



AGENDA
REGULAR MEETING OF THE NEVADA CITY COUNCIL
MONDAY, AUGUST 22, 2022 – 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, Zoom may be provided, so long as that option is available.**

<https://us02web.zoom.us/j/87961733099?pwd=UERoTDIUXZHczZlQI9ML0ZOeEIOdz09>

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
by 4:00 p.m. **Monday, August 22, 2022*****

1. Call the Meeting to Order
2. Roll Call
3. Approval of the Agenda
4. PUBLIC HEARING(S)
 - A. Proposal to Sell Certain Property located within the Amended and Restated Urban Renewal Area, Lot of 2 of Airport Road, Plat 6 Subdivision, except the Public Highway Easement
 1. Public Hearing
 2. Resolution No. 020 (2022/2023): A Resolution: (1) Setting Requirements for the Sale of Certain Property Located within the Amended and Restated Urban Renewal Area; (2) Determining that the Proposal Submitted by a Potential Purchaser Satisfies the Requirements and Declaring the Intent of the City to Accept the Proposal Proposed, in the Event that no Competing Proposals are Submitted; and (3) Soliciting Competing Proposals
 - B. August, 2022 Urban Renewal Plan Amendment
 1. Public Hearing on proposed Amendment to the Nevada Urban Renewal Area

2. Resolution No. 021 (2022/2023): A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Nevada Urban Renewal Area
 3. Resolution No. 022 (2022/2023): A Resolution authorizing Development Agreement with Nevada Dev, LLC
- C. Rezone Property at 640 S. 19th Street
1. Public Hearing
 2. Ordinance No. 1029 (2022/2023): An Ordinance Amending The Zoning Map of the City of Nevada, Iowa, by Rezoning the Property at 640 South 19th Street Outlot A from AR (Agricultural-Residential Reserve District) to R-4 (Multiple Family Dwelling District).
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 August 8, 2022
 - B. Approve Payment of Cash Disbursements, including Check Numbers 78376-78454 and Electronic Numbers 1159-1162 (Inclusive) Totaling \$1947,340.88 (See attached list)
 - C. Approve Financial Reports for Month of July, 2022
 - D. Resolution No. 023 (2022/2023): A Resolution approving Corrected Year End Transfers For FY2021/2022
 - E. Resolution No. 024 (2022/2023): A Resolution setting Public Hearing to consider the Vacation of City Property for September 12, 2022
 - F. Resolution No. 025 (2022/2023): A Resolution setting Public Hearing regarding proposed Modified Chapter 77, pertaining to Golf Carts and New Chapter 78, pertaining to ATV/UTV for September 12, 2022
 - G. Approve Application for Garbage and Solid Waste Handlers and Haulers License for Walters Sanitary Service, Inc.
6. MAYOR'S APPOINTMENTS
- A. Library Board – Lynn Lathrop
7. 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. Proclamation for Water and Wastewater Workers Week August 21st – 27th
8. OLD BUSINESS
- A. Ordinance No. 1023 (2022/2023): An Ordinance Amending the City Code of Nevada, Iowa, by adding Chapter 158, Property Maintenance and Residential Rental Code, third and final reading
 - B. Approve Pay Request No. 2 for the Fieldhouse from HPC LLC in the amount of \$130,889.10

- C. Resolution No. 026 (2022/2023): A Resolution approving the Iowa DOT Agreement for the Primary Road Project
- D. Approve Change Order No. 1 for the 2022 Street Improvements Project from Manatt's in the amount of \$165,403.20
- E. Ordinance No. 1030 (2022/2023): An Ordinance amending provisions pertaining to Sewer User charges, Chapter 99, first reading

9. NEW BUSINESS

- A. Resolution No. 027 (2022/2023): A Resolution to fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$18,500,000
- B. Approve Purchase of Sprayer/Spreader for the Parks Department
- C. Approve Purchase of Vehicle for the Police Department
- D. Resolution No. 028 (2022/2023): A Resolution declaring Intent to provide Economic Development Support to Development Project at 1105 6th Street, Suite 101

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

11. ADJOURN

The agenda was posted on the official bulletin board on August 18, 2022, in compliance with the requirements of the open meetings law.

Posted _____

E-Mailed _____

F:\OFFICE\COUNCIL\AGENDAS-COUNCIL\2022-2023\2022-08-22.DOC



MEMO FOR
REGULAR MEETING OF THE NEVADA CITY COUNCIL
MONDAY, AUGUST 8, 2022 – 6:00 P.M.

4. PUBLIC HEARING(S)

- A. Proposal to Sell Certain Property located within the Amended and Restated Urban Renewal Area, Lot of 2 of Airport Road, Plat 6 Subdivision, except the Public Highway Easement
1. Public Hearing
 2. Resolution No. 020 (2022/2023): A Resolution: (1) Setting Requirements for the Sale of Certain Property Located within the Amended and Restated Urban Renewal Area; (2) Determining that the Proposal Submitted by a Potential Purchaser Satisfies the Requirements and Declaring the Intent of the City to Accept the Proposal Proposed, in the Event that no Competing Proposals are Submitted; and (3) Soliciting Competing Proposals

Enclosed you shall find the public hearing notice and the resolution to approve the sale of Lot 2 of Airport Road.

- B. August, 2022 Urban Renewal Plan Amendment
1. Public Hearing on proposed Amendment to the Nevada Urban Renewal Area
 2. Resolution No. 021 (2022/2023): A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Nevada Urban Renewal Area
 3. Resolution No. 022 (2022/2023): A Resolution authorizing Development Agreement with Nevada Dev, LLC

Enclosed you shall find the public hearing notice and the resolution for the amendment to the URA. The P&Z minutes are also enclosed for their approval of the amendment. Also enclosed is the development agreement with Nevada Dev, LLC for their housing development.

- C. Rezone Property at 640 S. 19th Street
1. Public Hearing
 2. Ordinance No. 1029 (2022/2023): An Ordinance Amending The Zoning Map of the City of Nevada, Iowa, by Rezoning the Property at 640 South 19th Street Outlot A from AR (Agricultural-Residential Reserve District) to R-4 (Multiple Family Dwelling District).

Enclosed you shall find the public hearing notice and ordinance to change the zoning for Story County Hospital

8. OLD BUSINESS

- A. Ordinance No. 1023 (2022/2023): An Ordinance Amending the City Code of Nevada, Iowa, by adding Chapter 158, Property Maintenance and Residential Rental Code, third and final reading (amended)

Enclosed you shall find the ordinance. This will be the final reading. It will be effective after publication.

- B. Approve Pay Request No. 2 for the Fieldhouse from HPC LLC in the amount of \$130,889.10

Enclosed you shall find the Fieldhouse pay request and recommendation from RMH.

- C. Resolution No. 026 (2022/2023): A Resolution approving the Iowa DOT Agreement for the Primary Road Project

Enclosed you shall find the resolution and IDOT Agreement to relocate the city water main

- D. Approve Change Order No. 1 for the 2022 Street Improvements Project from Manatt's in the amount of \$165,403.20

Enclosed you shall find the change order to add the sanitary sewer extension to the project.

- E. Ordinance No. 1030 (2022/2023): An Ordinance amending provisions pertaining to Sewer User charges, Chapter 99, first reading

Enclosed you shall find the Sewer Rate Ordinance. The rates will be in effect with the January bills, December meter reading

9. NEW BUSINESS

- A. Resolution No. 027 (2022/2023): A Resolution to fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$18,500,000

Enclosed you shall find the resolution to set the hearing to allow for the next SRF Funding

- B. Approve Purchase of Sprayer/Spreader for the Parks Department

Enclosed you shall find the action form with options and bids received

- C. Approve Purchase of Vehicle for the Police Department

Enclosed you shall find the action form with options

- D. Resolution No. 028 (2022/2023): A Resolution declaring Intent to provide Economic Development Support to Development Project at 1105 6th Street, Suite 101

Enclosed you shall find the resolution and background for the proposed Challenge Grant

Proof Of Publication in
NEVADA JOURNAL

CITY OF NEVADA
1209 6TH STREET
NEVADA, IA 502010530

STATE OF WISCONSIN, BROWN COUNTY

I, Lara Karitz, 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
Prop Sale Airport Rd

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

July 21, 2022

the last day of said publication being the
21st day of July, 2022

Lara Karitz
Legal Clerk

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

6/30/2025
My commission expires

sworn to before me and subscribed in my presence by this the
21st day of July, 2022

FEE: \$27.86
AD #: 0001459187
ACCT: 37490

AMY KOKOTT
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING ON
PROPOSED SALE OF PROPERTY

The City Council of the City of Nevada, Iowa, will conduct a public hearing on the Proposal to Sell the Property on the 22nd Day of August, 2022, at its meeting set to begin at 6:00 o'clock P.M., in the Council Chambers, City Hall, 1209 6th Street, Nevada, Iowa, to hear public comment on the proposed sale of the area in the City of Nevada, Story County, Iowa and legally described as follows:

Lot 2 of the Airport Road, Plat 6 Subdivision, except the Public Highway Easement, in the City of Nevada, Story County, Iowa

The meeting may also be accessible electronically via Zoom at the following:

<https://us02web.zoom.us/j/87961733099?pwd=UEROtDIiUXZHCzZlQl9ML0ZOeEloOdz09>

Or by Phone: (312) 626-6799,
Webinar ID: 879-6173-3099 Pass-
word: 287321

It is your privilege to attend said hearing to express your views concerning the proposed changes, or you may submit your comments in writing to the City Clerk not later than 11:00 o'clock A.M. on the 22nd Day of August, 2022. At the conclusion of the Public Hearing, the City Council may determine to dispose of the Property to the Developer, or in the event additional proposals are received, to the developer whose proposal, if carried out, would be in the best interests of the City in light of the Plan and development objectives of the City. Additional information available at City Hall.

Kerin Wright
City Clerk

Published in the Nevada Journal
on July 21, 2022 (1T)

RESOLUTION NO. 020 (2022/2023)

**A RESOLUTION APPROVING DISPOSITION OF URBAN RENEWAL PROPERTY AND
AUTHORIZING EXECUTION OF AN OPTION TO PURCHASE REAL PROPERTY BY AND
BETWEEN THE CITY OF NEVADA, IOWA AND DEVELOPER**

WHEREAS, by Resolution No. 046 (2012/2013), adopted December 12, 2012, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Amended and Restated Urban Renewal Plan; and

WHEREAS, the Plan provides, among other things, for the disposition of property to promote commercial and industrial development in the Urban Renewal Area; and

WHEREAS, the City has received an initial proposal from a developer (the "Developer") which details the acquisition and development of certain real property currently owned by the City and located in the City of Nevada, Story County, Iowa to expand its current facility as anticipated by the Plan, for the purchase price of \$15,000 per acre. The property is legally described as:

LOT 2 OF AIRPORT ROAD, PLAT 6 SUBDIVISION, EXCEPT THE PUBLIC
HIGHWAY EASEMENT ACROSS THE SOUTHERN PORTION OF THE LOT, IN
THE CITY OF NEVADA, STORY COUNTY, IOWA

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND
ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 11.92 ACRES (the "Property"); and

WHEREAS, the City has prescribed and followed reasonable competitive procedures and extended a full and fair opportunity to all developers interested to submit a proposal for the disposition of the Property in accordance with the statutory requirements of Chapter 403, Code of Iowa, and particularly section 403.8; and

WHEREAS, the City received no additional offers for the Property; and

WHEREAS, the City held a public hearing on August 22, 2022, in accordance with Iowa Code §364.7 to dispose of the real property; and

WHEREAS, upon approval of this proposed sale, the City would negotiate an option purchase agreement to provide that, as a condition precedent to the Developer's purchase of the Property from the City, the Developer would enter into a development agreement with the City regarding the development of the Property, upon terms and conditions acceptable to the City;

WHEREAS, this Council has determined that the option purchase agreement and proposed sale of the Property is in the best interests of the City and the residents thereof and the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law.

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

1. The City Council hereby determines that the potential disposal of the Property to the Developer, as set forth in their proposal, will benefit the health, safety, welfare of, and is in the best interests of the residents of the City.

2. The Mayor and City Administrator, with advice from the City Attorney, are hereby authorized and directed to negotiate an option purchase agreement to with the Developer to provide that, as a condition precedent to the Developer's purchase of the Property from the City, the Developer would enter into a development agreement with the City regarding the development of the Property within six (6) months of this Resolution, upon terms and conditions acceptable to the City.

3. The proposal of the Developer represents the best interests of the City with respect to the development of the Property, and the proposal of the Developer is hereby accepted and approved with the conditions set forth herein.

4. The Mayor and City Administrator, with advice from the City Attorney, are hereby authorized and directed to execute such documents as may be necessary to carry out the disposition of the Property.

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

PASSED AND APPROVED this 22nd day of August, 2022.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 020 (2022/2023) be adopted.

AYES: —
NAYS: —
ABSENT: —

The Mayor declared Resolution No. 020 (2022/2023) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 020 (2022/2023) at the regular Council Meeting of the City of Nevada, Iowa, held on the 22nd day of August, 2022.

Kerin Wright, City Clerk

AIRPORT ROAD PLAT 6 PRELIMINARY PLAT

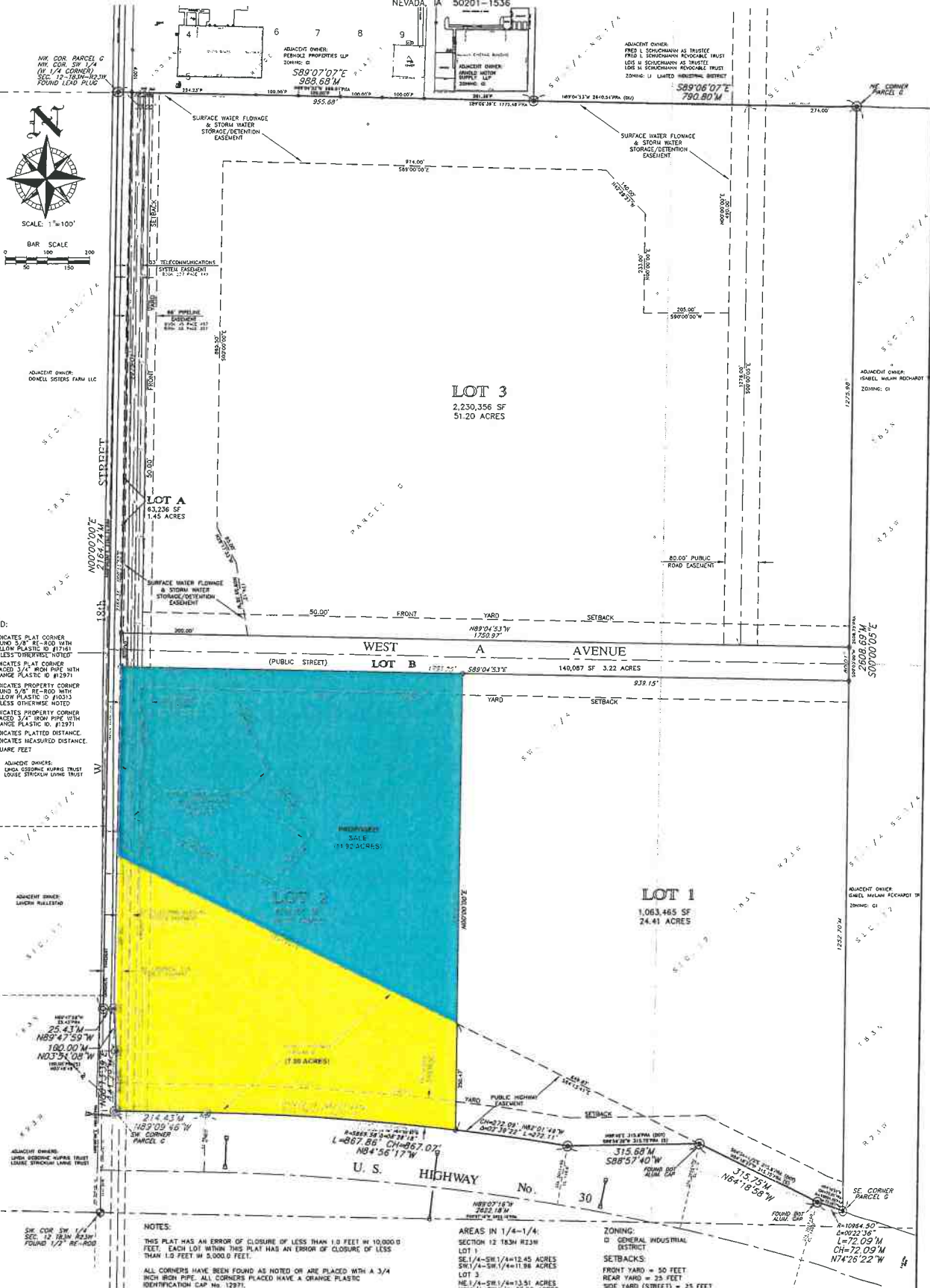
PROPERTY DESCRIPTION:

PARCEL G AS SHOWN IN SLIDE 342 PAGE 4, INSTRUMENT NO. 08-12399 IN THE OFFICE OF THE STORY COUNTY RECORDER.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 24.40 ACRES.

PROPRIETOR:
CITY OF NEVADA, IOWA
1209 6TH STREET
NEVADA, IA 50201-1536



LEGEND:

- INDICATES PLAT CORNER FOUND 5/8" RE-ROD WITH YELLOW PLASTIC ID #12971 UNLESS OTHERWISE NOTED
- INDICATES PLAT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC ID #12971
- INDICATES PROPERTY CORNER FOUND 5/8" RE-ROD WITH YELLOW PLASTIC ID #10013 UNLESS OTHERWISE NOTED
- INDICATES PROPERTY CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC ID #12971
- P INDICATES PLATTED DISTANCE
- M INDICATES MEASURED DISTANCE
- SF SQUARE FEET

ADJACENT OWNERS:
LINDA COOPER KUPERS TRUST
LOUISE STROCK LANE TRUST

ADJACENT OWNER:
LAWREN RULLSTADT

ADJACENT OWNERS:
LINDA COOPER KUPERS TRUST
LOUISE STROCK LANE TRUST

NOTES:

THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.
ALL CORNERS HAVE BEEN FOUND AS NOTED OR ARE PLACED WITH A 3/4 INCH HIGH PIPE. ALL CORNERS PLACED HAVE AN ORANGE PLASTIC IDENTIFICATION CAP NO. 12971.

AREAS IN 1/4-1/4 SECTION 12 T8N R13W
LOT 1: SE 1/4-SW 1/4=12.45 ACRES
SW 1/4-SW 1/4=11.88 ACRES
LOT 3: NE 1/4-SW 1/4=13.51 ACRES
NW 1/4-SW 1/4=31.88 ACRES

ZONING:

GENERAL INDUSTRIAL DISTRICT
SETBACKS:
FRONT YARD = 50 FEET
REAR YARD = 25 FEET
SIDE YARD (STREET) = 25 FEET
SIDE YARD (INTERIOR) = 10 FEET

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3625
Phone: (515) 279-8407 Fax: (515) 279-4817
Civil Engineering & Land Surveying Established 1959

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
PRELIMINARY
SIGNED: _____ DATE: _____

**AIRPORT ROAD PLAT 6
PRELIMINARY PLAT**

REVISIONS	DATE	BY
1	12/71	



3 January 2022

Mayor Brett Barker
City of Nevada
1209 6th St.
Nevada, Iowa 50201

This letter's purpose is to share with you the plans that Van Wall Equipment, Inc. has to utilize the property adjacent to our current location in Nevada. We request the process be initiated for the sale of that property.

It is our goal to make the Nevada location our Sprayer Sales Center for all of our over 24 John Deere agricultural locations in Iowa. To do this we will need to add a facility to support the sales, parts, and service of this business. It would be our intention to use the adjacent property to do this. My best estimate is that over time we will need up to 20,000 additional square feet. The building design and architecture will be similar to what we have now so that they look to fit together.

This Sprayer Center facility will employ technicians, sales and other support personnel. My best estimate is that it will house 10 additional personnel. In addition to these direct employment opportunities this business will generate other business in the community as people come to our Sprayer Sales Center.

We have estimated current building costs are approximately \$120 per square foot for this type of construction. We are anxious to keep the process moving; we anticipate constraints in building materials. It's realistic to assume we could begin phase one of this project by Spring 2023. We would like to know that we have the property secured before we move forward any further with our plans.

I hope this helps you understand why we are the clear first choice for this property and the future growth of the Nevada business community. If you have further questions, please do not hesitate to reach out to me.

Sincerely,

A handwritten signature in black ink that reads "Don Van Houweling".

Don Van Houweling
President

RECEIVED

AUG 08 2022

CITY OF NEVADA

Proof Of Publication in
NEVADA JOURNAL

Item# 48
Date: 8-22-22

CITY OF NEVADA
1209 6TH STREET
NEVADA, IA 502010530

STATE OF WISCONSIN, BROWN COUNTY

I, [Signature], 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
URA Henry Land verbio Notice

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

August 04, 2022

the last day of said publication being the
4th day of August, 2022

Legal Clerk

Notary Public, State of Wisconsin, County of Brown

My commission expires

sworn to before me and subscribed in my presence by this the 4th
day of August, 2022

FEE: \$53.66
AD #: 0001460256
ACCT: 37490

AMY KOKOTT
Notary Public
State of Wisconsin

#1460256
NOTICE OF PUBLIC HEARING ON
DESIGNATION OF EXPANDED NE-
VADA URBAN RENEWAL AREA AND
ON PROPOSED URBAN RENEWAL
PLAN AMENDMENT

Notice is Hereby Given: That at
6:00 p.m., at the Nevada City
Council Chambers, Nevada, Iowa,
on August 22, 2022, the City Coun-
cil 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 Re-
newal Area, pursuant to Chapter
403, Code of Iowa, by adding and
including all the property describ-
ed as follows:

DESCRIPTION:

BEING A PART OF LOT 3 IN THE
WEST HALF OF THE NORTHEAST
QUARTER AND LOT 3 IN THE EAST
HALF OF THE NORTHWEST QUAR-
TER, ALL IN SECTION 6, 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 CENTER
OF SAID SECTION 6; THENCE
S89°42'04"W, ALONG THE SOUTH
LINE OF THE NORTHWEST QUAR-
TER OF SAID SECTION 6, ALSO BE-
ING THE SOUTH LINE OF SAID LOT 3
IN THE EAST HALF OF THE NORTH-
WEST QUARTER OF SAID SECTION
6, A DISTANCE OF 74.41 FEET, TO A
POINT ON THE WEST LINE OF PAR-
CEL F, AS FILED IN THE OFFICE OF
THE RECORDER, STORY COUNTY,
IOWA AS INSTRUMENT NUMBER
2019-01680, ALSO BEING THE POINT
OF BEGINNING; THENCE CONTINU-
ING S89°42'04"W, ALONG SAID
SOUTH LINE, 506.46 FEET, TO THE
SOUTHWEST CORNER OF SAID LOT
3 IN THE EAST HALF OF THE
NORTHWEST QUARTER OF SAID
SECTION 6; THENCE N00°14'56"W,
ALONG THE WEST LINE OF SAID
LOT 3 IN THE EAST HALF OF THE
NORTHWEST QUARTER OF SAID
SECTION 6, A DISTANCE OF 768.23
FEET; THENCE W90°00'00"E, 796.52
FEET, TO THE EAST LINE OF LOT 3
IN THE WEST HALF OF THE NORTH-
EAST QUARTER OF SAID SECTION
6; THENCE S00°06'18"W, ALONG
THE EAST LINE OF LOT 3 IN THE
WEST HALF OF THE NORTHEAST
QUARTER OF SAID SECTION 6, A
DISTANCE OF 543.44 FEET, TO THE
NORTHEAST CORNER OF SAID PAR-
CEL F; THENCE S89°54'20"W,
ALONG THE NORTH LINE OF SAID
PARCEL F, 285.32 FEET, TO THE
NORTHWEST CORNER OF SAID
PARCEL F; THENCE S00°06'18"W,
ALONG THE WEST LINE OF SAID
PARCEL F, 221.68 FEET, TO THE
POINT OF BEGINNING.

DESCRIBED AREA CONTAINS
12.59 ACRES, WHICH INCLUDES 0.44
ACRE OF EXISTING ROAD RIGHT-OF-
WAY.

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 (1) updates the
description of the Verbio Nevada,
LLC Expansion Project previously
approved in the July, 2022 Amend-
ment to the Plan; and (2) facili-
tates the undertaking of a new ur-
ban renewal project in the Urban
Renewal Area consisting of rejoin

tax increment financing to the pay
the costs of the construction of
public infrastructure necessary
for the development of a residen-
tial subdivision.

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.

Karin Wright
City Clerk

Published in the Nevada Journal
on August 4, 2022 (17)

RESOLUTION NO. 021 (2022/2023)

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Nevada Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

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 description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; 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; (2) updates the description of the Verbio Nevada, LLC Expansion Project previously approved in the August, 2022 Amendment to the Plan; and (3) facilitates the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of the construction of public infrastructure necessary for the development of a residential subdivision; and

WHEREAS, notice of a public hearing by the City Council on the question of amending the Plan and designating an expanded Urban Renewal Area was heretofore given in strict compliance with the provisions of Chapter 403, Code of Iowa, and the Council has conducted said hearing on August 22, 2022; and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and commented on the proposed Amendment; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Story County and the Nevada Community School District; the consultation meeting was held on the 5th day of August, 2022; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist in the City on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the August, 2022 Addition to the Urban Renewal Area.

Section 3. The development and redevelopment of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. Proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives; and

C. It is not intended that families will be displaced as a result of the City's undertaking under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved August 22, 2022.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

EXHIBIT A
Legal Description
Expanded Nevada Urban Renewal Area
(August, 2022 Addition)

DESCRIPTION:

BEING A PART OF LOT 3 IN THE WEST HALF OF THE NORTHEAST QUARTER AND LOT 3 IN THE EAST HALF OF THE NORTHWEST QUARTER, ALL IN SECTION 6, 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 CENTER OF SAID SECTION 6; THENCE S89°42'04"W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, ALSO BEING THE SOUTH LINE OF SAID LOT 3 IN THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 74.41 FEET, TO A POINT ON THE WEST LINE OF PARCEL F, AS FILED IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA AS INSTRUMENT NUMBER 2019-01680, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S89°42'04"W, ALONG SAID SOUTH LINE, 506.46 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 3 IN THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE N00°14'56"W, ALONG THE WEST LINE OF SAID LOT 3 IN THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 768.23 FEET; THENCE N90°00'00"E, 796.52 FEET, TO THE EAST LINE OF LOT 3 IN THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE S00°06'18"W, ALONG THE EAST LINE OF LOT 3 IN THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 543.44 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL F; THENCE S89°54'20"W, ALONG THE NORTH LINE OF SAID PARCEL F, 285.32 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL F; THENCE S00°06'18"W, ALONG THE WEST LINE OF SAID PARCEL F, 221.68 FEET, TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 12.59 ACRES, WHICH INCLUDES 0.44 ACRE OF EXISTING ROAD RIGHT-OF-WAY.



