



**AGENDA**  
**REGULAR MEETING OF THE NEVADA CITY COUNCIL**  
**MONDAY, FEBRUARY 28, 2022 – 6:00 P.M.**

**NEVADA CITY HALL, COUNCIL CHAMBERS – 1209 6<sup>TH</sup> 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. Attendance via Zoom may also be available:

<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 through Zoom 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](mailto:kwright@cityofnevadaiaowa.org) by 4:00 p.m. Monday, February 28, 2022***

1. Call the Meeting to Order
2. Roll Call
3. Approval of the Agenda
4. PUBLIC HEARING(S)
  - A. FY2022/2023 Maximum Property Tax Dollars
    1. Public Hearing
    2. Resolution No. 058 (2021/2022): A Resolution approving the Fiscal Year 2022/2023 Maximum Property Tax Dollars for the City of Nevada, Iowa
5. Approval of CONSENT AGENDA (Any item on the Consent Agenda may be removed for separate consideration.)
  - A. Approve Minutes of the Regular Meeting held on February 14, 2022
  - B. Approve Minutes of the Special Meeting held on February 17, 2022
  - C. Approve Payment of Cash Disbursements, including Check Numbers 77338-77400 and Electronic Numbers 1067-1073 (Inclusive) Totaling \$621,728.29 (See attached list)

- D. Approve Class "C" (LC) (Commercial) Liquor License, Outdoor Service and Sunday Sales Permit for Tabloo LLC (Jason Crimmins) d/b/a Lincoln Tap, 835 6<sup>th</sup> Street, Effective February 28, 2022
- E. Approve Renewal of Class "A" Liquor License and Sunday Sales Privileges, William F. Ball Post No. 48 American Legion d/b/a American Legion Post #48, 1331 6<sup>th</sup> Street, Effective March 30, 2022
- F. Schedule Public Hearing on Fiscal Year 2022/2023 Budget for March 28, 2022 at 6:00 p.m. and Authorize Publication of Notice on March 10, 2022
- G. Schedule Public Hearing on Fiscal Year 2022/2023 Capital Improvements Program for March 28, 2022 at 6:00 p.m. and Authorize Publication of Notice on March 10, 2022

6. PUBLIC FORUM: Time set aside for comments from the public on topics of City business other than those listed on the agenda – no action may be taken. (Please keep your comments to five minutes or less.) This is an opportunity for members of the audience to bring to the Council's attention any item not listed on the agenda. Comments are limited to five (5) minutes per citizen, and the City will notify citizens when their time has expired. Speakers may not yield their times to others, and as a general rule this is not a time for exchange of questions. The Mayor has the authority to reduce the time allowed for comment in accordance with the number of persons present and signed up to speak.

#### 7. OLD BUSINESS

- A. Ordinance No. 1022 (2021/2022): An Ordinance amending the Code of Ordinances of the City of Nevada Iowa, 2006, by amending provisions pertaining to Sewer User Charges, third and final reading

#### 8. NEW BUSINESS

- A. Resolution No. 059 (2021/2022): A Resolution approving a Minor Subdivision for B-Ridge Subdivision
- B. Resolution No. 060 (2021/2022): A Resolution setting the date for public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$6,000,000
- C. Discussion and Appropriate Follow up on One Time Donation to Pizza Pie Looza

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

10. CLOSED SESSION: Closed session pursuant to Iowa Code Section 21.5 (1) (j) To discuss purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property.

11. Discussion and appropriate follow-up on Closed session pursuant to authority found in Iowa Code Section 21.5 (1) (j) to discuss purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property.

- A. Resolution No. 061 (2021/2022): A Resolution accepting purchase agreement and permanent sanitary sewer easement and temporary sanitary sewer construction easement with Keith B. Davis and Denise Davis

- B. Resolution No. 062 (2021/2022): A Resolution accepting purchase agreement and permanent sanitary sewer easement with Flummerfelt's Country Club Estates, M.H.C., L.L.C., an Iowa Limited Liability Company
- C. Resolution No. 063 (2021/2022): A Resolution accepting purchase agreement and permanent sanitary sewer easement and temporary sanitary sewer construction easement with Kinney-Lindstrom Foundation Inc.

## 12. ADJOURN

The agenda was posted on the official bulletin board on February 24, 2022, in compliance with the requirements of the open meetings law.

Posted \_\_\_\_\_

E-Mailed \_\_\_\_\_

W:\OFFICE\COUNCIL\AGENDAS-COUNCIL\2021-2022\2022-02-28.DOC

**PUBLIC NOTICE**

**WORKSESSION  
NEVADA CITY COUNCIL  
Monday, February 28, 2022  
Immediately following the regular council meeting**

**"Amended City of Nevada Code of Ordinances Review"**

There will be a Nevada City Council Work Session on Monday, February 28, 2022 immediately following the Regular Council Meeting in the Council Chambers of Nevada City Hall, 1209 6<sup>th</sup> Street, Nevada, Iowa. Zoom may also be available at the link below.

<https://us02web.zoom.us/j/87961733099?pwd=UERoTDIiUXZHczZlQi9ML0ZOeElOdz09>

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 through Zoom regarding any of the proposed changes, advanced notice is REQUIRED. Written documents may also be submitted.***

***Please call City Hall at 515-382-5466 or email [kwright@cityofnevadaiaowa.org](mailto:kwright@cityofnevadaiaowa.org) by 4:00 p.m. Monday, February 28, 2022***





**MEMO for**  
**REGULAR MEETING OF THE NEVADA CITY COUNCIL**  
**MONDAY, FEBRUARY 28, 2022 – 6:00 P.M.**

**7. OLD BUSINESS**

- A. Ordinance No. 1022 (2021/2022): An Ordinance amending the Code of Ordinances of the City of Nevada Iowa, 2006, by amending provisions pertaining to Sewer User Charges, third and final reading  
**Enclosed you shall find documentation to amend a certain City Ordinance pertaining to Sewer User Charges; this is the third and final reading.**

**8. NEW BUSINESS**

- A. Resolution No. 059 (2021/2022): A Resolution approving a Minor Subdivision for B-Ridge Subdivision  
**Enclosed you shall see documentation to approve a Minor Sub Division**
- B. Resolution No. 060 (2021/2022): A Resolution setting the date for public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$6,000,000  
**Enclosed you shall find a resolution for the public hearing to enter in to an agreement to borrow money for the Fieldhouse. This is a General Obligation Loan.**
- C. Discussion and Appropriate Follow up on One Time Donation to Pizza Pie Looza  
**Enclosed you shall see an action form for support on a one-time donation to Pizza Pie Looza**

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

10. CLOSED SESSION: Closed session pursuant to Iowa Code Section 21.5 (1) (j) To discuss purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property.  
**Material will be provided at the closed session.**
11. Discussion and appropriate follow-up on Closed session pursuant to authority found in Iowa Code Section 21.5 (1) (j) to discuss purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property.
- A. Resolution No. 061 (2021/2022): A Resolution accepting purchase agreement and permanent sanitary sewer easement and temporary sanitary sewer construction easement with Keith B. Davis and Denise Davis

- B. Resolution No. 062 (2021/2022): A Resolution accepting purchase agreement and permanent sanitary sewer easement with Flummerfelt's Country Club Estates, M.H.C., L.L.C., an Iowa Limited Liability Company
- C. Resolution No. 063 (2021/2022): A Resolution accepting purchase agreement and permanent sanitary sewer easement and temporary sanitary sewer construction easement with Kinney-Lindstrom Foundation Inc.

