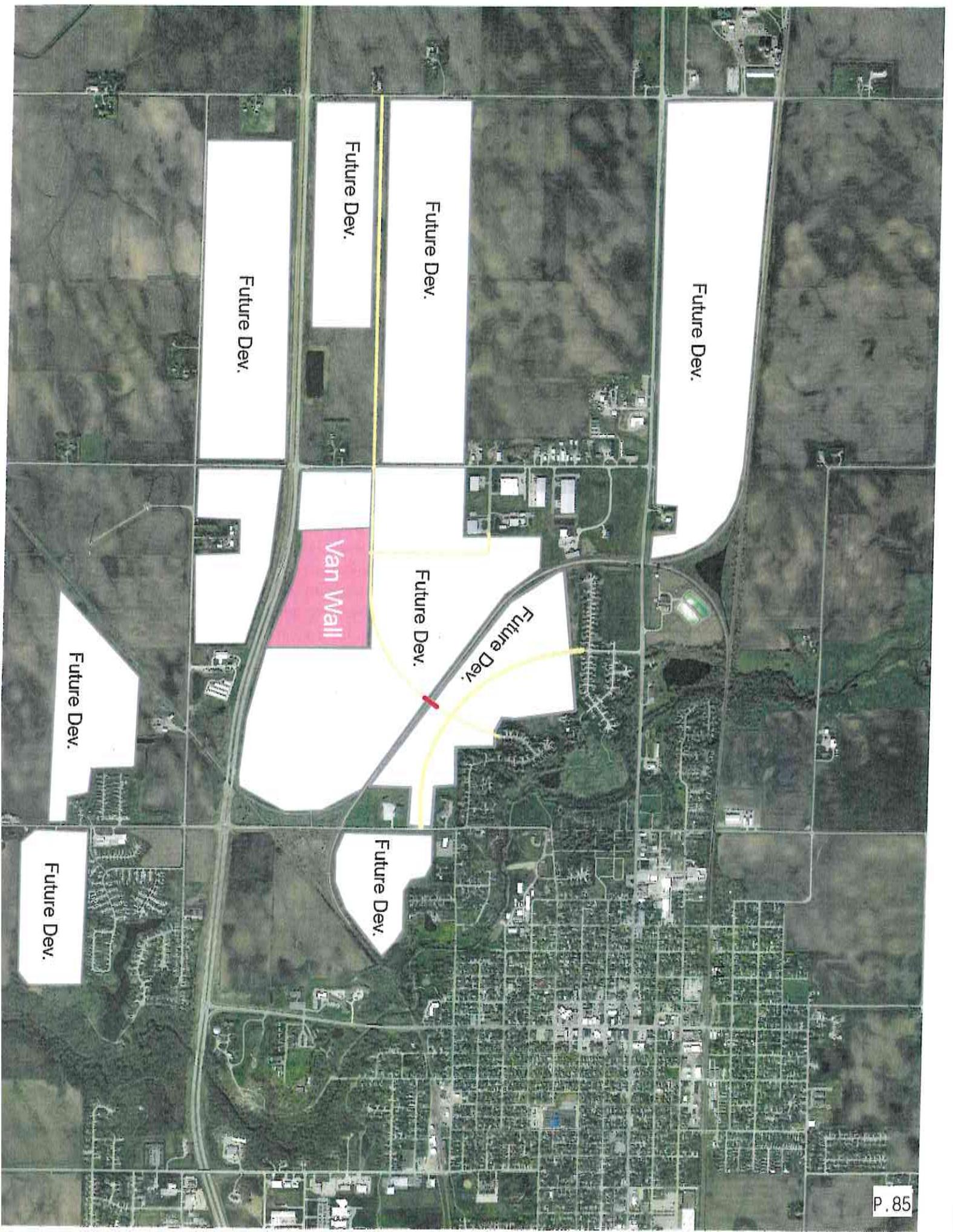
A-L P.1 to .4

Task Force Plan

FOR DISCUSSION PURPOSES ONLY



Approximately \$28.4 million



Future Dev.

Future Dev.

Future Dev.

Future Dev.

Van Wall

Future Dev.

Future Dev.

Future Dev.

Future Dev.

Future Dev.

Kerin Wright

From: Jarod Pedersen <jarod@pifsia.com>
Sent: Wednesday, July 29, 2020 4:00 PM
To: Kerin Wright
Subject: Hwy 30/6th St Access input

Follow Up Flag: Follow up
Flag Status: Flagged

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

To: The Mayor and City Council of Nevada, Iowa
From: Jarod Pedersen – owner of Pedersen Insurance & Financial Services

I am writing to ask you to vote to keep access to 6th Street from Hwy 30. In my opinion, limiting access to east and west routes into town will harm downtown businesses and hinder emergency response times when they are critically needed.

Although my business doesn't rely on having the direct access to my office, I work with many business owners and/or employees downtown whose livelihoods depend on traffic coming in to the downtown. If access is restricted, there will still be a flow of traffic from people looking to take care of business at a specific place, and they will do some additional business with others in town for a while. But if you cut off direct access to our beautiful new main street to the people traveling on the highway and they have to drive through ½ the town (possibly getting held up by slow or stopped trains) to get to our main street, how long will that continue? It won't be instantaneous, though some may feel the effects before others. Access at 6th St from Hwy 30 would also provide an opportunity to advertise businesses at the exit to draw more people into the downtown area and showcase the Main Street designation.

Emergency response times to McFarland Clinic, Rolling Green Village/Indian Creek Assisted Living, and Story County Long Term Care, would also be slower when it may be needed most.

I realize there are going to be "buts" and "what ifs" regardless of your stance, and things will always be changing through the years. However, I don't think anyone voting would look back and regret voting to keep it open.

Thank you.

Jarod Pedersen

Kerin Wright

From: Jane Heintz <janeheintz@hotmail.com>
Sent: Friday, July 31, 2020 2:22 PM
To: Kerin Wright
Subject: Highway 30

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Afternoon Karin..

I'm writing to let you know my opinion on the Highway 30 interchange 😊

First off... an interchange at 600th should be eliminated right off the bat. In no way should anyone feel that taking people's homes is a great idea. McConnells have lived on that property (northeast side of 600/highway 30) for over 3 generations. Halversons on the southwest side have lived there for at least 35 plus years. No one should even consider that road for an interchange!

That leaves Airport Road, S-14 or 6th Street.

If we all could have what we want... then I'd like to keep 6th Street with the fly over from S-14... and do as Murray McConnell said and pressure the DOT to give us some type of on/off at Airport Road. They really want to close at grade crossings, so maybe we'd have some leverage there... along with Ames being so close and the fact that they have lots of interchanges over there.

I know of the concerns with having the one at S-14... bringing heavy truck traffic from the Ethanol plant and whatever actually ends up as a productive business at Virbeo into residential traffic. I also know that the train crossing on Maple isn't great either. Vision at that crossing is not good!

So... to make a long statement shorter... narrow diamond at 6th and pressure the DOT for an interchange at Airport Road.

Thanks, Keri for keeping track of all this 😊

Jane Heintz

Sent from my iPhone

Kerin Wright

From: Jamie Rullestad <jame9259@gmail.com>
Sent: Saturday, August 1, 2020 5:26 PM
To: Kerin Wright
Subject: Highway 30 Project Suggestions

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My name is Jamie Rullestad, and I grew up on a farm very near the intersection of Highway 30 and Airport Road, and I feel my lifelong experience with this location gives me a perspective that is unique among the rest of those concerned.

First off, let's recognize what we have just to the south of Nevada. It's a high speed, four lane highway, not unlike Highway 20 to the North, with a nod of comparison to Highway I35 and I80 to the south.

With that said, let me explain what it's like crossing Highway 30 with smaller, slow moving farm equipment, let's say a tractor pulling a full load of hay, for example. For a more urban perspective, grab your lawn tractor, hook it to a small garden trailer, and load it with clay brick as high as you reasonably can. The ground speed is about the same.

Now, you approach that, or any other intersection between Ames and Nevada, at 5:15 PM, just as the full rush is on for people getting off work and going home. You have to time your crossing just right to get full across, but with the speed and volume of the traffic, crossing all four lanes seems impossible. So you leap frog across, stopping directly between the westbound and eastbound lanes, in hopes that you can make it. Sometimes, you don't know if the back of your load may be blocking traffic, but you hope not. You see what looks like a break, you drop the clutch, and blast across the second set of lanes, while your load shifts on the trailer behind you.

How do I know how this goes? Because I've done it hundreds of time throughout my lifetime. I've also had to stand on the brakes on my way home from work in Ames due to the same circumstance I laid out, not only with farm equipment, but with semi tractors and trailers as they cross. This is a deadly game.

Statements made such as "Learn to drive" or "Put up a flashing light and a sign" are superfluous at very best. Millions of tons of freight and thousands of commuters use Highway 30 every day. Making arguments regarding personal convenience pale in comparison to the carnage that can happen. Think I'm kidding? I work at Central Iowa Towing in Ames. Ask those guys how often they visit intersections between Ames and Nevada. Their answer would shock you.

The only reasonable answer, at least in my mind, is an interchange at Airport road, or possibly S-14. Shut off every available at grade crossing intersection between Ames and Nevada, including 6th Street. Now, I would like to point out that this lies in conflict with what would be my personal best interest. A major highway project at the farm where I grew up does not set well with me. But for the good of Story County, the State of Iowa, and all of the commuters and the millions of tons of goods, it's the only way.

Some may not like that. I'm sure residents of Marshalltown and Tama weren't happy, either. But you adapt and overcome. Development is already well underway at 19th Street. And at Airport Road, you have a zoned industrial area that is primed for success.