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

August 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 Nevada Urban Renewal Area/Urban Renewal Plan Amendment.

Best Regards,
Ryan Hutton
Building and Zoning Official

PLANNING & ZONING MINUTES, MONDAY, AUGUST 15, 2022

Chairperson Matt Rhodes presided and he called the Monday, August 15, 2022 regular meeting of the Planning & Zoning Commission to order at 6:15 p.m. at City Hall Council Chambers, 1209 6th Street. The roll was called indicating that the following Commission Members were present and absent. Present: Donna Borton, Ron Farrington, Matt Rhodes, and John Swanson. Absent: Paul Maiefski and Evie Peterson.

Staff present: Ryan Hutton and Donna Mosinski.

Motion by Ron Farrington, seconded by John Swanson, to approve the agenda as presented. The roll being called the following Commissioners voted. Ayes: Farrington, Swanson, Borton, and Rhodes. Nays: None. Whereupon the Chairperson declared the motion carried.

Motion by Donna Borton, seconded by John Swanson, to approve and place on file the **minutes** of the May 2, 2022 and July 18, 2022 **meetings**. After due consideration and the roll being called, the following named Commissioners voted. Ayes: Borton, Swanson, Farrington, and Rhodes. Nays: None. Whereupon, the Chairperson declared the motion carried.

There were no comments from the public during the open public forum.

Motion by John Swanson, seconded by Donna Borton, to recommend to the City Council favorable consideration of the amendment of the Urban Renewal Plan for the Nevada Urban Renewal Area. After due consideration and the roll being called, the following named Commissioners voted. Ayes: Swanson, Borton, Farrington, and Rhodes. Nays: None. Whereupon, the Chairperson declared the motion carried.

Ryan Hutton reported on the following:

- Ryan has switched from doing Administrative Subdivisions to Minor Subdivisions because Story County has to do more reviews than the City of Nevada does for an Administrative Subdivision which is holding up the process.
- There will be another meeting on August 29 for a Minor Subdivision.
- The Commission discussed nuisance properties.
- Ryan talked about the Walkability Tour and the potential for additional walking paths.

There being no other business to come before the meeting, it was moved by John Swanson, seconded by Ron Farrington, to adjourn the meeting. The roll being called the following named Commissioners voted. Ayes: Swanson, Farrington, Rhodes, and Borton. Nays: None. Whereupon, the Chairperson declared the motion carried. At 6:48 p.m. he adjourned the meeting.

Attest:

Donna Mosinski, Deputy City Clerk

Matt Rhodes, Chairperson



August 17, 2022

VIA EMAIL

Jordan Cook
City Administrator/City Hall
Nevada, Iowa

Re: Nevada Urban Renewal Area (August, 2022 Addition)
Our File No. 420131-108

Dear Jordan:

Attached please find the proceedings for use by the City Council at the August 22, 2022 meeting.

The first set of proceedings covers the City Council's action in holding a public hearing on the designation of the expanded urban renewal area and adopting a resolution to approve the amended urban renewal plan for that area. The resolution states that the required consultation session has been held with Story County and the Nevada Community School District. If the consultation session has not been held, please call me immediately.

The second set of proceedings covers the adoption of the tax increment ordinance for the expanded urban renewal area. Once the ordinance has been finally adopted, it must be published and a copy must be filed with the County Auditor of Story County. Please print extra copies of the ordinance for publishing and filing. Certificates are included in the proceedings to attest to each of those acts.

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

Kind regards,

Amy Bjork

Attachments

cc: Kerin Wright
Erin Mousel

RESOLUTION NO. 022 (2022/2023)

Resolution Authorizing Development Agreement with Nevada Dev, LLC

WHEREAS, the City of Nevada, Iowa (the “City”), has previously established the Nevada Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, a certain economic development grant agreement (the “Agreement”) between the City and Nevada Dev, LLC (the “Developer”) has been prepared pursuant to which the Developer would construct public infrastructure improvements necessary for the development of a residential subdivision on certain real property situated in the Urban Renewal Area (the “Project”); and

WHEREAS, under the Agreement, the City would provide an economic development grant (the “Grant”) to the Developer in a total amount not exceeding \$1,500,000 in order to pay a portion of the costs of the Project; and

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

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

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

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

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

- (a) The Project will add diversity and generate new opportunities for the Nevada and Iowa economies;
- (b) The Project will generate public gains and benefits, particularly in the creation and retention of jobs and income and the creation of new housing opportunities, which are warranted in comparison to the amount of the proposed Grant.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and funding the Grant to the Developer.

Section 3. The Grant in an amount not to exceed \$1,500,000 is hereby approved, subject to the terms and conditions set out in the Agreement to be entered into by the Developer and the City. The City Administrator, with advice from bond counsel to the City, is hereby authorized and directed to prepare any additional documentation and to make such changes to the Agreement as are deemed necessary to carry out the purposes of this Resolution. The Mayor and the City Clerk are hereby authorized execute such documents as may be necessary to implement the Grant approved herein, including the Agreement, in substantially the form as has been presented to this City Council.

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

Passed and Approved this August 22, 2022.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk



August 17, 2022

Via Email

Kerin Wright
City Clerk/City Hall
Nevada, Iowa

Re: Resolution Authorizing Development Agreement
Nevada Dev, LLC
Our File No. 420131-108

Dear Kerin:

Attached please find a resolution approving the economic development grant agreement with Nevada Dev, LLC. Please review the details in the Resolution to ensure that they match the City's current circumstances.

As soon as possible after the City Council meeting, please return one fully executed copy of all of the completed pages in these proceedings.

Please call John Danos, Erin Regan, Severie Orngard or me with any questions.

Kind regards,

Amy Bjork

Attachment

cc: Jordan Cook
Erin Mousel

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Nevada, Iowa (the “City”) and Nevada Dev, LLC, an Iowa limited liability company, or permitted assigns (the “Developer”) as of the ____ day of _____, 2022 (the “Commencement Date”).

WHEREAS, the City has established the Nevada Urban Renewal Area (the “Urban Renewal Area”), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Developer owns certain real property which is situated in the City, lies within the Urban Renewal Area and is more specifically described on Exhibit A hereto (the “Property”); and

WHEREAS, the Developer has proposed to undertake the development of a residential subdivision (the “Housing Project”) on the Property, including the construction of certain public infrastructure improvements in connection therewith (the “Public Infrastructure Project”); and

WHEREAS, the Developer has requested that the City provide financial assistance in the form of an economic development grant (the “Grant”) to be used by the Developer in paying or reimbursing the costs of constructing the Public Infrastructure 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;

NOW THEREFORE, the parties hereto agree as follows:

A. Developer’s Covenants

1. **Housing Project, Subdivision.** The Developer shall submit a detailed site plan (the “Site Plan”) to the City for the development of the Housing Project. Upon approval by the City Council, the Site Plan shall be attached hereto as Exhibit B. Prior to beginning construction of the Housing Project, the Developer will subdivide the Property in accordance with the Site Plan and all applicable ordinances and regulations.

The Developer agrees to cause the construction of the Housing Project in accordance with the Site Plan. Further, subject to any Unavoidable Delays, the Developer agrees to cause the construction of fourteen (14) houses (the “Building Quota”) by the “Completion Date” (as hereinafter defined). For purposes of this Agreement the term “Completion Date” shall mean the later to occur of: (i) December 31, 2027; (ii) five (5) years from the date of recordation of the Final Plat for the Housing Project; or (iii) five (5) years from dedication to the City of the Public Infrastructure Project.

For purposes of this subsection the term “Unavoidable Delays” means delays resulting from acts or occurrences outside the reasonable control of Developer, including but not limited to storms, floods, fires, explosions, or other casualty losses, unusual weather conditions, strikes, boycotts, lockouts, or other labor disputes, delays in transportation or delivery of material or

equipment, litigation commenced by third parties, delays resulting from COVID-19 or any other pandemic, or the acts of any federal, State, or local governmental unit.

2. **Public Infrastructure Project Construction.** The Developer agrees to cause the construction of the Public Infrastructure Project in accordance with the timeline and specifications set forth on Exhibit C hereto. Prior to constructing the Public Infrastructure Project, the Developer will submit copies of all engineering documents related to the proposed Public Infrastructure Project to the City for review. The City may request reasonable changes in such documents, to ensure compliance with any applicable ordinances or regulations.

The City shall retain all rights to inspect the completed Public Infrastructure Project for confirmation that the Public Infrastructure Project is being completed in a workmanlike manner and in full compliance with City Code.

Upon completion of the Public Infrastructure Project, provided that (i) such improvements are of the type ordinarily dedicated to the City; (ii) the City confirms to the Developer in writing that such completed improvements meet City requirements as provided in this Agreement and City Code; and (iii) the City accepts such Public Infrastructure Project in accordance with State law, the Developer will provide the City with either a deed or permanent easement to the improvements and related right-of-way comprising the Public Infrastructure Project, which shall thereafter be maintained by the City.

3. **Grant Disbursement Requests and Public Infrastructure Costs Documentation.** The Developer agrees to make certain grant disbursement requests (individually, each a “Grant Disbursement Request”) to the City in accordance with this Section A.3, as follows:

a. **Initial Grant Disbursement Request.** Upon completion of the construction of the Public Infrastructure Project, the Developer agrees to submit an initial grant disbursement request (the “Initial Grant Disbursement Request”) to the City. The Initial Grant Disbursement Request submitted under this Section A.3 shall be in the form attached hereto as Exhibit D.

The Initial Grant Disbursement Request shall be accompanied by documentation (the “Costs Documentation”) detailing the “Infrastructure Costs” (as hereinafter defined) incurred in completion of the Public Infrastructure Project, including invoices, and such other documentation as may reasonably be requested by the City, confirming that the Infrastructure Costs detailed in the Costs Documentation were in fact incurred in the construction of the Public Infrastructure Project and that such Infrastructure Costs are of an amount reasonably to have been expected with respect to such construction.

b. **Second Grant Disbursement Request.** Developer’s Second Grant Disbursement Request submitted under this Section A.3 shall be in the form attached hereto as Exhibit D. To the extent not provided as part of the Initial Grant Disbursement Request, the Second Grant Disbursement Request shall be accompanied by Costs Documentation. The Second Grant Disbursement Request may be made at any time following the Initial Grant Disbursement, provided that the Second Grant Disbursement shall in all events be paid by the City in accordance with the terms set forth in Section B.2(a)(ii), below.

c. Final Grant Disbursement Request. At such time that certificates of occupancy (the "Certificates of Occupancy") have been issued for fourteen (14) homes that have been constructed in connection with the Housing Project, the Developer agrees to submit a final grant disbursement request (the "Final Grant Disbursement Request") to the City, provided, however, that the Final Grant Disbursement Request must be submitted within thirty (30) days of the Completion Date. The Final Grant Disbursement Request shall be accompanied by copies of the Certificates of Occupancy. Notwithstanding any term or condition to the contrary herein, in the event Developer is unable to complete fourteen (14) homes by the Completion Date, Developer shall nevertheless be entitled to the Final Grant Disbursement, provided it shall be reduced on a pro rata basis by the number of homes under the Building Quota as of the completion date.

d. Use of Grant Proceeds. The Developer agrees to apply the proceeds of the Grant to the payment or reimbursement of the Infrastructure Costs.

e. Infrastructure Costs. For purposes of this Agreement, the term "Infrastructure Costs" means the costs and expenses, whether incurred prior to this Agreement or otherwise, and incurred by Developer necessary to construct the Public Infrastructure Project, including, but not limited to all infrastructure-related land acquisition costs, cost of designing and constructing the Public Infrastructure Project, interest during construction and thereafter, costs for acquisition of right of way, easements, grading, drainage, paving, underground utility connections for private property located in the streets, engineering, plans and specifications, materials, supplies, equipment use and rental, delivery charges, , mobilization, fees pursuant to any construction management agreement in an amount not to exceed six percent (6%) of the Infrastructure Costs, and legal expenses related to those improvements. The Infrastructure Costs shall not include such costs as are solely incurred by the Developer in the completion of the houses.

4. Legal and Administrative Costs. The Developer hereby agrees to pay for the legal fees and administrative costs incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, including the prerequisite amendment to the urban renewal plan, up to an amount not in excess of \$7,500. The Developer agrees to remit payment to the City within 30-days of the submission of reasonable documentation by the City to the Developer evidencing such costs.

5. Default Provisions.

a. Events of Default. The following shall be "Events of Default" under this Agreement, and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

- (i) Failure by the Developer to comply with the terms and conditions of Section A.1 of this Agreement with respect to the Housing Project.
- (ii) Failure by the Developer to complete construction of the Public Infrastructure Project pursuant to the terms and conditions of this Agreement.
- (iii) Failure by the Developer to comply with Sections A.3(d) and A.4 of this Agreement.

(iv) Failure by the Developer to observe or perform any other material covenant on its part, to be observed or performed hereunder.

b. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Developer describing the cause of the default and the steps that must be taken by the Developer in order to cure the default. The Developer shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances reasonably satisfactory to City that the default will be cured as soon as reasonably possible. If the Developer fails to cure the default or provide assurances, City shall then have the right to:

(i) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.

(ii) Withhold the proceeds of the Grant under Section B.2 of this Agreement.

B. City's Obligations

1. Review of Disbursement Requests. The City staff will review all Grant Disbursement Requests upon receipt from the Developer. If the City staff determines that a Grant Disbursement Request satisfies the requirements of Section A.3 above, the City shall record a summary of the date, amount and nature of the Infrastructure Costs (the "Accepted Infrastructure Costs") reflected in the Initial Grant Disbursement Request on the Summary of Accepted Infrastructure Costs attached hereto as Exhibit E, and such summary shall be the official record of the Accepted Infrastructure Costs for purposes of tallying the Maximum Grant Amount (as hereinafter defined) allowed to the Developer under this Agreement.

In the event that the City determines that a Grant Disbursement Request received from the Developer does not meet the requirements of Section A.3 above, the City shall notify the Developer within fifteen (15) days of such determination in order to allow an opportunity for the Developer to cure the noted deficiencies of the Grant Disbursement Request.

2. Grant Disbursements.

a. Grant Disbursements. The City hereby agrees to fund the Grant in an amount (the "Maximum Grant Amount") equal to the lesser of (a) the Accepted Infrastructure Costs, or (b) \$1,500,000, in accordance with this Section B.2, as follows:

(i) **Initial Grant Disbursement.** Within ninety (90) days of receipt from the Developer of the Initial Grant Disbursement Request in conformance with Section A.3, the City agrees to pay a portion of the proceeds of the Grant to the Developer in an amount equal to the lesser of (a) the amount of the Accepted Infrastructure Costs; or (b) \$500,000.

(ii) **Second Grant Disbursement.** The City agrees to pay a portion of the proceeds of the Grant to the Developer in an amount equal to the lesser of (a) the amount of the Accepted Infrastructure Costs, less the Initial Grant Disbursement; or (b) \$500,000. The Second Grant Disbursement shall not be paid until receipt by the City of the Second Grant Disbursement Request. Further, the Second Grant Disbursement shall be paid on such date the later of which is (i) within ninety (90) days of receipt of the Second Grant Disbursement Request; or (ii) the first (1st) anniversary date of the Initial Grant Disbursement.

(iii) Final Grant Disbursement. Within ninety (90) days of receipt from the Developer of a Final Grant Disbursement Request, the City agrees to pay the remaining portion of the proceeds of the Grant to the Developer in amount equal to the lesser of (a) the Accepted Infrastructure Costs, less the Initial Grant Disbursement and the Second Grant Disbursement, or (b) \$500,000.

3. Low and Moderate Income Set Aside. The City shall retain from any accumulated Incremental Property Tax Revenues (as hereinafter defined) received with respect to the Property and used by the City in paying the costs of funding the Grant an amount equal to such accumulated Incremental Property Tax Revenues multiplied by the minimum percentage required by Section 403.22 of the Code of Iowa.

The Incremental Property Tax Revenues retained shall be used by the City in the provision of assistance to low and moderate income families, pursuant to Section 403.22 of the Code of Iowa. The City reserves the right to allocate funds retained under this Section B.3 in any lawful manner of its choosing.

For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies, and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation of the Property, as shown on the property tax rolls of Story County, above and beyond the base valuation of the Property; and (4) deducting any property tax credits which shall be available with respect to taxable incremental valuation of the Property. Nothing in this Section shall be construed as a condition precedent to the City's obligations to pay the Grant Disbursements required herein.

4. City's Construction Obligations. In the event the civil engineer engaged by Developer as part of the Housing Project ("Developer's Engineer") determines that a lift station is necessary for the Housing Project ("Lift Station Determination"), then the terms of this Section B.4 shall apply. Developer shall notify the City of the Lift Station Determination within thirty (30) days of receipt from Developer's Engineer. The Lift Station Determination shall include plans and specifications for the Lift Station (the "Plans"). Within thirty (30) days of receipt of notice of the Lift Station Determination and the Plans, the City shall notify Developer whether the City disagrees with the Lift Station Determination or disapproves of the Plans. In the event the City disagrees with the Lift Station Determination, then a licensed third-party engineer shall be engaged by Developer and the City to determine whether a lift station is necessary for the Housing Project. The third-party engineer shall be chosen by mutual agreement of the parties, and the cost of the third-party engineer shall be borne equally by the parties. The parties agree that the third-party engineer's determination as to the necessity of the lift station for the Housing Project shall be conclusive. In the event the City concurs with the Lift Station Determination, or the third-party engineer determines a lift station is necessary, but the City disapproves of the Plans the parties shall work in good faith to resolve any dispute as to the Plans. In the event a resolution cannot be accomplished within sixty (60) days from the date of the Lift Station Determination, the then

parties agree to participate in non-binding mediation to resolve the issue of the disputed Plans, the cost of which shall be borne one-half by each party.

C. Administrative Provisions

1. Amendment and Assignment. Neither party may cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party, which consent shall not be unreasonably withheld. However, the City hereby gives its permission that the Developer's rights to receive the proceeds of the Grant hereunder may be assigned by the Developer to a private lender, as security on a credit facility taken with respect to the Public Infrastructure Project, without further action on the part of the City.

2. Successors. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. Term. The term (the "Term") of this Agreement shall commence on the Commencement Date and end on date on which the Final Grant Disbursement is made under 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.

The City and the Developer 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

Attest:

City Clerk

NEVADA DEV, LLC

By: Scott R. Henry
Scott Henry, Manager

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

BEING A PART OF LOT 3 IN THE WEST HALF OF THE NORTHEAST QUARTER AND LOT 3 IN THE EAST HALF OF THE NORTHWEST QUARTER, ALL IN SECTION 6, 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 CENTER OF SAID SECTION 6; THENCE S89°42'04"W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, ALSO BEING THE SOUTH LINE OF SAID LOT 3 IN THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 74.41 FEET, TO A POINT ON THE WEST LINE OF PARCEL F, AS FILED IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA AS INSTRUMENT NUMBER 2019-01680, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S89°42'04"W, ALONG SAID SOUTH LINE, 506.46 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 3 IN THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE N00°14'56"W, ALONG THE WEST LINE OF SAID LOT 3 IN THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 768.23 FEET; THENCE N90°00'00"E, 796.52 FEET, TO THE EAST LINE OF LOT 3 IN THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE S00°06'18"W, ALONG THE EAST LINE OF LOT 3 IN THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 543.44 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL F; THENCE S89°54'20"W, ALONG THE NORTH LINE OF SAID PARCEL F, 285.32 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL F; THENCE S00°06'18"W, ALONG THE WEST LINE OF SAID PARCEL F, 221.68 FEET, TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 12.59 ACRES, WHICH INCLUDES 0.44 ACRE OF EXISTING ROAD RIGHT-OF-WAY.

EXHIBIT B **SITE PLAN**



EXHIBIT C
TIMELINE AND SPECIFICATIONS FOR PUBLIC INFRASTRUCTURE PROJECT

Summary:

- The development consists of 33 buildable lots for Single Family homes, two greenspace lots including one for detention, and two lots for Public Right Of Way.

Timeline:

- Subdivision construction is anticipated to begin Spring 2023.
- Public infrastructure is anticipated to be completed and dedicated to the city by the end of 2023.
- Housing unit construction anticipated to start by the end of 2023.
- Estimated buildout is anticipated to be 3-9 homes per year.

5% Park Set Aside:

Will incorporate it into the development. We believe it makes most sense to work with the City while we work through engineering to see what best would work from a City/development standpoint. The concept in Exhibit B is preliminary, we will work with the City on revising as needed.

EXHIBIT D
FORM OF INITIAL GRANT DISBURSEMENT REQUEST

Date submitted: _____

Submitted by: _____

Contact information: _____

Index of Invoices/Statements Attached to substantive request:

I, the undersigned hereby certify that the costs shown on the documents referred in the index above are legitimate costs reasonably incurred in the undertaking of the Public Infrastructure Project.


[NAME OF DEVELOPER]

Reviewed and accepted by the City of Nevada, Iowa this _____ day of _____, 20__.