Item # 4A  
Date: 2/28/22

Proof Of Publication In  
NEVADA JOURNAL

CITY OF NEVADA  
1209 6TH STREET  
NEVADA, IA 502010530

STATE OF WISCONSIN, BROWN COUNTY

I, Nicole Jacobs, on oath depose and say  
that I am the Legal Clerk of NEVADA JOURNAL, a weekly  
newspaper, published at ; Ames, Story County, Iowa that the  
annexed printed:

CITY OF NEVADA  
CITY OF NEVADA\_MAX TAX LEVY

was published in said newspaper 1 time(s) in issues dated:

February 17, 2022

the last day of said publication being the  
17th day of February, 2022

Nicole Jacobs  
Legal Clerk

Amy Kokott  
Notary Public, State of Wisconsin, County of Brown

10/30/2025  
My commission expires

sworn to before me and subscribed in my presence by this the  
17th day of February, 2022

FEE: \$82.50  
AD #: 0001444211  
ACCT: 37490

AMY KOKOTT  
Notary Public  
State of Wisconsin

# **NOTICE OF PUBLIC HEARING - CITY OF NEVADA - PROPOSED PROPERTY TAX LEVY** **Fiscal Year July 1, 2022 - June 30, 2023**

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

**Meeting Date:** 2/28/2022 **Meeting Time:** 06:00 PM **Meeting Location:** Nevada City Council Chambers, 1209 6th Street, Nevada IA

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)

City Telephone Number  
(515) 382-5466 ext: 225

	Current Year Certified Property Tax 2021 - 2022	Budget Year Effective Property Tax 2022 - 2023	Budget Year Proposed Maximum Property Tax 2022 - 2023	Annual % CHG
Regular Taxable Valuation	269,995,018	282,797,594	282,797,594	
Tax Levies:				
Regular General	2,186,960	2,186,960	2,290,661	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit			0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center	36,448	36,448	37,834	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs	119,430	119,430	145,518	
Support of Local Emer. Mgmt. Commission			0	
Emergency	72,899	72,899	75,667	
Police & Fire Retirement			0	
FICA & IPERS	392,692	392,692	336,728	
Other Employee Benefits	250,806	250,806	216,750	
<b>Total Tax Levy</b>	<b>3,059,235</b>	<b>3,059,235</b>	<b>3,103,158</b>	<b>1.43</b>
<b>Tax Rate</b>	<b>11.33071</b>	<b>10.81775</b>	<b>10.97307</b>	

## **Explanation of significant increases in the budget:**

Increases in Property Insurance, benefits, salaries, utility and supply costs have caused additional expense to the City. The City also saw many revenues decreased due to the impact of COVID and state law changes with rollback in residential and Multi-residential properties. The state is also decreasing the backfill that was promised when they reduced the commercial and industrial property valuations. Nevada's overall tax levy rate will remain unchanged. The levies above do not show the total levy rate for the city.

**If applicable, the above notice also available online at:**  
[www.cityofnevadaiaowa.org](http://www.cityofnevadaiaowa.org) and [www.facebook.com/cityofnevadaiaowa/](http://www.facebook.com/cityofnevadaiaowa/)

\*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

\*\*Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

**RESOLUTION NO. 058 (2021/2022)**

**A RESOLUTION APPROVING THE FISCAL YEAR 2022/2023 MAXIMUM  
PROPERTY TAX DOLLARS FOR THE CITY OF NEVADA, IOWA**

WHEREAS, the City Council of the City of Nevada, Iowa, is preparing the Fiscal Year 2022/2023 Budget; and

WHEREAS, Iowa Code requires the City of Nevada, Iowa, to hold a public hearing regarding certain specified levies; and

WHEREAS, the City Council of the City of Nevada has considered the Proposed FY2022/2023 City Maximum Property Tax Dollars for the affected levy total, and;

WHEREAS, a notice concerning the proposed city maximum property tax dollars from certain levies was published as required and posted on the city web site and social media account; and

WHEREAS, a public hearing concerning the proposed city maximum property tax dollars was held on February 28, 2022 at 6:00 p.m.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Nevada, Story, County, Iowa, that the Maximum Property Tax Dollars for the affected tax levies for Fiscal Year 2022/2023 shall not exceed \$3,103,158. The Maximum Property Tax dollars requested in the total maximum levy for affected property tax levies for Fiscal Year 2022/2023 does not represent an increase of greater than 102% from the maximum property tax dollars requested in Fiscal Year 2021/2022.

**PASSED AND APPROVED** this 28<sup>th</sup> day of February, 2022.

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

ATTEST:

\_\_\_\_\_  
Kerin Wright, City Clerk

Moved by Council Member \_\_, seconded by Council Member \_\_, that Resolution No. 058 (2021/2022) be adopted.

AYES:           —  
NAYS:           —  
ABSENT:       —

The Mayor declared Resolution No. 058 (2021/2022) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 058 (2021/2022) at the regular Council Meeting of the City of Nevada, Iowa, held on the 28<sup>th</sup> day of February, 2022.

\_\_\_\_\_  
Kerin Wright  
City Clerk



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NEVADA CITY COUNCIL - MONDAY, FEBRUARY 14, 2022 6:02 P.M.

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1. CALL TO ORDER

The City Council of the City of Nevada, Iowa, met for a meeting in the Council Chambers of Nevada City Hall located at 1209 6<sup>th</sup> Street, Nevada, Iowa. Mayor Brett Barker, convened the meeting at 6:02 p.m. on Monday, February 14, 2022, pursuant to the rules of the Council. The agenda was posted on the official bulletin board in compliance with the open meeting law.

2. ROLL CALL

The roll was called indicating the following named Council Members present and absent. Present: Barb Mittman, Steve Skaggs, Dane Nealson, Jason Sampson, Brian Hanson. Absent: Sandy Ehrig.

Staff Present: Erin Clanton, Jordan Cook, Donna Mosinski, Tim Hansen, Ric Martinez, Ryan Hutton, Mike Roth, and Holly Manternach

Also in attendance were: Karen Selby

3. APPROVAL OF AGENDA

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

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

Motion by Brian Hanson, seconded by Barb Mittman, to **approve the following consent agenda items:**

- A. Approve Minutes of Regular Meeting and Budget Workshop held on January 24, 2022
- B. Approve Payment of Cash Disbursements, including Check Numbers 77243-77337 and Electronic Numbers 1058-1064 (Inclusive) Totaling \$608,691.75 (See attached list)
- C. Approve Great Western Card purchases (See attached list)
- D. Approve Financial Reports for Month of December, 2021
- E. Approve Financial Reports for Month of January, 2022
- F. Schedule Public Hearing on Fiscal Year 2023 Proposed Maximum Property Tax Levy for February 28, 2022 at 6:00 p.m. and Authorize Publication of Notice on February 17, 2022
- G. Agreement with Impact7G for Asbestos removal at 102 K Ave
- H. Resolution No. 053 (2021/2022): A Resolution to enter into a 28E Agreement with Story County to provide Dispatch/Jail Services for FY2022/2023
- I. Approve Class "B" Wine Permit (Carryout Wine), Class "C" Beer Permit, and Sunday Sales Privileges for DolgenCorp, LLC, d/b/a Dollar General Store #1536, 1705 South B Avenue, Effective March 1, 2022

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

5. PUBLIC FORUM

- A. Proclamation for 2022 FABuary in Nevada, IA

6. OLD BUSINESS

- A. Approve HR Green WWTF-Phase 3 Construction Phase Services Agreement, not to exceed \$566,000

Motion by Brian Hanson, seconded by Steve Skaggs, to approve HR Green WWTF-Phase 3 Construction Phase Services Agreement, not to exceed \$566,000. After due consideration and discussion the roll was called. Aye: Hanson, Skaggs, Mittman, Nealson, and Sampson. Nay: None. The Mayor declared the motion carried.