I encourage Nevadans to think bigger than themselves. Look to the future and see what you can build, see what could be. While it's romantic to believe that downtown preservation will lead to eventual growth and success, the truth is that it may become a reason for someone to choose to visit. But true success will come from the eventual employers at 19th

as well as Airport Road, so your time would be better spent on the business development of those areas, as well as safe passage between Nevada and Ames.

This does not just affect people from Nevada. This affects the thousands of people that use Highway 30 everyday as they go about their business. Let's let that continue as safely as possible, and build on the possibilities yet to come.

Sincerely,

Jamie Rullestad
29138 620th Ave
Nevada, IA 50201

ph. 515-291-2384

Evie Peterson- Owner of Farmhouse Catering Inc.
120 E Ave
Nevada, Ia 50201

Dear Nevada City Council,

I wanted to take a minute to let you know what my position as a 6th Street business owner is when it comes to highway 30 decision.

It is my belief that we don't get a lot of "off the street" traffic when it comes to new highway 30 at this point given that we don't have a marked exit. If this were a conversation about old 30 I would have a different opinion. People come here on purpose off new 30. They come to the administration building, for a haircut, to an event, to their tax man etc. I believe that Caseys and McDonald's are really the only ones that benefit from drive by traffic on highway 30 on a daily basis. Either plan in my mind is an improvement for our city and gives great opportunity for signage and easier access.

I know as a downtown business I am supposed to say I want the 6th st and s14 option but as a practical person that loves to see growth and things well planned out I am going to support the airport road option as my first option. I believe that lends itself to become a more impressive entrance to our town and ultimately be better for the long term with some great potential for off the highway businesses. Having driven that road now for 2 months to get everywhere I need to go I see it lends to the opportunity to improve signage not only for our Main Street but also Lincoln Highway. I like that at that point in someone's drive from the west they can opt for the "scenic route" and take a drive through our downtown or lincoln highway.

I of course want to see our Main Street promoted at this exit and believe it can be done with a creative effort put forth. It would also be great if someone local were given a business opportunity at that exit ie gas station, restaurant.

I know there are pros and cons to both plans and that it's a hard decision. I believe you will make the best decision for this town. You have my support of either one in the long run. Thank you for listening to my 2 cents and for serving our community and making the hard decisions for us.

Serving together,
Evie Peterson

Kerin Wright

From: Gianni Monshat <gmonshat@abcmcorp.com>
Sent: Tuesday, August 4, 2020 9:32 AM
To: Kerin Wright
Subject: HWY 30 Public Input Request
Attachments: RGV_CityOfNevadaLetter 8.4.2020.pdf

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

Good Morning,

I have attached a letter to this email intended for Mayor Brett Barker, City Administrator Jordan Cook, and remaining City Council members regarding my concern about the potential closure of 6th Street access from HWY 30.

Please let me know if I need to send this letter elsewhere.

Thank you!

Best,

Gianni Monshat, MS, LNHA

Administrator
Rolling Green Village
100 South Sixth Street | Nevada, IA 50201
Office: (515) 382-6556
Fax: (515) 382-1425
www.abcmcorp.com

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Rolling Green Village

100 South 6th Street • Nevada, Iowa 50201 • Ph: (515) 382-6556

August 4, 2020

Mayor, Brett Barker
City Council Members
City Administrator, Jordan Cook

Dear City of Nevada Leaders,

My name is Gianni Monshat and I am the new Administrator of Rolling Green Village, a long term care facility in Nevada. I am reaching out to you all in hopes that my concern regarding the potential closure of 6th Street access from HWY 30 will be considered.

Rolling Green Village needs access to 6th Street from HWY 30 to remain open for one main, very important important reason—uninhibited ambulance access to the facility. Given our proximity to the railroad tracks, Nevada's proposal of moving access into town to W 18th Street with the only other access being 19th Street, we would run the risk not being able to receive prompt emergency services if there were to be a train present. This would not only negatively impact Rolling Green Village, but it would negatively impact two other healthcare facilities on the same street, Story County Medical Senior Care and McFarland Clinic. Already, in my time as Administrator, I have had several staff members arrive late to work while waiting nearly 30 minutes just for a train to pass by. Staff arriving late to work every now and then due to a train can be worked around, however, having to wait nearly 30 minutes for a train to pass in a medical emergency with no other viable route for access to any of the three medical facilities on the same street is unacceptable.

Thank you for your time and consideration. Please do not hesitate to reach out to me if you have any questions or need any additional information.

Sincerely,



Gianni Monshat, MS LNHA



ABC Corporation

www.abcmcorp.com

To the Nevada City Council.

Thank you for your leadership and honoring the input of Nevada citizens.

I support the proposal for interchange located at 610 Ave/Airport Road. This proposal maximizes opportunity for future growth of the city by bracketing the current footprint of Nevada with the safest and most effective type of proposed on/off ramps.

Costs will be lowest for an airport road exchange as the road groundwork is suited well. The task force plan creates redundancy at high financial cost where the single, and safer, airport road exit would serve the needs of the community.

As to concerns about 6th street commercial access I assert that 0.2 miles of extra distance is nothing to discourage the travel of individuals coming from highway 30. The character and vibrancy of downtown would be maintained if not improved as having the through-going traffic diverted off of 6th street and onto Lincoln way would allow a more pedestrian friendly area.

Please support the proposal for interchange at 610 Ave/Airport Road and thank you for taking on the tough decisions involved in leadership.

Micah J Hayek

Physical Therapist at Story County Medical Center

Treasurer of Runners United Nevada



August 4, 2020

Nevada City Council
City Administrator, Jordan Cook

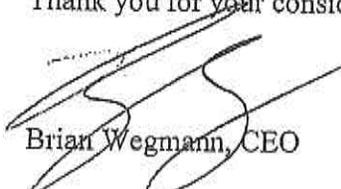
Dear City Council Members:

I understand that you have an important decision in front of you regarding the placement of a potential interchange at US Highway 30. As a significant and long-term downtown business and building owner, we feel that the City Council should rightly be considering the best option for the future health of our historic downtown. We have invested significantly in the rehabilitation of our cornerstone building of the historic registry district and believe strongly in the future of Nevada's downtown. We thank the City for the investments made to our downtown through the current infrastructure project and through the Main Street program.

While we do want to maintain the best access possible for our out of town patients, many of whom access us from Highway 30, we also believe that what is best for the future of our business is for a vibrant and growing community. We believe that to grow our potential patient base, Nevada needs continued industrial, commercial, and residential growth. The long-term growth potential that an Airport Road interchange would unlock would more than offset any potential impact from the change in 6th Street access to Highway 30. There is currently minimal signage and marketing along the highway and regardless of whichever interchange option is chosen, Nevada has a significant opportunity to educate Highway 30 travelers on what our downtown has to offer.

We also greatly support the proposed flyover bridge from S-14 to 6th Street including the pedestrian access. Connecting the large portion of the community south of US 30 to our downtown will significantly benefit our business.

Thank you for your consideration,



Brian Wegmann, CEO

Kerin Wright

From: Shannon Stout <sstout@groupon.com>
Sent: Wednesday, August 5, 2020 10:49 AM
To: Kerin Wright
Subject: Highway 30 Interchange at 600th Ave

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

To whom it may concern,

I am writing this to vote no to the Highway 30 Interchange at 600th Ave, and urge you to reconsider your plans for this. This would have devastating effects on the families in this area that would lose their homes. I hope that you will reconsider your plans for this and consider the families that have built homes over generations on this land.

Sincerely,
Shannon Stout

Kerin Wright

From: Lance <lancer2121@hotmail.com>
Sent: Wednesday, August 5, 2020 10:53 AM
To: Kerin Wright
Subject: Highway 30 Interchange

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August 5, 2020

Nevada City Council
Kerin Wright, City Clerk

City Council Members,

I write to you today as concerned parent that has been following the recent discussion about Highway 30. I cross these dangerous intersections every single day and see first hand the unsafe conditions out on the highway. I also see the vital importance of connecting residents south of Highway 30 with the rest of our community and strongly support the inclusion of the pedestrian trail. It would be counterproductive to place busy highway interchange ramps along this bridge that will serve as an important community connection.

I strongly believe that the primary consideration in this discussion should be public safety. Mere seconds of inconvenience for some should not be more important than finding the safest solution all. The safest interchange design for Nevada is at Airport Road and I ask the Council to approve that option.

Thank you,

Lance Ackerman R.T.(R)

Sent from my U.S.Cellular© Smartphone
Get [Outlook for Android](#)

Kerin Wright

From: Terri Dakarian <tdakarian@gmail.com>
Sent: Wednesday, August 5, 2020 10:54 AM
To: Kerin Wright
Subject: 600 th/Hwy 30 interchange

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I am requesting the Nevada council vote no for the 600th/Hwy interchange. The people that live on 600th AVE. and the other Rural residents outside city limits but pay taxes to Nevada and Story County DONOT HAVE a VOTE !!!! What has been done that indicates business will or will not succeed if 19th ST and 18thST are the interchanges. This morning on Nevada good and bad FB site had someone asking for contacts re: chainsaw repairs and people responded with names and Nevada hardware and pin sent for their site and phone and directions to get there.... no signage or an interchange at 600th is going to make that business connection.

There are other options and no need to destroy a family legacy !!!!please do the right thing... this interchange is not going to Save or kill these businesses.... unfortunately Nevada needs to figure out how to keep their own residents business in Nevada and not Ames!!! The Nevada Main street WAS alive and vibrant until the early 80s..... take a look at that and research why that happened???? Main Street was viable ... several grocery stores, pharmacies with soda fountains, shoe stores, shoe repair, jewelry store, multiple clothing stores, and hardware stores. Please do the right thing and VOTE NO!!!