By: _____
Mayor

Attest: _____
City Administrator

EXHIBIT E **SUMMARY OF ACCEPTED INFRASTRUCTURE COSTS**

Nevada Dev, LLC - Phase 1					
Opinion of Probable Cost					
Phase 1 Public Infrastructure					
Nevada, Iowa					
OPC				Phase 1	
DESCRIPTION		UNIT COST	QUANTITY	EXTENSION	
GENERAL AND MISCELLANEOUS					
BOND	\$ 40,000.00	1	LS	40,000	
MOBILIZATION	\$ 20,000.00	1	EA	20,000	
TRAILER DELIVERY	\$ 5,000.00	1	EA	5,000	
RELOCATE LIGHT POLE	\$ 5,000.00	1	EA	5,000	
RELOCATE POWER POLE	\$ 5,000.00	1	EA	5,000	
			SUB TOTAL	75,000	
EARTHWORK					
CLEARING & GRUBBING	\$ 8,000.00	1	AL	8,000	
STAKE-OUT, DRAINAGE, AND PRELIMINARY EARTHWORK	\$ 4,000	1	EA	4,000	
GRAVEL FILL, 10% CRUSHED STONE	\$ 2.00	10,000	LS	20,000	
CONCRETE PREPARED FOR TOP	\$ 7.00	8,000	LS	56,000	
SHOULDER FILL	\$ 20.00	200	LS	4,000	
TESTING	\$ 15,000.00	1	LS	15,000	
			SUB TOTAL	107,000	
SANITARY SEWER					
MANHOLE, 48" DIA. WITH 12" DIA. INLET	\$ 24,000	4	EA	96,000	
48" DIA. MANHOLE	\$ 2,000.00	1	EA	2,000	
MANHOLE, 48" DIA. WITH 12" DIA. INLET	\$ 1,500.00	22	EA	33,000	
48" DIA. MANHOLE, 48" DIA. WITH 12" DIA. INLET	\$ 4,000.00	12	EA	48,000	
MANHOLE, 48" DIA. WITH 12" DIA. INLET	\$ 1,500.00	2	EA	3,000	
CONCRETE, 48" DIA. WITH 12" DIA. INLET	\$ 5,000.00	2	EA	10,000	
CONCRETE, 48" DIA. WITH 12" DIA. INLET	\$ 1,000.00	1	EA	1,000	
CONCRETE, 48" DIA. WITH 12" DIA. INLET	\$ 1,000.00	1	EA	1,000	
			SUB TOTAL	190,000	
STORM SEWER					
12" DIA.	\$ 10.00	500	LS	5,000	
18" DIA.	\$ 12.00	100	LS	1,200	
24" DIA.	\$ 14.00	100	LS	1,400	
30" DIA.	\$ 17.00	100	LS	1,700	
36" DIA.	\$ 20.00	100	LS	2,000	
42" DIA.	\$ 23.00	100	LS	2,300	
48" DIA.	\$ 26.00	100	LS	2,600	
54" DIA.	\$ 29.00	100	LS	2,900	
60" DIA.	\$ 32.00	100	LS	3,200	
66" DIA.	\$ 35.00	100	LS	3,500	
72" DIA.	\$ 38.00	100	LS	3,800	
78" DIA.	\$ 41.00	100	LS	4,100	
84" DIA.	\$ 44.00	100	LS	4,400	
90" DIA.	\$ 47.00	100	LS	4,700	
96" DIA.	\$ 50.00	100	LS	5,000	
CONCRETE TO EXISTING STRUCTURE TO 12"	\$ 1,000.00	1	EA	1,000	
			SUB TOTAL	51,700	
WATERMAIN					
WATERMAIN, 24" DIA.	\$ 27.00	200	LS	5,400	
30" DIA. WATERMAIN	\$ 33.00	30	EA	9,900	
WATER MAIN, 12"	\$ 60.00	2	EA	1,200	
WATER MAIN, 18"	\$ 80.00	4	EA	3,200	
WATER MAIN, 24"	\$ 100.00	10	EA	1,000	
WATER MAIN, 30"	\$ 120.00	10	EA	1,200	
WATER MAIN, 36"	\$ 140.00	10	EA	1,400	
WATER MAIN, 42"	\$ 160.00	10	EA	1,600	
WATER MAIN, 48"	\$ 180.00	10	EA	1,800	
WATER MAIN, 54"	\$ 200.00	10	EA	2,000	
WATER MAIN, 60"	\$ 220.00	10	EA	2,200	
WATER MAIN, 66"	\$ 240.00	10	EA	2,400	
WATER MAIN, 72"	\$ 260.00	10	EA	2,600	
WATER MAIN, 78"	\$ 280.00	10	EA	2,800	
WATER MAIN, 84"	\$ 300.00	10	EA	3,000	
WATER MAIN, 90"	\$ 320.00	10	EA	3,200	
WATER MAIN, 96"	\$ 340.00	10	EA	3,400	
WATER MAIN, 102"	\$ 360.00	10	EA	3,600	
WATER MAIN, 108"	\$ 380.00	10	EA	3,800	
WATER MAIN, 114"	\$ 400.00	10	EA	4,000	
WATER MAIN, 120"	\$ 420.00	10	EA	4,200	
WATER MAIN, 126"	\$ 440.00	10	EA	4,400	
WATER MAIN, 132"	\$ 460.00	10	EA	4,600	
WATER MAIN, 138"	\$ 480.00	10	EA	4,800	
WATER MAIN, 144"	\$ 500.00	10	EA	5,000	
WATER MAIN, 150"	\$ 520.00	10	EA	5,200	
WATER MAIN, 156"	\$ 540.00	10	EA	5,400	
WATER MAIN, 162"	\$ 560.00	10	EA	5,600	
WATER MAIN, 168"	\$ 580.00	10	EA	5,800	
WATER MAIN, 174"	\$ 600.00	10	EA	6,000	
WATER MAIN, 180"	\$ 620.00	10	EA	6,200	
WATER MAIN, 186"	\$ 640.00	10	EA	6,400	
WATER MAIN, 192"	\$ 660.00	10	EA	6,600	
WATER MAIN, 198"	\$ 680.00	10	EA	6,800	
WATER MAIN, 204"	\$ 700.00	10	EA	7,000	
WATER MAIN, 210"	\$ 720.00	10	EA	7,200	
WATER MAIN, 216"	\$ 740.00	10	EA	7,400	
WATER MAIN, 222"	\$ 760.00	10	EA	7,600	
WATER MAIN, 228"	\$ 780.00	10	EA	7,800	
WATER MAIN, 234"	\$ 800.00	10	EA	8,000	
WATER MAIN, 240"	\$ 820.00	10	EA	8,200	
WATER MAIN, 246"	\$ 840.00	10	EA	8,400	
WATER MAIN, 252"	\$ 860.00	10	EA	8,600	
WATER MAIN, 258"	\$ 880.00	10	EA	8,800	
WATER MAIN, 264"	\$ 900.00	10	EA	9,000	
WATER MAIN, 270"	\$ 920.00	10	EA	9,200	
WATER MAIN, 276"	\$ 940.00	10	EA	9,400	
WATER MAIN, 282"	\$ 960.00	10	EA	9,600	
WATER MAIN, 288"	\$ 980.00	10	EA	9,800	
WATER MAIN, 294"	\$ 1,000.00	10	EA	10,000	
WATER MAIN, 300"	\$ 1,020.00	10	EA	10,200	
WATER MAIN, 306"	\$ 1,040.00	10	EA	10,400	
WATER MAIN, 312"	\$ 1,060.00	10	EA	10,600	
WATER MAIN, 318"	\$ 1,080.00	10	EA	10,800	
WATER MAIN, 324"	\$ 1,100.00	10	EA	11,000	
WATER MAIN, 330"	\$ 1,120.00	10	EA	11,200	
WATER MAIN, 336"	\$ 1,140.00	10	EA	11,400	
WATER MAIN, 342"	\$ 1,160.00	10	EA	11,600	
WATER MAIN, 348"	\$ 1,180.00	10	EA	11,800	
WATER MAIN, 354"	\$ 1,200.00	10	EA	12,000	
WATER MAIN, 360"	\$ 1,220.00	10	EA	12,200	
WATER MAIN, 366"	\$ 1,240.00	10	EA	12,400	
WATER MAIN, 372"	\$ 1,260.00	10	EA	12,600	
WATER MAIN, 378"	\$ 1,280.00	10	EA	12,800	
WATER MAIN, 384"	\$ 1,300.00	10	EA	13,000	
WATER MAIN, 390"	\$ 1,320.00	10	EA	13,200	
WATER MAIN, 396"	\$ 1,340.00	10	EA	13,400	
WATER MAIN, 402"	\$ 1,360.00	10	EA	13,600	
WATER MAIN, 408"	\$ 1,380.00	10	EA	13,800	
WATER MAIN, 414"	\$ 1,400.00	10	EA	14,000	
WATER MAIN, 420"	\$ 1,420.00	10	EA	14,200	
WATER MAIN, 426"	\$ 1,440.00	10	EA	14,400	
WATER MAIN, 432"	\$ 1,460.00	10	EA	14,600	
WATER MAIN, 438"	\$ 1,480.00	10	EA	14,800	
WATER MAIN, 444"	\$ 1,500.00	10	EA	15,000	
WATER MAIN, 450"	\$ 1,520.00	10	EA	15,200	
WATER MAIN, 456"	\$ 1,540.00	10	EA	15,400	
WATER MAIN, 462"	\$ 1,560.00	10	EA	15,600	
WATER MAIN, 468"	\$ 1,580.00	10	EA	15,800	
WATER MAIN, 474"	\$ 1,600.00	10	EA	16,000	
WATER MAIN, 480"	\$ 1,620.00	10	EA	16,200	
WATER MAIN, 486"	\$ 1,640.00	10	EA	16,400	
WATER MAIN, 492"	\$ 1,660.00	10	EA	16,600	
WATER MAIN, 498"	\$ 1,680.00	10	EA	16,800	
WATER MAIN, 504"	\$ 1,700.00	10	EA	17,000	
WATER MAIN, 510"	\$ 1,720.00	10	EA	17,200	
WATER MAIN, 516"	\$ 1,740.00	10	EA	17,400	
WATER MAIN, 522"	\$ 1,760.00	10	EA	17,600	
WATER MAIN, 528"	\$ 1,780.00	10	EA	17,800	
WATER MAIN, 534"	\$ 1,800.00	10	EA	18,000	
WATER MAIN, 540"	\$ 1,820.00	10	EA	18,200	
WATER MAIN, 546"	\$ 1,840.00	10	EA	18,400	
WATER MAIN, 552"	\$ 1,860.00	10	EA	18,600	
WATER MAIN, 558"	\$ 1,880.00	10	EA	18,800	
WATER MAIN, 564"	\$ 1,900.00	10	EA	19,000	
WATER MAIN, 570"	\$ 1,920.00	10	EA	19,200	
WATER MAIN, 576"	\$ 1,940.00	10	EA	19,400	
WATER MAIN, 582"	\$ 1,960.00	10	EA	19,600	
WATER MAIN, 588"	\$ 1,980.00	10	EA	19,800	
WATER MAIN, 594"	\$ 2,000.00	10	EA	20,000	
WATER MAIN, 600"	\$ 2,020.00	10	EA	20,200	
WATER MAIN, 606"	\$ 2,040.00	10	EA	20,400	
WATER MAIN, 612"	\$ 2,060.00	10	EA	20,600	
WATER MAIN, 618"	\$ 2,080.00	10	EA	20,800	
WATER MAIN, 624"	\$ 2,100.00	10	EA	21,000	
WATER MAIN, 630"	\$ 2,120.00	10	EA	21,200	
WATER MAIN, 636"	\$ 2,140.00	10	EA	21,400	
WATER MAIN, 642"	\$ 2,160.00	10	EA	21,600	
WATER MAIN, 648"	\$ 2,180.00	10	EA	21,800	
WATER MAIN, 654"	\$ 2,200.00	10	EA	22,000	
WATER MAIN, 660"	\$ 2,220.00	10	EA	22,200	
WATER MAIN, 666"	\$ 2,240.00	10	EA	22,400	
WATER MAIN, 672"	\$ 2,260.00	10	EA	22,600	
WATER MAIN, 678"	\$ 2,280.00	10	EA	22,800	
WATER MAIN, 684"	\$ 2,300.00	10	EA	23,000	
WATER MAIN, 690"	\$ 2,320.00	10	EA	23,200	
WATER MAIN, 696"	\$ 2,340.00	10	EA	23,400	
WATER MAIN, 702"	\$ 2,360.00	10	EA	23,600	
WATER MAIN, 708"	\$ 2,380.00	10	EA	23,800	
WATER MAIN, 714"	\$ 2,400.00	10	EA	24,000	
WATER MAIN, 720"	\$ 2,420.00	10	EA	24,200	
WATER MAIN, 726"	\$ 2,440.00	10	EA	24,400	
WATER MAIN, 732"	\$ 2,460.00	10	EA	24,600	
WATER MAIN, 738"	\$ 2,480.00	10	EA	24,800	
WATER MAIN, 744"	\$ 2,500.00	10	EA	25,000	
WATER MAIN, 750"	\$ 2,520.00	10	EA	25,200	
WATER MAIN, 756"	\$ 2,540.00	10	EA	25,400	
WATER MAIN, 762"	\$ 2,560.00	10	EA	25,600	
WATER MAIN, 768"	\$ 2,580.00	10	EA	25,800	
WATER MAIN, 774"	\$ 2,600.00	10	EA	26,000	
WATER MAIN, 780"	\$ 2,620.00	10	EA	26,200	
WATER MAIN, 786"	\$ 2,640.00	10	EA	26,400	
WATER MAIN, 792"	\$ 2,660.00	10	EA	26,600	
WATER MAIN, 798"	\$ 2,680.00	10	EA	26,800	
WATER MAIN, 804"	\$ 2,700.00	10	EA	27,000	
WATER MAIN, 810"	\$ 2,720.00	10	EA	27,200	
WATER MAIN, 816"	\$ 2,740.00	10	EA	27,400	
WATER MAIN, 822"	\$ 2,760.00	10	EA	27,600	
WATER MAIN, 828"	\$ 2,780.00	10	EA	27,800	
WATER MAIN, 834"	\$ 2,800.00	10	EA	28,000	
WATER MAIN, 840"	\$ 2,820.00	10	EA	28,200	
WATER MAIN, 846"	\$ 2,840.00	10	EA	28,400	
WATER MAIN, 852"	\$ 2,860.00	10	EA	28,600	
WATER MAIN, 858"	\$ 2,880.00	10	EA	28,800	
WATER MAIN, 864"	\$ 2,900.00	10	EA	29,000	
WATER MAIN, 870"	\$ 2,920.00	10	EA	29,200	
WATER MAIN, 876"	\$ 2,940.00	10	EA	29,400	
WATER MAIN, 882"	\$ 2,960.00	10	EA	29,600	
WATER MAIN, 888"	\$ 2,980.00	10	EA	29,800	
WATER MAIN, 894"	\$ 3,000.00	10	EA	30,000	
WATER MAIN, 900"	\$ 3,020.00	10	EA	30,200	
WATER MAIN, 906"	\$ 3,040.00	10	EA	30,400	
WATER MAIN, 912"	\$ 3,060.00	10	EA	30,600	
WATER MAIN, 918"	\$ 3,080.00	10	EA	30,800	
WATER MAIN, 924"	\$ 3,100.00	10	EA	31,000	
WATER MAIN, 930"	\$ 3,120.00	10	EA	31,200	
WATER MAIN, 936"	\$ 3,140.00	10	EA	31,400	
WATER MAIN, 942"	\$ 3,160.00	10	EA	31,600	
WATER MAIN, 948"	\$ 3,180.00	10	EA	31,800	
WATER MAIN, 954"	\$ 3,200.00	10	EA	32,000	
WATER MAIN, 960"	\$ 3,220.00	10	EA	32,200	
WATER MAIN, 966"	\$ 3,240.00	10	EA	32,400	

NOTICE OF REQUEST TO AMEND THE ZONING ORDINANCE OF
NEVADA, IOWA

The City Council of the City of Nevada, Iowa, has received a recommendation from the Planning and Zoning Commission to approve a rezoning request from the property owner, Story County Hospital, to amend the zoning ordinance of the City of Nevada, Iowa, by changing the zoning classification on the following described property, south of Story County Hospital at 640 S. 19th Street, Outlot A, owned by them and located within the corporate limits of the City of Nevada, Iowa, from an AR (Agricultural) to an R-4 (Multiple Family Dwelling) District.

The property for which the Rezoning Application is proposed is legally described as:

Story County Hospital Subdivision Outlot A Nevada, Story County, Iowa

The Planning and Zoning Commission of the City of Nevada, Iowa, held a public hearing on this request on the 18th day of July, 2022. It is their recommendation to approve the rezoning request.

The City Council of the City of Nevada, Iowa, will hold a public hearing on this request on the 22nd day of August, 2022 at the City Council Meeting which is set to begin at 6:00 o'clock P.M., in the Nevada City Hall, 1209 Sixth Street, Nevada, Iowa, to consider the recommendation.

It is your right to attend this hearing and express your views concerning the proposed change, or you may submit your comments in writing to the City Clerk no later than 9:00 o'clock A.M. on the 22nd day of August, 2022.

Kerin Wright
City Clerk

Legal Notice

cll Member Jacobson this motion. Mayor for a roll call vote as derson yes, Lytle yes, is. Motion carried. Forum: none. ports: A. Mayor Muth

Mattingly informed it Parcel #'s 47 & 77 the city to do some: the ditches to make and easier for their mow. Mattingly re-mall from Story County tal Health on a com-received from neigh-el # 57 on getting rats nes coming from this id other animals that home. Mattingly said t an email to the City on this situation. nformed Council that eded a new door and box as the drop box in it every time it rains has been coming door, she also asked t maybe putting in a lass window and so she wouldn't have office door open and e the office space bet-attingly also reminded e still needs them to e back reconciliations ths of May, June and

I- Jacobson had some out city attorney. r reports. Regular Council Meet- for August 8th, 2022, in the Council cham-Hall. (Lytle/Jacobson).

to adjourn. son). MCU (3).

Mayor ingly, easurer

of July 2022 but not 1 after this meeting. lication of ms and new \$398.27

il-7 locates - \$1.80 of Cities- City es officer handbook-

ey- Phone and Inter-hall- \$118.47 e Auditor- 6th pay-t bill- \$3,305.29 & Stump-Service- Res- s and 2 stumps-

lighthters, binder, ad-sharples- \$14.91 Fund king- 3' roadstone

oratories- Colliform ple- \$13.75 pply- Annual Soft- 25.00 t Operator- \$477.00

al Resources - t-\$210.00 pply- Annual Soft- 25.00 t Operator- \$477.00 Treasurer- Drainage din- Story # 3-

f Claims - \$11,920.80

f Claims Report for

.....\$5,857.07 efit Tax\$60.73 ax\$30.83\$287.77\$4.64 ax\$4,807.24\$2,623.22

Legal Notice

Access Systems	
Printer payment.....	\$59.23
Alliant Energy	
Park & City Hall.....	\$160.61
Ipers.....	\$248.84
Key Cooperative	
Stirke three.....	\$50.00
Midwest Insurance Corp	
Insurance for FY22/23	\$29,308.00
Minerva Valley	
Internet and phone.....	\$118.47
Office of Auditor State	
5th Payment for Audit.....	\$3,305.29
Oxen Technology	
July Bill.....	\$232.50
Pratt Sanitation	
June Bill.....	\$2,036.51
State Bank & Trust	
Ordered more checks	\$237.54
Story County Treasurer	
Q1 Sheriff's payment.....	\$5,751.26
US Postal Service-Mailbox Fee for the Year.....	\$102.00
Zearing Public Library	
FY 23 Payment.....	\$2,500.00
Total General	
Fund Claims	\$44,110.25
Road Use Tax Fund	
Alliant Energy-warning lights,	
street lights, city shed	\$820.95
Logan Contractors Supply	
Black Top Patches	\$728.00
Total Road Use Claims	\$1,548.95
Water Fund	
la.Regional Utilities	
City Water bill.....	\$1,534.24
la.Dept of Natural Resources	
PWS water supply	
operation.....	\$38.88
Ipers.....	\$205.89
State Bank & Trust	
ACH Fees.....	\$6.00
Total Water	
Fund Claims	\$1,785.01
Sewer Fund	
Alliant Energy-lagoon pumps, lift	
station.....	\$316.39
Ipers.....	\$205.89
State Bank & Trust	
ACH Fees.....	\$6.00
Total Sewer	
Fund Claims	\$528.28
Payroll Checks for July	\$2,661.05
Grand Total of	
All Claims	\$50,633.54

Published in the Ames Tribune on August 11, 2022 (1T)

#1461181 Story County Board of Supervisors

The Board of Supervisors met on 7/26/22 at 10:00 a.m. In the Story County Administration Building. Linda Murken, and Lisa Heddens, with Murken presiding. Latifah Faisal absent.

(all audio of meetings available at storycountyiaowa.gov).

ADOPTION OF AGENDA: Heddens moved, Murken seconded adopt- ing the agenda as presented. Motion carried unanimously (MCU) on a roll call vote.

STORYTIME CHILDCARE CENTER ANNUAL REPORT: submitted writ- ten report only.

PROCLAMATION RECOGNIZING AUGUST 2022 AS WATER QUALITY MONTH IN STORY COUNTY: The Board read the proclamation in full. Heddens moved, Murken seconded the approval of the Pro- clamation Recognizing August 2022 as Water Quality Month in Story County. Roll call vote. (MCU). Murken reported on back- ground information for best prac- tices and upcoming items in Story County.

MINUTES: 7/19/22 Minutes - Heddens moved, Murken seconded approval of the Minutes as presented. Roll call vote. (MCU)

PERSONNEL ACTIONS: 1) new hire, effective 8/8/22, in a) Secondary Roads for Shawn Birdsall @ \$21.24/hr; 2) pay adjustment, effective date 7/31/22, a) Secondary Roads for Alex Golly @ \$28.71/hr; b) Sheriff Office for Nicholas

Legal Notice

Erroneous Taxes for Assessment Years 2019 and 2020 due to Mis- classification by the Ames City Assessor

4. Contract between the Sherif- f's Office and Maxwell Old Settlers Steering Committee for security, effective 8/5/22-8/6/22, for \$65.00/hour

5. Quarterly Report: Treasurer

6. Treasurer's Semi-Annual & An- nual Report

7. Agreement and Statement of Work between Language Line Services, Inc. and Story County General Assistance for phone in- terpreting services, effective 8/1/22

8. Contract, using American Res- cue Plan Act (ARPA) funding, be- tween Story County and the Boys & Girls Club of Story County for the Re-Building Great Futures project for up to \$275,000.00 with a performance period of 1/25/22-12/31/26

9. Contract, using American Res- cue Plan Act (ARPA) funding, be- tween Story County and Project Iowa for the Cultivating Careers Program for up to \$100,000.00 with a performance period of 1/25/22-12/31/26

10. Contract, using American Rescue Plan Act (ARPA) funding, between Story County and the City of Roland for the storm sewer upgrades and water main looping project for up to \$1,000,000.00 with a performance period of 1/25/22-12/31/26

11. Contract, using American Rescue Plan Act (ARPA) funding, between Story County and the City of Story City for the Story City ARPA projects for up to \$302,500.00 with a performance period of 1/25/22-12/31/26

12. Renewal fees between Story County and IP Pathways for VMware renewal, effective 9/23/22-9/22/23, for \$11,888.00

13. Renewal fees between Story County and Solarwinds for per- formance monitor and log ana- lyzer, effective 8/19/22-8/19/23, for \$2,968.00

14. Road Closure Resolution: #23-01

Roll call vote. (MCU)

PURCHASE ORDER FOR 2022 TOTAL PATCHER VORTEX FROM HAMP- TON EQUIPMENT INC. FOR \$94,805.47: Darren Moon, Engi- neer, reported he budgeted \$75,000.00 but equipment is now 15-20% more. Additionally, the new patcher also comes with an air compressor, allowing Second- ary Roads to replace a 21-year- old unit, as well as other addition- al capabilities. Heddens moved,

Murken seconded the approval of purchase order for 2022 Total Patcher Vortex from Hampton Equipment Inc. for \$94,805.47. Roll call vote. (MCU)

RESOLUTION #23-08 FOR PARTICI- PATION IN FEDERAL SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT APPLICATION: Darren

Moon, Engineer, reported this is one of the new competitive federal grants. The Iowa County Engi- neers Association (ICEA) will ap- ply for the SS4A grant in one ap- plication for all 99 counties in Io- wa. The Department of Transpor- tation (DOT) might contribute the 20% match. Moon recommends participation. Heddens moved, Murken seconded the approval of Resolution #23-08, for Participa- tion in SS4A Grant Application. Roll call vote. (MCU)

ADDITIONAL ALTERNATIVE ANAL- YSIS WITH HOUSTON ENGINEER- ING INC. FOR HANNUMS MILL DAM FOR \$5,000.00 (UNBUDGETED):

Mike Cox, Conservation Director, provided history and stated the request is for an alternate design for Hannums Mill low-head dam to mitigate the dangers posed by the

Legal Notice

and foster care.

LIAISON ASSIGNMENTS, COMMIT- TEE MEETINGS UPDATES, AND AN- NOUNCEMENTS FROM THE SUPER- VISORS: All Board members listed multiple upcoming meetings and commitments.

Heddens moved, Murken seconded to adjourn at 10:30 a.m. Roll call vote. (MCU)

Published in the Ames Tribune, Nevada Journal and Tri-County Times on August 11, 2022 (1T)

#1461326 NOTICE OF REQUEST TO AMEND THE ZONING ORDINANCE OF NEVADA, IOWA

The City Council of the City of Nevada, Iowa, has received a rec- ommendation from the Planning and Zoning Commission to ap- prove a rezoning request from the property owner, Story County Hospital, to amend the zoning or- dinance of the City of Nevada, Io- wa, by changing the zoning classi- fication on the following descri- bed property, south of Story Coun- ty Hospital at 640 S. 19th Street, Outlot A, owned by them and lo- cated within the corporate limits of the City of Nevada, Iowa, from an AR (Agricultural) to an R-4 (Multiple Family Dwelling) District. The property for which the Rezoning Application is proposed is legally described as:

Story County Hospital Subdivi- sion Outlot A Nevada, Story Coun- ty, Iowa

The Planning and Zoning Com- mission of the City of Nevada, Io- wa, held a public hearing on this request on the 18th day of July, 2022. It is their recommendation to approve the rezoning request.

The City Council of the City of Nevada, Iowa, will hold a public hearing on this request on the 22nd day of August, 2022 at the City Council Meeting which is set to begin at 6:00 o'clock P.M., in the Nevada City Hall, 1209 Sixth Street, Nevada, Iowa, to consider the recommendation.

It is your right to attend this hearing and express your views concerning the proposed change, or you may submit your com- ments in writing to the City Clerk no later than 9:00 o'clock A.M. on the 22nd day of August, 2022.

Kerin Wright
City Clerk

Published in the Nevada Journal on August 11, 2022 (1T)

#1461206 NOTICE OF REVIEW OF A Minor Subdivision IN NEVADA, IOWA

The Planning & Zoning Commis- sion of the City of Nevada, Iowa, has received a request from the property owner, ROSK RENTALS LLC, to review a Minor Subdivi- sion Application at the location of 1031 Shagbark Drive in Nevada, IA. The property for which the Rezoning Application is proposed is legally described as:

Lots Twenty-one (21), except the West 8 feet thereof, all of Lot Twenty-two (22) and Lot Twenty- three (23), except the East 27 feet thereof, all in Wildwood First Addi- tion to the City of Nevada, Story County, Iowa, subject to cove- nants, conditions, restrictions, re- strictions and easements of rec- ord.

The Planning & Zoning Commis- sion of the City of Nevada, Iowa, will conduct a public hearing on this request on the 29th day of Au- gust, 2022 at the Planning & Zon- ing Commission Meeting which is

ORDINANCE NO. 1028 (2022/2023)

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NEVADA, IOWA, BY
REZONING THE PROPERTY AT 640 SOUTH 19TH STREET OUTLOT A FROM AR
(AGRICULTURAL-RESIDENTIAL RESERVE DISTRICT) TO R-4 (MULTIPLE FAMILY
DWELLING 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 Story County Hospital and located within the corporate limits of the City of Nevada, Iowa which is legally described as:

Story County Hospital Subdivision Outlot A Nevada, Story County, Iowa

and shall be rezoned from a "AR" (Agricultural-Residential Reserve) District, to a "R-4" (Multiple Family Dwelling) 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 22nd day of August, 2022, through the first reading.
PASSED AND APPROVED this ___ day of September, 2022, through the second reading
PASSED AND APPROVED this ___ day of September, 2022, through the third and final reading. Enacted upon publication.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

Public Hearing Scheduled – August 8, 2022
Published – August 11, 2022
Public Hearing held– August 22, 2022



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

August 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 Rezoning of 640 S 19th Street Outlot A from AR (Agriculture) to R-4 (Multiple Family Dwelling District)

With the recommendation from the Planning and Zoning Commission, we are seeking approval from the City Council Members to approve the Special Use Permit to allow Duplex's to be built on Limited Commercial Zoned Property.

Best Regards,
Ryan Hutton
Building and Zoning Official

NEVADA CITY COUNCIL - MONDAY, AUGUST 8, 2022 6:00 P.M.

1. CALL TO ORDER

The City Council of the City of Nevada, Iowa, met for a meeting in the Council Chambers of Nevada City Hall located at 1209 6th Street, Nevada, Iowa. Mayor Brett Barker, convened the meeting at 6:00 p.m. on Monday, August 8, 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, Dane Neilson, Jason Sampson, Steve Skaggs. Absent: Sandy Ehrig.

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Larry Stevens, Erin Mousel, Ryan Hutton, Ray Reynolds, Josh Cizmadia

Also in attendance were: Karen Selby, Bill Sullivan, Derrick Black, Garrett Glass, Grant Terry, Kari Bell, Hannah Bell, Kevin Bell, Brent Metzger, Tammy Metzger, Dave Kroese, Steve Bruns, Brenda Dryer

3. APPROVAL OF AGENDA

Motion by Dane Neilson, seconded by Steve Skaggs, to **approve the amended agenda with the removal of item 7A1**. After due consideration and discussion the roll was called. Aye: Neilson, Skaggs, Hanson, Mittman, Sampson. Nay: None. The Mayor declared the motion carried.

4. Summit Carbon Solutions Project Presentation

They gave project details, will have the contractors set in the next couple weeks, are working on logistics and a timeline for the project; is set to be completed in a five-state area.

5. PUBLIC HEARING(S)

A. Proposed Amendment to the Development Agreement with Verbio Nevada, LLC

1. Public Hearing, Proposed Amended Development Agreement with Verbio Nevada, LLC

At 6:20 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 28, 2022**. The public hearing is **regarding the proposed Amended Development Agreement with Verbio Nevada, LLC.**

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:20 p.m.

2. Resolution No. 016 (2022/2023): Resolution Approving Amended Development Agreement with Verbio Nevada, LLC, Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

Motion by Steve Skaggs, seconded by Jason Sampson, to **adopt Resolution No. 016 (2022/2023)**. After due consideration and discussion the roll was called. Aye: Skaggs, Sampson, Hanson, Mittman, Nealson. Nay: None. The Mayor declared the motion carried.