- B. Approve Pay Request No. 8 for the Wastewater Treatment Facility Project-Phase 2 in the amount of \$329,863.81

Motion by Barb Mittman, seconded by Jason Sampson, to approve Pay Request No. 8 for the WWTF-Phase 2 from Williams Brothers in the amount of \$329,863.81. After due consideration and discussion the roll was called. Aye: Mittman, Sampson, Skaggs, Hanson, and Nealson. Nay: None. The Mayor declared the motion carried.

- C. Resolution No. 054 (2021/2022): A Resolution approving the Prairie Meadows Legacy Grant Application for the Field House Project

Motion by Dane Nealson, seconded by Brian Hanson, to adopt Resolution No. 054 (2021/2022). After due consideration and discussion the roll was called. Aye: Nealson, Hanson, Mittman, Sampson, and Skaggs. Nay: None. The Mayor declared the motion carried.

- D. Resolution No. 055 (2021/2022): A Resolution approving support for the Story County Housing Trust for FY2023

Motion by Brian Hanson, seconded by Dane Nealson, to adopt Resolution No. 055 (2021/2022). After due consideration and discussion the roll was called. Aye: Hanson, Nealson, Sampson, Skaggs, and Mittman. Nay: None. The Mayor declared the motion carried.

- E. Discussion and Appropriate Action for the Fiscal Year 2022/2023 Local Option Sales Tax Budget Worksheet

Motion by Jason Sampson, seconded by Steve Skaggs, to approve FY2022/2023 Local Option Sales Tax Budget Worksheet. After due consideration and discussion the roll was called. Aye: Sampson, Skaggs, Hanson, Mittman, and Nealson. Nay: None. The Mayor declared the motion carried.

- F. Ordinance No. 1022 (2021/2022): An Ordinance amending the Code of Ordinances of the City of Nevada Iowa, 2006, by amending provisions pertaining to Sewer User Charges, second reading

Motion by Jason Sampson, seconded by Brian Hanson, to **approve Ordinance No. 1022 (2021/2022), second reading.** After due consideration and discussion the roll was called. Aye: Sampson, Hanson, Mittman, Nealson, and Skaggs. Nay: None. The Mayor declared the motion carried.

## 7. NEW BUSINESS

- A. Resolution No. 056 (2021/2022): A Resolution accepting Minor Subdivision for Martin Subdivision.

Motion by Brian Hanson, seconded by Dane Nealson, to **adopt Resolution No. 056 (2021/2022).** After due consideration and discussion the roll was called. Aye: Hanson, Nealson, Sampson, Skaggs, and Mittman. Nay: None. The Mayor declared the motion carried.

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

City Administrator Cook updated council on a need to have a special meeting this week. Consensus was to have the special meeting on February 17 at noon.

Mayor Barker gave an interview to WOI for a story on the new publication and reported that the FABuary events were going well.

Councilman Nealson stated that he would be on the radio on Tuesday morning announcing the Pizza Pie Looza event.

Councilman Sampson attended the Lincoln Highway Days meeting and reported that the event is coming together.

Councilman Skaggs reported that the Camelot Theater Foundation is proceeding with grant applications.

Park and Rec Director Hansen reported on the Fieldhouse fundraising efforts. Ryan Wessel is working on his Wilson Pond project. They are still working on the staffing for the summer.

Public Safety Director Martinez updated council on the hiring process. He was interviewed by WHO regarding a bill at the State House about funding small agencies.

HR Green representative, Mike Roth, updated the council on the Wastewater Treatment Facility project.

## 9. ADJOURNMENT

There being no further business to come before the meeting, motion by Dane Nealson, seconded by Jason Sampson, to **adjourn the meeting.** Following voice vote, the Mayor declared the motion carried at 6:24 p.m. the meeting adjourned.

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Brett Barker, Mayor

ATTEST:

\_\_\_\_\_  
Donna Mosinski, Deputy City Clerk

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

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NEVADA CITY COUNCIL - THURSDAY, FEBRUARY 17, 2022 12:00 P.M.

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1. CALL TO ORDER

The City Council of the City of Nevada, Iowa, met for a special meeting in the Council Chambers of Nevada City Hall located at 1209 6<sup>th</sup> Street, Nevada, Iowa. Mayor Brett Barker, convened the meeting at 12:02 p.m. on Thursday, February 17, 2022, pursuant to the rules of the Council. The agenda was posted on the official bulletin board in compliance with the open meeting law.

2. ROLL CALL

The roll was called indicating the following named Council Members present and absent. Present: Brian Hanson, Barb Mittman, Jason Sampson, and Steve Skaggs. Absent: Sandy Ehrig and Dane Nealson.

Staff Present: Jordan Cook, Donna Mosinski, Jeremy Rydl, Mark Jones, and Mike Roth (via Zoom)

3. APPROVAL OF AGENDA

Motion by Brian Hanson, seconded by Barb Mittman, to **approve the agenda**. After due consideration and discussion, the roll was called. Aye: Hanson, Mittman, Sampson, and Skaggs. Nay: None. The Mayor declared the motion carried.

4. Resolution No. 057 (2021/2022): A Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the Nevada Wastewater Treatment Facility Improvements – Phase 4 Project, and the taking of bids therefor

Motion by Barb Mittman, seconded by Steve Skaggs, to **adopt Resolution No. 057 (2021/2022)**. After due consideration and discussion, the roll was called. Aye: Mittman, Skaggs, Hanson, and Sampson. Nay: None. The Mayor declared the motion carried.

5. ADJOURNMENT

There being no further business to come before the meeting, motion by Jason Sampson, seconded by Brian Hanson, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 12:05 p.m. the meeting adjourned.

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Brett Barker, Mayor

ATTEST:

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Donna Mosinski, Deputy City Clerk