Respectfully,

Terri and Simon Dakarian and family, and Patricia McConnell Sent from my iPhone

Kerin Wright

From: Jane Page <jeburner324@icloud.com>
Sent: Wednesday, August 5, 2020 11:11 AM
To: Kerin Wright
Subject: Purposed Interchanges at Hwy 30

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Greetings City Clerk:

First I would like you to know I support Ms. Dakarian's post on Facebook: Help.....I am asking you to email the Nevada council kwright@cityofnevada.iowa.org and request they vote NO for the highway 30 interchange at 600th Ave. Nevada Council, businesses and some residents want to Eminent domain/ destroy my family home/ acreage to promote access for their businesses to survive. My family has owned this acreage for over a100 years!!!! We are a piece of Nevada's history that will be destroyed if you let this happen! This is a pure maleficence!!!! My family and the Halverson's who are also in danger of losing their home as well with this plan. WHY DO WE NEED YOUR HELP???? The people that live on 600th AVE. And other Rural residents outside city limits but pay taxes to Nevada and Story County DONOT HAVE a VOTE !!!!

What has been done that indicates business will or will not succeed if 19th ST and 18thST are the interchanges. DO YOU realize 18thST/ Airport road will NOT be an access point for Hwy 30????

I appreciate your support and time to email the city of Nevada!!! PLEASE help our Voices and Opinions be heard!!!! And we appreciate your support !!!

Now for my own words: I truly believe the best possible scenario would be having the interchange at Hwy 30 and Airport Rd .. this way the S14 semi/truck traffic would be using airport road and it would be more of a direct bypass of town to connect to S14 that goes out of town north.. the airport road interchange vs interchange at the current S14 crossing would alleviate the truck traffic being routed in to town on our town streets.. no truck traffic means less wear and tear on our city streets as well as it being safer for pedestrian and in-town traffic..

Just my thoughts and I will try to keep up on the process so I can share my thoughts through the decision making of the interchange..

Thank you in advance,

Jane Page
324 Lakeview Ct

Sent from my iPhone

Kerin Wright

From: Breanna Quade <breanna.quade19@gmail.com>
Sent: Wednesday, August 5, 2020 11:30 AM
To: Kerin Wright
Subject: Highway 30 interchange at 600ty

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I request that you vote no for the interchange

Sent from my iPhone

Kerin Wright

From: Jill Post <jillibeanpost@gmail.com>
Sent: Wednesday, August 5, 2020 1:03 PM
To: Kerin Wright
Subject: Highway 30

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

NO to highway 30 interchange @ 600 ave and airport road

Sent from my iPad

Kerin Wright

From: Jackson Berte <jacksonberte@gmail.com>
Sent: Wednesday, August 5, 2020 1:13 PM
To: Kerin Wright
Subject: Vote No

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On behalf of myself and many others, I ask that you vote NO to the Highway 30 interchange at 600th Street. The houses on that road are a part of Nevada History!

Jackson Berte

Sent from my iPhone

Kerin Wright

From: Morgan Dakarian <morgansdakarian@gmail.com>
Sent: Wednesday, August 5, 2020 1:42 PM
To: Kerin Wright
Subject: VOTE NO PLEASE FOR HIGHWAY INTERCHANGE @ 600Th

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Good Afternoon,

I am asking from the bottom of my heart to please vote no to destroy my family's home and my childhood home. You have no idea what this place means to not only me but my younger sister, Arin Dakarian, older sister, Rachel Dakarian and older brother, John Dakarian. My own Mother, Terri Dakarian and her siblings were raised in this farm house along with their father and those before him. This Family most importantly have owned this land for over 100 years!! This was before the highway was in EXISTENCE. My Grandfather, Terry McConnell, the father to my mother was born and just recently died on the property per his request. He went to EVERY meeting fighting for his property that he loved so much and it would break my heart and my family's heart to see The Westview Farm from being destroyed for absolutely no reliable reason. This is pure evil to take away my parents but also the Halverson's HOMES.

I do not understand why our homes are being targeted when 600th St. serves no purpose to the real problem along Highway 30. Many fear for their businesses when there will be NO access point on 18th St. / Airport Road. Along with my friend, Alison Caruth and her family with many others have to take a different route to even get into Nevada because it's basically cutting them off, which is absurd. Why would someone travel outside of Nevada TO GO TO Nevada. It does not make any sense to take away families homes when there has always been a threat to Nevada Business due to Ames being only a mile away! A business can MOVE, a family home that has been around for A HUNDRED YEARS can NOT.

I am asking for you to be the change in the government and actually listen to the voices of THE PEOPLE. When my family and I DO NOT even get a vote because we are outside city limits.

All I'm asking is to be a human being and care for the people but also to take extra consideration of how this affects not only my family but MANY and to PLEASE vote no.

Thank you for your time,
Morgan S. Dakarian

Kerin Wright

From: Kathy Esposito <klespo@comcast.net>
Sent: Wednesday, August 5, 2020 2:15 PM
To: Kerin Wright
Subject: Interchange at hwy 30 and 600 Ave.

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Please vote no regarding the building of this interchange. A dear friend of mine stands to lose her family home and acreage which has been in her family for over 100 years.

Sent from my iPad

Kerin Wright

From: Murray McConnell <Murray.McConnell@dallascountyiowa.gov>
Sent: Wednesday, August 5, 2020 2:29 PM
To: Mayor Barker
Cc: Kerin Wright
Subject: Proposed Interchange

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To the Mayor and City Council of Nevada:

I firmly believe that the original location of an interchange at Airport Road and US-30 is the best for the future of the City of Nevada. Significant development and jobs have already been created along the East and West sides of Airport Road. This trend will continue into the future. Those business owners that feel their future is tied to the connection of 6th Street to US-30 have no study to back them up. No economic analysis or traffic study has been done to back up their claims that they will lose business if the connection to US-30 is lost. What is really surprising is that no study has been done to determine the impact on the existing and future development of the business park—if the connection of Airport Road to US-30 is lost. The development potential of the Airport Road area dwarfs any future development that might happen along 6th Street and the historic downtown of Nevada. Several members of the Task Force got what they wanted—but no one else did or will. Where is the greater good going to happen? Where are the future jobs going to be located. Which area is going to benefit all of Nevada most? Not the plan that the Task force came up with.

Sincerely,

Murray McConnell
706 W18th Street
Nevada, IA 50201

Murray C. McConnell, Director

Dallas County
Department of Planning & Development
907 Court Street, Suite 2
Adel, IA 50003-1449
Phone: 515-993-5819
Mobile: 515-202-1938

murray.mcconnell@dallascountyiowa.gov

Kerin Wright

From: Richard Piechowiak <piechowiak@att.net>
Sent: Wednesday, August 5, 2020 5:21 PM
To: Kerin Wright
Cc: Terri Dakarian
Subject: Request to vote No for highway 30 interchange at 600th Ave.

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Hello.

My name is Claudia McConnell Piechowiak. My parents are John T. (Terry, now deceased 6/29/20) & Patty McConnell & siblings: Steven, Murray & Terri Lynn McConnell Dakarian.

I strongly protest & ask the Nevada Council to not take away my sister, her family home, McConnells have owned & lived on the property (formerly RR 2) for over 100+ years. I implore you to not take away our family's heritage.

My sister, Terri Lynn Dakarian, moved her family from Chicago IL to care for our elderly parents 15 years ago. Terri Lynn has always loved Nevada & the family home. Two of her children graduated from Nevada High School. Our mother just laid to rest her husband of 71 years just weeks ago. To remove my mother, sister & family is wrong & heartbreaking for our family.

Please consider the feelings & history of the McConnell & Halverson family. Please vote to **NOT PLACE AN INTERCHANGE AT 600TH AVE & HIGHWAY 30!!**

Respectfully,

Claudia McConnell Piechowiak

1195 Sunrise Lane

Durango, CO 81301

Kerin Wright

From: Bruce <imbruski49@aol.com>
Sent: Wednesday, August 5, 2020 5:38 PM
To: Kerin Wright
Subject: 600th Avenue Interchange

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The Selby family has been in and around Nevada since the early 1900's and have seen many changes both good and bad.

The idea of an interchange at 600 Avenue and U.S. Highway 30 is one of those bad things. As I'm told there will be no access to U.S. Highway 30 from the current Airport Road and that a considerable amount of land that has been in some of the family names for over 100 years will be taken for this project.

A NO VOTE is needed.

I'd appreciate a reply and please make sure that all City Council members receive a copy of this email.

Thanks,

Bruce Selby
7322 SE 52nd St.
Carlisle, IA 50047

Kerin Wright

From: Hannah McConnell <hrmccconnell86@gmail.com>
Sent: Wednesday, August 5, 2020 8:03 PM
To: Kerin Wright
Subject: NO FOR HWY 30 interchange

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Good evening.

I'm writing to you about the hwy 30 interchange. I respectfully ask you vote NO on this. It is my grandparents home. McConnell's owned property on that highway for over 100 years. My dad was raised in that house and my cousins. Please. Vote. No.

Kerin Wright

From: Dakarian, Arin <arin-dakarian@uiowa.edu>
Sent: Wednesday, August 5, 2020 8:06 PM
To: Kerin Wright
Subject: Highway 30 Interchange

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TO WHOM IT MAY CONCERN:

I have been informed that the highway 30 interchange at 600th Ave is progressing and i am here to inform you on the reasons to vote NO. To start off my home and acreage is located on 600th Ave and there it has stood for more than 100 years. Can you say the same about your home? My home was built with the blood, sweat & tears of my ancestors and they built it knowing and INTENDING on this property standing for many MANY years to come. This acreage was started all those years ago to be a family legacy and to always provide a place you can call home. And i need you to fully comprehend by you voting yes you are taking away my home. the place i grew up in. The place my sister grew up in. The place my mother grew up in and her father and his before that. This is a legacy acreage and it is filled with love, light, and family. This property to you is just that, a property but to me... The farm is my home, it's where I grew up and found myself, it's a safe place, a place to gather with family and friends. My home is beyond important to me and the thought of some people who don't even know us being able to vote on whether we can continue to keep our house is preposterous. Our home means everything to us and the life we have created in our little acreage outside of Nevada means everything. My sister and I are continuing our education at University of Iowa and we still continue to come home to see our family. I would like to continue to be able to come to my house and sit with my family in my home. I would also like to urge you on informing yourself son how beneficial the interchange will be at 600th Ave. It is not necessary. It is not wanted. my home is wanted. my home is needed. please. i bet of you reconsider.