B. Proposed Development Agreement with Verbio Nevada, LLC

1. Public Hearing on Proposed Development Agreement with Verbio Nevada, LLC

At 6:21 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 28, 2022**. The public hearing is **regarding the proposed Development Agreement with Verbio Nevada, LLC**.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:21 p.m.

2. Resolution No. 017 (2022/2023): Resolution Approving Development Agreement with Verbio Nevada, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

Motion by Barb Mittman, seconded by Dane Nealson, to **adopt Resolution No. 017 (2022/2023)**. After due consideration and discussion the roll was called. Aye: Mittman, Nealson, Sampson, Skaggs, Hanson. Nay: None. The Mayor declared the motion carried.

C. Proposed Development Agreement with Nancy and Thomas Richards

1. Public Hearing on Proposed Development Agreement with Nancy and Thomas Richards

At 6:21 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 28, 2022**. The public hearing is to **regarding the proposed Development Agreement with Nancy and Thomas Richards**.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:22 p.m.

2. Resolution No. 018 (2022/2023): Resolution Approving Development Agreement with Nancy and Thomas Richards, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

Motion by Dane Nealson, seconded by Jason Sampson, to **adopt Resolution No. 018 (2022/2023)**. After due consideration and discussion the roll was called. Aye: Nealson, Sampson, Skaggs, Hanson, Mittman. Nay: None. The Mayor declared the motion carried.

6. 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 the Regular Meeting held on July 25, 2022
- B. Approve Payment of Cash Disbursements, including Check Numbers 78297-78375 and Electronic Numbers 1152-1156 (Inclusive) Totaling \$376,014.96 (See attached list) and the First Interstate Purchasing Card for August Payment
- C. Approve Class C Liquor License, Sunday Sales for Charles Schadt, d/b/a George's Pizza, 1220 6th Street, Nevada, Iowa, Effective August 22, 2022
- D. Receive Recommendation from Planning & Zoning Commission on Rezoning of 640 S. 19th Street and Set Public Hearing for August 22nd at 6:00 p.m. and Authorize Publication of Notice

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

7. MAYOR'S APPOINTMENTS

- A. Approve Appointments of the following Board/Commission Recommendations
 - 1. ~~Library Board—Brian Weig~~
 - 2. Historic Preservation Board – Melinda Buyck

Motion by Barb Mittman, seconded by Dane Nealson, to **approve Mayor's recommendation for the appointment of Melinda Buyck to Historic Preservation Commission.** After due consideration and discussion the roll was called. Aye: Mittman, Nealson, Sampson, Skaggs, Hanson. Nay: None. The Mayor declared the motion carried.

- 8. PUBLIC FORUM: Kari Bell expressed concern with a letter supporting Summit Carbon Solutions.

9. OLD BUSINESS

- A. Discussion and Appropriate Follow up Regarding Dangerous Building, 536 4th Street

It is the consensus of Council to have the City Attorney draft and send a notice to owner giving thirty days.

- B. Discussion and Appropriate Follow up on Request to Waive the Sewer Charge on 123 8th Street

Motion by Barb Mittman, seconded by Jason Sampson, to **direct staff to approve credit of sewer charge on account.** After due consideration and discussion the roll was called. Aye: Mittman, Sampson, Skaggs, Hanson, Nealson. Nay: None. The Mayor declared the motion carried.

- C. Ordinance No. 1023 (2022/2023): An Ordinance Amending the City Code of Nevada, Iowa, by adding Chapter 158, Property Maintenance and Residential Rental Code, second reading

Motion by Jason Sampson, seconded by Dane Nealson, to **approve Ordinance No. 1023 (2022/2023), second reading.** After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Skaggs, Hanson, Mittman. Nay: None. The Mayor declared the motion carried.

- D. Approve Pay Request No. 14 for WWTF Improvements-Phase 2 from Williams Brothers Construction Inc. (WBCI) in the amount of \$1,242,962.03

Motion by Jason Sampson, seconded by Steve Skaggs, to **approve Pay Request No. 14 for WWTF Improvements-Phase 2 from Williams Brothers Construction Inc. (WBCI) in the amount of \$1,242,962.03.** After due consideration and discussion the roll was called. Aye: Sampson, Skaggs, Hanson, Mittman, Nealson. Nay: None. The Mayor declared the motion carried.

- E. Approve Pay Request No. 6 for WWTF Improvements-Phase 3 from Boomerang Corp. in the amount of \$310,132.25

Motion by Dane Nealson, seconded by Jason Sampson, to **approve Pay Request No. 6 for WWTF Improvements-Phase 3 from Boomerang Corp. in the amount of \$310,132.25.** After due consideration and discussion the roll was called. Aye: Nealson, Sampson, Skaggs, Hanson, Mittman. Nay: None. The Mayor declared the motion carried.

10. NEW BUSINESS

- A. Resolution No. 019 (2022/2023): A Resolution to approve the 28E Agreement with the Nevada Rural Township Trustees

Motion by Brian Hanson, seconded by Jason Sampson, to **adopt Resolution No. 019 (2022/2023).** After due consideration and discussion the roll was called. Aye: Hanson, Sampson, Skaggs, Mittman, Nealson. Nay: None. The Mayor declared the motion carried.

- B. Approve Purchase of a Fire Extinguisher Training Prop for Fire Department

Motion by Barb Mittman, seconded by Jason Sampson, to **approve option 1, approve purchase of Fire Extinguisher Training Prop for the Fire Department from Gravity Jack in the amount of \$17,499.** After due consideration and discussion the roll was called. Aye: Mittman, Sampson, Skaggs, Hanson, Nealson. Nay: None. The Mayor declared the motion carried.

- C. Approve 5-Day Class "B" Beer (BB) (Includes Wine Coolers) Permit and Outdoor Service for Nevada Jaycees to host an Outdoor Service Area at Story County Fairgrounds at 220 H Avenue on Saturday, August 27, 2022 during Lincoln Highway Days

Motion by Dane Nealson, seconded by Jason Sampson, to **approve 5-Day Class "B" Beer (BB) (Includes Wine Coolers) Permit and Outdoor Service for Nevada Jaycees to host an Outdoor Service Area at Story County Fairgrounds at 220 H Avenue on Saturday, August 27th, 2022 during Lincoln Highway Days.** After due consideration and discussion the roll was called. Aye: Nealson, Sampson, Skaggs, Hanson, Mittman. Nay: None. The Mayor declared the motion carried.

- D. Approve Recommendation from Planning and Zoning Commission to Approve the Special Use Permit to Allow Residential Units to be Built on Limited Commercial Zoned Property

Motion by Brian Hanson, seconded by Barb Mittman, to **approve Recommendation from Planning and Zoning Commission to Approve the Special Use Permit to Allow Residential Units to be Built on Limited Commercial Zoned Property.** After due consideration and discussion the roll was called. Aye: Hanson, Mittman, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

E. Discussion and Appropriate Follow up Regarding an Ordinance for Golf Carts

Following council discussion, City Administrator Cook will make appropriate changes to the ordinance and bring it back to council.

F. Discussion and Appropriate Follow up Regarding an Ordinance for ATV/UTV

Dave Kroese and Brent Metzger expressed concern with the wording of the ordinance, specifically related to "prohibited streets". Following council discussion, City Administrator Cook will make appropriate changes to the ordinance and bring it back to council.

G. Discussion and Appropriate Follow up on WWTP Project and SRF Financing Review

Michael Maloney, with DA Davidson presented to the council via Zoom regarding the remaining financing for the WWTP as well as updating sewer user rates.

H. Discussion and Appropriate Follow up of New Position of City Engineer

Motion by Steve Skaggs, seconded by Barb Mittman, to **approve option 3, to do nothing at this time, while City Administrator Cook works to gather additional information.** After due consideration and discussion the roll was called. Aye: Skaggs, Mittman, Nealson, Sampson, Hanson. Nay: None. The Mayor declared the motion carried.

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

City Administrator Cook reported on Leadership Nevada – Ag Day at Longview Farms. Additionally, he invited all to Community Coffee on Saturday, August 13 at Farmgrounds.

Mayor Barker attended the Senior Center pot-luck with other City staff.

Council Member Sampson shared information from the Walkability Tour. He also reminded everyone of Lincoln Highway Days, August 26-28.

Council Member Skaggs relayed that Main Street Iowa has added two new communities. He also spoke about the Camelot Theater and work that will be done this week.

Director of Fire/EMS Reynolds shared about an event at Tope Auditorium this Saturday, which will host a presentation from Fire Captain Sean Gray from Atlanta.

Sergeant Cizmadia received praise for his efforts working a case with a department in Massachusetts.

11. ADJOURNMENT

There being no further business to come before the meeting, motion by Dane Nealson, seconded by Jason Sampson, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 8:10 p.m. the meeting adjourned.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____

Council Approved: _____

CITY OF NEVADA
CLAIMS REPORT FOR AUGUST 22, 2022
8/9/22 THRU 8/22/22

VENDOR	REFERENCE	AMOUNT	CHECK #
WILLIAMS BROTHERS	WWTF-PH2, PR#14	1,242,962.03	78376
BOOMERANG	WWTF-PH3, PR#6	310,132.25	78377
EFTPS	FED/FICA TAX	28,762.50	1159
HUTTON, RYAN	HSA	273.34	1160
SYDNES, KELLAN	HSA	30.00	1161
CORNISH, DEVIN	HSA	50.00	1162
MISSION SQUARE	DEFERRED COMP	887.50	78380
COLLECTION SERVICES	CHILD SUPPORT	496.32	78381
QUILL	LIB-SUPPLIES	538.90	78386
AMES LOCK & SECURITY	LIB-RMV BROKEN KEY	200.00	78387
BAKER & TAYLOR BOOKS	LIB-MATERIALS	2,309.02	78388
CENTER POINT	LIB-LARGE PRINT	70.11	78389
DATA443 RISK MITIGATION	LIB-RANSOMWARE X 18	219.38	78390
CENGAGE	LIB-LARGE PRINT	314.29	78391
JUNIOR LIBRARY GUILD	LIB-JUVENILE MATERIALS	1,493.44	78392
THE LIBRARY STORE INC	LIB-MATERIAL STANDS	167.21	78393
OVERDRIVE - CLEVELAND	LIB-DOWNLOADABLE BOOKS	1,754.25	78394
FARMHOUSE CATERING	LIB-AUTHOR SERIES	150.00	78395
MIDWEST TAPE	LIB-DOWNLOADABLE BOOKS	771.26	78396
AMAZON CAPITAL SVCS	LIB-SUPPLIES	174.93	78397
BEN FRANKLIN	PKA-SUPPLIES	19.54	78398
FAREWAY	STS-SUPPLIES FOR PAINT MACHINE	35.88	78399
HAWKINS	WTR-AZONE 15	9,334.07	78400
ALLIANT	ALL-UTILITIES	36,677.21	78401
NEVADA VETE	PD-ANIMAL CONTROL	220.70	78402
PRATT SANI	ALL-GARBAGE SVC	841.67	78403
STATE HYGIENIC LAB	WWT/POOL-LAB ANALYSIS	1,957.00	78404
CAPITAL SANI	PKM-SUPPLIES	443.00	78405
SKUNK RIVER CYCLES	PD-TIRE RPR	125.98	78406
COMPUTER RESOURCE SPEC	ADM/PD/FD-IT SVCS	6,928.92	78407
ARNOLD MOTOR SUPPLY	PD-#33 FILTERS	26.82	78408
GRAINGER	WWT-GRIT PUMP CONTROL RELAYS	31.78	78409
HACH CO	WTR-PH SENSOR/CARTRIDGE	1,484.00	78410
STORY CO TREASURER	STS/WTR/ED-ASSESS GRANTS	3,337.40	78411
VERIZON	LIB/WTR/WWT-SVCS	280.07	78412
IA DNR	WWT-3YR STRM WTR DISCHARGE PMT	350.00	78413
GATEHOUSE	PUBLIC NOTICES	827.28	78414
GOOD AND QUICK	PD-#88/23 REPAIRS	185.67	78415
IA IRRIGATION	CH-IRRIGATION SCVS	285.58	78416

JOHNSON CONTROLS	CH-FIRE ALARM INSP	467.25	78417
ACCO	POOL-CHLORINE	1,543.20	78418
USA BLUEBOOK	WWT-LAB PH BUFFERS	64.37	78419
STAPLES ADVANTAGE	ADM-SUPPLIES	135.54	78420
WINDSTREAM	POOL/PD/LIB-INTERNET/PHONES	285.47	78421
CONSUMERS ENERGY	ALL-UTILITIES	9,563.85	78422
TENDALL, JAMIE	STS-BOOTS TENDALL	126.86	78423
SAMS CLUB	4PLX/EMS-SUPPLIES	479.19	78424
DICKS FIRE EXT	PD-FIRE EXT	94.55	78425
JOHN DEERE FIN	ALL-SUPPLIES	1,348.98	78426
HR GREEN	ENGINEERING	152,108.12	78427
PARAGON	PD-POPCORN	147.85	78428
ALLEYS PIZZA	REC-PIZZA	504.00	78429
FREEDOM TIRE	PD-#88 TIRES	279.08	78430
UNITYPOINT CLINIC	WWT/STS-CDL TESTING	168.00	78431
CENTRAL IA WATER ASSC	WTR-LWE RAW WATER 9/2022	605.13	78432
CLEVELAND, JAMIE	WTR-REIMB	182.29	78433
PEPSI	4PLX-CONCESSIONS	1.05	78434
AIR PRODUCTS	WTR-CO2	2,402.80	78435
AMAZON	ALL-SUPPLIES	769.12	78436
QUADIENT	ADM-MTR SEPT-DEC	135.00	78437
WEX BANK	ALL-GAS CARDS	1,876.43	78438
AMES FORD LINCOLN	EMS-#864 EGR VALVE	729.72	78439
MARTIN BROS DIST	4PLX-CONCESSIONS	581.49	78440
STORY CO RECORDER	LEGAL-FIRE28E	62.00	78441
AXON ENTERPRISE	PD-TASER BATTERY	225.81	78442
MARCO	ALL-COPIER LEASE	799.00	78443
HUBER SUPPLY	EMS-O2 TANK REFILLS	15.59	78444
MENARDS	STS-SUPPLIES	14.95	78445
POMP'S TIRE	PD-#23 TIRES	72.12	78446
LEGAL & LIABILITY RISK MGMT	PD-BRANDES/CIZMADIA TRNG	800.00	78447
JEO CONSULTING GROUP	STS-BRIDGELOADS W4TH/LHW	1,500.00	78448
METRONET	ALL-INTERNET SVCS	292.20	78449
AMBROSE, STUART	PZ-NIIP/1223 K AVE GARAGE	1,680.00	78450
MIDIOWA LACROSSE ORG	REC-LACROSSE CAMP	125.00	78451
GRAVITY JACK	FD-TRNG SIMULATOR	17,499.00	78452
RASMUSSEN, BRYCE	EMS-CPR TNG HENDERSON/HUTTON	50.00	78453
CENTRAL IA EXPO	PD-RENTAL FOR TRNG	500.00	78454
	Refund Checks Total	108.70	
	Accounts Payable Total	1,853,384.31	
	Payroll Checks	93,847.87	
	***** REPORT TOTAL *****	1,947,340.88	

GENERAL	118,939.59
ROAD USE TAX	20,086.64
LOCAL OPTION SALES TAX	4,237.29
LIBRARY TRUST	2,718.89
NORTH STORY BASEBALL	504.00
DANIELSON TRUST	1,942.48
SC/FIELDHOUSE	286.31
WATER	41,471.66
WATER DEPOSITS	108.70
SEWER	28,619.01
SEWER CAP IMP PROJECT	1,686,101.84
SRF SPONSORED PROJECT	19,100.56
REVOLVING FUND	23,223.91
TOTAL FUNDS	<u>1,947,340.88</u>

GLBLCERP 8/17/22
CASH 7:48 PM

CITY OF NEVADA
BALANCE SHEET
CALENDAR 7/2022, FISCAL 1/2023

Item # 5C
Date: 8/22/2022

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1110	CASH-GENERAL FUND	572,865.71-	4,500,000.83
002-000-1110	CASH-HOTEL/MOTEL	7,983.59-	16,482.63
110-000-1110	CASH-ROAD USE TAX	33,487.89-	2,296,259.84
112-000-1110	CASH-EMPLOYEE BENEFITS	2,259.60	234,867.61
113-000-1110	CASH-RUT CAPITAL	234.31	235,375.90
119-000-1110	CASH-EMERGENCY FUND	229.72	229.72
121-000-1110	CASH-LOCAL OPTION TAX	61,660.51	1,554,114.07
125-000-1110	CASH-TIF	3,425.19	1,864,032.22
126-000-1110	CASH-LMI SUBFUND		194,567.70
167-000-1111	RESERVE-WELLS	1.78	1,784.48
167-000-1113	RESERVE-ZWILLING	.11	112.21
167-000-1114	RESERVE-ALBERRY	1.02	1,021.00
168-000-1118	RESERVE-UNDESIGNATED	.01	7.96
168-000-1119	RESERVE-HARMS TRUST, GREEN SP	26.45	26,569.24
169-000-1110	CASH-LIBRARY TRUST	1,686.17-	23,198.40
171-000-1110	CASH-FIRE TRUST	17.45	17,525.57
172-000-1110	CASH-SCORE UNDESIGNATED	5.69	5,713.37
173-000-1110	CASH-SCORE O&M	.26	265.44
174-000-1110	CASH-NORTH STORY BASEBALL	2,164.81-	3,204.54
175-000-1110	CASH-SENIOR COMM CENTER	9.77	9,813.77
176-000-1110	CASH-GH PIANO	19.00	19,087.82
177-000-1110	CASH-POLICE FOREITURE	12.18	12,238.57
179-000-1122	RESERVE-GRNBLT MAP 2005	3.61	3,621.62
179-000-1124	RESERVE-ST CO TRAIL	.40	399.43
179-000-1125	RESERVE-IND RDG GREENBE	1.72	1,724.35
179-000-1127	RESERVE-UNRESTRICTED	955.67	79,609.55
179-000-1128	RESERVE-SCORE SCOREBOAR	4.60	4,617.17
179-000-1130	RESERVE-LANDSCAPING	11.43	6,486.06
179-000-1131	RESERVE-FIELD MAINT	17.80	17,877.56
179-000-1132	RESERVE-LEW HANSEN SUB	1.41	1,419.14
179-000-1133	RESERVE-87 SOUTHWOOD	7.60	7,636.37
179-000-1134	RESERVE-MARDEAN PARK	.90	906.32
180-000-1110	CASH-COLUMBARIAN MAINT	655.21	5,229.88
181-000-1110	CASH-TRAIL MAINTENANCE	12.41	12,467.11
182-000-1110	CASH-DANIELSON/OTHERTRU	80.52	248,517.81
183-000-1110	CASH-LIB BLDG TRUST	.20	196.42
184-000-1110	CASH-TREES FOREVER	4.56	4,581.16
185-000-1110	CASH-4TH OF JULY	1,995.04-	4,982.14
186-000-1110	CASH-COMM BAND	1.56	1,563.39
190-000-1110	CASH-DEBT SERVICE	2,700.02	293,656.97
191-000-1110	CASH-CITY HALL/PUBLIC S	.59	589.40
192-000-1110	CASH-LIBRARY BLDG	514.68	3,382.99
194-000-1110	CASH-SC/FIELDHOUSE	8,498.44-	4,219,181.33
197-000-1110	CASH-SIDEWALKIMPROVEMEN	74.89	75,233.17
200-000-1110	CASH-2021STS PROJ 11TH/S14	275,760.27-	663,458.88-
201-000-1110	CASH-2019 CIP WORK	1,539.30	1,546,325.37
205-000-1110	CASH-CBD DOWNTOWN IMPR	663.00-	119,811.46-
210-000-1110	CASH-TRAIL CIP PROJECTS	389.30	391,072.93
220-000-1110	CASH-ARP FUNDS	498.31	500,584.96
230-000-1110	CASH-2017STS,WTR,WWT,STM PROJ	221.00-	221.00-
240-000-1110	CASH-PERPETUAL CARE	150.00	161,971.58

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
501-000-1110	CASH-HATTERY		5,000.00
600-000-1110	CASH-WATER O&M	111,060.69	3,008,690.26
601-000-1110	CASH-WATER DEPOSITS	1,131.22	85,701.59
602-000-1110	CASH-WATER PLANT UPGRADE RSRV	1,292.81	1,298,710.14
605-000-1110	CASH-WATER 2012C BOND		199,966.73
607-000-1110	CASH-WTR CAPITAL REVOLV	371.62	373,315.08
608-000-1110	CASH-JORDAN WELL PROJ	463.05-	47,820.50-
610-000-1110	CASH-WASTEWATER O&M	100,364.84	2,965,384.07
611-000-1110	CASH-SEWER REVOLVING		80.00-
615-000-1110	CASH-SEWER CONSTRUCTION	16,455.78	2,802,201.21
616-000-1110	CASH-WWT CIP	100.00-	414,473.64-
617-000-1110	CASH-WWT CAPITAL	338.28	339,821.14
618-000-1110	CASH-SRF SPONSORED PROJECT		227,056.62-
670-000-1110	CASH-GARBAGE UTILITY	30,210.58-	24,219.34-
740-000-1110	CASH-STORM WATER UTILIT	13,272.76	906,335.76
810-000-1139	RESERVE-PARK & RECREATI	13,830.67-	88,757.07
810-000-1140	RESERVE-LIBRARY	45.94	46,146.06
810-000-1141	RESERVE-CEMETERY	335.86-	44,338.07
810-000-1142	RESERVE-FINANCE	324.78	326,264.87
810-000-1143	RESERVE-FIRE	658.32	331,882.46
810-000-1144	RESERVE-POLICE	22,637.14-	191,731.86
810-000-1146	RESERVE-PLANNING & ZONI	34.81	34,966.65
810-000-1147	RESERVE-GATES HALL	34.94	35,098.81
810-000-1148	RESERVE-TECHNOLOGY	.97	977.13
812-000-1110	CASH-FLEXIBLE BENEFITS	472.83-	27,496.78
830-000-1110	CASH-SICK & VACATION	309.16	310,571.80
		-----	-----
	CASH TOTAL	652,149.39-	30,536,523.17
001-000-1120	PETTY CASH - LIBRARY		75.00
001-000-1123	PETTY CASH - POOL		1,000.00
000-000-1120	PETTY CASH - CITY HALL		600.00
		-----	-----
	PETTY CASH TOTAL	.00	1,675.00
82-000-1168	COUNTY FOUNDATION INVES		90,523.78
		-----	-----
	SAVINGS TOTAL	.00	90,523.78
		=====	=====
	TOTAL CASH	652,149.39-	30,628,721.95
		=====	=====

CITY OF NEVADA
BUDGET REPORT
CALENDAR 7/2022, FISCAL 1/2023

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	PCT OF FISCAL YTD YTD BALANCE	FISCAL YTD PERCENT EXPENDED	8.3% UNEXPENDED
	POLICE TOTAL	1,264,543.00	186,258.29	186,258.29	14.73	1,078,284.71
	POLICE-OFFICE TOTAL	137,518.00	14,247.53	14,247.53	10.36	123,270.47
	EMERGENCY MANAGEMENT TOTAL	1,300.00	124.77	124.77	9.60	1,175.23
	FLOOD CONTROL TOTAL	27,600.00	2,732.36	2,732.36	9.90	24,867.64
	FIRE TOTAL	205,828.00	44,126.97	44,126.97	21.44	161,701.03
	AMBULANCE TOTAL	32,700.00	3,986.22	3,986.22	12.19	28,713.78
	BUILDING INSPECTIONS TOTAL	59,030.00	5,571.01	5,571.01	9.44	53,458.99
	ANIMAL CONTROL TOTAL	4,500.00	.00	.00	.00	4,500.00
	ANIMAL CONTROL-OWNER TOTAL	1,500.00	.00	.00	.00	1,500.00
	PUBLIC SAFETY TOTAL	1,734,519.00	257,047.15	257,047.15	14.82	1,477,471.85
	ROADS, BRIDGES, SIDEWALKS TOTA	687,319.00	89,610.39	89,610.39	13.04	597,708.61
	STREET LIGHTING TOTAL	137,000.00	9,586.08	9,586.08	7.00	127,413.92
	TRAFFIC CONTROL & SAFETY TOTA	500.00	.00	.00	.00	500.00
	PAVEMENT MARKINGS TOTAL	15,000.00	9,395.10	9,395.10	62.63	5,604.90
	SNOW REMOVAL TOTAL	77,275.00	409.00	409.00	.53	76,866.00
	TREES & WEEDS TOTAL	50,000.00	.00	.00	.00	50,000.00
	PUBLIC WORKS TOTAL	967,094.00	109,000.57	109,000.57	11.27	858,093.43
	WATER,AIR,MOSQUITO CONTRO TOTA	13,000.00	.00	.00	.00	13,000.00
	OTHER HEALTH/SOCIAL SERV TOTA	40,000.00	.00	.00	.00	40,000.00
	HEALTH & SOCIAL SERVICES TOTA	53,000.00	.00	.00	.00	53,000.00
	LIBRARY TOTAL	461,441.00	58,041.91	58,041.91	12.58	403,399.09
	LIBRARY-DONATED TOTAL	34,000.00	426.86	426.86	1.26	33,573.14
	LIBRARY-STATE INFRASTRUCT TOTA	23,000.00	1,676.17	1,676.17	7.29	21,323.83
	MUSEUM/BAND/THEATRE TOTAL	1,000.00	.00	.00	.00	1,000.00
	PARKS TOTAL	130,068.00	34,030.67	34,030.67	26.16	96,037.33
	PARK MAINTENANCE TOTAL	378,576.00	47,579.89	47,579.89	12.57	330,996.11
	PARKS-AHTLETIC FIELDS TOTAL	20,000.00	1,337.75	1,337.75	6.69	18,662.25
	TRAIL SYSTEM-BIKE/WALK TOTAL	15,000.00	.00	.00	.00	15,000.00
	FOUR-PLEX COMPLEX TOTAL	49,617.00	8,547.42	8,547.42	17.23	41,069.58
	POOL TOTAL	255,436.00	95,821.10	95,821.10	37.51	159,614.90
	RECREATION TOTAL	75,913.00	12,477.83	12,477.83	16.44	63,435.17
	ADULT SOFTBALL TOTAL	1,819.00	.00	.00	.00	1,819.00
	COMMUNITY HEALTH/WEELLNESS TOTA	1,200.00	.00	.00	.00	1,200.00
	SENIOR ACTIVITY TOTAL	3,500.00	.00	.00	.00	3,500.00
	OPEN RECREATION TOTAL	1,000.00	.00	.00	.00	1,000.00
	CEMETERY TOTAL	200,500.00	15,434.58	15,434.58	7.70	185,065.42
	COMMUNITY CTR/ZOO/MARINA TOTA	126,080.00	12,074.03	12,074.03	9.58	114,005.97
	SENIOR COMMUNITY CENTER TOTAL	7,497.00	1,604.33	1,604.33	21.40	5,892.67
	FIELDHOUSE TOTAL	210,000.00	.00	.00	.00	210,000.00
	BASEBALL SOFTBALL TOTAL	41,685.00	2,602.33	2,602.33	6.24	39,082.67
	YOUTH BASKETBALL TOTAL	10,890.00	.00	.00	.00	10,890.00
	VOLLEYBALL TOTAL	1,892.00	.00	.00	.00	1,892.00