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



Item # 50  
Date: 2/28/22

CITY OF NEVADA  
CLAIMS REPORT FOR FEBRUARY 28, 2022  
2/15/22 THRU 2/28/22

VENDOR	REFERENCE	AMOUNT	CHECK #
WAGeworks	FSA 2021 PMTS	923.71	1067
IA DNR	WWTF PERMIT FEE	100.00	77338
CONSUMERS ENERGY	ALL-UTILITIES	5,470.03	77339
MENARDS	CEM-SUPPLIES	12.97	77340
WILLIAMS BROTHERS CONST	WWTF-PHASE 2 PR#8	329,863.81	77341
TREASURER STATE OF IA	SALES TAX 2/1-15/2022	5,613.54	1068
TREASURER STATE OF IA	WET 2/1-15/2022	11,539.16	1069
QUILL	LIB-WATER FILTERS	7.64	77342
BAKER & TAYLOR	LIB-MATERIALS	2,732.32	77343
IA COMM NETWORK	LIB-LONG DISTANCE	4.98	77344
DEMCO	LIB-ORGANIZER (DONATIONS)/BOOK HOLDE	1,325.17	77345
AMAZON.COM	LIB-SUPPLIES	139.51	77346
CENTER POINT	LIB-MATERIALS	47.94	77347
CENGAGE	LIB-MATERIALS	122.15	77348
AMAZON	ADM/WTR/WWT/PKA/CH-SUPPLIES	362.29	77349
BIBLIONIX	LIB-SUBSCRIPTION	2,600.00	77350
MIDWEST TAPE	LIB-DVD	37.49	77351
HOOPLA	LIB-DIGITAL MATERIALS	236.82	77352
GREAT WESTERN	WTR-CDLTRNG STARBUCK/CLEVELAND	3,576.16	1073
ALLIANT	ALL-UTILITIES	6,622.97	77354
NEVADA POSTMASTER	UTILITY BILLING POSTAGE	831.64	77355
VERIZON	WTR/WWT/LIB-SVCS	280.07	77356
WINDSTREAM	LIB/PD-PHONES	185.96	77357
MENARDS	PKM-SUPPLIES	20.83	77358
IPERS	IPERS	33,832.78	1070
TREASURER STATE OF IA	STATE TAXES	8,166.00	1071
EFTPS	FED/FICA TAX	25,534.54	1072
AMER'N FAMILY LIFE	AFLAC	1,235.09	77362
MISSION SQUARE	DEFERRED COMP	937.50	77363
COLLECTION SVCS CTR	CHILD SUPPORT	1,022.85	77364
GREAT WESTERN	HSA	353.33	77365
BEN FRANKLIN	PKA-SUPPLIES	36.42	77366
FAREWAY	CEM-SUPPLIES	7.49	77367
ALLIANT	ALL-UTILITIES	4,352.95	77368
MARTIN MARIETTA	WTR-GRAVEL	2,482.95	77369
PRATT SANITATION	ALL-GARBAGE SVC	585.00	77370
VAN WALL	CEM/STS/PKM-SUPPLIES	670.67	77371
SCHENDEL PEST CONTROL	ALL-PEST CONTROL	245.25	77372
COMPUTER RESOURCE SPEC	ADM/PD-IT SVCS	5,607.02	77373
ARNOLD MOTOR	FD/PD-SUPPLIES	151.40	77374
GATEHOUSE	LEGAL PUBLICATIONS	426.80	77375
HOKEL	WTR/STS-SUPPLIES	225.09	77376

NEVADA COMM SCHOOL	ALL-GAS	10,371.63	77377
MC FARLAND	STS-DOT DRUG TEST	121.00	77378
IA ASSOC OF PROF FIRE CHIEFS	FD-REYNOLDS MEMB	100.00	77379
SANDRY FIRE	FD-HELMET/FRONTS	721.95	77380
STOREY KENWORTHY	WTR/WWT-UTILITY BILLS	1,452.40	77381
STEFFEN	WTR-MOTOR	583.76	77382
JOHN DEERE FIN	WTR/STS-SUPPLIES	138.92	77383
HR GREEN	SRF SPONS PROJ	11,025.50	77384
BRICK GENTRY	ALL-LEGAL	10,324.00	77385
JETCO	WTR-OMNISITE DIALER/SUMP FLOAT/COMI	2,659.60	77386
CENTRAL IA WATER	WTR/LWE RAW WATER 3/2022	481.09	77387
IA ASSOC OF SCHOOL RES	PD-BRANDES/HENDERSON TRNG	250.00	77388
NEVADA SENIORS	WTR/WWT-UTILITY BILLS	225.00	77389
QUADIENT	ALL-POSTAGE	1,000.00	77390
QUADIENT, INC	ADM-MTR	135.00	77391
AMES FORD LINCOLN	PD-#23 BATTERY	205.95	77392
ALEX AIR APPARATUS	FD-ETOOL GRANT	24,951.00	77393
BOUND TREE MEDICAL	EMS-MEDICAL SUPPLIES	221.02	77394
JMT TRUCKING	WTR-GRAVEL	833.84	77395
KINGSBURY, JASON	PKM-SHIRTS KINGSBURY	74.89	77396
SQUARED AWAY SPORTS	REC-BB/SB JERSEYS	4,890.00	77397
MADISON NATIONAL LIFE INS	ALL-LIFE INSURANCE	458.40	77398
CONTRACTOR SOLUTIONS	WTR-ALUMN BOX	4,752.00	77399
EQUIPMENT MANAGEMENT	FD-TOOLS/AFG GRANT	12,786.00	77400
	WATER	77.55	
	Refund Checks Total	77.55	
	Accounts Payable Total	547,293.24	
	Payroll Checks	74,357.50	
	***** REPORT TOTAL *****	621,728.29	
	GENERAL	128,644.67	
	ROAD USE TAX	23,496.18	
	LOCAL OPTION SALES TAX	1,058.23	
	LIBRARY TRUST	2,758.71	
	DANIELSON TRUST	236.82	
	WATER	50,579.68	
	SEWER	29,081.01	
	SEWER CAP IMP PROJECT	330,138.81	
	SRF SPONSORED PROJECT	11,025.50	
	LANDFILL/GARBAGE	56.02	
	STORM WATER	74.61	
	REVOLVING FUND	43,654.34	
	FLEX BENEFIT REVOLVING	923.71	
	TOTAL FUNDS	621,728.29	



# State of Iowa

Alcoholic Beverages Division

Item # 5 D4E  
Date: 2/28/22

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS	
Tabloo LLC	Lincoln Tap	(515) 450-9688	
ADDRESS OF PREMISES	CITY	COUNTY	ZIP
835 6th Street Ste 3	Nevada	Story	50201
MAILING ADDRESS	CITY	STATE	ZIP
835 6th Street Ste 3	Nevada	Iowa	50201

## Contact Person

NAME	PHONE	EMAIL
Jason Crimmins	(515) 450-9688	tabloolc@gmail.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0045132	Class C Liquor License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Mar 1, 2022	Feb 28, 2023	

SUB-PERMITS

Class C Liquor License



# State of Iowa

Alcoholic Beverages Division

## PRIVILEGES

Outdoor Service, Sunday Service

## Status of Business

### BUSINESS TYPE

Limited Liability Company

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Jason Crimmins	Ames	Iowa	50010	Owner	100.00	Yes

## Insurance Company Information

INSURANCE COMPANY

Specialty Risk of America

POLICY EFFECTIVE DATE

Mar 1, 2022

POLICY EXPIRATION DATE

Mar 1, 2023

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE  
DATE

OUTDOOR SERVICE EXPIRATION  
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE  
DATE

TEMP TRANSFER EXPIRATION  
DATE

BEER AND/OR LIQUOR RENEWAL CERTIFICATE OF INSPECTION

This application will be on the February 28, 2022 Council Agenda

Business Name Lincoln Tap Phone Number \_\_\_\_\_

Address \_\_\_\_\_

Manager's Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_

Owners Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_

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

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

2-17-22

Date

[Signature]  
FIRE INSPECTOR AND/OR BUILDING INSPECTOR

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

- ① fire extinguisher exp tag
- ② fire extinguisher NOT mounted in kitchen space
- ③ Em. light dead in back hallway.

orders sent to be corrected by 2-28-22





# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
WILLIAM F. BALL POST NO. 48, AMERICAN LEGION, NEVADA IOWA	American Legion Post #48	(515) 291-3198

ADDRESS OF PREMISES	CITY	COUNTY	ZIP
1331 6th Street	Nevada	Story	50201-0000

MAILING ADDRESS	CITY	STATE	ZIP
1331 6th Street	Nevada	Iowa	50201-0000

## Contact Person

NAME	PHONE	EMAIL
Timothy McLaughlin	(515) 291-3198	tmclaugh20@hotmail.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LA0001071	Class A Liquor License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Mar 31, 2022	Mar 30, 2023	