Arin
Resident of 23912 600th Ave

Get [Outlook for iOS](#)

Kerin Wright

From: MBOLTON6@nc.rr.com
Sent: Wednesday, August 5, 2020 8:13 PM
To: Kerin Wright
Subject: Hwy 30 Interchange at 600th Avenue

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Good evening,

I am sending this e-mail to urge you to vote NO to the Hwy 30 Interchange at 600th Avenue proposal.

I am no longer a resident, but I grew up in Nevada and moved away 25 years ago, but I still call it home.

I have several friends that are residences and this and the 18th St/Airport Rd not being an access point for Hwy 30 would impact several of them in a negative manner.

The ones that live South of town already have to go out of their way to get into town.

The families that would be most affected by the Eminent Domain are residents of Nevada and have been for generations. Since they live outside the city limits, they do not get to vote. But they have to pay taxes to Nevada AND to Story County. This does not seem fair to me.

I always enjoy coming back home to visit. Of course things are different than when I left, but it's still my hometown that I love. I realize change is always made in the name of progress but I certainly hope you will consider the affects of this and vote NO.

Thank you!

Mary Opstvedt Bolton

Current North Carolinian but forever an Iowan first!

Kerin Wright

From: Susan Vande Kamp <svandekamp2014@gmail.com>
Sent: Wednesday, August 5, 2020 9:18 PM
To: Kerin Wright
Subject: Nevada interchange proposal

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I am writing in support of the Hwy 30/Airport Road access proposal - and in opposition to the 600th Avenue access proposal.

I believe that it is totally inappropriate to force two families to give up their homes - one which has been owned by the same family for over 100 years. There are other options that will provide the needed access to Nevada and the surrounding community without disrupting lives. Please give them serious consideration.

Sue Vande Kamp

Sent from my iPad

Kerin Wright

From: Allison Clark <alliclar19@gmail.com>
Sent: Wednesday, August 5, 2020 11:17 PM
To: Kerin Wright
Subject: Ramp from Highway to Nevada

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Hi!! I'm emailing you regarding the talks of the construction of a new ramp leading off of the highway to Nevada. To clarify, I am speaking on behalf of the Dakarian family.

As many of you may agree, houses are not just structures. Families, like the Dakarians, make houses into homes. The property in question has been in the Dakarian family for five generations. Arin, Morgan, John, and Rachel have grown up within its walls and beloved pets are buried under its soil. John Terrence McConnell recently passed away in the home, per his request.

I strongly urge you to consider another route. Is it necessary to utilize this specific location? The burden of proof falls on you, the Nevada City Council, to prove this location is necessary for public use under the 5th amendment. We will litigate this if necessary. You need to ask yourselves where your values lie. Shouldn't small towns, like Nevada, stick together? Instead of taking a generational home away from a family. "Nevada nice", right?

Please vote no. Thank you for your time.

Best,
Allison Clark

Kerin Wright

From: Josh Bennett <joshybennett12@gmail.com>
Sent: Thursday, August 6, 2020 3:22 AM
To: Kerin Wright
Subject: Interstate 30

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

I request to vote 'No' on the change to interstate 30. Family's have homes there that have been passed down and it would be very very upsetting to see them lose their family home due to some changes beyond their reach.

Kerin Wright

From: Brian Tucker <brianmtucker@gmail.com>
Sent: Thursday, August 6, 2020 7:59 AM
To: Kerin Wright
Subject: Highway 30 proposal

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

Dear City Council,

I just wanted to spend a few moments to write to you about the DOTs proposed changes to Highway 30.

I strongly believe that the DOT's proposal to put simple diamond ramps with an overpass on Airport Road is the best option for the Highway 30 corridor and the entire town of Nevada.

I have lived in Nevada for 15 years, commuting to Ames for work the whole time. I have seen many accidents, and have had many near misses over the years on Highway 30. Safety on Highway 30 corridor is a big issue for me. The simple exit ramps on Airport Road would make my commute to work (and especially my trip back home) much safer, especially in winter.

The people supporting the Sixth Street Exit Option are only doing so because they are afraid that the Downtown Business District would be hurt if the Airport Road option was chosen. They think that if they funnel lots of traffic through Sixth Street it will help their businesses. I strongly disagree.

I would not take Sixth Street to get to Highway 30, even if the improvements were made. The Downtown Business District has small-town diagonal parking, many stop signs, and is designed for pedestrian traffic. It is not set up to be a high-traffic through street. Especially in winter, I would just take Old Highway 30 rather than Sixth Street to avoid all the extra traffic hassle, snow piled in the middle of road, and tight icy loops on Highway 30.

The Airport Road Exit Option is also the better option for expanding westward, helping our community grow, ultimately helping the Downtown Businesses District in the long run.

Thank you for listening to my thoughts and concerns.

Sincerely,
Brian Tucker

Kerin Wright

From: Madison Sly <msly@iastate.edu>
Sent: Thursday, August 6, 2020 9:19 AM
To: Kerin Wright
Subject: Highway 30 Interchange

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Hello,

I would like to give my opinion on the highway 30 interchange that is being considered to build a ramp where there are currently Nevada citizens' homes. One of these homes is my very close friend's house and her family has owned this property for 100 years. This house is very sentimental for her and her family and has stayed within the family since it was originally built. Morgan and her family have been lifelong residents in Nevada and it does not seem fair or considerate to tear this home down which has history, value, and cherished memories for a ramp. The home itself was built by her great grandfather so it really is not just "any home" that can be replaced for them. Due to all of these reasons, I believe that as a lifelong Nevada resident myself that our voices should be heard on this specific issue. Let's put citizenship first and reconsider building the ramp at this location.

Thank you for hearing us out,
Madison Sly

--
Madison S. Sly
Management Information Systems
Entrepreneur Club
Iowa State University 2020
msly@iastate.edu

Kerin Wright

From: Broughton, David J <david-broughton@uiowa.edu>
Sent: Thursday, August 6, 2020 9:45 AM
To: Kerin Wright
Cc: GeorgeEckhart@Eckhartlaw.plc; Dakarian, Morgan S
Subject: Regarding Council Vote for Highway 30 Interchange at 600th Ave.

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To Whom it May Concern,

The property in question on 600th Ave in Nevada is one that has seen the City of Nevada grow and prosper more than most houses stay standing. I am contacting you on behalf of the Dakarian family, per their request, to vote against building the interchange through their property and condemning this generational family home. The 5th Amendment is quite clear, as well as several landmark Supreme Court Decisions, that the Takings Clause allows for the condemnation of private lands for "public use". The city is correct, the interchange would generate massive tax revenue and the general benefits the community enjoys from such economic development would classify as "public use" under the Takings Clause.

However, the burden of proof falls on the City of Nevada to prove this property is "necessary" for the construction of an additional interchange. The city is already between two locations for this project, so there is no clear necessity that the city MUST condemn the Dakarian household in order to complete this project. Build it somewhere else, Nevada has much open zoning sites for infrastructure projects such as these. We are prepared to provide city records as evidence this project could be constructed without the Dakarian's property and, as such, the land is not needed by the City of Nevada to complete the interchange.

In the case a court of law argues in favor of the City, we will be prepared to litigate for a fair and just settlement for the property. Including the fair market value of the taken property, as well as the damages the taking will have on their remaining properties.

I implore you to see the humanity in this situation. A highway interchange, for a gas station, over a home that an immigrant family built their American dream in? In a time of global crisis, this family does not need the added burden of their home being taken from them. Does the public use of the interchange outweigh the emotional distress caused by the condemnation? We will litigate the city for emotional damages caused by losing a home that has been in their family for 100 years, on top of the just compensation suit. Please see reason in this decision, not simply the payout the city will get from such infrastructure development. The Dakarians have built their entire American lives in Nevada, Iowa. Now, that same city they choose to plant roots and contribute to wants to take that life away.

Do the right thing here, the just thing. With everything that has happened to this family this year, losing this home would be a devastating blow, and something they may never recover from. Do not destroy lives for a gas station to survive. Especially lives that can not even vote in this decision because they live outside of city limits, while still meeting their annual tax dues to your government. Do not be the type of government that is despised by the people it's supposed to represent by trampling on their rights when it suits your agenda. Because it will bring litigation that I hope the city is prepared for.

Best,
David Broughton

Kerin Wright

From: Andy Kelly <akellywfe@gmail.com>
Sent: Thursday, August 6, 2020 12:11 PM
To: Kerin Wright

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As a resident, business owner, and downtown building owner I am against any Hwy 30 interchange plan that would include using eminent domain to acquire anyone's home.

Andy Kelly
1332 4th st

Kerin Wright

From: Ray Reynolds
Sent: Thursday, August 6, 2020 3:01 PM
To: Jordan Cook; Ricardo Martinez; Shawn Cole; Shawn Ludwig; Kerin Wright; Tim Hansen; Jeremy Rydl; Michael Neal
Cc: Brett Barker; Ray Reynolds
Subject: Hwy 30

I was doing so well staying out of Hwy 30 and the proposed intersection discussion. It reminds me of the fire code committee I am currently working on trying to make rules for valet trash services. Both are similar in that there are so many opinions to the far right and far left of the issues, consensus is not feasible or possible. However a crash today has put me into having an opinion for what it is worth.