CITY OF NEVADA
BUDGET REPORT
CALENDAR 7/2022, FISCAL 1/2023

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OPER: KW
8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	PCT OF YTD BALANCE	FISCAL YTD PERCENT EXPENDED	UNEXPENDED
	FLAG FOOTBALL TOTAL	6,395.00	.00	.00	.00	6,395.00
	HALLOWEEN TOTAL	250.00	.00	.00	.00	250.00
	JR THEATRE/FESTIVAL TREES TOTA	2,787.00	.00	.00	.00	2,787.00
	CIRL TOTAL	5,000.00	.00	.00	.00	5,000.00
	HISTORICAL SOCIETY TOTAL	.00	5,000.00	5,000.00	.00	5,000.00-
	HISTORIC PRESERVATION TOTAL	6,250.00	.00	.00	.00	6,250.00
	CULTURE & RECREATION TOTAL	2,070,796.00	296,654.87	296,654.87	14.33	1,774,141.13
	ECONOMIC DEVELOPMENT TOTAL	487,614.00	.00	.00	.00	487,614.00
	MAIN STREET NEVADA TOTAL	25,000.00	.00	.00	.00	25,000.00
	HOUSING & URBAN RENEWAL TOTAL	60,000.00	.00	.00	.00	60,000.00
	PLANNING & ZONING TOTAL	216,030.00	8,585.72	8,585.72	3.97	207,444.28
	CHRISTMAS LIGHTS TOTAL	800.00	.00	.00	.00	800.00
	4TH OF JULY TOTAL	9,500.00	10,000.00	10,000.00	105.26	500.00-
	LINCOLN HWY DAYS TOTAL	4,500.00	.00	.00	.00	4,500.00
	OTHER COMM & ECO DEV TOTAL	1,100.00	355.75	355.75	32.34	744.25
	COMMUNITY & ECONOMIC DEV TOTA	804,544.00	18,941.47	18,941.47	2.35	785,602.53
	MAYOR/COUNCIL/CITY MGR TOTAL	9,231.00	5,016.59	5,016.59	54.35	4,214.41
	COUNCIL TOTAL	10,423.00	4.00	4.00	.04	10,419.00
	CITY ADMINISTRATOR TOTAL	44,300.00	9,772.68	9,772.68	22.06	34,527.32
	CLERK/TREASURER/ADM TOTAL	490,817.00	36,527.25	36,527.25	7.44	454,289.75
	LEGAL SERVICES/ATTORNEY TOTAL	113,700.00	29,701.50	29,701.50	26.12	83,998.50
	CITY HALL/GENERAL BLDGS TOTAL	129,292.00	13,122.27	13,122.27	10.15	116,169.73
	TORT LIABILITY TOTAL	56,160.00	70,173.00	70,173.00	124.95	14,013.00-
	OTHER GENERAL GOVERNMENT TOTA	14,000.00	2,661.41	2,661.41	19.01	11,338.59
	GENERAL GOVERNMENT TOTAL	867,923.00	166,978.70	166,978.70	19.24	700,944.30
	CITYHALL/LIBRARY DEBT TOTAL	98,213.00	.00	.00	.00	98,213.00
	CBD PROJECT 8.9M TOTAL	178,600.00	.00	.00	.00	178,600.00
	GATES HALL DEBT TOTAL	396,900.00	.00	.00	.00	396,900.00
	2019B CIP WORK TOTAL	443,400.00	.00	.00	.00	443,400.00
	DDCE WTR/WWT/STS DEBT TOTAL	664,050.00	.00	.00	.00	664,050.00
	DEBT SERVICE TOTAL	1,781,163.00	.00	.00	.00	1,781,163.00
	FLOOD CONTROL TOTAL	75,000.00	.00	.00	.00	75,000.00
	ROADS, BRIDGES, SIDEWALKS TOTA	2,520,000.00	276,644.27	276,644.27	10.98	2,243,355.73
	SIDEWALKS TOTAL	25,000.00	.00	.00	.00	25,000.00
	RAILROAD CROSSINGS TOTAL	10,000.00	.00	.00	.00	10,000.00
	FIELDHOUSE TOTAL	4,640,000.00	12,698.46	12,698.46	.27	4,627,301.54
	CAPITAL PROJECTS TOTAL	7,270,000.00	289,342.73	289,342.73	3.98	6,980,657.27

CITY OF NEVADA
BUDGET REPORT
CALENDAR 7/2022, FISCAL 1/2023

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	PCT OF YTD BALANCE	FISCAL YTD PERCENT EXPENDED	8.3% UNEXPENDED
	WTR 2012C BOND TOTAL	463,900.00	.00	.00	.00	463,900.00
	WWT DEBT TOTAL	925,660.00	.00	.00	.00	925,660.00
	WATER TOTAL	50,490.00	.00	.00	.00	50,490.00
	WATER-PLANT/PUMPS TOTAL	927,753.00	100,381.45	100,381.45	10.82	827,371.55
	WATER-LINES-INST & O&M TOTAL	79,065.00	6,646.38	6,646.38	8.41	72,418.62
	WATER ACCOUNTING TOTAL	364,591.00	21,166.76	21,166.76	5.81	343,424.24
	WASTEWATER PLANT TOTAL	678,724.00	81,518.37	81,518.37	12.01	597,205.63
	WASTSEWATER COLLECTION TOTAL	33,404,246.00	1,599,566.28	1,599,566.28	4.79	31,804,679.72
	WASTEWATER ACCOUNTING TOTAL	245,530.00	23,761.42	23,761.42	9.68	221,768.58
	LANDFILL/GARBAGE TOTAL	73,700.00	36,356.50	36,356.50	49.33	37,343.50
	STORM WATER TOTAL	60,900.00	2,290.28	2,290.28	3.76	58,609.72
	ENTERPRISE FUNDS TOTAL	37,274,559.00	1,871,687.44	1,871,687.44	5.02	35,402,871.56
	TRANSFERS IN/OUT TOTAL	4,525,894.00	.00	.00	.00	4,525,894.00
	TRANSFER OUT TOTAL	4,525,894.00	.00	.00	.00	4,525,894.00
	TOTAL EXPENSES	57,349,492.00	3,009,652.93	3,009,652.93	5.25	54,339,839.07

CITY OF NEVADA
REVENUE REPORT

ACCOUNT NUMBER	ACCOUNT TITLE	CALENDAR 7/2022, FISCAL BUDGET ESTIMATE	1/2023 MTD BALANCE	PCT OF FISCAL YTD BALANCE	FISCAL YTD PERCENT RECVD	8.3% UNCOLLECTED
	GENERAL TOTAL	4,014,915.00	80,515.38	80,515.38	2.01	3,934,399.62
	HOTEL MOTEL TOTAL	9,025.00	16.41	16.41	.18	9,008.59
	ROAD USE TAX TOTAL	932,501.00	73,277.99	73,277.99	7.86	859,223.01
	EMPLOYEE BENEFITS TOTAL	476,409.00	2,259.60	2,259.60	.47	474,149.40
	RUT CAPITAL TOTAL	200,200.00	234.31	234.31	.12	199,965.69
	EMERGENCY FUND TOTAL	77,965.00	229.72	229.72	.29	77,735.28
	LOCAL OPTION SALES TAX TOTAL	980,500.00	99,388.25	99,388.25	10.14	881,111.75
	TAX INCREMENT FINANCING TOTAL	564,561.00	3,425.19	3,425.19	.61	561,135.81
	LMI-SUBFUND TOTAL	75,880.00	.00	.00	.00	75,880.00
	RESTRICTED GIFTS TOTAL	5.00	2.91	2.91	58.20	2.09
	CEMETARY CIP/LAND TOTAL	20.00	26.46	26.46	132.30	6.46-
	LIBRARY TRUST TOTAL	8,620.00	249.99	249.99	2.90	8,370.01
	FIRE TRUST TOTAL	30.00	17.45	17.45	58.17	12.55
	SCORE-UNDESIGNATED TOTAL	10.00	5.69	5.69	56.90	4.31
	SCORE O&M TOTAL	5.00	.26	.26	5.20	4.74
	NORTH STORY BASEBALL TOTAL	24,000.00	3.19	3.19	.01	23,996.81
	SENIOR CENTER TRUST TOTAL	710.00	9.77	9.77	1.38	700.23

CITY OF NEVADA
REVENUE REPORT
CALENDAR 7/2022, FISCAL
BUDGET
ESTIMATE

1/2023
MTD
BALANCE

PCT OF FISCAL YTD
YTD PERCENT
BALANCE RECVD

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OPER: KW
8.3%
UNCOLLECTED

ACCOUNT NUMBER	ACCOUNT TITLE	CALENDAR 7/2022, FISCAL BUDGET ESTIMATE	1/2023 MTD BALANCE	PCT OF FISCAL YTD YTD PERCENT BALANCE RECVD	8.3% UNCOLLECTED
	GATES HALL PIANO TOTAL	10.00	19.00	19.00 190.00	9.00-
	ASSET FORFEITURE TOTAL	10.00	12.18	12.18 121.80	2.18-
	PARK OPEN SPACE TOTAL	23,550.00	1,005.14	1,005.14 4.27	22,544.86
	COLUMBARIAN MAINTENANCE TOTAL	220.00	5.21	5.21 2.37	214.79
	TRAIL MAINTENANCE TOTAL	20,020.00	12.41	12.41 .06	20,007.59
	DANIELSON TRUST TOTAL	200.00	247.39	247.39 123.70	47.39-
	LIB BLDG TRUST TOTAL	100.00	.20	.20 .20	99.80
	TREES FOREVER TOTAL	10.00	4.56	4.56 45.60	5.44
	4TH OF JULY TRUST TOTAL	2,010.00	4.96	4.96 .25	2,005.04
	COMMUNITY BAND TOTAL	1,000.00	1.56	1.56 .16	998.44
	DEBT SERVICE TOTAL	1,800,614.00	2,700.02	2,700.02 .15	1,797,913.98
	CH CAMPUS PROJ TOTAL	.00	.59	.59 .00	.59-
	LIBRARY ADDITION TOTAL	101,683.00	514.68	514.68 .51	101,168.32
	SC/FIELDHOUSE TOTAL	4,570,000.00	4,200.02	4,200.02 .09	4,565,799.98
	SIDEWALK IMPROVEMENTS TOTAL	30,000.00	74.89	74.89 .25	29,925.11
	2019 CIP WORK TOTAL	.00	1,539.30	1,539.30 .00	1,539.30-
	CBD DOWNTOWN IMPR TOTAL	2,000.00	.00	.00 .00	2,000.00

CITY OF NEVADA
REVENUE REPORT

ACCOUNT NUMBER	ACCOUNT TITLE	CALENDAR 7/2022, FISCAL BUDGET ESTIMATE	1/2023 MTD BALANCE	PCT OF FISCAL YTD BALANCE	FISCAL YTD PERCENT RECVD	8.3% UNCOLLECTED
	TRAIL CIP RESERVE PROJTS TOTA	71,000.00	389.30	389.30	.55	70,610.70
	ARP FUNDS TOTAL	1,097,515.00	498.31	498.31	.05	1,097,016.69
	PERPETUAL CARE TOTAL	3,800.00	150.00	150.00	3.95	3,650.00
	WATER TOTAL	2,377,743.00	237,523.45	237,523.45	9.99	2,140,219.55
	WATER DEPOSITS TOTAL	25,000.00	2,400.00	2,400.00	9.60	22,600.00
	WATER PLANT UPGRADE RSRV TOTA	200,500.00	1,292.81	1,292.81	.64	199,207.19
	WATER 2012C/2020B BOND TOTAL	463,900.00	.00	.00	.00	463,900.00
	WATER CAPITAL REVOLVING TOTAL	125,500.00	371.62	371.62	.30	125,128.38
	SEWER TOTAL	2,456,951.00	212,287.21	212,287.21	8.64	2,244,663.79
	SEWER SRF REVOLVING TOTAL	924,160.00	.00	.00	.00	924,160.00
	SEWER CONSTRUCTION TOTAL	320,500.00	16,455.78	16,455.78	5.13	304,044.22
	SEWER CAP IMP PROJECT TOTAL	31,115,500.00	1,592,823.70	1,592,823.70	5.12	29,522,676.30
	SEWER EQUIP REVOLVING TOTAL	60,300.00	338.28	338.28	.56	59,961.72
	SRF SPONSORED PROJECT TOTAL	2,200,000.00	.00	.00	.00	2,200,000.00
	LANDFILL/GARBAGE TOTAL	73,700.00	6,145.92	6,145.92	8.34	67,554.08
	STORM WATER TOTAL	171,900.00	15,563.04	15,563.04	9.05	156,336.96
	REVOLVING FUND TOTAL	464,500.00	1,423.11	1,423.11	.31	463,076.89

CITY OF NEVADA
REVENUE REPORT
CALENDAR 7/2022, FISCAL 1/2023
BUDGET MTD
ESTIMATE BALANCE

PCT OF FISCAL YTD
YTD PERCENT
BALANCE RECVD

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OPER: KW
8.3%
UNCOLLECTED

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET ESTIMATE	MTD BALANCE	PCT OF FISCAL YTD YTD PERCENT BALANCE RECVD	UNCOLLECTED
	FLEX BENEFIT REVOLVING TOTAL	.00	2,496.00	2,496.00 .00	2,496.00-
	OTHER INTERNAL SERV FUND TOTA	500.00	309.16	309.16 61.83	190.84
	TOTAL REVENUE BY FUND	=====56,069,752.00=====	=====2,360,472.37=====	=====2,360,472.37 4.21=====	=====53,709,279.63=====

RESOLUTION NO. 023 (2022/2023)
A RESOLUTION APPROVING “CORRECTED” YEAR END TRANSFERS FOR FY2021/2022

WHEREAS, the following transfers are necessary to Correct the end of the year for Fiscal Year 2021/2022:

FROM	TO	AMOUNT
WWT O&M (Additional needed) 610-910-6910	WWT SRF Loan 611-910-4830	\$80.00
General, Fieldhouse Project 001-910-6910	Fieldhouse Project (Incorrect Fund) 304-910-4830	\$4,500,000.00

WHEREAS, Transfers are needed to Correct the Previous Transfer, Resolution No. 010 (2022/2023); and

WHEREAS, The transfer from WWT O&M to the WWT SRF Loan needed an additional \$80.00 for a total of \$187,281.01; and

WHEREAS, the transfer to the Fieldhouse Project had the incorrect Fund 302, the correct fund should be 304;

NOW, THEREFORE, BE IT RESOLVED, that the Nevada City Council authorizes the transfers on June 30, 2022 (for fiscal year 2021/2022) 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 22nd day of August, 2022.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 023 (2022/2023) be adopted.

AYES: —
NAYS: —
ABSENT: —

The Mayor declared Resolution No. 023 (2022/2023) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 023 (2022/2023) at the regular Council Meeting of the City of Nevada, Iowa, held on the 22nd day of August, 2022.

Kerin Wright, City Clerk

RESOLUTION NO. 024 (2022/2023)

A RESOLUTION SETTING THE TIME AND PLACE TO CONDUCT A PUBLIC HEARING
TO CONSIDER THE VACATION OF CITY PROPERTY

WHEREAS, The City Council of Nevada, Iowa currently owns property, legally described as:

The alleyway running North and South through Block Twelve (12) in Burris Addition to Nevada, Story County, Iowa

(The "Property"); and

WHEREAS, by Ordinance No. 431 dated January 6, 1958 (a copy attached hereto) the City previously vacated this alleyway however proper conveyance was never recorded; and

WHEREAS, the City reaffirms that it has no use for the Property, that it has not been maintained at public expenses since originally vacated, that the disposal will have no significant impact on public access, and the City will not be inconvenienced by the vacation and conveyance of said Property; and

WHEREAS, the City Council proposes to dispose of the property to the adjacent property owners, Cary Martin and Sherri Martin, husband and wife.

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

1. The Council desires to dispose of the property described herein
2. The Council shall make a final determination on the proposal following a public hearing, which shall be held on September 12, 2022 at 6:00 p.m. or soon thereafter, in the City Council Chambers, 1209 6th Street, Nevada, Iowa 50201.
3. Pursuant to Iowa Code 364.7 the City Clerk is hereby directed to publish the proper notice of the public hearing with correct legal description and the proposed property disposal, as set forth in Exhibit A, attached hereto.

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

PASSED AND APPROVED this 22nd day of August, 2022.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

EXHIBIT A

NOTICE OF PUBLIC HEARING CONCERNING THE VACATION OF CITY PROPERTY

YOU ARE HEREBY NOTIFIED that the City of Nevada, Iowa, proposes to vacate the property known as the alleyway running North and South through Block Twelve (12) in Burris Addition to Nevada, Story County, Iowa, subject to covenants, conditions, restrictions, and easements of record.

YOU ARE FURTHER NOTIFIED, that a Public Hearing will be held in the City Council Chambers, 1209 6th Street, Nevada, Iowa 50201, at the City Council Meeting scheduled to begin at 6:00 p.m. on the 12th day of September 2022 at which time the Council will hear comments for and against the proposal from any interested party. You have a right to attend and express your views on this proposal. If you are unable to attend, you may submit your written comments addressed to the City Clerk, 1209 6th Street, Nevada, Iowa 50201. Your written comments must be received no later than 4:00 p.m. on the 12th day of September, 2022. At the conclusion of the Public Hearing, the Council will consider vacating the above-described property.

ORDINANCE NO. 431

AN ORDINANCE VACATING THE ALLEY IN BLOCK TWELVE IN
BURRIS ADDITION TO THE CITY OF NEVADA, STORY COUNTY, IOWA.

BE IT ORDAINED BY THE CITY COUNCIL OF NEVADA, IOWA.

Section 1. That the alley way running North and South
through Block Twelve (12) in Burris Addition
to the City of Nevada, Iowa be and the same
is hereby vacated in entirety.

SECTION 2. That this Ordinance shall be in full force and
effect from and after its adoption and passage
by the City Council of the City of Nevada, Iowa
and its publication as provided by law.

SECTION 3. All Ordinances or parts of Ordinances in conflict
with this ordinance are hereby superseded and
repealed.

Passed this 6th day of January, A. D. 1958.

Frank B. Ambrose
Mayor of Nevada, Iowa.

ATTEST:

M. J. Hrusinkveld
City Clerk of Nevada, Iowa.

1st Reading 1-2-58
2nd " 1-6-58
disj with 3rd Reading by M.

OFFICIAL PUBLICATION	
ORDINANCE NO. 431	AN ORDINANCE VACATING THE ALLEY IN BLOCK TWELVE IN BURRIS ADDITION TO THE CITY OF NEVADA, STORY COUNTY, IOWA.
BE IT ORDAINED BY THE CITY COUNCIL OF NEVADA, IOWA.	
SECTION 1. That the alley way running North and South through Block Twelve (12) in Burris Addition to the City of Nevada, Iowa be and the same is hereby vacated in entirety.	
SECTION 2. That this Ordinance shall be in full force and effect from and after its adoption and passage by the City Council of Nevada, Iowa and its publication as provided by law.	
SECTION 3. All Ordinances or parts of Ordinances in conflict with this ordinance are hereby superseded and repealed.	
Passed this 6th day of January, A.D. 1958.	
FRANK B. AMBROSE, Mayor of Nevada, Iowa	
ATTEST:	
M. J. HRUSINKVELD City Clerk of Nevada, Iowa	
Published in the Nevada Evening Journal January 11, 1958.	

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ATT

Transcript of action taken at Council Meeting August 5, 1963
Beginning of transcript;

Moved by Scudder seconded by Olson to adopt Resolution # 2- 63,
a Resolution conveying the title to the adjoining alleys to Lots
43, 45, 46, 47, 48 and 50 in Block 11, Burris Addition to the
City of Nevada, Iowa, by Quit Claim Deed with the usual reservations
for easements, to H. M and Miriam R. Vinsel at cost of \$11.00 and approve the
signing of said Deed by the Mayor and City Clerk, as of this date
August 5th, 1963.

Roll; Scudder, Olson, Webb, Sylvester (Cockshoot & Jordison Absent) Aye
Naye, None Motion carried.

STATE OF IOWA }
County of Story } SS

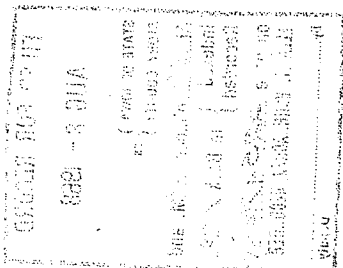
Signed M. J. Heusinkveld

Subscribed and sworn to before me by said

M. J. Heusinkveld this 30th day of July 1968

Virginia L. Susskind
Notary Public in and for said County
My Commission expires _____

(SEAL)



1968

Transcript of action taken at Council Meeting August 2, 1968
Beginning of transcript:

Moved by Boarder seconded by Olson to adopt Resolution # 2-63,
a Resolution conveying the title to the adjoining alley to lot
#2, #3, #4, #5, #6, #7, #8 and #9 in Block 11, within Addition to the
City of Nevada, Iowa, by Gift Claim Deed with the usual reservations
for easements, to W. A. and Miriam L. Winkler at cost of \$11.00 and approve the
signing of said deed by the Mayor and City Clerk, as of this date
August 2nd, 1968.

Roll: Boarder, Olson, Webb, Sylvester (Cockcroft & Jordison Absent) Ave
Have, none
Motion carried.

[Handwritten signature]

STATE OF IOWA }
COUNTY OF STORY }

Subscribed and sworn to before me by said

M. J. Henshaw this 30th day of July 1968

[Handwritten signature]
Notary Public in and for said County
My Commission expires

(Seal)

*2 copies
City of Nevada
City Clerk*

FILED FOR RECORD	
AUG 8 - 1968	
STATE OF IOWA } STORY COUNTY } ss	
At 3:00 clock P.M. and Indexed } in Book 128 Recorded } on page 285 of <i>Index</i>	
FILED BY: HENSHAW, ROBERTA	
By: _____	Deputy

INDEXED ☒ MARGIN ☒
RECORD ☒ COMP ☒

RESOLUTION NO. 025 (2022/2023)

A RESOLUTION SETTING THE TIME AND PLACE TO CONDUCT A PUBLIC HEARING TO CONSIDER THE PROPOSED CHANGE TO THE NEVADA CODE OF ORDINANCES, CHAPTER 77 (AMENDED) AND CHAPTER 78 (NEW)

WHEREAS, The City Council of Nevada, Iowa is considering an amendment to the Nevada Code of Ordinances; and

WHEREAS, an amendment to Chapter 77, Golf Carts, is being considered; and

WHEREAS, a new Chapter 78, All Terrain Vehicles and Off-Road Utility Vehicles, is being considered; and

WHEREAS, the City Council desires to set a public hearing for September 12, 2022 at 6:00 p.m. for comments from the public regarding the proposed changes; and

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

1. The Council desires to amend the Nevada Code of Ordinances
2. The Council shall make a final determination on the proposal following a public hearing, which shall be held on September 12, 2022 at 6:00 p.m. or soon thereafter, in the City Council Chambers, 1209 6th Street, Nevada, Iowa 50201.
3. The City Clerk is hereby directed to publish the proper notice of the public hearing

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

PASSED AND APPROVED this 22nd day of August, 2022.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

EXHIBIT A
NOTICE OF PUBLIC HEARING CONCERNING
AMENDMENTS TO THE NEVADA CODE OF ORDINANCES

YOU ARE HEREBY NOTIFIED that the City of Nevada, Iowa, proposed to amend and add to the Nevada Code of Ordinances by amending Chapter 77 Golf Carts and adding a new Chapter 78 All Terrain Vehicle and Off-Road Utility Vehicle. A copy of the proposed amendments to the Code of Ordinances of the City of Nevada, Iowa is available on the City's website and in the City Clerk's office.

YOU ARE FURTHER NOTIFIED, that a Public Hearing will be held in the City Council Chambers, 1209 6th Street, Nevada, Iowa 50201, at the City Council Meeting scheduled to begin at 6:00 p.m. on the 12th day of September 2022 at which time the Council will hear comments for and against the proposal from any interested party. You have a right to attend and express your views on this proposal. If you are unable to attend, you may submit your written comments addressed to the City Clerk, 1209 6th Street, Nevada, Iowa 50201. Your written comments must be received no later than 4:00 p.m. on the 12th day of September, 2022. At the conclusion of the Public Hearing, the Council will consider vacating the above-described property.

Kerin Wright
City Clerk

Item # 5G
Date: 8-22-22

**APPLICATION
FOR
GARBAGE AND SOLID WASTE HANDLERS AND HAULERS LICENSE**

UNDER PROVISIONS OF TITLE III - CHAPTER 106
OF THE CITY CODE OF NEVADA, IOWA.

NEW ✓ RENEWAL _____

I/We, Walters Sanitary Service Inc address 1424 Mamie Eisenhower
do hereby, this 26 day of July, 2022 make application for a License/Renewal from the
City of Nevada, Iowa, pursuant to Chapter 106 of the City Code of Ordinances of Nevada, Iowa, to pick
up and haul garbage or refuse within the aforesaid City.

This License/Renewal to run from January 1, 2022 to December 31, 2022. **I have attached the following documents to this application:** 1) a Certificate of Satisfactory Inspection issued by the City of Ames that my equipment meets the requirements of Chapter 106; 2) A complete and accurate listing of the number and type of collection and transportation equipment to be used; 3) a complete description of the frequency, routes and method of collection and transportation to be used; 4) a statement as to the precise location and method of disposal or processing facilities to be used; 5) a certificate or affidavit of my Insurance necessary under Chapter 106, meeting the minimum requirements of said Ordinance, and 6) if a corporation, the names and addresses of the officers thereof.