### SUB-PERMITS

Class A Liquor License



# State of Iowa

Alcoholic Beverages Division

## PRIVILEGES

Sunday Service

## Status of Business

### BUSINESS TYPE

Privately Held Corporation

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Donald Kockler	Nevada	Iowa	50201	Commander	0.00	Yes
Timothy McLaughlin	Nevada	Iowa	50201			

## Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

Mar 31, 2022

POLICY EXPIRATION DATE

Mar 31, 2023

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE  
DATE

OUTDOOR SERVICE EXPIRATION  
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE  
DATE

TEMP TRANSFER EXPIRATION  
DATE

BEER AND/OR LIQUOR RENEWAL CERTIFICATE OF INSPECTION

This application will be on the Feb. 28, 2022 Council Agenda

Business Name American Legion Post #48 Phone Number \_\_\_\_\_

Address \_\_\_\_\_

Manager's Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_

Owners Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_

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

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

2-17-22

Date

SAZ

FIRE INSPECTOR AND/OR BUILDING INSPECTOR

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

- ① fire extinguishers not insp. in 21  
② em. light dead behind bar.

x will fix before 2-28-22

Item # 5F46  
 Date: 2/28/22

**NOTICE OF PUBLIC HEARING – PROPOSED BUDGET**  
**Fiscal Year July 1, 2022 - June 30, 2023**  
**City of: NEVADA**

The City Council will conduct a public hearing on the proposed Budget at: Nevada City Council Chambers, 1209 6th Street Meeting Date: 3/28/2022  
 Meeting Time: 06:00 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property	14.61800
The estimated tax levy rate per \$1000 valuation on Agricultural land is	3.00349

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number  
 (515) 382-5466 ext: 225

City Clerk/Finance Officer's NAME  
 Kerin Wright

		Budget FY 2023	Re-estimated FY 2022	Actual FY 2021
<b>Revenues &amp; Other Financing Sources</b>				
Taxes Levied on Property	1	4,159,581	4,021,145	3,940,058
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
<b>Net Current Property Taxes</b>	3	4,159,581	4,021,145	3,940,058
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	563,561	1,213,485	909,423
Other City Taxes	6	1,047,921	987,672	1,333,092
Licenses & Permits	7	110,300	112,950	119,503
Use of Money and Property	8	87,815	152,950	628,416
Intergovernmental	9	1,515,765	1,101,310	2,105,579
Charges for Fees & Service	10	5,268,789	4,400,565	4,860,531
Special Assessments	11	0	0	0
Miscellaneous	12	1,780,620	1,284,300	152,656
Other Financing Sources	13	36,917,000	28,000,000	7,148,234
Transfers In	14	4,525,894	8,027,506	5,255,910
<b>Total Revenues and Other Sources</b>	15	55,977,246	49,301,883	26,453,402
<b>Expenditures &amp; Other Financing Uses</b>				
Public Safety	16	1,734,519	1,651,586	1,815,581
Public Works	17	967,094	1,017,172	819,496
Health and Social Services	18	53,000	16,995	50,770
Culture and Recreation	19	2,070,796	1,638,381	1,395,939
Community and Economic Development	20	804,544	813,028	448,054
General Government	21	867,923	692,194	531,883
Debt Service	22	1,781,163	1,512,413	1,535,493
Capital Projects	23	7,270,000	12,132,000	3,951,218
<b>Total Government Activities Expenditures</b>	24	15,549,039	19,473,769	10,548,434
Business Type / Enterprises	25	37,274,559	24,780,765	9,057,724
<b>Total ALL Expenditures</b>	26	52,823,598	44,254,534	19,606,158
Transfers Out	27	4,525,894	8,027,506	5,255,910
<b>Total ALL Expenditures/Transfers Out</b>	28	57,349,492	52,282,040	24,862,068
<b>Excess Revenues &amp; Other Sources Over (Under) Expenditures/Transfers Out</b>	29	-1,372,246	-2,980,157	1,591,334
Beginning Fund Balance July 1	30	27,662,699	30,642,856	29,051,522
<b>Ending Fund Balance June 30</b>	31	26,290,453	27,662,699	30,642,856

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Nevada City Council will hold a Public Hearing on Monday, March 28, 2022 at 6:00 p.m. at the Nevada City Council Chambers, 1209 6<sup>th</sup> Street, to hear public input on the proposed FY22/23– FY 25/26 Capital Improvement Plan. The meeting may also be held via Zoom due to the COVID-19 Pandemic at: <https://us02web.zoom.us/j/87961733099?pwd=UERoTDIiUXZHczZlQ9ML0ZOeElOdz09>

If you are unable to attend, written comments may be addressed to the City Clerk, 1209 6<sup>th</sup> Street, P O Box 530, Nevada, Iowa 50201-0530 and must be received by 4:00 p.m. on March 28, 2022.

Kerin Wright  
City Clerk



**ORDINANCE NO. 1022 (2021/2022)**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF NEVADA, IOWA, 2006, BY AMENDING PROVISIONS PERTAINING TO SEWER USER CHARGES (CHAPTER 99)**

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

**Section 1. SECTION MODIFIED.** Chapter 99 (Sewer Use Charges), Section 99.06 (User Charges) of the Code of Ordinances of the City of Nevada, Iowa, 2006, is amended to read as follows:

**99.06 USER CHARGES.**

1. Minimum Charge. The minimum user charge per month shall be:

Meter Reading Date	Monthly Service Fee
July, 2020	\$10.13
June, 2021	\$12.16
<b><u>March, 2022</u></b>	<b><u>\$20.00</u></b>

2. Additional Quantity Use Charge. In addition to the minimum monthly charge, each contributor shall pay a user charge rate for operation and maintenance (including replacement), debt retirement of any existing or future bonded indebtedness or construction of reasonable and necessary improvements:

Meter Reading Date	Charge per 1000 Gallons or Pro Rata Part Thereof
Current: June, 2017	\$4.35
July, 2020	\$5.22
June, 2021	\$6.26

3. Sewer Construction. In addition to the above two charges, each user shall be assessed an additional charge per month for payment of reasonable and necessary improvements.

Metering Reading Date	Monthly Construction Fee
July, 2020	\$2.03
June, 2021	\$2.44
<b><u>March, 2022</u></b>	<b><u>\$5.00</u></b>

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

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

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

Passed and approved first reading by the Nevada City Council this 24<sup>th</sup> day of January, 2022.  
Passed and approved second reading by Nevada City Council this 14<sup>th</sup> day of February, 2022.  
Passed and approved third reading by the Nevada City Council this \_\_ day of \_\_, 2022.

---

Brett Barker, Mayor

ATTEST:

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Kerin Wright, City Clerk

1<sup>st</sup> Reading – January 24, 2022

Motion by Council Member Barb Mittman, seconded by Council Member Sandy Ehrig, to adopt the first reading of Ordinance No. 1022.

AYES: Mittman, Ehrig, Hanson, Nealson, Sampson, Skaggs,  
NAYS: None  
ABSENT: None

2<sup>nd</sup> Reading – February 14, 2022

Motion by Council Member Jason Sampson, seconded Council Member by Brian Hanson, to approve the second reading of Ordinance No. 1022.

AYES: Sampson, Hanson, Mittman, Nealson, and Skaggs  
NAYS: None  
ABSENT: Ehrig

3<sup>rd</sup> Reading – February 28, 2022

Motion by Council Member \_\_, seconded by Council Member \_\_, to approve the third reading of Ordinance No. 1022.