I am not vested in any intersection as a citizen but I do think there are some very serious and major flows with the S-14 proposal and the task force proposal. In the last 5 years, I have heard a lot of opinions from various proponents about "safety" as it relates to Hwy 30. A component that people may not be looking at is the impact upstream or on a side stream (so to speak).

S-14: If S-14 is the only method for large vehicle traffic to exit and a semi needs to go to Airport road, A) they must make two right turns in a very short road distance. (right turn off the off-ramp, and a right turn onto Maple), B) the speed of vehicles coming South will not have reaction time to stop for a slow semi maneuvering the curve.

This looks like an area where we will see semi-trailer rollover accidents because the intersection does not look designed for those sharp turns. I also anticipate vehicles rear ending truck traffic trying to make the two right turns.

Task force S-14 plan: In addition to the matters listed above, the task force plan is even more unsafe if you consider adding an interchange at 600th Street. Intersection improvements at 600th and Lincoln Highway will require lighted signals if you intend to direct main truck and vehicle traffic off Hwy 30 on to this road. Semi traffic usually crosses over Lincoln Highway, again at risk of side impact accidents at high speeds. An additional problem with this plan is the proposal for four intersections within less than 1/2 mile if the proposed future road is added.

Today at 5:50 am, a car rolled through the stop sign and hit an SUV travelling at highway speeds in a T-bone configuration. There were car parts stretching over 300 feet. One person was extricated out of the car. Both survived because of airbags and seatbelts. 600th Street and Lincoln with the current volume of traffic using the road is quickly replacing 580th and Hwy 30 as our most likely crash location.

My point is Lincoln Highway traffic is traveling at 55 mph (if they are obeying the speed limits) and opposing traffic is coming off of a single stop sign. The mixture of truck and vehicle traffic is already an issue for 600th and Lincoln Highway.

If main traffic were directed to airport road there are two advantages: 1) Cars coming into town on Lincoln Highway are slowing to the 45 mph speed with better visibility, and 2) cars leaving town are not yet up to highway speeds. The intersection improvements on this side stream road have made traffic movement a lot safer. Airport and Lincoln is a T intersection, while 600th and Lincoln is a 4-way intersection. The way the three plans sit, my opinion only, airport road is a much safer options for main exiting from highway 30.

I would be happy to discuss the impact of mixing slow and fast traffic as it concerns vehicle accidents our fire department are facing in the areas around highway 30.

Ray Reynolds
Director of Fire and EMS

Kerin Wright

From: ontrackconstruct@gmail.com
Sent: Thursday, August 6, 2020 3:59 PM
To: Kerin Wright; Jordan Cook
Subject: Hwy 30 Interchange at Airport Road

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Kerin/ Jordan

On Track Construction is currently developing out on West F Avenue and extending the Industrial Park to accommodate our new office and shop as well as four additional lots to serve future business owners. On Track Construction, as well as other Industries in this same area, rely on heavy truck transportation to move equipment and materials from our shop to projects throughout the Central Iowa area. The most appealing aspect of the 24 acres we purchased was its close proximity to Highway 30. If the DOT were to shut off the access from Airport Road to Highway 30 it would basically take away the main characteristic we liked the most about this lot. As for the four other lots within the proposed development, they will eventually hold businesses with similar needs. Currently, On Tracks office, shop and lay down yard are along 6th Street also know as Main Street. Our heavy lowboys along city streets cannot be good for the longevity of the City's road system. With the new main street project and the extension north from Lincoln Way I would think it would be best to keep heavy truck traffic off of the City's main roads and on only heavy truck routes. The City's West Side Industrial Park should have access straight to highway 30 for that reason alone.

Thanks,

Matt Runge



On Track Construction

PO Box 524
1316 5th Street Suite 109
Nevada, Iowa 50201
Office: 888-850-0208
Fax: 800-284-6938
Cell: 515-451-6719

Kerin Wright

From: Stephanie Badger <badgersx6@gmail.com>
Sent: Thursday, August 6, 2020 6:10 PM
To: Kerin Wright
Subject: Hwy 30 concern

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

I am writing as a resident of Nevada that is concerned about the Highway 30 interchange options in front of the City Council. Specifically, I am concerned that the Task Force plan would significantly increase the cost to taxpayers while also removing family homes along 600th. I find it unconscionable that homes would be condemned when other options are available. I believe that building an interchange at Airport Road would serve everyone at a reasonable cost without destroying anyone's home and would ask you to support that option.

--

Stephanie Badger
515.231.3088

August 10, 2020

To the Nevada City Council:

We, the undersigned, employees of the City of Nevada, wish to acknowledge our support for a future interchange to be designed at the Airport Road (West 18th Street) and Highway 30 intersection.

For years, through various council members and city leaders, the long-term vision centered around industrial growth on the City's west side. Easy access to Highway 30 and I-35 has been and will continue to be a selling point for bringing business and, in turn, an increased tax base and more jobs to Nevada.

Placement of an interchange at the Airport Road (West 18th Street) and Highway 30 intersection holds to the vision city leaders have worked toward over the years. It keeps industrial traffic away from city streets, especially our new downtown streets and residential neighborhoods. These factors are essential from a safety perspective and to protect the investment being made right now in the downtown. We want to do everything possible to keep industrial traffic where it belongs and away from our downtown and residential areas.

While we recognize and appreciate the strong emotional connection some residents place on having Sixth Street directly linked to Highway 30, we also know that we live in a technological and digitally connected world. Getting from Point A to Point B has never been easier.

Nevada can have a safe and robust future ahead, by supporting industrial growth to our west. But that growth is supported by the continuity of our initial vision for growth. Let's put an interchange at Airport Road (West 18th Street) and Highway 30 to ensure our best future.

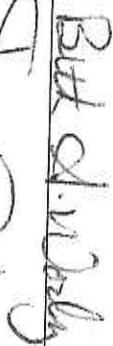
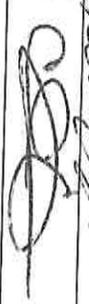
Signed:



Petition to Propose Interchange at 6th Street & S-14

Petition summary and background Iowa Department of Transportation Interchange Improvements along US Hwy 30 Corridor

Action petitioned for We, the undersigned, are concerned citizens who urge our leaders to act now to propose an interchange at 6th Street & S-14

Printed Name	Signature	Address	Comment	Date
Beth Werten		819 7 th St.		8-2-20
Shere Ansell		618 Academy Circle		8-2-20
Ron B. Coats		315 N Ave, Nevada		8-2-20
Wade/Wanda		630a Handberg Cir		8-3-20
Chas Clark		1227 4 th St.	Remember last time.	8-3-20
Dave Lillard		65806 L-Ave Nevada		8-3-20
MARCHELLE SOE		10 Myrtle Ave Lot #342	Don't be the problem be solution	8-3-20
Anthony Forsein		304 I Ave Nevada IA		8-3-20
T's bevo GONG		725 S. 11 th St. Nevada		8-3-20

Petition to Propose Interchange at 6th Street & S-14

Petition summary and background

Iowa Department of Transportation Interchange Improvements along US Hwy 30 Corridor

Action petitioned for

We, the undersigned, are concerned citizens who urge our leaders to act now to propose an interchange at 6th Street & S-14

Printed Name	Signature	Address	Comment	Date
Moss Hubbard	Moss Hubbard	1005 6 th Street ¹⁰³⁰	KEEP 6 th St. OPEN	8/1/20
Traci Hubbard	Traci Hubbard	1001 6 th Street	+ Accessible Easily	8/1/20
Carene Me Boer	Carene Me Boer	732 18 th St.	"Please" keep 6 th St open	8/1/20
Stephanie Nickell	Stephanie Nickell	556 West N Ave #30 Nevada	Nevada Needs 6 th St. open	8/1/20
Deann Tyler	Deann Tyler	212 14 th Street Pl	Keep 6 th St open	8-1-20
Larry Sloan	Larry Sloan	811 7 th St	Keep our 6 th St. open	8/1/20
Cheryl Sloan	Cheryl Sloan	811 7 th	" " "	8/1/20
John Anderson	John Anderson	445 4 th Ave	Keep it open	8/2/20
John Anderson	John Anderson	1303 S Ave	Open leave it alone	8-2-20
John Anderson	John Anderson	714 S 13 th St	" "	8-2-20
Rayanne Scott	Rayanne Scott	10 th St. Nevada		8-2-20
Richard Monley	Richard Monley	819 7 th St. Nevada	Keep 6 th open	8-2-20

Petition to Propose Interchange at 6th Street & S-14

Petition summary and background

Iowa Department of Transportation interchange improvements along US Hwy 30 Corridor

Action petitioned for

We, the undersigned, are concerned citizens who urge our leaders to act now to propose an interchange at 6th Street & S-14

Printed Name	Signature	Address	Comment	Date
David Hanson	<i>David Hanson</i>	1727 7th St		7-29-20
Stevy Malquist	<i>Stevy Malquist</i>	1413 2nd St		7-29-20
STAFF BISHOP	<i>STAFF BISHOP</i>	951 D. Ave		7-29-20
Joyce Humber	<i>Joyce Humber</i>	1834 68 St		7/29/20
PEND MATTHEW	<i>Pend Matthew</i>	1616 7th		7/29/20
MIAMI	<i>Nick Miller</i>	1416 K Ave		7/29/20
JANE ROBERTS	<i>Jane Roberts</i>	1133 9th		7-29-20
BARBARA BELTS	<i>Barbara Dalton</i>	1144 J.		7-29-20
TJ Adams	<i>TJ Adams</i>	19313 Windsor Ave		7-30-20
Roberta Spauld	<i>Roberta Spauld</i>	2122 10th St. Place		7-31-20
Ferry Webster	<i>Ferry Webster</i>	306 H Ave Nevada		7-31-20
Ann Coppin	<i>Ann Coppin</i>	825 T Ave Nevada		7/31/20