My License/Renewal fee of \$ 50.00 (\$25 per vehicle – list below) is attached to this application. I further state that I have been issued a copy of Chapter 106 and that I am thoroughly familiar with all of its requirements and will conduct myself and my equipment accordingly.

Signed

By [Signature]

Vehicles:

1. 2021 International HX620
2. 2019 International HV 507
3. _____
4. _____
5. _____

For Official Use Only

Date Application received _____

Date Approved by Nevada City Council on _____

Attest: _____
City Clerk, City Administrator

CHECK LIST OF ATTACHMENTS TO BE SENT ALONG WITH CHECK AND COMPLETED APPLICATION FOR GARBAGE AND SOLID WASTE HANDLERS AND HAULERS LICENSE

1. _____ Certificate of Satisfactory inspection issued by the City of Ames that my equipment meets the requirements of Nevada City Code, Chapter 106.
2. _____ A complete and accurate listing of the number and type of collection and transportation equipment to be used;
Rear load garbage Truck, Roll-off Truck

3. _____ A complete description of the frequency, routes and method of collection and transportation to be used;
Tuesday, and Friday service at McDonalds, and Casey's
general stores, Syngenta seeds on a Will call basis

4. _____ A statement as to the precise location and method of disposal or processing facilities to be used;
Resource Recovery Ames & A.
Boone County Landfill for construction waste

5. ☒ A certificate or affidavit of my Insurance necessary under Chapter 106, meeting the minimum requirements of said Ordinance, and
6. _____ If a corporation, the names and addresses of the officers thereof.
James A Walter President
Jason A Engnell Vice President

Item# 6A
Date: 8-22-22

Boards & Commissions Volunteer

Name

Lynn Lathrop

Address

! Nevada Iowa 50201

Home Phone

Work Phone

Cell Phone

Email

Board - Current Meeting Time

- Parks/Recreation/Cemetery - 3rd Wednesday @ 5:15pm
- Planning and Zoning Commission - 1st Monday @ 6:15pm
- Board of Adjustment (as called) - 2nd Tuesday @ 10:00am
- Library Board - 3rd Monday @ 5:00pm
- Historic Preservation Commission - As needed
- Nevada Senior Community Center Board - Ad Needed @ 8:30 am
- City Council member (when vacancy) - 2nd and 4th Mondays @ 6:00pm
- Any Various Committee - As needed

Please indicate your area of interest by prioritizing them below. 1 is the highest interest, etc.

1st Choice

Library Board

2nd Choice

Parks/Recreation/Cemetery Board

3rd Choice

City Council Member (when vacancy)

4th Choice

Planning and Zoning Commission

5th Choice

Any Various Committee (as needed)

6th Choice

Any Various Committee (as needed)

7th Choice

Any Various Committee (as needed)

8th Choice

Any Various Committee (as needed)

Boards meet on a monthly basis and are occasionally called in for special meetings or work sessions, please note if this would cause a problem and/or what times do not work for you?

Open

Please explain why you feel qualified to serve the City of Nevada as a member of this board.

I have worked with this board in the past as Mayor.

If appointed to this board, what would be some of your goals and objectives in helping this board move forward?

Team work with other board members. The ability to develop and manage capital projects.

If you have any other comments you would like to share regarding your application or about yourself, please add more below

I'm a retired manufacturing engineering manager. (43 years) Past Mayor , was on the planning and zoning board. Story County Veterans Affairs Commissioner.

If there is no opening for a position on your board of choice, would you be interested in being considered in the future?

Yes



PROCLAMATION

WATER AND WASTEWATER WORKERS OF IOWA

WHEREAS, the State of Iowa and the City of Nevada's surface and ground waters are a treasured and limited natural resource; and

WHEREAS, the water and wastewater workforce of the City of Nevada and Iowa have dedicated themselves to applying environmental science to enhance the drinking and recreational waters of Iowa; and

WHEREAS, their applied environmental science-based practices continue to be a vital element in improving the quality of life and preserving and protecting public health in our state and promoting sustainability in our way of living;

THEREFORE, I, Brett Barker, Mayor, of the City of Nevada, Iowa, do hereby proclaim August 21-27, 2022 to be:

WATER AND WASTEWATER WORKERS WEEK

in the City of Nevada, Iowa, and urge all residents to join in recognizing our workers for their service and the valuable role clean water plays in our community.

IN WITNESS WHEREFORE, I have hereunto set my hand and caused to be affixed the official seal of Nevada, Iowa, this 22nd day of August, 2022.

Brett Barker, Mayor

ORDINANCE NO. 1023 (2022/2023)

AN ORDINANCE AMENDING THE CITY CODE OF NEVADA, IOWA, BY ADDING CHAPTER 158 (PROPERTY MAINTENANCE AND RESIDENTIAL RENTAL CODE)

WHEREAS, the City of Nevada (the "City") desires to establish minimum regulations regarding the conditions and maintenance of rental properties, buildings and structures. Ensuring that rental structures, buildings, and properties are safe, sanitary and fit for occupation and use; and

WHEREAS, the City adopts the International Property Maintenance Code pursuant to Iowa Code Chapter 562A; and

WHEREAS, the City held several workshops after the first proposed Chapter on March 28th, 2022; and

WHEREAS, the City deems it to be in the best interest of the City, in order to promote and protect the public health, safety, morals and general welfare of the citizens of the City of Nevada, to adopt new municipal code chapter 158.

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

SECTION 1. ADD NEW CHAPTER 158 (PROPERTY MAINTENANCE AND RESIDENTIAL RENTAL CODE). The Code of Ordinances of the City of Nevada, Iowa, is amended by adding new Chapter 158 Property Maintenance and Residential Rental Code, as follows:

CHAPTER 158: PROPERTY MAINTENANCE AND RESIDENTIAL RENTAL CODE

158.01 TITLE AND STATEMENT OF PURPOSE. *The ordinance codified in this chapter is entitled as the "Property Maintenance and Residential Rental Code". The purpose of this chapter is to establish minimum regulations regarding the conditions and maintenance of rental properties, buildings, and structures. Standards outlined in Chapter 158 are to ensure that rental structures, buildings, and properties are safe, sanitary, and fit for occupation and use.*

158.02 ADOPTION OF PROPERTY MAINTENANCE CODE. *The International Property Maintenance Code, published by the International Code Council, Inc., is adopted in full except for such portions as may be hereinafter deleted, modified or amended.*

158.03 APPLICABILITY. *Provisions within this chapter shall be applicable to the maintenance, repair, equipment, use and occupancy of all dwelling units within residential rental buildings that are now in existence or hereafter constructed, habilitated, renovated, or converted to residential rental use within the corporate limits of the City of Nevada. Provisions within this chapter include, but are not limited to single-family dwellings, two-family dwellings, multi-family dwellings, mobile homes regulated under 562A of the Iowa Code, accessory dwelling units and/or rooming/sleeping units with the following exceptions:*

- a) Single-family dwellings which are occupied by the owner;*
- b) Transient shelters, group homes and college dormitories subject to state licensing; and*
- c) Hotels, motels, extended stay hotels and other similar uses subject to state licensing.*

Provisions within this chapter shall also be applicable to the land and common areas that provide services to individual owner-occupied units where said land and common area is under the ownership of someone other than that of said owner occupied unit, including, but not limited to, mobile home parks, horizontal property regimes pursuant to Iowa Code 499B, and multiple housing cooperatives pursuant to Iowa Code 499A.

158.04 DEFINITIONS. *The following terms are defined for the purposes of Chapter 158:*

- 1. "Building and Zoning Official" means the official who is charged with the administration and enforcement of this code, or any duly authorized representative.*
- 2. "Dwelling Unit" means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.*

3. "Group homes" means those dwelling units which provide for the care of a group of persons, such as but not limited to a nursing home or treatment facility that are subject to state licensing.

4. "Inspection" means a review of a dwelling unit, building or structure for its compliance to adopted and relevant city codes.

5. "Minor" means an individual under the age of 18.

6. "Multi-family dwelling" means a building designed for or occupied exclusively by three or more families. This includes condominiums or individual dwelling units within the structure that are being rented or leased.

7. "Owner" means any person who, alone or jointly or severally with others shall have legal title to any dwelling unit, with or without accompanying actual possession thereof; or shall have charge care or control of any dwelling or dwelling unit, as owner or agent of the owner, or as executor, administrator, trustee or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this chapter to the same extent as if the representative were the owner.

8. "Rental inspection certificate" means a certificate issued upon the inspection and certification of a dwelling unit and allows for that dwelling unit to be rented and occupied.

9. "Single-family dwelling" means a building designed for or occupied exclusively by one family.

10. "Tenant/Occupant" means any individual residing in a rental dwelling unit or having possession of a space within a rental dwelling.

11. "Transient shelters" means those units providing temporary or transitional residence for a period of thirty-one (31) days or less.

12. "Two-family dwelling" means a building designed for or occupied exclusively by two families. This includes condominiums or individual dwelling units within the structure that are being rented or leased.

158.05 INTERPRETATION. In their interpretation and application, the provisions of this chapter shall be held to minimum requirements, adopted for the promotion and protection of the public health, safety, and general welfare. Wherever the requirements of this chapter are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions, or covenants, the most restrictive, or that imposing the higher standards, shall govern.

158.06 CODE ENFORCEMENT OFFICER. It shall be the duty of the Building and Zoning Official, or other officially delegated and/or appointed by the City Administrator, who shall administer and enforce the provisions within this chapter and to conduct any required inspections or tests.

158.07 REGISTRATION AND INSPECTION CERTIFICATION REQUIRED. After the effective date hereof, no person shall rent, lease, let, operate, or otherwise allow the occupancy of any dwelling unit or any portion of any dwelling unit (including sleeping rooms) unless they hold a valid rental inspection certificate.

1. **Issuance.** Following the submission of a rental registration application, on forms provided by the City of Nevada, and review of the residential unit for compliance with the provisions within this chapter, the Building and Zoning Official shall issue a rental certificate to the owner and/or agent. No certificate shall be issued until all inspections, registration and other fees have been passed, completed, and paid.

2. **Owner and/or Agent Information Required.** Owners of residential rental properties in the City, who reside in Story County or any county contiguous thereto, shall provide the Building and Zoning Department with their contact information or designee contact information including but not limited to:

- a) Mailing addresses
- b) Telephone numbers
- c) E-mail addresses

Owners of residential rental properties in the City who reside in any area other than described above, shall provide the department with the contact information of an individual over the age of eighteen (18) who shall reside in Story County or any county contiguous thereto, and who shall be designated as agent for scheduling inspections, receiving notice, and service of process.

3. **Rental Inspection Certificate.** Certificates shall be readily available for examination by the Building and Zoning Official at all times.

4. **Certificate Duration and Validation.** Certificate shall expire at the end of four (4) years following its date of issuance, or from the listed expiration date, unless suspended or revoked as hereinafter provided.

5. **Certificate Renewal.** Certificates shall be revoked if not renewed within forty-five (45) days from the date of expiration. Renewal shall include an inspection of rental property for compliance to provisions within this chapter.

6. **Transfer of Ownership.** A notice to the Building and Zoning Department is required from the owner within seven (7) days after a rental property is sold, transferred, conveyed, or otherwise disposed of ownership, interest, or control. Notices shall include the name and address of the person succeeding to the ownership and control thereof. Certificates are transferable as long as the succeeding property owner re-registers the rental property under their name and contact

information. The succeeding property owner will have thirty (30) days to re-register said property at no cost. If the succeeding property owner fails to re-register the rental property within thirty (30) days, rental certification shall be revoked or suspended.

7. *New Units.* New construction projects, which have received final inspection approval and have been issued a Certificate of Occupancy, need not complete an inspection for a period of four (4) years from the issue date but shall register their property and provide their contact information to the City in order to be compliant with provisions in this chapter.

158.08 INSPECTION PROCEDURES. The owner and/or agent shall schedule an inspection to be conducted by the Building and Zoning Department to ensure compliance with the requirements of this chapter.

1. *Appointments.* Appointments for inspections shall be scheduled by the applicant through the City during regular business hours and shall provide at minimum one (1) business day notice. The City may request for the appointment to be rescheduled. The owner and/or agent shall be required to arrange for access to the rental dwelling unit(s). The owner and/or agent shall notify all tenants of the inspection in accordance with Chapter 562A, Uniform Residential Landlord and Tenant Law, of the Code of Iowa. Failure to notify tenants shall result in reinspection.

2. *Inspection Schedule.* The Building and Zoning Department shall seek to inspect every residential rental dwelling within the corporate limits of the City of Nevada every four (4) years. As part of the inspection process, the City may determine to extend or shorten the timeframe to the next scheduled inspection. Factors that may influence the City to inspect more or less frequently include, but are not limited to the following:

- a) Age and condition of dwelling
- b) Inspection history (continual violations)
- c) Tenant/management complaints (resulting in violations)
- d) Natural disasters such as flooding
- e) Timely inspection scheduling, follow-up, and fee payment by the owner
- f) In-house inspection and maintenance program by the owner that includes specific life/safety provisions

It shall be the responsibility of the owner and/or agent to ensure that their rental properties have a valid rental inspection certificate. The City may schedule inspection appointments with the owner and/or agent of the property by regular mail and/or email, a minimum of thirty (30) days in advance of the inspection. It shall be the owner and/or agent's responsibility to notify all tenants of the inspection date and time, in accordance with Iowa law.

3. *Inspections shall not be conducted under the following circumstances and shall result in a reinspection:*

- a) When a minor is serving on the behalf of the owner and/or managing agent
- b) When the inspection is against the will of the tenant without the building owner and/or managing agent present
- c) When no prior notice is given to the tenant, as is required by state law
- d) Without either the owner and/or managing agent, tenant of the dwelling, or the designated managing agent being present

4. *Administrative Search Warrants.* When under any section of this code it is necessary to enter in or upon any building, structure, land or other premises for inspection purposed or when there is reasonable cause to believe there exists in, at or upon a building, structure, land or other premises within the jurisdiction of the city a violation of any section of this Code enacted under police powers related to health or safety and a city officer or employee is authorized to conduct inspections has attempted to gain entry to any building, structure, land or other premises for the purpose of such inspection and has been refused such entry, the council in the exercise of its home rule powers authorizes the city attorney or their designee to make an application for an administrative search warrant in the name and authority of the city as provided by law.

158.09 RENTAL HOUSING STANDARDS. The Building and Zoning Official shall inspect each rental dwelling unit or portion thereof that is accessible to the tenant, to determine whether the premises are safe for human habitation or whether they are deemed substandard as set forth below.

Substandard conditions shall include, but not be limited to, the following:

1. Lack of working water closet, lavatory, bathtub or shower;
2. Lack of working or existing kitchen sink;
3. Lack of hot and cold running water to plumbing fixtures requiring hot and cold water;
4. Lack of heating facilities;
5. Lack of or improper ventilating equipment for mechanical equipment: i.e. water heater, furnace;
6. Lack of or minimum amounts of natural light and ventilation;

7. *Lack of required electrical lighting;*
8. *Dampness of habitable rooms;*
9. *Infestation of insects, vermin or rodents from improper maintenance of the building;*
10. *General dilapidation or improper maintenance;*
11. *Lack of connection to the required sewage disposal system;*
12. *Lack of adequate garbage and rubbish storage and removal if service is provided by the Landlord;*
13. *Lack of valid minimum rental housing occupancy permit for the dwelling unit;*
14. *Structural Hazards, including:*
 - (a) *Deteriorating or inadequate foundations;*
 - (b) *Defective or deteriorating flooring or floor supports;*
 - (c) *Flooring or flooring supports of insufficient size to carry imposed loads with safety;*
 - (d) *Members of wall, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;*
 - (e) *Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety;*
 - (f) *Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;*
 - (g) *Members of ceiling, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety;*
 - (h) *Fireplaces or chimneys which list, bulge or settle due to material deterioration; and*
 - (i) *Fireplaces or chimneys which are insufficient size or strength to carry imposed loads with safety.*
15. *Hazardous wiring. Hazardous wiring shall include all wiring, except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner;*
16. *Hazardous plumbing. Hazardous plumbing shall include all plumbing, except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and which is free of cross connections and siphoning between fixtures;*
17. *Hazardous mechanical equipment. Hazardous mechanical equipment shall include all mechanical equipment, including vents, except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good and safe condition;*
18. *Faulty weather protection. Faulty weather protection shall include, but not be limited to, the following:*
 - (a) *Deteriorated, crumbling or loose plaster caused by weather or improper maintenance;*
 - (b) *Deteriorating or ineffective water-proofing of exterior walls, roofs, foundations or floors, including broken windows or doors caused by weather or improper maintenance;*
 - (c) *Defective weather protection or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering; and*
 - (d) *Broken, rotted, split or buckled exterior wall coverings or roof.*
19. *Fire hazards. Any building or portion thereof, device, apparatus, equipment, combustible waste or vegetation which, in violation of the International Fire Code adopted by the City of Nevada in such condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause shall be deemed a fire hazards.*
20. *Faulty materials of construction. Faulty materials of construction shall include all materials of construction, except those which are specifically allowed or approved by this chapter and the building code, and which have been adequately maintained in good and safe condition.*
21. *Hazardous or unsanitary premises. Hazardous or unsanitary premises shall include those premises on which an accumulation or weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions constitute fire health or safety hazards. Located in City Code Chapter 50 & 51.*
22. *Inadequate maintenance. Any building or portion thereof which is determined to be an unsafe or dangerous building in accordance with the Building Code of the city shall be deemed to be inadequately maintained.*
23. *Inadequate exits. All habitable spaces shall have reliable means of egress that do not require special keys, tools, or knowledge to operate. Exits shall consist of a walk out door, fire escape rated for the occupancy level of the floor, having a width of not less than 32 inches, and made of non-combustible material. Windows below grade and not more than a height of 70 feet may serve as an emergency rescue egress point, only in existing buildings where exiting is inadequate. Nothing in this section permits violation of City of Nevada ordinance 165.16.D (3) requiring two separate means of egress*

from residential dwelling units within the downtown district. All buildings or portion thereof not provided with adequate exit facilities as required by this chapter shall be deemed to have inadequate exits. When an unsafe condition exists through lack of or improper location of exits, additional exits may be required to be installed, or additional fire protection added in lieu of construction. The Authority Having Jurisdiction (AHJ) can approve the installation of a fire alarm system or automatic sprinkler system to correct inadequate required exits.

24. *Inadequate fire-resistive construction or firefighting equipment.*

(a) *Fire-resistive.* All buildings or portion thereof which are not provided with the fire-resistive construction required by this chapter shall be deemed to have inadequate fire-resistive construction, except those buildings or portions thereof which the owner proves by clear satisfactory and convincing evidence: 5/8-inch fire rock can be added to interior walls on legacy buildings to provide an approved layer of fire protection. Doors to a rated corridor shall be solid wood with a 20 min rated UL tag on the door jam.

(i) *Conformed with all applicable laws at the time of their construction, conversion to rental dwelling unit status and increase in number of rental dwelling units; and*

(ii) *Whose fire-resistive construction has been adequately maintained and improved with any increase in number of dwelling units or occupant load, and with any alteration, addition or change in occupancy.*

(b) *Deemed inadequate.* All buildings or portions thereof which are not provided with the fire extinguishing system or equipment required by this chapter shall be deemed to have inadequate fire extinguishing systems or equipment. The AHJ may provide a variance to a sprinkler system when required if there are additional approved exits installed along with other fire protection features, such as but not limited to a) fire rated construction, b) the installation of a complete addressable fire alarm which is capable of notifying all tenants, or another fire protection device approved by the AHJ.

25. *Improper occupancy.* Improper occupancy shall include any occupancy of a building or portion thereof occupied for living, sleeping, cooking or dining purposes which was not designed or intended to be used for such occupancy. Improper occupancy shall also include the occupancy of, or allowing the occupancy of, any dwelling unit for which there is not in effect a valid and current minimum rental housing occupancy permit or a valid and current registration receipt with respect to said dwelling. The AHJ shall issue an immediate cease and desist order to anyone occupying a space not approved or designed for human habitation.

158.10 MOBILE HOMES. Mobile homes shall be regulated and inspected in accordance with the following classifications:

1. *The class of mobile homes denoted as manufactured homes, as defined in 42 USC 5402(6), shall bear a data plate, serial number and certification label as required by Manufactured Home Construction and Safety Standards, Department of Housing and Urban Development (1985) sections 3280.5, 3280.6 and 3280.8, or shall meet the requirements of section 3280.7.*

2. *Mobile homes manufactured from March 1973 through May 1976 shall bear the seal of the state.*

3. *Mobile homes manufactured prior to March 1973 shall be inspected for general conformity with the Manufactured Home Construction and Safety Standards cited in this section as such standards govern fire safety, plumbing, mechanical and electrical systems, and general construction.*

4. *All other mobile homes not included in the classifications in sections (1) through (3) of this section shall be inspected for general conformity with the Manufactured Home Construction and Safety Standards cited in this section as such standards govern fire safety, plumbing, mechanical and electrical systems, and general construction.*

5. *A mobile home showing no evidence of modification and generally well-maintained as set forth in this article, shall be issued an inspection certificate in the same manner as any other dwelling unit subject to this article.*

158.11 REVOCATION AND SUSPENSION OF CERTIFICATES. Any rental inspection certificate may be summarily revoked and/or suspended by the Building Official upon the review of a notice of violation of any provision of this chapter or upon any outstanding fees, fines, or violations on any rental properties and/or units under the jurisdiction of the City of Nevada.

158.12 WITHHOLDING OR DENIAL OF CERTIFICATES. Any rental inspection certificate may be withheld or denied by the Building and Zoning Department if an owner has outstanding fees, fines, or violations on any rental properties and/or units under the jurisdiction of the City of Nevada, or if the inspection reveals any of the substandard conditions as set forth in Section 158.09.

158.13 VIOLATIONS AND PENALTIES. Any person who fails to comply with any provisions of this chapter or other applicable code or regulation shall be subject to a fine as set forth in Chapter 4 of the City Ordinance. In the instance that a rental property fails to meet the requirements within this chapter, the Building and Zoning Official may issue an order requiring for the property owner or agent to correct violations within a reasonable amount of time.

Whenever the City determines that a violation of this chapter exists, the City shall give notice of the violation. The notice shall be in writing and shall describe with reasonable detail the violation(s) to allow the property owner to correct said violation(s).

158.14 FEES. *All fees due to the City for registration, and/or rental housing certificates, as determined by City Council resolution, shall be collected in prior to issuance of a certificate.*

158.15 APPEALS. *Appeals to the Board of Adjustment concerning interpretation or administration of this chapter may be taken by any person aggrieved by any decision of the Building and Zoning Official. Such appeals shall be taken within a reasonable time, not exceeding 60 days, by filing with the Building and Zoning Official and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The Building and Zoning Official shall forthwith transmit to the Board all papers constituting the record upon which the action appeal from was taken. The Board of Adjustment shall fix a reasonable time for the hearing of appeal, give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing any party may appear in person or by agent or attorney.*

158.16 VARIANCES. *In the case of appeals requesting a variance, the Board of Adjustment may grant a reasonable variance in a specific case and from a specific provision of this chapter, subject, however, to appropriate conditions; and, provided that, the Board makes specific findings of fact based on the evidence presented on the record as a whole, that the following factors have been established by the required standard of proof:*

- 1. There are practical difficulties or unnecessary hardships in carrying out the strict letter of the notice or order;*
- 2. Due to the particular circumstances presented, the effect of the application of the provisions of this chapter would be arbitrary in the specific case;*
- 3. An extension of time to bring the property into compliance with the provisions of this chapter would not constitute an appropriate remedy for practical difficulties or unnecessary hardships in this arbitrary effect;*
- 4. Such a variance is in compliance with the general purpose and intent of this chapter in securing the public health, safety and general welfare*
- 5. The granting of such variance will not render the structure unsafe for habitation; and*
- 6. The structure benefitted by the variance conformed with all applicable provisions of this Code of Ordinances, including, but not limited to, zoning provisions, at each of the following times:*
 - (a) At time of construction;*
 - (b) At the time of its conversion to rental dwelling status; and*
 - (c) At the time of any increase in number of rental dwelling units in the structure.*

158.17 PUBLIC NUISANCE PROPERTY.

1. It shall be the responsibility of the owner of each dwelling unit that is subject to the provisions of this subchapter to assure that the use and occupancy of such dwelling unit does not unreasonably interfere with or adversely affect the rights of nearby residents and does not disturb the health, safety, or general welfare of the occupants of surrounding properties.

2. Any use or occupancy, or allowing the use or occupancy, of any dwelling unit subject to the provisions of this subchapter in violation of the requirements stated above shall constitute a public nuisance.

SECTION 2. REPEALER. All ordinances or parts thereof 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 this ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

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

Passed First Reading by the City Council of Nevada, Iowa, 25th day of July, 2022.

Passed Second Reading by the City Council of Nevada, Iowa, the 8th day of August, 2022.

PASSED AND ENACTED by the City Council of Nevada, Iowa, the __ day of __, 2022.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

*Ordinance was originally placed on the March 28, 2022 agenda for first reading. Council tabled the reading until residents could comment on the proposed ordinance.

After several workshops, the revised ordinance was presented for first reading:

1st Reading – July 25, 2022

Motion by Council Member Brian Hanson, seconded by Council Member Steve Skaggs, first reading of Ordinance No. 1023 (2022/2023).

AYES: Hanson, Skaggs, Ehrig, Mittman, Nealson, Sampson

NAYS: None

ABSENT: None

2nd Reading – August 8, 2022

Motion by Council Member Jason Sampson, seconded Council Member Dane Nealson, to approve the second reading of Ordinance No. 1023 (2022/2023).

AYES: Sampson, Nealson, Skaggs, Hanson, Mittman

NAYS: None

ABSENT: Sandy Ehrig

3rd Reading –

Motion by Council Member __, seconded by Council Member __, to approve the third reading of Ordinance No. 1023 (2022/2023)

AYES: –

NAYS: –

ABSENT: –

The Mayor declared Ordinance No. 1023 (2022/2023) was passed on __, 2022.

I certify that the foregoing was published as Ordinance No. 1023 (2022/2023) on the __ day of __, 2022.