AYES: \_\_  
NAYS: \_\_  
ABSENT: \_\_

The Mayor declared Ordinance No. 1022 adopted.

I certify that the foregoing was published as Ordinance No. 1022 on the \_\_ day of \_\_, 2022.

---

Kerin Wright, City Clerk

Item # 8A  
Date: 2/28/22



City Hall | 1209 6<sup>th</sup> Street | Nevada, IA 50201-0530  
p. (515) 382-5466 | f. (515) 382-4502

February 2022

TO: Mayor - City Council Members  
City Administrator Jordan Cook

From: Ryan Hutton  
Building & Zoning Official

With the recommendation from the Planning and Zoning Commission, we are seeking approval from the City Council Members to approve the B-Ridge Minor Subdivision.

Best Regards,  
Ryan Hutton  
Building and Zoning Official



City Hall | 1209 6<sup>th</sup> Street | Nevada, IA 50201-0530  
p. (515) 382-5466 | f. (515) 382-4502

## AGENDA

Planning & Zoning Commission  
Special Meeting

*February 22<sup>nd</sup>, 2022 6:15pm*

Council Chamber, City Hall 1209 6<sup>th</sup> Street

1. Call the meeting to order – Roll Call
2. Approval of the Agenda
3. B-Ridge Subdivision
4. Adjourn

This agenda was posted on the official bulletin board Thursday February 17<sup>th</sup>, 2022 in compliance with the requirements of the open-meeting law.

# Memo

**To:** Planning & Zoning Commission

**From:** Ryan Hutton, Zoning Supervisor

**CC:** Jordan Cook, City Administrator

**Date:** 02/22/2022

**RE: General Information**

1. **Minor Subdivision B-Ridge Subdivision:** The City of Nevada's Subdivision Ordinance allows a Minor Subdivision if the proposed subdivision does not include any street or utility improvements. The purposed subdivision turns one lot into four lots. The Minor Subdivision requires a final plat and approval of The Planning & Zoning Commission and The City Council. The property owners have requested the proposed subdivision of B-Ridge Subdivision. Staff recommends approval of the B-Ridge Subdivision to the Planning and Zoning Commission and send onto The City Council. Included in your packet is a copy of the plat and application form.

If you have any questions please contact me at work, 515-382-5466, or at home, 515-720-3545, and prior to Monday night's meeting

MUST BE FILED WITH THE CITY CLERK  
OFFICE BY 9:00 A.M. ON \_\_\_\_/\_\_\_\_/\_\_\_\_  
HEARING DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_



## Minor Subdivision Application Packet

**1. Application Packet** Be sure to complete and submit all the required materials that are a part of this Application Packet. Failure to do so will result in a delay in processing your application.

The "Application Packet for approval of a Minor Subdivision includes the following:

- Application Form (This form must be filled out completely for all applications.);
- Minor Subdivision Checklist (Use this Checklist to prepare the Plat.); and,

### **2. What must be submitted?**

- One (1) completed and signed Application Form..
- Fifteen (15) copies of the Plat, no larger than 24" by 36".
- One (1) 11" by 17" black line reduction copy of the Plat.
- A check or cash for the application filing fee as established by the City Council.

No application will be accepted unless it complies with all the submittal requirements. Applications that are incomplete will be returned to the applicant without further review.

### **3. What is the process?**

- A **Minor Subdivision** is a subdivision that adjusts the lot lines of no more than four lots without creating additional lots; or creates no more than four lots from any single parcel, tract or lot. The subdivision shall be served by existing utilities and does not require the extension of streets, utilities, or public improvements.
- The applicant shall submit an **Application for Minor Subdivision** with the Department of Planning and Zoning at least 21 days prior to a regular meeting of the Planning and Zoning Commission.
- The Planning and Zoning Commission shall forward the **Minor Subdivision** to the City Council for its review after the Applicant has filed a complete **Application for Minor Subdivision** if approved the Planning and Zoning Commission. An **Application for Minor Subdivision** shall be "complete" for the purpose of commencing when so certified by the City Council.

### **4. Where should submittals be made?**

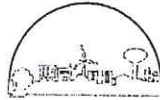
Submit the completed Minor Subdivision Application Packet to the:

City Clerk  
City Hall  
1209 6<sup>th</sup> Street; P.O. Box 530  
Nevada, Iowa 50201



**IF YOU HAVE ANY QUESTIONS WHILE COMPLETING THIS APPLICATION,  
PLEASE CONTACT THE PLANNING AND ZONING DEPARTMENT.**

**Phone: 515-382-5466  
FAX: 515-382-5469  
E-mail: [citypz@midiaowa.net](mailto:citypz@midiaowa.net)**



## Minor Subdivision Application Form

(This form must be filled out completely before your application will be accepted.)

**1. Property Location** of this Minor Subdivision (Street Address and  
or Boundary Description: 631 W. Lincoln Hwy, Nevada

**2. Existing Use and Proposed Use of the Property:** Commercial

**3. Subdivision Name:** B-Ridge Subdivision

**4. Property Owner:** T J Adams

Address: 631 W. Lincoln Highway Nevada, IA 50201  
(Street) (City) (State) (Zip)

Telephone: 515-231-3632  
(Home) (Business) (Fax)

**5. Attorney:** Dan Bappe

Address: PO Box 127 Nevada, IA 50201  
(Street) (City) (State) (Zip)

Telephone: 515-382-3578  
(Home) (Business) (Fax)

**6. Land Surveyor:** Brad Stumbo, PLS FOX Strand

Address: 414 S. 17th St., Ste 107 Ames, IA 50010  
(Street) (City) (State) (Zip)

Telephone: 515-233-0000  
(Home) (Business) (Fax)



**7. Contact Person:** Brian Beck

Address: 806 W. N Ave. Nevada, IA 50201  
(Street) (City) (State) (Zip)

Telephone: 515-451-5568 (Cell)  
(Home) (Business) (Fax)

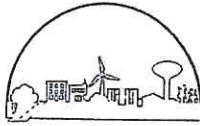
I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Nevada, and have submitted all the required information which is true and accurate.

Signed by: [Signature] Date: 2-8-22  
(Applicant)

(Note: No other signature may be substituted for the Property Owner's Signatures)

and: [Signature] Date: 2-8-22  
(Property Owner)

and: [Signature] Date: 2-8-22  
(Contact Person)



## **Minor Subdivision Checklist**

**The following items must be included with this submittal for approval of a Minor Subdivision:**

- One (1) completed and signed Application Form.
- Fifteen (15) copies of the Plat no larger than 24" by 36".
- One (1) 11" by 17" black-line reduction copy of the Plat.
- A check or cash for the application filing fee as established by the City Council.

**Table 3-1** of the subdivision regulations describes the information that must be shown on the Minor Subdivision as follows:

**General Information:**

- Prepared by a registered land surveyor or a statement by the land surveyor that the Plat was prepared under his or her supervision.
- Surveyor's signature, Iowa registration number or seal and certification of accuracy.
- Scale of one inch equals 50 feet, unless an alternate scale is approved by the Zoning Administrator.
- Sheets shall be numbered in sequence if more than one sheet is used.
- Total number of sheets included in the plat is indicated.
- Match lines, if applicable, indicating where each sheet adjoins any other sheet.
- An index sheet showing the relationship between the sheets.
- Sheet sizes shall be no greater than 24" by 36" and no less than 8-12 " by 11 ".
- Names of all adjoining property owners within 100 feet.
- Existing and proposed zoning indicated.