Petition to Propose Interchange at 6th Street & S-14

Petition summary and background

Iowa Department of Transportation interchange improvements along US Hwy 30 Corridor

Action petitioned for

We, the undersigned, are concerned citizens who urge our leaders to act now to propose an interchange at 6th Street & S-14

Printed Name	Signature	Address	Comment	Date
Tim R. Hedley		1317 5th St.		7-29-20
Bill Maguire				
Bill Maguire		1442 25th St		7-29-20
Jared Peterson		61876 27th St		7/29/2020
Kenny Thompson		2247 15th St Pl		7/29/2020
Sara Whiting		1120 4th St		7/29/2020
Frank Mitchell		1818 3rd St		7/29/2020
MAST Carlson				7-29-2020
Daniel Kerba		316 5th		7-29-2020
Hick Robinson		1415 R Ave		7-29-2020
Mark E. L. K. K.		1103 10th		7-29-2020
Randy Buttner		58853 250th Street		7/29/2020

Petition to Propose Interchange at 6th Street & S-14

Petition summary and background	Iowa Department of Transportation interchange improvements along US Hwy 30 Corridor
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to propose an interchange at 6 th Street & S-14

Printed Name	Signature	Address	Comment	Date
Jeff Skenslow		54914 Kincaid Hwy		7-28-20
DAVID P. ALA		919 2ND ST	MONEY CAN'T BE BETTER SPENT	7/22/20
Michael Helm		114 D Ave 'A'	Ditto	7/22/20
Big Hand		1211 1/2 ST NW BRANDA		7/22/20
Green Bartness		746 18th St PL Neucha		7/22/20
Jessi Foster		700 4th St. #5 Nevada	Get it!	7/28/2020
David Cohen		639 17th St		7/28/20
Herman Hansen		1133 M AVE		7/28/20
Doree Bradman		1104 Elm St.		7-28-2020
Mike S/Alfon		029 S. 13		7-28-20
Scott Hillsted		913 Cherokee		7-29-20
Teresa Day		835 C Ave		7-29-20

Petition to Propose Interchange at 6th Street & S-14

Petition summary and background

Iowa Department of Transportation interchange improvements along US Hwy 30 Corridor

Action petitioned for

We, the undersigned, are concerned citizens who urge our leaders to act now to propose an interchange at 6th Street & S-14

Printed Name	Signature	Address	Comment	Date
Jan Augusta		1135 Luskon Hwy Nevada 50201		7/28/20
Michelle Good		1600 E 4th Nevada		7-28-20
Tracy Spelman		62971 Knapp Cray Nevada		7/28/20
Art Walker		902 E Ave		7/28/20
Charles Good		759 15th St Nevada		7/28/20
Michelle Good		"		7/28/20
Ray Gibson		4025th St Nevada		7/29/20
Betty Butler		4025th St "		7/29/20
Sara Brelle		1303 S Ave		7/28/20
Diane Price		607 R		7/28/20
Matt Laska		1111 N Ave		7/28/20
Mike Dasher		414 S. Ave		7-28-20

City Administrators Report July 24-August 6

SpyGlass:

(Friday, July 24th) Met with Joel McCutchan to discuss the benefits of SpyGlass. This is a company that takes a deep dive into utility costs the city has paid. They look for inconsistencies in the billing from the company and help eliminate unwanted or bogus charges. This does not cost the city anything upfront, only if they find any inconsistencies. The charges include:

1. 50% of any "Cost Recovery", as defined below
2. 12 times any "Service Elimination Savings", as defined below
3. 12 times any "Cost Reduction Savings", as defined below

Cost Recovery: any refund, credit or compensation received by Company relating to past services or charges.

Service Elimination Savings: any monthly cost reduction received by Company relating to cancellation of any service, including monthly usage cost reduction (calculated as the average of the last 2 months of usage costs associated with the cancelled service).

Cost Reduction Savings: any monthly cost reduction received by Company relating to the modification, consolidation or negotiation of any service, account or contract, including post discount usage rate improvement (calculated as the (a) decrease in post discount per unit pricing realized by Company for any service, times (b) the average of Company's last two (2) months usage levels measured in such units for the modified service).

REAP:

(Wednesday, August 5th, 5:30) Had a meeting with a few people to discuss REAP grants that are available. I do not think we will have anything this year for submission but we will be able to utilize this grant from the county next year along with the sponsored projects.

Verbio Annexation:

A letter of support for this project has been sent to the Ames City Council and is supposed to be on their agenda for the 11th. Verbio has also sent a letter to their council in support of staying in Nevada. After this is approved from Ames Council, we will be able to start the annexing process.

IA Community Trust:

This program allows Cities to join a "pool" to provide better pricing options for our health insurances including dental and vision. Basically, multiple communities choose to be part of this and they typically get lower rates than normal due to a higher number of employees. We would not be forced to change insurance groups, so we would be able to keep Wellmark as a provider. This has no effect on the quality but only affects the total cost. On average cities in the program save approximately 25%, possibly allowing them to have money built up for lower costs overall in the following years.

Clothing Policy:

I have been working on updating this because it is outdated and we are in the process of rebranding with our new logo. I have not made drastic changes, just changes that allow employees to shop and buy where they want. Previously, it was limited to Boot Barn, I think our employees should get the option of stretching the money out as much as possible and boot barns' options are limited. I have kept in that our logos will need to be embroidered/screen printed locally if they are able to on material purchased.

W Ave.:

We have had many complaints on W avenue or 10th street regarding dust from the gravel road. We were able to mitigate those issues. Jeremy was able to do dust control on the road and that helped quite a bit. We have been discussing and mulling over ideas on how to prevent this in the future.

Senior Center Coffee:

(Wednesday, July 29th, 9am) Had a great time with the ladies over at the senior center. Went to introduce myself and get to know them. They are ready to be back to normal (pre-COVID), so they can have activities on a regular basis as they did in the past.

UPDATES:

Hunziker:

Haven't heard anything new on this. Last news was-needing to find land for 1031 exchange

On Track:

Waiting for agreement to be finalized, we will need a few more items from Matt in order to get this finalized.

Burke:

You will be seeing this on the Council Agenda for Monday night.

MMF:

Agreement is done and you will start seeing this on the Council Agendas. They are getting the same incentive as last time; a 5-year sliding scale of Tax Abatement consisting of 75%, 60%, 50%, 50%, 50%.

South Glen:

Waiting on Dorsey and Whitney to finalize this agreement, believe we have it mostly figured out.

Wage Study:

We have received 5 proposals for the wage study. We will be reviewing and making a recommendation to Council for our August 24th meeting.

Website RFP:

Marlys has completed the RFP. This has been published on the league of Cities' classified ads and Marlys has sent it out to people also. The expiration date for this is Friday, September 4th.

Bacon Festival:

No updates on this event yet, have discussed with Dane to try and mix this event with another one.

-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



Ray Reynolds
Director of Fire & Ed

Cathy Jager
Chief's Assistant

Josh Cizmadiac
Police Sergeant

Chris Brandes
Police Sergeant

To: Mayor and City Council

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

Date: Tuesday, August 4, 2020

Ref: Report for City Council Meeting for Monday, August 10th, 2020

Medical Services

First Responders for the Nevada Fire Department provide services throughout our community. On a normal type medical call for service First Responders from the NFD head to the call as well as the on duty Police Officer. Story County Medical Center will send an ambulance. Paramedics drive the ambulance to the scene. Paramedics provide a higher level of services than First Responders or Police Officers. Should the person require transport to the hospital this is provided by the ambulance and not the NFD or Police.

DFE Reynolds provided information in his report which detail examples of when NPSD personnel are required to wait long periods of time for an ambulance to arrive. The ambulance service provided to our community is not always available.

An ambulance service is able to provide Basic Life Support (BLS), an emergency transport provided by certified Emergency Medical Technicians (EMTs). Advanced Life Support (ALS) is provided when a patient is in more critical condition and a paramedic is required to assist in the treatment of the patient before and/or during transport to the emergency facility. The NPSD does not provide transport. The NPSD is not interested in starting a transport service. However, the current system is inadequate.

DFE Reynolds and his staff are looking at possible solutions to this dilemma. The information provided by DFE Reynolds and I are for informational purposes only. After some research and additional information there may be some requested changes, but at this point any such possibilities would be only conjecture. The examples provided by real instances cannot continue. More information will be forthcoming.

Sex Offender Registry Verification

Compliance checks are done on monthly by the NPSD as staffing and calls for service allow.

Staffing

Officer Andrew Swanson will be on solo patrol when the City Council meets on Monday, 8/10/2020. This is just in time as Officer Bailey is gone, on military orders, for the next year.

Current staffing indicates we are at full staff. This does not happen very often. We have a great staff with good morale and lots of positivity. While the media displays of vitriol toward police and law enforcement, our community has demonstrated support for the Nevada Public Safety Department; with cards of appreciation, snacks, treats, and with at least one public gathering. These small but consistent acts of kindness and support really enforce to our officers that Nevada is a great place to live and work.

Training

Training is an on-going effort with the NPSD. This includes webinars, in-house training, review of police policies and procedures, Implicit Bias, and working with the transgender community. Shortly after the George Floyd incident we had a department meeting and discussed ethnic and racial discrimination. This included incidents Officer Jon Soubayi and I shared concerning discrimination and bias we both have had to endure. While a very difficult conversation for everyone, it was a discussion which needed and well received by staff.

Vehicle

Vehicle #22 has been replace with a new Ford Explorer. This will be #23. It is parked in the front lot of City Hall awaiting for graphics and installation of equipment which could be several weeks.

Recovered Bikes

The NPSD has started the process of disposing of recovered bicycles which are currently being housed in a storeroom in the basement of City Hall. The normal practice of disposal has been disrupted with the COVID-19 pandemic. However, the area is filling up with little room left, so the process has started. In the August 2020 Newsletter a listing of sixty-four bikes with general descriptions are found. Once the publication is posted ninety-days are required to pass before the disposal process begins.