Kerin Wright, City Clerk

Kerin Wright

Item# 8B
Date: 8-22-22

From: Jeff Harris <jharris@rmharchitects.com>
Sent: Monday, August 8, 2022 9:32 AM
To: Tim Hansen; Kerin Wright; Jordan Cook
Cc: Michael Garcia; Julie Fitzgerald
Subject: Fieldhouse July Invoice
Attachments: Application 2 RMH APPROVED.pdf

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

All,

I have attached Payment Application #2 for the Fieldhouse project for the month of July. I have reviewed the application and the work in place and recommend payment to HPC.

Let me know if you have any questions.

Thanks,

Jeff Harris AIA

RMH Architects
1615 Golden Aspen Drive, Suite 110
Ames, IA 50010



515 292 6075 Office
515 292 6370 Fax
515 290 9629 Mobile
www.rmharchitects.com

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 8 PAGES

TO OWNER:
City of Nevada
1209 6th Street
Nevada, IA 50201
FROM CONTRACTOR:
HPC LLC
Box 429
Ames, IA 50010

PROJECT:
NEVADA FIELD HOUSE 2022

APPLICATION #: 2
PERIOD TO: 07/31/22
PROJECT NOS:

Owner	<input type="checkbox"/>
Const. Mgr	<input type="checkbox"/>
Architect	<input checked="" type="checkbox"/>
Contractor	<input type="checkbox"/>

VIA ARCHITECT:
Roseland, Mackey, Harris Architects, PC
1615 Golden Aspen Drive, Suite 110
Ames, IA 50010

CONTRACT DATE: 04/01/22

CONTRACT FOR: General Contractor - Prime

CONTRACTOR'S APPLICATION FOR PAYMENT

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

The undersigned Contractor certifies that to the best of the Contractor's 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 the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

1. ORIGINAL CONTRACT SUM-----	\$ 7,387,000.00
2. Net change by Change Orders-----	\$
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$ 7,387,000.00
4. TOTAL COMPLETED & STORED TO DATE-\$ (Column G on Continuation Sheet)	\$ 274,900.00

5. RETAINAGE:

a. 5.0% of Completed Work (Columns D+E on Continuation Sheet)	\$ 11,697.15
b. 5.0% of Stored Material (Column F on Continuation Sheet)	\$ 2,047.85
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet)	\$ 13,745.00

6. TOTAL EARNED LESS RETAINAGE----- (Line 4 less Line 5 Total)	\$ 261,155.00
---	---------------

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)-----	\$ 130,265.90
8. CURRENT PAYMENT DUE-----	\$ 130,889.10

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)	\$ 7,125,845.00
----------------------	-----------------

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

CONTRACTOR:

[Signature]

By: _____ Date: August 3, 2022

State of: Iowa
County of: Story

Subscribed and sworn to before me this 3rd day of August, 2022



Notary Public: Julie A. Fitzgerald
My Commission expires: 07/02/23 00

JULIE A FITZGERALD
Commission Number 784873

My Commission Expires 7/2/23

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED ----- \$ 130,889.10

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT

RMH Architects

By: *[Signature]* Date: 8/8/22

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

Page 2 of 8 Pages

PROJECT:

NEVADA FIELD HOUSE 2022

APPLICATION NUMBER: 2

APPLICATION DATE: 08/03/22

PERIOD TO: 31-Jul-22

OWNER'S PROJECT NO:

A Item No.	B Description of Work	CAT	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed And Stored To Date (D + E + F)	% (G/C)	H Balance To Finish (C - G)	I Retainage
				From Previous Application (D + E)	This Period					
1	001100 - BONDS AND INSURANCE	LM	\$ 90,800	\$ 90,800			\$ 90,800	100%	\$ -	\$ 4,540
2	011000 - GENERAL REQUIREMENTS	LM	\$ 107,300	\$ 5,365	\$ 7,500		\$ 12,865	12%	\$ 94,435	\$ 643
3	015200 - CONSTRUCTION FACILITIES	L	\$ 144,800		\$ 7,240		\$ 7,240	5%	\$ 137,560	\$ 362
4	030516 - UNDERSLAB VAPOR BARRIER	L	\$ 3,700						\$ 3,700	\$ -
5	030516 - UNDERSLAB VAPOR BARRIER	M	\$ 12,300						\$ 12,300	\$ -
6	033000 - CAST-IN-PLACE - FOUNDATIONS	L	\$ 103,300						\$ 103,300	\$ -
7	033000 - CAST-IN-PLACE - FOUNDATIONS	M	\$ 139,800						\$ 139,800	\$ -
8	033000 - CAST-IN-PLACE - SLAB ON GRADE	L	\$ 64,700						\$ 64,700	\$ -
9	033000 - CAST-IN-PLACE - SLAB ON GRADE	M	\$ 229,100						\$ 188,143	\$ 2,048
10	034113 - PRECAST CONCRETE HOLLOW CORE	L	\$ 65,100			\$ 40,957	\$ 40,957	18%	\$ 65,100	\$ -
11	034113 - PRECAST CONCRETE HOLLOW CORE	M	\$ 99,500						\$ 99,500	\$ -
12	042000 - UNIT MASONRY	L	\$ 108,000						\$ 108,000	\$ -
13	042000 - UNIT MASONRY	M	\$ 28,700						\$ 28,700	\$ -
14	042613 - MASONRY VENEER	L	\$ 22,300						\$ 22,300	\$ -
15	042613 - MASONRY VENEER	M	\$ 9,700						\$ 9,700	\$ -
16	051200 - STRUCT STEEL, METAL FAB & STAIR	L	\$ 177,700						\$ 177,700	\$ -
17	051200 - STRUCT STEEL, METAL FAB & STAIR	M	\$ 351,100						\$ 351,100	\$ -
18	053100 - STEEL DECKING	L	\$ 13,500						\$ 13,500	\$ -
19	053100 - STEEL DECKING	M	\$ 50,500						\$ 50,500	\$ -
20	054000 - COLD-FORMED METAL FRAMING	L	\$ 101,700						\$ 101,700	\$ -
21	054000 - COLD-FORMED METAL FRAMING	M	\$ 80,000						\$ 80,000	\$ -
22	061000 - ROUGH CARPENTRY	L	\$ 9,600						\$ 9,600	\$ -
23	061000 - ROUGH CARPENTRY	M	\$ 8,200						\$ 8,200	\$ -
24	062000 - FINISH CARPENTRY	L	\$ 18,900						\$ 18,900	\$ -
25	062000 - FINISH CARPENTRY	M	\$ 6,400						\$ 6,400	\$ -
	SUBTOTALS PAGE 2		\$ 2,046,700	\$ 96,165	\$ 14,740	\$ 40,957	\$ 151,862	7%	\$ 1,894,838	\$ 7,593

CONTINUATION SHEET

Page 3 of 8 Pages

ATTACHMENT TO PAY APPLICATION

PROJECT:

NEVADA FIELD HOUSE 2022

APPLICATION NUMBER: 2

APPLICATION DATE: 08/03/22

PERIOD TO: 31-Jul-22

ARCHITECT'S PROJECT NO:

A Item No.	B Description of Work	CAT	C Scheduled Value	D		E		F Materials Presently Stored (Not In D or E)	G Total Completed And Stored To Date (D + E + F)	% (G/C)	H Balance To Finish (C - G)	I Retainage
				From Previous Application (D + E)	Work Completed This Period							
26	064100 - ARCHITECTURAL WOOD CASEWORK	L	\$ 9,500						\$ -		\$ 9,500	\$ -
27	064100 - ARCHITECTURAL WOOD CASEWORK	M	\$ 29,300						\$ -		\$ 29,300	\$ -
28	072100 - THERMAL INSULATION	L	\$ 3,700						\$ -		\$ 3,700	\$ -
29	072100 - THERMAL INSULATION	M	\$ 2,000						\$ -		\$ 2,000	\$ -
30	072119 - FOAMED-IN-PLACE INSULATION	LM	\$ 6,200						\$ -		\$ 6,200	\$ -
31	074213 - METAL WALL PANELS	L	\$ 228,400						\$ -		\$ 228,400	\$ -
32	074213 - METAL WALL PANELS	M	\$ 395,100						\$ -		\$ 395,100	\$ -
33	075323 - EPDM THERMOSET SINGLE-PLY ROOF	L	\$ 3,100						\$ -		\$ 3,100	\$ -
34	075323 - EPDM THERMOSET SINGLE-PLY ROOF	M	\$ 2,500						\$ -		\$ 2,500	\$ -
35	076200 - SHEET METAL FLASHING AND TRIM	L	\$ 8,200						\$ -		\$ 8,200	\$ -
36	076200 - SHEET METAL FLASHING AND TRIM	M	\$ 10,000						\$ -		\$ 10,000	\$ -
37	079200 - JOINT SEALANTS	L	\$ 5,100						\$ -		\$ 5,100	\$ -
38	079200 - JOINT SEALANTS	M	\$ 3,300						\$ -		\$ 3,300	\$ -
39	079513 - EXPANSION JOINT COVER	L	\$ 600						\$ -		\$ 600	\$ -
40	079513 - EXPANSION JOINT COVER	M	\$ 2,000						\$ -		\$ 2,000	\$ -
41	081113 - HOLLOW METAL DOORS AND FRAMES	L	\$ 5,700						\$ -		\$ 5,700	\$ -
42	081113 - HOLLOW METAL DOORS AND FRAMES	M	\$ 25,200						\$ -		\$ 25,200	\$ -
43	081416 - FLUSH WOOD DOORS	L	\$ 300						\$ -		\$ 300	\$ -
44	081416 - FLUSH WOOD DOORS	M	\$ 3,500						\$ -		\$ 3,500	\$ -
45	083323 - OVERHEAD COILING DOORS & GRILLE	L	\$ 2,400						\$ -		\$ 2,400	\$ -
46	083323 - OVERHEAD COILING DOORS & GRILLE	M	\$ 22,100						\$ -		\$ 22,100	\$ -
47	084313 - ALUMINUM STOREFRONTS & ENTRANCE	L	\$ 63,000						\$ -		\$ 63,000	\$ -
48	084313 - ALUMINUM STOREFRONTS & ENTRANCE	M	\$ 48,600						\$ -		\$ 48,600	\$ -
49	087100 - DOOR HARDWARE	L	\$ 12,300						\$ -		\$ 12,300	\$ -
50	087100 - DOOR HARDWARE	M	\$ 8,100						\$ -		\$ 8,100	\$ -
	SUBTOTALS PAGE 3		\$ 2,946,900	\$ 96,165	\$ 14,740	\$ 40,957	\$ 151,862	5%	\$ 2,795,038	\$ 7,593		

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

Page 4 of 8 Pages

PROJECT:

NEVADA FIELD HOUSE 2022

APPLICATION NUMBER: 2

APPLICATION DATE: 08/03/22

PERIOD TO: 31-Jul-22

ARCHITECT'S PROJECT NO:

A		B		C		D		E		F		G		H		I	
Item No.	Description of Work	CAT	Scheduled Value	Work Completed		Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage							
				From Previous Application (D + E)	This Period												
51	088000 - GLAZING	L	\$ 10,400				\$ -		\$ 10,400	\$ -							
52	088000 - GLAZING	M	\$ 35,100				\$ -		\$ 35,100	\$ -							
53	092116 - GYPSUM BOARD ASSEMBLIES	L	\$ 62,400				\$ -		\$ 62,400	\$ -							
54	092116 - GYPSUM BOARD ASSEMBLIES	M	\$ 40,000				\$ -		\$ 40,000	\$ -							
55	095100 - ACOUSTICAL CEILINGS	L	\$ 1,900				\$ -		\$ 1,900	\$ -							
56	095100 - ACOUSTICAL CEILINGS	M	\$ 1,500				\$ -		\$ 1,500	\$ -							
57	096253 - SYNTHETIC TURF FLOORING	L	\$ 36,200				\$ -		\$ 36,200	\$ -							
58	096253 - SYNTHETIC TURF FLOORING	M	\$ 109,800				\$ -		\$ 109,800	\$ -							
59	096500 - RESILIENT FLOORING	L	\$ 4,400				\$ -		\$ 4,400	\$ -							
60	096500 - RESILIENT FLOORING	M	\$ 5,400				\$ -		\$ 5,400	\$ -							
61	096566 - RESILIENT ATHLETIC FLOORING	L	\$ 124,100				\$ -		\$ 124,100	\$ -							
62	096566 - RESILIENT ATHLETIC FLOORING	M	\$ 412,900				\$ -		\$ 412,900	\$ -							
63	096813 - TILE CARPETING	L	\$ 2,800				\$ -		\$ 2,800	\$ -							
64	096813 - TILE CARPETING	M	\$ 11,100				\$ -		\$ 11,100	\$ -							
65	099113 - EXTERIOR PAINTING	L	\$ 600				\$ -		\$ 600	\$ -							
66	099113 - EXTERIOR PAINTING	M	\$ 100				\$ -		\$ 100	\$ -							
67	099123 - INTERIOR PAINTING	L	\$ 71,000				\$ -		\$ 71,000	\$ -							
68	099123 - INTERIOR PAINTING	M	\$ 12,500				\$ -		\$ 12,500	\$ -							
69	101400 - SIGNAGE	L	\$ 15,400				\$ -		\$ 15,400	\$ -							
70	101400 - SIGNAGE	M	\$ 20,700				\$ -		\$ 20,700	\$ -							
71	102113.17 - PHENOLIC TOILET COMPARTMENTS	L	\$ 17,400				\$ -		\$ 17,400	\$ -							
72	102113.17 - PHENOLIC TOILET COMPARTMENTS	M	\$ 11,600				\$ -		\$ 11,600	\$ -							
73	102600 - WALL AND DOOR PROTECTION	L	\$ 2,400				\$ -		\$ 2,400	\$ -							
74	102600 - WALL AND DOOR PROTECTION	M	\$ 1,600				\$ -		\$ 1,600	\$ -							
75	102800 - TOILET ACCESSORIES	L	\$ 3,300				\$ -		\$ 3,300	\$ -							
SUBTOTALS PAGE 4			\$ 3,961,500	\$ 96,165	\$ 14,740	\$ 40,957	\$ 151,862	4%	\$ 3,809,638	\$ 7,593							

CONTINUATION SHEET

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ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 2

APPLICATION DATE: 3-Aug-22

PERIOD TO: 31-Jul-22

ARCHITECT'S PROJECT NO:

A Item No.	B Description of Work	CAT	C Scheduled Value	D		E		F Materials Presently Stored (Not In D or E)	G Total Completed And Stored To Date (D + E + F)	H Balance To Finish (C - G)	I Retainage
				From Previous Application (D + E)	Work Completed This Period						
76	102800 - TOILET ACCESSORIES	M	\$ 1,200						\$ -	\$ 1,200	\$ -
77	104400 - FIRE PROTECTION SPECIALTIES	L	\$ 700						\$ -	\$ 700	\$ -
78	104400 - FIRE PROTECTION SPECIALTIES	M	\$ 5,000						\$ -	\$ 5,000	\$ -
79	133419 - METAL BUILDING SYSTEMS	L	\$ 356,500						\$ -	\$ 356,500	\$ -
80	133419 - METAL BUILDING SYSTEMS	M	\$ 1,480,500						\$ -	\$ 1,480,500	\$ -
81	142400 - HYDRAULIC ELEVATORS	L	\$ 48,700						\$ -	\$ 48,700	\$ -
82	142400 - HYDRAULIC ELEVATORS	M	\$ 35,600						\$ -	\$ 35,600	\$ -
83	211300 - FIRE-SUPPRESSION SPRINKLER	L	\$ 98,600						\$ -	\$ 98,600	\$ -
84	211300 - FIRE-SUPPRESSION SPRINKLER	M	\$ 40,000						\$ -	\$ 40,000	\$ -
85	220500 - COMMON PLUMBING REQUIREMENTS	L	\$ 4,100						\$ -	\$ 4,100	\$ -
86	220500 - COMMON PLUMBING REQUIREMENTS	M	\$ 1,000						\$ -	\$ 1,000	\$ -
87	220553 - MECHANICAL IDENTIFICATION	L	\$ 1,000						\$ -	\$ 1,000	\$ -
88	220553 - MECHANICAL IDENTIFICATION	M	\$ 400						\$ -	\$ 400	\$ -
89	220719 - PLUMBING PIPING INSULATION	L	\$ 7,600						\$ -	\$ 7,600	\$ -
90	220719 - PLUMBING PIPING INSULATION	M	\$ 2,600						\$ -	\$ 2,600	\$ -
91	221005 - PLUMBING PIPING & PIPING	L	\$ 118,500						\$ -	\$ 118,500	\$ -
92	221005 - PLUMBING PIPING & PIPING	M	\$ 69,900						\$ -	\$ 69,900	\$ -
93	221006 - PLUMBING PIPING SPECIALTIES	L	\$ 4,500						\$ -	\$ 4,500	\$ -
94	221006 - PLUMBING PIPING SPECIALTIES	M	\$ 2,800						\$ -	\$ 2,800	\$ -
95	223000 - PLUMBING EQUIPMENT	L	\$ 1,400						\$ -	\$ 1,400	\$ -
96	223000 - PLUMBING EQUIPMENT	M	\$ 3,300						\$ -	\$ 3,300	\$ -
97	224000 - PLUMBING FIXTURES	L	\$ 3,200						\$ -	\$ 3,200	\$ -
98	224000 - PLUMBING FIXTURES	M	\$ 9,700						\$ -	\$ 9,700	\$ -
99	230500 - COMMON HVAC REQUIREMENTS	L	\$ 11,200						\$ -	\$ 11,200	\$ -
100	230500 - COMMON HVAC REQUIREMENTS	M	\$ 700						\$ -	\$ 700	\$ -
SUBTOTALS PAGE 5			\$ 6,270,200	\$ 96,165	\$ 14,740	\$ 40,957	\$ 151,862	2%	\$ 6,118,338	\$ 7,593	

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:

Page 6 of 8 Pages

APPLICATION NUMBER: 2

APPLICATION DATE: 3-Aug-22

PERIOD TO: 31-Jul-22

ARCHITECT'S PROJECT NO:

A Item No.	B Description of Work	CAT	C Scheduled Value	E		F Materials Presently Stored (Not In D or E)	G Total Completed And Stored To Date (D + E + F)	% (G/C)	H Balance To Finish (C - G)	I Retainage
				D Work Completed From Previous Application (D + E)	This Period					
101	230553 - IDENTIFICATION FOR HVAC PIPING	L	\$ 300				\$ -		\$ 300	\$ -
102	230553 - IDENTIFICATION FOR HVAC PIPING	M	\$ 200				\$ -		\$ 200	\$ -
103	230593 - TESTING, ADJUSTING, AND BALANCING	LM	\$ 7,300				\$ -		\$ 7,300	\$ -
104	230713 - DUCT AND PIPE INSULATION	L	\$ 23,100				\$ -		\$ 23,100	\$ -
105	230713 - DUCT AND PIPE INSULATION	M	\$ 12,400				\$ -		\$ 12,400	\$ -
106	230913 - CONTROL DEVICES FOR HVAC	L	\$ 2,900				\$ -		\$ 2,900	\$ -
107	230913 - CONTROL DEVICES FOR HVAC	M	\$ 900				\$ -		\$ 900	\$ -
108	233100 - HVAC DUCTS AND CASINGS	L	\$ 92,300				\$ -		\$ 92,300	\$ -
109	233100 - HVAC DUCTS AND CASINGS	M	\$ 44,300				\$ -		\$ 44,300	\$ -
110	233300 - AIR DUCT ACCESSORIES	L	\$ 2,500				\$ -		\$ 2,500	\$ -
111	233300 - AIR DUCT ACCESSORIES	M	\$ 6,100				\$ -		\$ 6,100	\$ -
112	233416 - CENTRIFUGAL HVAC FANS	L	\$ 6,600				\$ -		\$ 6,600	\$ -
113	233416 - CENTRIFUGAL HVAC FANS	M	\$ 700				\$ -		\$ 700	\$ -
114	233700 - AIR OUTLETS AND INLETS	L	\$ 8,100				\$ -		\$ 8,100	\$ -
115	233700 - AIR OUTLETS AND INLETS	M	\$ 3,300				\$ -		\$ 3,300	\$ -
116	237223 - AIR-TO-AIR ENERGY RECOVERY UNITS	L	\$ 600				\$ -		\$ 600	\$ -
117	237223 - AIR-TO-AIR ENERGY RECOVERY UNITS	M	\$ 4,900				\$ -		\$ 4,900	\$ -
118	237413 - ROOFTOP AIR-HANDLING UNITS	L	\$ 3,600				\$ -		\$ 3,600	\$ -
119	237413 - ROOFTOP AIR-HANDLING UNITS	M	\$ 158,000				\$ -		\$ 158,000	\$ -
120	238126.13 - SPLIT-SYSTEM AIR CONDITIONERS	L	\$ 4,800				\$ -		\$ 4,800	\$ -
121	238126.13 - SPLIT-SYSTEM AIR CONDITIONERS	M	\$ 18,300				\$ -		\$ 18,300	\$ -
122	260500 - BASIC ELECTRICAL REQUIREMENTS	L	\$ 11,200				\$ -		\$ 11,200	\$ -
123	260500 - BASIC ELECTRICAL REQUIREMENTS	M	\$ 6,400				\$ -		\$ 6,400	\$ -
124	260519 - LOW-VOLTAGE CONDUCTORS & CABLE	L	\$ 44,900				\$ -		\$ 44,900	\$ -
125	260519 - LOW-VOLTAGE CONDUCTORS & CABLE	M	\$ 33,800				\$ -		\$ 33,800	\$ -
SUBTOTALS PAGE 6			\$ 6,767,700	\$ 96,165	\$ 14,740	\$ 40,957	\$ 151,862	2%	\$ 6,615,838	\$ 7,593

CONTINUATION SHEET

Page 7 of 8 Pages

ATTACHMENT TO PAY APPLICATION

PROJECT:

APPLICATION NUMBER: 2

APPLICATION DATE: 3-Aug-22

PERIOD TO: 31-Jul-22

ARCHITECT'S PROJECT NO:

A Item No.	B Description of Work	CAT	C Scheduled Value	D		E		F Materials Presently Stored (Not In D or E)	G		H		I Retainage
				Work Completed From Previous Application (D + E)		This Period			Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)		
126	260526 - GROUNDING AND BONDING	L	\$ 2,000						\$ -		\$ 2,000	\$ -	
127	260526 - GROUNDING AND BONDING	M	\$ 700						\$ -		\$ 700	\$ -	
128	260529 - HANGERS AND SUPPORTS FOR ELECTRICAL	L	\$ 5,000						\$ -		\$ 5,000	\$ -	
129	260529 - HANGERS AND SUPPORTS FOR ELECTRICAL	M	\$ 1,000						\$ -		\$ 1,000	\$ -	
130	260533.13 - CONDUIT FOR ELECTRICAL SYSTEM	L	\$ 74,900						\$ -		\$ 74,900	\$ -	
131	260533.13 - CONDUIT FOR ELECTRICAL SYSTEM	M	\$ 21,500						\$ -		\$ 21,500	\$ -	
132	260533.16 - BOXES FOR ELECTRICAL	L	\$ 2,700						\$ -		\$ 2,700	\$ -	
133	260533.16 - BOXES FOR ELECTRICAL	M	\$ 1,000						\$ -		\$ 1,000	\$ -	
134	260553 - IDENTIFICATION FOR ELECTRICAL	L	\$ 3,000						\$ -		\$ 3,000	\$ -	
135	260553 - IDENTIFICATION FOR ELECTRICAL	M	\$ 700						\$ -		\$ 700	\$ -	
136	260583 - WIRING CONNECTIONS	L	\$ 6,000						\$ -		\$ 6,000	\$ -	
137	260583 - WIRING CONNECTIONS	M	\$ 700						\$ -		\$ 700	\$ -	
138	260923 - LIGHTING CONTROL DEVICES	L	\$ 4,000						\$ -		\$ 4,000	\$ -	
139	260923 - LIGHTING CONTROL DEVICES	M	\$ 8,600						\$ -		\$ 8,600	\$ -	
140	262100 - LOW-VOLTAGE ELECTRICAL SERVICE	LM	\$ 1,000						\$ -		\$ 1,000	\$ -	
141	262416 - PANELBOARDS	L	\$ 4,500						\$ -		\$ 4,500	\$ -	
142	262416 - PANELBOARDS	M	\$ 31,100						\$ -		\$ 31,100	\$ -	
143	262701 - ELECTRICAL UTILITY SERVICES	L	\$ 1,500						\$ -		\$ 1,500	\$ -	
144	262701 - ELECTRICAL UTILITY SERVICES	M	\$ 2,500						\$ -		\$ 2,500	\$ -	
145	262726 - WIRING DEVICES	L	\$ 15,200						\$ -		\$ 15,200	\$ -	
146	262726 - WIRING DEVICES	M	\$ 2,400						\$ -		\$ 2,400	\$ -	
147	262816.13 - ENCLOSED CIRCUIT BREAKERS	LM	\$ 700						\$ -		\$ 700	\$ -	
148	262816.16 - ENCLOSED SWITCHES	LM	\$ 1,000						\$ -		\$ 1,000	\$ -	
149	265100 - INTERIOR LIGHTING	L	\$ 37,400						\$ -		\$ 37,400	\$ -	
150	265100 - INTERIOR LIGHTING	M	\$ 74,800						\$ -		\$ 74,800	\$ -	
	SUBTOTALS PAGE 7		\$ 7,071,600	\$ 96,165	\$ 14,740	\$ 40,957	\$ 151,862	2%	\$ 6,919,738	\$ 7,593			

CONTINUATION SHEET

Page 8 of 8 Pages

ATTACHMENT TO PAY APPLICATION

PROJECT:

APPLICATION NUMBER: 2

APPLICATION DATE: 3-Aug-22

PERIOD TO: 31-Jul-22

ARCHITECT'S PROJECT NO:

A Item No.	B Description of Work	CAT	C Scheduled Value	D		E Work Completed This Period	F Materials Presently Stored (Not in D or E)	G		H Balance To Finish (C - G)	I Retainage
				From Previous Application (D + E)	Work Completed This Period			Total Completed And Stored To Date (D + E + F)	% (G/C)		
151	265600 - EXTERIOR LIGHTING	L	\$ 2,500					\$ -		\$ 2,500	\$ -
152	265600 - EXTERIOR LIGHTING	M	\$ 6,200					\$ -		\$ 6,200	\$ -
153	271000 - STRUCTURED CABLING	LM	\$ 11,200					\$ -		\$ 11,200	\$ -
154	283100 - FIRE ALARM SYSTEM	L	\$ 7,200					\$ -		\$ 7,200	\$ -
155	283100 - FIRE ALARM SYSTEM	M	\$ 8,300					\$ -		\$ 8,300	\$ -
156	311000 - SITE CLEARING	LM	\$ 10,700					\$ 4,700	44%	\$ 6,000	\$ 235
157	312200 - GRADING	LM	\$ 55,900		\$ 4,700			\$ 25,900	46%	\$ 30,000	\$ 1,295
158	312316 - EXCAVATION	LM	\$ 12,900		\$ 25,900			\$ 5,676	44%	\$ 7,224	\$ 284
159	312323 - FILL	LM	\$ 92,300		\$ 5,676			\$ 86,762	94%	\$ 5,538	\$ 4,338
160	321313 - CONCRETE PAVING	L	\$ 15,800		\$ 86,762			\$ -		\$ 15,800	\$ -
161	321313 - CONCRETE PAVING	M	\$ 29,500					\$ -		\$ 29,500	\$ -
162	321723.13 - PAINTED PAVEMENT MARKINGS	LM	\$ 600					\$ -		\$ 600	\$ -
163	331000 - WATER LINE SERVICE	L	\$ 16,800					\$ -		\$ 16,800	\$ -
164	331000 - WATER LINE SERVICE	M	\$ 4,500					\$ -		\$ 4,500	\$ -
165	333100 - SANITARY SEWER SERVICE	L	\$ 4,700					\$ -		\$ 4,700	\$ -
166	333100 - SANITARY SEWER SERVICE	M	\$ 1,300					\$ -		\$ 1,300	\$ -
167	334100 - STORM SEWER	L	\$ 20,000					\$ -		\$ 20,000	\$ -
168	334100 - STORM SEWER	M	\$ 15,000					\$ -		\$ 15,000	\$ -
169								\$ -		\$ -	\$ -
170								\$ -		\$ -	\$ -
171								\$ -		\$ -	\$ -
172								\$ -		\$ -	\$ -
173								\$ -		\$ -	\$ -
174								\$ -		\$ -	\$ -
175								\$ -		\$ -	\$ -
SUBTOTALS PAGE 8			\$ 7,387,000	\$ 96,165	\$ 137,778	\$ 40,957	\$ 274,900	4%		\$ 7,112,100	\$ 13,745

PARTIAL WAIVER OF LIEN

State of Iowa
County of Story

August 1, 2022

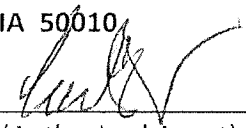
I/We the undersigned have been employed by the City of Nevada, Iowa to furnish labor and/or materials for the construction, repair or reconstruction of the building, or improvements to the building known as **Nevada Field House 2022** in the City/Town of Nevada, Iowa, and County of Story.