**Survey Data:**

- Lengths, bearings and curve data of existing or proposed lots (except internal lot lines) blocks, public or private way, railroad or utility right-of-way, deed restrictions, covenants, easements, dedications or other areas within the tract or parcel proposed to be subdivided.
- The outer boundaries of the tract or parcel proposed to be subdivided drawn in a solid, bold black line.

**Existing Physical Features:**

- Location, use and dimensions of any existing structures, with the required setback distances indicated.
- Location of any existing water courses, wetlands, floodplains, trees, woodland resources, prairie resources or environmentally sensitive areas on or within 200 feet of the tract to be subdivided.
- Contour lines at vertical intervals of not more than two feet, unless an alternate contour interval is approved by the Zoning Administrator.

**Existing and Proposed Street Improvements:**

- Location and width of all existing streets and easements, alleys and other public ways.
- Names of adjoining streets.
- Proposed parking prohibitions.
- Existing or proposed sidewalks, bikeways, highways, streets, alleys or other public ways including centerline street stationing and geometrics.

**Existing and Proposed Infrastructure:**

- Location and dimensions of any existing public infrastructure including any water main, sanitary sewer main or storm sewer main and any associated facility, including appropriate easements.
- Location and dimensions of any existing utilities including electric, gas, telephone or cable, including appropriate easements.
- Storm water management and run-off control plan.
- Location and dimensions of property proposed to be set aside for park or playground use or other public or private reservation, with designation of the purpose of those set asides and conditions, if any, of the dedication or reservation.



**Lot and Block Numbering and Design:**

- Lots within each block assigned a progressive number.
- No strip of land shall be reserved by the subdivider unless it is of sufficient size and shape to be of practical use or service as determined by the Planning and Zoning Commission.
- Lot dimensions and lot areas.

**The lack of information under any item specified herein or improper information supplied by the Applicant shall be cause for disapproval of a Minor Subdivision Application.**

**RESOLUTION NO. 059 (2021/2022)**  
**A RESOLUTION ACCEPTING MINOR SUBDIVISION FOR**  
**B-RIDGE MINOR SUBDIVISION, NEVADA, STORY COUNTY, IOWA**

WHEREAS, there has been submitted to the City Council of the City of Nevada, Iowa, the Final Plat of the B-Ridge Minor Subdivision, within the Jurisdiction of the City of Nevada, Iowa; and

WHEREAS, the Final Plat and Minor Subdivision has been submitted to the Planning and Zoning Commission of the City of Nevada, Iowa, and they recommended approval of the Final Plat of B-Ridge Minor Subdivision, at 631 W Lincoln Highway, formerly Section: 01 Township 83 North, Range 23, on the 22<sup>nd</sup> day of February, 2022.

WHEREAS, the City Council of Nevada, Iowa is required to review the Final Plat of said subdivision pursuant to Iowa Code §354.8.

WHEREAS, the City Council of the City of Nevada, Iowa has considered the recommendations of the Planning and Zoning Commission and finds that it is advisable and in the best interests of the City of Nevada, Iowa, and of the citizens thereof that the Final Plat and Minor Subdivision be accepted and approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEVADA, IOWA:

1. That the Final Plat of B-Ridge Minor Subdivision, Story County, Iowa of Nevada, Iowa, is hereby accepted and approved for and on behalf of the City of Nevada, Iowa.

PASSED AND APPROVED THIS 28<sup>th</sup> day of February, 2022.

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

Attest:

\_\_\_\_\_  
Kerin Wright, City Clerk

Moved by Council Member \_\_, seconded by Council Member \_\_, that Resolution No. 059 (2021/2022) be adopted.

AYES:            —  
NAYS:           —  
ABSENT:        —

The Mayor declared Resolution No. 059 (2021/2022) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 059 (2021/2022) at the regular Council Meeting of the City of Nevada, Iowa, held on the 28<sup>th</sup> day of February, 2022.

---

Kerin Wright, City Clerk

W:\OFFICE\COUNCIL\RESOLUTIONS\2021-2022\059-B-RIDGE MINOR SUBDIVISION.DOC



RESOLUTION NO. 060 (2021/2022)

Resolution setting the date for public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$6,000,000

WHEREAS, the City of Nevada (the "City"), in Story County, State of Iowa proposes to enter into a General Obligation Urban Renewal Loan Agreement (the "Loan Agreement"), pursuant to the provisions of Section 384.24A and Section 384.24.3(q) of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$6,000,000 for the purpose to that extent, of undertaking the Recreation Center Development Project, an authorized urban renewal project in the Nevada Urban Renewal Area approved by action of the City Council on April 9, 2018 (the "Project"), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Loan Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal;

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

Section 1. This City Council shall meet on March 14, 2022, at the Nevada City Council Chambers, Nevada, Iowa, at 6:00 o'clock p.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Loan Agreement described in the preamble hereof.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO  
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY  
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$6,000,000

(GENERAL OBLIGATION)

The City Council of the City of Nevada, Iowa (the "City"), will meet on March 14, 2022, at the Nevada City Council Chambers, Nevada, Iowa, at 6:00 o'clock p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$6,000,000 for the purpose of paying the costs, to that extent, of undertaking the Recreation Center Development Project, an authorized urban renewal project in the Nevada Urban Renewal Area approved by action of the City Council on April 9, 2018.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A and Section 384.24.3(q) of the Code of Iowa and will constitute a general obligation of the City.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa. If no such petition is filed, at the aforementioned time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Nevada, Iowa.

Kerin Wright  
City Clerk



Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately \$6,000,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

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

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved February 28, 2022.

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Brett Barker, Mayor

Attest:

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Kerin Wright, City Clerk

### ATTESTATION CERTIFICATE

STATE OF IOWA  
COUNTY OF STORY  
CITY OF NEVADA

SS:

I, the undersigned, City Clerk of the City of Nevada, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for a hearing on the City's proposal to take action in connection with a certain loan agreement, as referred to therein.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Kerin Wright, City Clerk

## ORGANIZATION CERTIFICATE

STATE OF IOWA  
COUNTY OF STORY  
CITY OF NEVADA

SS:

I, the undersigned City Clerk, do hereby certify that the City of Nevada is organized and operating under the provisions of Title IX of the Code of Iowa and not under any special charter and that the City is operating under the Mayor-Council form of government and that there is not pending or threatened any question or litigation whatsoever touching the incorporation of the City, the inclusion of any territory within its limits or the incumbency in office of any of the officials hereinafter named.

And I do further certify that the following named parties are officials of the City as indicated:

Brett Barker, Mayor

Jordan Cook, City Administrator

Kerin Wright, City Clerk

Barb Mittman, Council Member/Mayor Pro Tem

Brian Hanson, Council Member

Dane Nealson, Council Member

Jason Sampson, Council Member

Sandy Ehrig, Council Member

Steve Skaggs, Council Member

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Kerin Wright, City Clerk

## PUBLICATION CERTIFICATE

**(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the notice was published on the date indicated in the affidavit but please return all other completed pages to us as soon as they are available.)**

STATE OF IOWA  
COUNTY OF STORY  
CITY OF NEVADA

SS:

I, the undersigned, City Clerk of the City of Nevada, do hereby certify that pursuant to the resolution of the City Council fixing a date of meeting at which it is proposed to take action to enter into a certain loan agreement, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Kerin Wright, City Clerk

**(Attach here the publisher's original affidavit with the clipping of the notice, as published.)**

February 23, 2022

**Via Email**

Kerin Wright  
City Clerk/City Hall  
Nevada, IA

Re: General Obligation Urban Renewal Loan Agreement  
Our File No. 420131-NEW

Dear Kerin:

We have prepared and attach proceedings to be used at the February 28th City Council meeting to enable the Council to set March 14th as the date for a hearing on the General Obligation Urban Renewal Loan Agreement (the "Loan Agreement"). The documents attached include the following items:

1. Resolution fixing the date, time and place of the meeting at which it is proposed to hold the hearing and take additional action on the Loan Agreement. The form of notice of hearing is set out in Section 2 of the resolution. Please print an extra copy for delivery to the publisher. Please insert the time and place of the hearing in both the resolution and the notice.
2. Attestation Certificate with respect to the validity of the transcript.
3. Organization Certificate.
4. Publication Certificate with respect to publication of the notice, to which must be attached the publisher's affidavit of publication with the clipping of the notice as published.