In the past there is usually a bike sale. Bikes are sold for a nominal fee and registered with the Police Department. Registration fees are free.

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

Chris Brandes
Police Sergeant

Ray Reynolds
Director of Fire & EMS

Cathy Jager
Chief's Assistant

MEMORANDUM

TO: Ricardo Martinez, Public Safety Director

FROM: Ray Reynolds, Director of Fire and EMS

DATE: Aug 4, 2020

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

Total Calls to date for 2020:	419
Fire calls for July 2020:	1
EMS calls for July 2020:	35
Good intent calls for July 2020:	11
Community Events for July 2020:	2
Narcan administered this month:	0

9-11 Stair Climb at Verbio.

Verbio North America has again partnered with the Nevada Fire Department to conduct a 9-11 stair climb of the Verbio Tower. Last year we supported 85 firefighters doing the climb. This will be our last opportunity since the plant will be open for next year during Sept 11th. The day is very emotional for public safety members as our country has faced no greater loss. The department will have a piece of steel on display from that fateful day. We will hold a lighted vigil of the 9/11 steel from WTC tower 1. The vigil will be held from 9 pm-10 pm at the Fire Station parking lot on Sept. 11th. The public is invited.

At the World Trade Center 9/11/2001, 2,763 people died after two planes slammed into the twin towers. That figure includes 343 firefighters and paramedics, 23

crash-landed in Pennsylvania. A total of 2,985 people were killed in the 9/11 attacks. Citizens of 75 countries cited in New York, Washington, D.C. and Pennsylvania. Patriot Day. A day never to be forgotten.

New York City police officers and 29 Port Authority police officers who were working to complete an evacuation of the buildings and save the office workers trapped on higher floors. At the Pentagon, 129 people were killed, including 64 on American Airlines Flight 77, the engine that struck the building that struck the building.

Climb for 9/11

...Never forgotten

Local/Regional Fire Fighters

Friday, September 11, 2020 @ 4:30 PM

Please join us at VERBIO Nevada's Biorefinery for our second 9/11 Memorial Climb.

- Space is limited so please send your Pre-registration RSVP to Ray Reynolds ASAP (Freynolds@cityofnevadaiaowa.org) - Registration closes August 21, 2020
- Media inquiries should be directed to Kathlyn Long (kathlyn.long@verbio.us)
- Address: 59219 Lincoln Highway Nevada, IA 50201
- Event is closed to the public with photo identification required for entry at our NW Gate; please do not arrive to the gate earlier than 4:00 PM.
- Pre-Identified support staff will be present during the event
- An event shirt may be ordered by contacting Ray Reynolds, Kathlyn Long, or look for the CustomInk link on Nevada Fire Department's Facebook page for t-shirt ordering details.
- 4:45pm- Group photo with 9/11 World Trade Center Steel
- 5:00 PM - 8:00 PM - Tower Climb, 362 stairs with 19 ladder rungs to get to the top of the tower sitting approximately 1/6th the height of the World Trade Center's tallest tower.
- Meet & Greet supper during event



verbio in partnership with
NEVADA BIOREFINERY



Special Events Happening in the Area

The fire department is working with Story County Planning and Development on determining public safety needs for two events where permits have been filed with the county. The Crushed Rock Classic Bike Time Trial will be held on August 22nd. The event starts at McFarland Park and will travel in and out of the fire district. We have some concerns because 150 bike riders will be using several rural roads of varying surfaces. The event coordinators have no medical plan other than to call 9-1-1.

The second event is Flix on the Farm. A farm field located at 27682 560th Street will be turned into a pasture drive in movie theatre on Aug. 28-29. This early evening event will involve up to 300

participants. The concern expressed to the county involved a number of food trucks parking near a large crowd. We are looking into the fire code requirements for food trucks to assure the event is safer for guests.

Data Driven Results

*The fire department is sitting at 48 members.

*The average response time for the last year is 4.84 minutes from time of page to time of arrival on scene. Much of that response time is due to command officers arriving on scene first.

*A majority of our calls are in Nevada.

*98.65% are 9-1-1 calls

*The average amount of training hours per member (over the mandated 24 hours Iowa requires) is an extra 45 hours

*The average amount of time to handle a call was 26.14 minutes

*There have been 33 significant fires requiring FD extinguishment within the last 365 days. Almost 3 per month.

Medical call concerns

The following scenarios have happened in Nevada when a local ambulance was not available:

- 1) Cardiac emergency patient having an active life threatening heart attack- closest ambulance was in Boone
- 2) Car crash with trapped patient, waited on highway with pt for ambulance to arrive from Ames.
- 3) Diabetic call with unresponsive person. Waited for an EMT level ambulance to take the patient to MGMC because no one was licensed to start and IV and give dextrose.
- 4) Altered mental status patient with sepsis. No ambulance so Colo EMT transported pt to MGMC.
- 5) Diabetic emergency with no ambulance available so Colo EMT transported pt to hospital because no one was licensed to start and IV and give dextrose.
- 6) Unresponsive head injury patient found in the snow by mailman. Waited on a backboard in the driveway until an ambulance arrived from Ames. The pt was intubated and placed in the ICU at MGMC.
- 7) Suicidal patient needing sedation. No ambulance available and waited for an ambulance from Ames to arrive on scene. Sedation is a key treatment in excited delirium patients.
- 8) Seizure patient with no ambulance available to start an IV and stop seizures. Transported by an EMT ambulance from Huxley.

-Several of our staff have high medical certifications including critical care paramedic, certified flight nurse, emergency room paramedic/RN, and paramedic but can only work at the level of an EMT in Nevada due to the level of our license.

-When Story County Ambulance leaves for a transport to Des Moines, there are no advanced life support paramedics east of I-35 for the entire county. Yet our department has 3 paramedics with 3 additional paramedics being added in September.

-The ambulances from Colo and Huxley are put into the rotation when the paramedic ambulances are out of town, yet they are staffed with EMT's.

-There is no back fill plan in the county when one ambulance leaves, another moves into the territory so care is maintained.

-An out of town ambulance was needed 54 times so far in 2020. The delay between time of call and an out of town ambulance arriving on scene is 15 minutes.

For: August 10, 2020 Council Meeting

To: Mayor
Nevada City Council
City Administrator

From: Shanna Speer, Library Director

**Nevada Public Library
Council Report**

- I submitted the Direct State Aid and Open Access annual reports to the State Library of Iowa. These are the first of a variety of annual reports that come out after the fiscal year ends.
- We have been extending due dates throughout our closure. Since we are offering continued curbside service, we will begin implementing due dates for all items again to ensure that materials are returned and will then be available for other patrons who seek those items. We sent out letters to inform anyone who would be affected by the due dates. The letters also included a thorough rundown of the services we are providing. There has been a significant increase in items returned after the letters went out.
- We continue to work in shifts to provide curbside services and computer appointments. Patrons are very pleased with still being able to access library materials and services. We offer several methods of discovery of books to supplement the absence of browsing in the library. We are evaluating expanding our curbside hours based on patron needs.
- Our virtual services continue to expand as we create new resource pages and online content through videos and tutorials.
- We are working on creating a new website. Last year the State Library rolled out a new platform for libraries using their free website because the old platform was no longer supported. We received our website template and our working on migrating our information and adapting it to the new platform.
- The board approved replacing our outdoor sign with a digital sign. They want me to seek sponsorships from local businesses before we move forward with the purchase so we do not have to use as much from our capital budget.

LIBRARY BOARD OF TRUSTEES MONDAY, JULY 20, 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, July 20, 2020 at 5: p.m. at the Nevada Public Library, 631 K Avenue, Nevada, Iowa. 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: Lisa Easley, Eric Gabrielson, Elizabeth Klaes, Peter Korsching, Adam Riedell, and Allison Severson. Absent: David Morris.

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

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

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

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

- (1) Approve **minutes** of the June 15, 2020 regular meeting
- (2) Approve July 2020 **claims** totaling \$6,378.99 (see attached list)
- (3) Accept and place on file the Director's **memo** dated July 17, 2020
- (4) Accept and place on file the June 2020 **financial report**

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

Motion by Board Member Peter Korsching, seconded by Board Member Eric Gabrielson, to purchase a 10 mm Full Color LED Display for \$12,100.37. The roll being called, the following named board members voted. Ayes: Korsching, Gabrielson, Klaes, Severson, and Easley. Nays: Riedell. Chairperson Adam Riedell declared the motion carried.

Shanna reviewed what hoopla offers to library patrons for Continuing Education. She spoke for 17 minutes.

Motion by Board Member Lisa Easley, seconded by Board Member Peter Korsching, to approve Shanna Speer's evaluation and to increase her salary by 4.5%. The roll being called, the following named board members voted. Ayes: Easley, Korsching, Riedell, Severson, Gabrielson, and Klaes. Nays: None. Chairperson Adam Riedell declared the motion carried.

Library Director Shanna Speer reported on:

- The Nevada Historical Society wants to get a plaque for Patton Park.
- The City is looking into getting UV Sanitizer machines. She noted that the UV light could bleach the books but the machines could be used in other locations in the library.
- Staff is still working on the new website.
- Travis has been attending the School Board meetings.
- Will Saturday hours be offered for curbside pickup? Staff will discuss that option.

The next meeting will be held at 5:00 p.m. Monday, **August 17, 2020** in the Library Meeting Room.