The notice of hearing on the Loan Agreement must be published at least once, **not less than ten (10) and not more than twenty (20) days before** the March 14<sup>th</sup> meeting date set for the hearing, in a legal newspaper which has a general circulation in Nevada. **The last date on which this notice can be effectively published is March 4, 2022.** Please email a copy of the published notice to [lemke.susan@dorsey.com](mailto:lemke.susan@dorsey.com) or fax a copy to our office at (515) 283-1060 as soon as it appears in the newspaper.

As soon as possible after the City Council meeting, please return one fully executed copy of these proceedings. If you have any questions, please contact Erin Regan, Cheryl Ritter or me.

Best regards,

John P. Danos

**Attachments**

cc: Jordan Cook  
Michael Maloney

MINUTES TO SET DATE FOR HEARING  
ON ENTERING INTO A GENERAL  
OBLIGATION LOAN AGREEMENT

420131-NEW

Nevada, Iowa

February 28, 2022

The City Council of the City of Nevada, Iowa, met on February 28, 2022, at 6:00 o'clock p.m., at the Nevada City Council Chambers, Nevada, Iowa.

The Mayor presided and the roll was called showing the following members of the City Council present and absent:

Present:

\_\_\_\_\_

Absent: \_\_\_\_\_.

Council Member \_\_\_\_\_ introduced the resolution hereinafter next set out and moved its adoption, seconded by Council Member \_\_\_\_\_; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes:

\_\_\_\_\_

Nays: \_\_\_\_\_.

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



• • • •

At the conclusion of the meeting and upon motion and vote, the City Council adjourned.

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Brett Barker, Mayor

Attest:

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Kerin Wright, City Clerk

## COUNCIL ACTION FORM

### AGENDA ITEM: One-time Pizza Pie-Looza Payment; \$12,000

#### HISTORY:

For the first time in Nevada's history, we have created an opportunity for an event to involve citizens and local businesses that will showcase the newly renovated downtown. Pizza Pie looza takes place on May 14<sup>th</sup>. With this being the first of an annual event for years to come, I am asking the council to support a one-time \$12,000 payment to The Nevada Foundation to help get the event started and off the ground. This event will allow people to come and share the day by enjoying a wide variety of pizza, pies and activities. The overall plan/goal of the event is to make it financially self-sustaining after the first year. We plan on doing this from the collection of proceeds from ticket sales, different sponsorship levels and percentage proceeds from sales.

#### OPTIONS:

1. Support Pizza Pie Looza with one-time \$12,000 payment.
2. Don't support.

#### STAFF RECOMMENDATION:

Staff recommends support of this event.

## **City Administrators Report**

**January 6-February 10, 2022**

### **Sponsored Project**

Reviewing different options and layouts. Discussing with Tim on the options HrGreen provided us there are several locations to choose from and currently we are stuck waiting on whether or not we are able to work on the Harrington Park Wetlands

### **Fieldhouse Pre-bid**

Bids all came in on Tuesday, they came in lower than anticipated which is great. Tim, RMH and I will be sitting down on Tuesday to review more in depth.

### **Wastewater Trunk Line**

Happy to see this was approved at the BOA level and we are moving forward. We will be discussing more items on the council agenda Monday.

### **Community Publication**

March's edition will be coming out shortly and I think everyone will be happy with some of the articles. I do not want to spoil it to much so you will have to wait till the 1<sup>st</sup> of March.

### **Pizza Pie-looza**

Tickets will be available March 1<sup>st</sup>. The flyers will be sent out to vendors in order to get some people signed up. We are still working on items but we have set up items to be sponsored as well as set out many activities.

### **Updates:**

#### **Verbio Agreement**

Received HrGreens report back on it. Working on setting a time up to discuss in-house.

#### **Burke Agreement**

We have our next meeting set up on February 25th

#### **Design:**

March 14<sup>th</sup> Council meeting

#### **Ordinances:**

Current meetings; workshops.

#### **Leadership Nevada:**

Our Tour will be Monday before the Council.



City Hall | 1209 6<sup>th</sup> Street | Nevada, IA 50201-0530  
p. (515) 382-5466 | f. (515) 382-4502

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February 24, 2022

TO: City Council

Continuing to process in coming permits and continuing inspections on building projects.

The property at 102 K Avenue has had the asbestos removed. Services to the residence have been removed.

A minor subdivision was approved by the P&Z Commission.

Respectfully,

Ryan Hutton  
Building and Zoning Official



(319) 373-0650 • (800) 369-1269  
www.treesforever.org  
80 W 8<sup>th</sup> Avenue • Marion, IA 52302

**COPY**

Tim Hansen  
Park Director, City of Nevada  
825 15th St  
Nevada, IA 50201-7966

February 18, 2022

Dear Tim,

Congratulations! You've been selected for an Alliant Energy *Branching Out* grant! Alliant Energy is pleased to award Nevada with a grant of \$3,735. Your project is one of 28 *Branching Out* projects statewide. We're so excited to partner with you!

**What's next?**

- **Sign and return the enclosed program agreement by March 14.** This document outlines the responsibilities of Alliant Energy, Trees Forever, your local committee and you—the committee's chairperson. Please read it carefully, then **sign and return it to Trees Forever.**
  - **Mail:** Trees Forever, 80 W 8<sup>th</sup> Ave., Marion IA 52302
  - **Email:** [droman@treesforever.org](mailto:droman@treesforever.org)
  - **Fax:** (319) 373-0528
- **Look for your grant check and reporting form in April**, after we've received your signed agreement.
- **Keep us in the loop!**
  - Keep your field coordinator posted on your planting date and plans – including any changes.
  - Document planning and planting. (Some ideas: Livestream your planting ceremony or interview the planting committee leader. Take before and after photos of your planting site.) Share on social media and tag Trees Forever and Alliant Energy.
- **Reporting and Mapping**
  - Once the trees are in the ground and the planting is finished it will need to be mapped and the final reporting completed. Your local Field Coordinator will work with you to map the trees and submit the final reporting form.

We're here for you.

**Tree planting/Tree Care/Branching Out program or grant questions**

Reach out to your Trees Forever field coordinator, Brad Riphagen. Contact them at [briphagen@treesforever.org](mailto:briphagen@treesforever.org) or 515-370-1291. Or you may contact Deb in the Trees Forever Marion office at [droman@treesforever.org](mailto:droman@treesforever.org) or (319) 373-0650, ext. 110.

Sincerely,

Julie Bauer  
Manager – Community Affairs  
Alliant Energy

Kiley Miller  
President/CEO  
Trees Forever

Thanks for  
planting  
trees