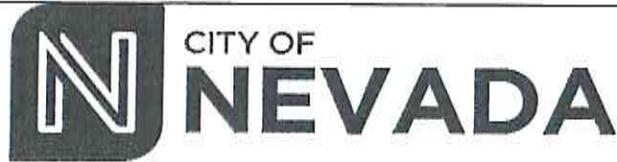
There being no further business to come before the Board, it was moved by Board Member Allison Severson, seconded by Board Member Eric Gabrielson, to *adjourn the meeting*. The roll being called, the following board members voted. Ayes: Severson, Gabrielson, Klaes, Korsching, Riedell, and Easley. Nays: None. Chairperson Adam Riedell declared the motion carried. At 6:23 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@cityofnevadaiaowa.org

August 2020

TO: Mayor - City Council Members
City Administrator Jordan Cook

FROM: Kerin Wright, City Clerk

Attended the Board of Adjustment meeting on July 14, 2020.

We are closely monitoring our revenues for shortfalls. To date we haven't yet seen any drastic reductions, but the next few months could be an indicator.

Outstanding Debt Obligations report has been submitted to the State. Attached is a copy of the issued debt.

Participated in a Conference Call with our FEMA Representative to discuss the process for filing a FEMA Claim for our expenses related to COVID-19. We are working on submitting for reimbursement for our expenses related to COVID-19. The Governor also announced this week that local governments will be eligible for reimbursement from the State as well. Enclosed is the Iowa COVID-19 Local Government Relief Fund guidance paper. A resolution will be on the next agenda in order to apply for reimbursement for these funds as well. More information to follow.

July 29th, 30th and 31st the Clerk's Academy was held virtually. It was a good conference with a lot of information. The Street Finance Report has been changed this year and a review was held on it. The Department of Management also provided a refresher on the Annual Finance Report and the Budget forms. The budget forms had some issues last year and he promises that the kinks have been worked out.

The Iowa League of Cities conference in September is going to be virtual this year. If anyone is interested in participating let me know and we can get you some information as soon as it is available.

Michael L. Fitzgerald
Treasurer of Iowa

**Outstanding Obligations
 Disclosure Statement
 Report Year 2020**

TABLE ONE

(Please type or print)

Federal ID Number: 426005023 City
 Nevada
 Address: 1209 6th St
 PO Box 530
 City: Nevada State: IA Zip Code: 50201-0530
 County: Story County Phone: 515-382-5466
 Contact Person: Kerin Wright

Please refer to the complete instructions enclosed:

1. Verify the federal ID number, address, phone, contact, etc. at the top of the form. If something is incorrect, draw a line through it and write the correct information above it.
2. Verify the pre-printed information at the bottom of the form. If something is incorrect, draw a line through it and write the correct information on the line below it. If a debt is no longer outstanding, draw a line through the amount and write "0" in the line below it.
3. List any new or previously omitted issues.
4. Refer to the complete instructions for the Purpose and Security Classification letters.
5. Enter the total amount of debt outstanding on 6/30/2020 from this page at the bottom - "Total Outstanding Debt from this page."

Issue Date	Maturity Date	Amount Issued	Amount Outstanding	Purpose	Security Classification
09/27/2012	06/01/2026	\$7,320,000.00	\$535,000.00	Public Buildings/Schools	General Obligation
10/25/2012	06/01/2027	\$7,090,000.00	\$3,345,000.00	Utilities/Sewers	Revenue Bonds
09/28/2017	06/01/2026	\$2,850,000.00	\$2,850,000.00	Utilities/Sewers	General Obligation
04/10/2019	06/01/2023	\$2,015,000.00	\$1,495,000.00	Utilities/Sewers	General Obligation
04/29/2020	06/01/2032	\$8,905,000.00	\$8,905,000.00	Utilities/Sewers	General Obligation



Iowa COVID-19 Local Government Relief Fund

Governor Kim Reynolds has allocated \$125 million for reimbursements to local governments for direct expenses incurred in response to the COVID-19 emergency.

\$100 million for reimbursement will be divided between eligible cities and counties by 2019 estimated population. \$25 million will be used to cover the local government portion of the FEMA match through the Iowa Department of Homeland Security and Emergency Management.

Consistent with the U.S. Treasury Department Guidance, funds may only be used to cover costs that:

- A. Are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19);
- B. Were not accounted for in the government entity's budget most recently approved as of March 27, 2020;
- C. Were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020; and
- D. Have not been reimbursed or where reimbursement has not been requested from another source of funds including, but not limited to, other federal programs.

The State of Iowa has entered into a contract with a third party accounting firm to manage the process to request reimbursement and process payments.

Necessary Expenditures Include the Acquisition and Distribution of:

- Personal Protective Equipment
- Sanitizing Products
- Testing Equipment and Supplies (test kits)
- Ventilators
- Other necessary COVID-19 Medical Supplies and Equipment

Other related necessary expenditures:

- Temporary Isolation or Quarantine Sites
- Medical Transportation
- Expenses for Sanitizing Public Areas and other Public Facilities
- Temporary Emergency Staffing and overtime costs for staff that is substantially dedicated to the mitigation or response to the COVID-19 Public Health Emergency
- Payroll costs for public health and public safety employees for services dedicated to mitigating or responding to the COVID-19 public health emergency
 - As a matter of administrative convenience in light of the emergency nature of this program, local governments may presume that 25% payroll costs for public health employees and 25% of payroll costs for public safety employees are payments for services substantially dedicated to mitigating or responding to the COVID-19 public health emergency
- Equipment used for the conduct of meetings by telephonic or electronic means
- Software or technology infrastructure to allow for local services to be provided while social distancing
- Additional costs associated with enhanced 211 capabilities

Process for Requesting Reimbursement of Qualified Expenses

A web-based process will be available to submit requests and upload supporting documentation and records.

To be eligible, a local government will need to pass a resolution from the governing body stating that all reimbursements submitted follow the Federal and State of Iowa guidance on how the funds should be spent, and that if the funds are misrepresented, the local government will be liable for repayment and any applicable penalty and interest.

Initial claims shall be for costs incurred between March 1, 2020 and July 31, 2020. Those claims shall be submitted by September 15, 2020. Expenses incurred August 1, 2020 – September 30, 2020 need to be submitted by October 1, 2020. Claims for reimbursement must include documentation of the incurred expense, such as invoices, payroll records, and or any other records as needed.

The state will review all submissions for completeness and accuracy, and then approve for reimbursement up to the allocated amount for each locality.

A local government must first submit reimbursement to FEMA for eligible items before requesting from the State. An item cannot be reimbursed by both FEMA and the State.

FEMA Public Assistance Requests

In order to maximize funding, local governments must agree to seek U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA) reimbursement through the Public Assistance (PA) program for eligible expenditures. Local governments should work with the Iowa Department of Homeland Security and Emergency Management (HSEMD) to submit an application to the PA Program.

FEMA guidance indicates the following items would qualify:

- Personal protective equipment
- Sanitizing products
- Necessary medical supplies and equipment
- Temporary emergency staffing and overtime costs for staff that is substantially dedicated to the mitigation or response to the Covid-19 Public Health Emergency

Once a Request for Public Assistance (RPA) form has been submitted and approved by FEMA, local entities can submit a project worksheet, through the FEMA Grants Portal, for eligible costs associated with the COVID-19 Public Health Emergency along with documentation supporting the claimed costs. FEMA will review the submitted request for assistance/costs and supporting documentation and determine if any additional information is needed and make eligibility determinations. Once the project and costs are deemed to be eligible by FEMA, the project will be obligated/awarded by FEMA. There is a 75% Federal / 25% local cost share associated with the FEMA Public Assistance Projects and the state will pick up the 25% local cost share from the \$25 million set aside.



Good Neighbor
Emergency Assistance, Inc.

613 Clark Avenue
Ames, IA 50010
(515) 296-1449
director@gnea.org
www.gnea.org

AUG 3 2020

July 31, 2020

City of Nevada
PO Box 530
Nevada, IA 50201

Dear Nevada Neighbors,

On behalf of myself and the Good Neighbor Board of Directors, we'd like to thank you for your \$2,210.00 donation that you made on 7/31/2020. Every act of your generosity helps us further our mission of providing emergency assistance (rent, utilities, food, and gasoline) to our neighbors in Story County, in as atmosphere of dignity, comfort, and encouragement.

I've included a FY 2019-20 report that shows the assistance that was offered to households in the 50201 zip code. We appreciate the City's support in helping these people and we look forward to a continued partnership in offering this support.

With deepest gratitude,

Lori Allen, Executive Director
Good Neighbor Emergency Assistance, Inc.



Offering help and hope in times of need



Report Filters

Include private records: Yes
Date range: Jul 01, 2019 to Jun 30, 2020
Zip code: 50201

Report Summary

Total Assistance:	\$ 18033.18
Assistance Records:	275

Children (0 - 4) in Assisted Households:	15
Children (5 - 12) in Assisted Households:	36
Children (13 - 17) in Assisted Households:	25
Adults (18 - 29) in Assisted Households:	37
Adult (30 - 65) in Assisted Households:	116
Seniors (60+) in Assisted Households:	32
Other (unknown) in Assisted Households:	14
Total Households Assisted:	115 households with a total of 253 members

Good Neighbor Emergency Assistance FY 2019-2020
All assistance distributed to households in **50201** Zip Code - **\$18,033.18**
(Rent, utilities, food vouchers, gasoline vouchers)
Number of Households Assisted: 115
Number of Persons Assisted, All Ages: 253
Number of Times Assistance Give to those 115 Households: 275

Good Neighbor Emergency Assistance FY 2019-2020
All assistance distributed to households in **ALL** Zip Code - **\$145,832.59**
(Rent, utilities, food vouchers, gasoline vouchers)
Number of Households Assisted: 850
Number of Persons Assisted, All Ages: 1951
Number of Times Assistance Give to those 115 Households: 887

Percent of All Good Neighbor Assistance FY 2019-2020

Zip code 50201 household made up 13.5% of all Good Neighbor Households assisted
Zip code 50201 household made up 13 of all Good Neighbor Persons assisted
Zip code 50201 household made up 12.3% of all Good Neighbor funds expended