I/We the undersigned, for and in consideration of \$130,265.90 the receipt whereof is hereby acknowledged, hereby waive, relinquish and release any and all claims, causes of action, suits, damages, judgments, claims and demands of any kind, character, and description, whether known or unknown, against the Owner arising from, pertaining to, or arising out of the furnishing of the foregoing described materials, and/or labor at the above mentioned building, and the above-mentioned premises as of *May 5, 2022*.

I/We the undersigned warrant that I/we have already paid or will use the monies I/we receive from this progress payment to promptly pay in full all subcontractors and suppliers for all labor, dues, benefits, materials, equipment, services, transportation, or a combination thereof, for or to the above referenced project up to the date of the progress payment.

Dated the 1st day of August, 2022

HPC, L.L.C.
120 North Sherman Avenue
Ames, IA 50010

By: 
(Authorized Agent)

Witness: 

RESOLUTION NO. 026 (2022/2023)

**A RESOLUTION APPROVING THE PRECONSTRUCTION AGREEMENT
FOR PRIMARY ROAD PROJECT AT COUNTY ROAD S14 OVER US30 WITH
THE IOWA DEPARTMENT OF TRANSPORTATION AND THE CITY OF NEVADA, IA**

WHEREAS the City of Nevada, IA ("City") previously entered into a Preconstruction Agreement with the Iowa Department of Transportation ("DOT") on February 22, 2021, Agreement No. 2021-3-081; and

WHEREAS the DOT proposes to pave and grade on County Road S14 over U.S. 30 in Nevada; and

WHEREAS as part of the project the City has requested water main relocated within the city at no cost to the DOT; and

WHEREAS the DOT and the City are willing to jointly participate in said project in the manner provided in the Preconstruction Agreement attached;

WHEREAS the City has determined it to be in the public interest that the water main relocation be completed; and

WHEREAS, the City shall reimburse the DOT for its share of the project costs estimated in the attached Preconstruction Agreement No. 2023-6-004; and

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

1. The Iowa Department of Transportation Preconstruction Agreement for Primary Road Project, S14 Bridge over US 30 with requested water main relocation, is approved.
2. The Mayor is hereby authorized and directed to execute said Agreement on behalf of the City and the City Clerk is authorized to take any other action necessary to effectuate this Agreement.

Passed and Approved this 22nd day of August, 2022.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

July 2014

**IOWA DEPARTMENT OF TRANSPORTATION
Preconstruction Agreement
For Primary Road Project**

County	Story
City	Nevada
Project No.	NHSX-030-5(276)--3H-85
Iowa DOT	
Agreement No.	2023-6-004
Staff Action No.	

This Agreement, is entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", and the city of Nevada, Iowa, a Local Public Agency, hereafter designated the "LPA" in accordance with Iowa Code Chapters 28E, 306, 306A and 313.4 as applicable;

The DOT proposes to establish or make improvements to U.S. 30 within Story County, Iowa; and

The DOT and the LPA are willing to jointly participate in said project, in the manner hereinafter provided; and

The DOT and the LPA previously entered into the following agreement(s) for the above referenced project: Agreement No. 2021-3-081 for preconstruction was executed by the DOT and LPA on February 22, 2021, and February 22, 2021, respectively; and

This Agreement reflects the current concept of this project which is subject to modification by mutual agreement between the LPA and the DOT; and

Therefore, it is agreed as follows:

1. Project Information

- a. The DOT will design, let, and inspect construction of the following described project in accordance with the project plans and DOT standard specifications:

Portland Cement Concrete (PCC) grade and paving on County Road S14 over U.S. 30 in Nevada.

- b. As part of the project, the LPA has requested water main relocated within the city all at no cost to the DOT. (See Exhibit A for location and Exhibit B for costs).

2. Project Costs

- a. The LPA shall reimburse the DOT for its share of the project costs estimated at \$123,112, as shown in Exhibit B. LPA reimbursement will be made in three (3) equal yearly installments of approximately \$41,037.33, each. The first installment will be due upon completion of construction and proper billing by the DOT. The final two installments will be billed to the LPA one and two years subsequent to the date of the first billing respectively. The actual amount of reimbursement will be determined by the quantities in place and the accepted bid at the contract letting.
- b. The DOT will bear all costs except those allocated to the LPA under other terms of this Agreement.

3. Traffic Control

- a. U.S. 30 through-traffic will be maintained during the construction.

- b. If it becomes necessary to temporarily close LPA side roads during construction, the DOT will furnish and install the required barricades and signing for the closure at project cost and shall remove same upon completion of the project also at no expense or obligation to the LPA. The DOT will work in close cooperation with the LPA and the contractor to accommodate emergency services and local access across the project during construction. Any detours which may be necessary for project related LPA road closures will be the responsibility of the LPA all at no expense or obligation to the DOT.
- c. If this project causes the temporary closure of a road during construction, the DOT shall meet with the LPA to determine whether said closure(s) will cause increased traffic on other LPA roads. The DOT and the LPA shall determine a plan, and the costs thereof, for the LPA to perform dust control on said LPA roads with increased traffic, should dust control become necessary. In that event, the LPA shall inform the DOT prior to performing said dust control. The DOT shall reimburse the LPA for the cost of said dust control measures following the receipt of a bill for the agreed upon costs (see Iowa Code section 313.4 subsection 1.b.).

4. Right of Way and Permits

- a. Subject to the provisions hereof, the LPA in accordance with 761 Iowa Administrative Code Chapter 150.3(1)c and 150.4(2) will remove or cause to be removed (within the corporate limits) all encroachments or obstructions in the existing primary highway right of way. The LPA will also prevent the erection and/or placement of any structure or obstruction on said right of way or any additional right of way which is acquired for this project including but not limited to private signs, buildings, pumps, and parking areas.
- b. The DOT will be responsible for the coordination of utility facility adjustments for the primary road project.
- c. The LPA agrees to relocate all city-owned utilities necessary for construction which are located within the existing street or alley right of way, subject to the approval of and without expense to the DOT and in accordance with 761 Iowa Administrative Code Chapter 150.4(5) and the DOT Utility Accommodation Policy.
- d. With the exception of service connections no new or future utility occupancy of project right of way, nor any future relocations of or alterations to existing utilities within said right of way will be permitted or undertaken by the LPA without the prior written approval of the DOT. All work will be performed in accordance with the Utility Accommodation Policy and other applicable requirements of the DOT.

5. Construction & Maintenance

- a. Upon completion of the project, no changes in the physical features thereof will be undertaken or permitted without the prior written approval of the DOT.
- b. Future maintenance of the primary highway within the project area will be carried out in accordance with the terms and conditions contained in 761 Iowa Administrative Code Chapter 150.
- c. The LPA shall provide construction inspection for the water main construction.

6. General Provisions

- a. If the LPA has completed a Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the FIS is modified, amended or revised in an area affected

July 2014

by the project after the date of this Agreement, the LPA shall promptly provide notice of the modification, amendment or revision to the DOT. If the LPA does not have a detailed Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the LPA does adopt an FIS in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the FIS to the DOT.

- b. The LPA will comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by Iowa Code Chapter 216. No person will, on the grounds of age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which State funds are used.
- c. It is the intent of both (all) parties that no third party beneficiaries be created by this Agreement.
- d. If any section, provision, or part of this Agreement shall be found to be invalid or unconstitutional, such finding shall not affect the validity of the Agreement as a whole or any section, provision, or part thereof not found to be invalid or unconstitutional, except to the extent that the original intent of the Agreement cannot be fulfilled.
- e. This Agreement may be executed in (two) counterparts, each of which so executed will be deemed to be an original.
- f. This Agreement, as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s); represents the entire Agreement between the LPA and DOT regarding this project. All previously executed agreements will remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement will be in the form of a duly executed amendment to this document.

July 2014

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2023-6-004 as of the date shown opposite its signature below.

CITY OF NEVADA:

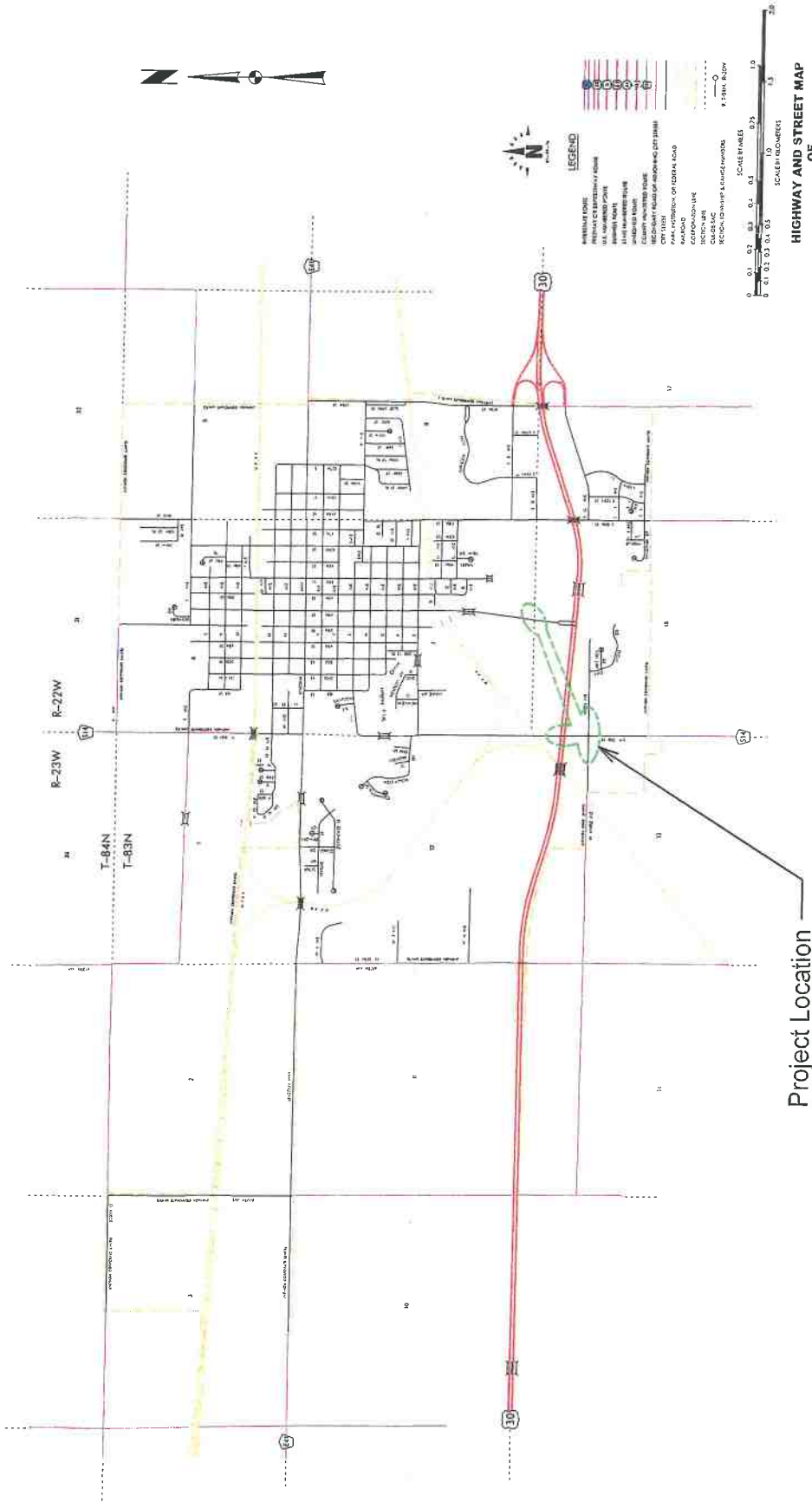
By: _____ Date _____, 20____.
Title: Mayor

I, _____, certify that I am the Clerk of the City, and that
_____, who signed said Agreement for and on behalf of
the City was duly authorized to execute the same on the ____ day of _____, 20____.

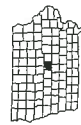
Signed: _____
City Clerk of Nevada, Iowa

IOWA DEPARTMENT OF TRANSPORTATION:

By: _____ Date _____, 20____.
Tony Gustafson, P.E.
District Engineer
District 1



Project Location



NEVADA OF IOWA

PREPARED BY
IOWA DEPARTMENT OF TRANSPORTATION
PLANNING, PROGRAMMING, AND MODAL DIVISION
OFFICE OF SYSTEMS PLANNING
IN COOPERATION WITH
UNITED STATES DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

85-5405

2023-6-004 Nevada

FILE NO. 11:13:38 AM 12/4/2020 DESIGN TEAM Gustafson \ Smyth \ Frostestad

ENGLISH ASMYTH

PROJECT NUMBER NHSX-030-5(276)--3H-85

COUNTY STORY

SHEET NUMBER A.2

OPINION OF PROBABLE PROJECT COST

S14 Watermain

220758

City of Nevada

6/28/2022

Prepared by HR Green



#	CODE	ITEM	UNIT	UNIT PRICE	QUANTITIES		COST	
					TOTAL		TOTAL	
1	2554-0114012	WATER MAIN, TRENCHED, PVC, 12 IN.	LF	\$ 70.00	686	\$	48,020.00	
2	2554-0203000	FITTING BY WEIGHT, DUCTILE IRON	LB	\$ 15.00	1000	\$	15,000.00	
3	2554-0207006	VALVE, GATE, DIP, 6 IN.	EA	\$ 1,500.00	1	\$	1,500.00	
4	2554-0207012	VALVE, GATE, DIP, 12 IN.	EA	\$ 2,500.00	4	\$	10,000.00	
5	2554-0210201	FIRE HYDRANT ASSEMBLY, WM-201	EA	\$ 5,000.00	2	\$	10,000.00	
6	2554-0210205	FIRE HYDRANT ASSEMBLY REMOVAL	EA	\$ 2,000.00	3	\$	6,000.00	
7	2599-9999005	(EACH ITEM) VALVE, INSERTION, 12 IN.	EA	\$ 13,000.00	1	\$	13,000.00	
8	2599-9999005	(EACH ITEM) WATER MAIN ABANDONMENT, CAP	EA	\$ 1,200.00	7	\$	8,400.00	
					SUBTOTAL		\$ 111,920.00	
					CONTINGENCY (10%)		\$ 11,192.00	
					Total Project Cost		\$ 123,112.00	

Item # 80
 Date: 8-22-22

CHANGE ORDER

Distribution:

Owner	<u>X</u>
Contractor	<u>X</u>
HRG	<u>X</u>
Field	<u> </u>
Other	<u> </u>

PROJECT: 2022 Street Improvements Nevada, Iowa	Change Order No.	Change Order 1
	Date	August 18, 2022
To Contractor: Manatt's, Inc. 2120 E. 13 th Street Ames, IA 50010	Project No.	HRG 201191
	Original Contract Date	January 24, 2022
<p>The contract is changed as follows: Make the following construction changes:</p> <ul style="list-style-type: none"> Construct a sanitary sewer extension on S-14 from N Avenue to north of the UPRR Underpass; Do not construct storm sewer north of intakes ST-203 and ST-205; Modify various bid items to slightly lower roadway at the intersection of S-14/N Avenue; See attached revised plan sheets; All work on the S-14 project segment shall be completed starting June 1, 2023 and ending September 1, 2023; and Owner and Contractor shall negotiate unit prices increases for the S-14 segment in early 2023 to compensate for expected increased labor and material costs due to the project time extension. <p>Add to Contract, Per unit prices (as shown on attached): \$ 165,403.20</p>		
Original Contract Sum		\$ 1,246,266.20
Net change by previously authorized Change Orders		\$ 0
The Contract Sum prior to this Change Order was		\$ 1,246,266.20
The Contract Sum will be increased by this Change Order in the amount of		\$ 165,403.20
The new Contract Sum including this Change order will be		\$ 1,411,669.40
The Contract Time will be increased by		274 Days
The date of Substantial Completion as of the date of this Change Order therefore is		September 1, 2023

NOT VALID UNTIL SIGNED BY CONTRACTOR AND OWNER

Engineer HR Green, Inc.	Contractor Manatt's, Inc.	Owner City of Nevada, IA
By	By	By
Date: August 18, 2022	Date:	Date:

SUMMARY OF DESIGN CHANGES
2022 Streets Improvements - S14
201191
City of Nevada 8/18/2022
Prepared by HR Green

Change Order #1

#	CODE	ITEM	UNIT	UNIT PRICE	QUANTITY		FINAL COST	
					TOTAL		TOTAL	
1	2-B-2	EXCAVATION, CLASS 13	CY	\$ 26.00		450	\$	11,700.00
2	2-B-3	SUBGRADE PREPARATION	SY	\$ 3.20		162	\$	518.40
3	2-B-4	SUBGRADE TREATMENT, GEOGRID	SY	\$ 2.40		162	\$	388.80
4	2-B-5	SUBBASE, MODIFIED 4"	SY	\$ 12.00		162	\$	1,944.00
5	2-B-6	STORM SEWER, TRENCHED, RCP, 15"	LF	\$ 88.00		-40	\$	(3,520.00)
6	2-B-7	STORM SEWER, TRENCHED, RCP, 18"	LF	\$ 99.00		-24	\$	(2,376.00)
7	2-B-8	STORM SEWER, TRENCHED, RCP, 24"	LF	\$ 110.00		-120	\$	(13,200.00)
8	2-B-12	STORM SEWER MANHOLE, SW-401, 48"	EA	\$ 4,950.00		-2	\$	(9,900.00)
9	2-B-14	STORM SEWER INTAKE, SW-512, 24"	EA	\$ 1,500.00		-2	\$	(3,000.00)
10	2-B-15	MANHOLE ADJUSTMENT, MINOR	EA	\$ 2,200.00		-1	\$	(2,200.00)
11	2-B-16	CURB AND GUTTER, 30"	LF	\$ 43.00		82	\$	3,526.00
12	2-B-17	PAVEMENT, HMA, 10"	SY	\$ 55.00		118	\$	6,490.00
13	2-B-19	REMOVAL OF DRIVEWAY, PCC	SY	\$ 14.00		54	\$	756.00
14	2-B-20	DRIVEWAY, PAVED, PCC, 6"	SY	\$ 78.00		54	\$	4,212.00
15	2-B-21	PAVEMENT REMOVAL	SY	\$ 8.00		141	\$	1,128.00
16	2-B-29	INLET PROTECTION DEVICE	EA	\$ 175.00		-2	\$	(350.00)
17	2-B-30	INLET PROTECTION DEVICE, MAINTENANCE AND REMOVAL	EA	\$ 32.00		-2	\$	(64.00)
18	2-B-32	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC 18"	LF	\$ 220.00		560	\$	123,200.00
19	2-B-33	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC 15"	LF	\$ 200.00		8	\$	1,600.00
20	2-B-34	SANITARY SEWER SERVICE STUB, PVC 8"	LF	\$ 200.00		32	\$	6,400.00
21	2-B-35	SANITARY SEWER ABANDONMENT, PLUG	EA	\$ 50.00		4	\$	200.00
22	2-B-36	SANITARY SEWER MANHOLE, SW-301, 48"	EA	\$ 6,600.00		3	\$	19,800.00
23	2-B-37	INTERNAL DROP CONNECTION, SW-308	EA	\$ 11,000.00		1	\$	11,000.00
24	2-B-38	REMOVE MANHOLE	EA	\$ 3,300.00		1	\$	3,300.00
25	2-B-39	ADDITIONAL MOBILIZATION FOR SANITARY SEWER EXT.	LS	\$ 3,850.00		1	\$	3,850.00
					TOTAL CHANGE ORDER COSTS			
							\$	165,403.20

104-58
06-06-17

PIPES

PIPE LENGTH TOTALS (LF): 12" RCP: 40

104-58
06-06-17

Sadd

PIPE LENGTH TOTALS (LF):	15" RCP:	472
	24" RCP:	464

HRG-11
MODIFIED

LIST OF SUBDRAIN WORK

Possible Standards: DR-121, DR-201, DR-301, DR-302, DR-303, DR-304, DR-305 and DR-306. Possible Detail: 500-10.

* Not a bid item

Location			Pipe			Cleanout			Outlets			Remarks		
No.	Station; Offset to Station; Offset	Type of Installation	Concrete, C.M.P., or Plastic	Dia.	Length	Cleanout		No.	Type	From Structure	To Structure			
						IN	LF						6"	8"
DIVISION 1														
1	100+06.40, 13' LT	DR-303, Type 8A	Plastic, Solid	6.0	546	1		1.0	DR-303	DITCH OUTLET	CLEANOUT	SHARE CLEANOUT WITH SUBDRAIN #1 SHARE CLEANOUT WITH SUBDRAIN #3; CONNECT TO SUBDRAIN #2 CONNECT TO SUBDRAIN #5		
2	100+30.35, 13' LT	DR-303, Type 8A	Plastic, Solid	6.0	321	1		1.0	DR-303	CLEANOUT	DITCH OUTLET			
3	100+03.52, 13' RT	DR-303, Type 8A	Plastic, Solid	6.0	235	1		1.0	DR-303	CLEANOUT	CLEANOUT			
4	102+30.35, 13' RT	DR-303, Type 8A	Plastic, Solid	6.0	248	1		1.0	DR-303	CLEANOUT	DITCH OUTLET			
5	105+50.52, 13' LT	DR-303, Type 8A	Plastic, Solid	6.0	278	1		1.0	DR-303	DITCH OUTLET	CLEANOUT			
6	105+50.52, 13' RT	DR-303, Type 8A	Plastic, Solid	6.0	373	1		1.0	DR-303	DITCH OUTLET	CLEANOUT			
TOTALS														
SUBDRAIN, PLASTIC PIPE, 6 IN DIA:				2094										
SUBDRAIN CLEANOUT, TYPE A-1, 6 IN:				4										
SUBDRAIN OUTLET:				4										
DIVISION 2														
1	201+50.37, 16.5' RT	TYPE 1	Plastic, Solid	6.0	278	1		1.0	TYPE 1	CLEANOUT	ST-210	ST-210 ST-283		
2	205+33.74, 16.5' RT	TYPE 1	Plastic, Solid	6.0	293	1		2.0	TYPE 1	CLEANOUT	ST-286			
TOTALS														
SUBDRAIN, PLASTIC PIPE, 6 IN DIA:				571										
SUBDRAIN CLEANOUT, TYPE A-1, 6 IN:				3										
SUBDRAIN OUTLET:				3										

SANITARY SEWER - S-14

08-06-17

INTAKES AND UTILITY ACCESSES

PIPES

Design Length, Slope and Floodlines are calculated center of structure to center of structure along CL of pipe.																	
No.	Location Station	Type or Standard Road Plan*	R/W / Fg		Bottom Elevation	Notes	Line Number	Intake/Utility Access No.		Material	Pipe Diameter		Length	Design Slope %	Flow Lines		Notes
			From	To				Inches	Feet		Inlet Elevation	Outlet Elevation					
EXISTING SANITARY MANHOLE; INTERNAL DROP																	
CONNECTION PER SDAS STANDARD DETAIL 0010.208																	
EX-1	204+77.80, 7A, 16' RT	SH-301	977.17	966.53	S-1	EX-1	SAN-1	PVC	18	80	75.46	0.45%	967.03	966.60			
SAN-1	204+91.78, 0.00' RT	SH-301	978.20	970.40	S-2	SAN-1	SAN-2	PVC	18	256	251.07	1.50%	970.90	967.13			
SAN-2	207+42.88, 0.00' RT	SH-301	980.34	973.79	S-3	SAN-2	SAN-3	PVC	18	224	216.05	1.52%	974.29	971.00			
SAN-3	209+58.96, 0.00' RT	SH-301	980.34	973.79	S-4	SAN-3		PVC	8	32	32.00	1.00%	974.71	974.39			
					S-5	SAN-3		PVC	15	8	8.00	0.15%	974.40	974.39			
PIPE LENGTH TOTALS (LF):																	
											18" PVC		560				
											8" PVC		32				
											15" PVC		8				

NOTES:

NOTES:

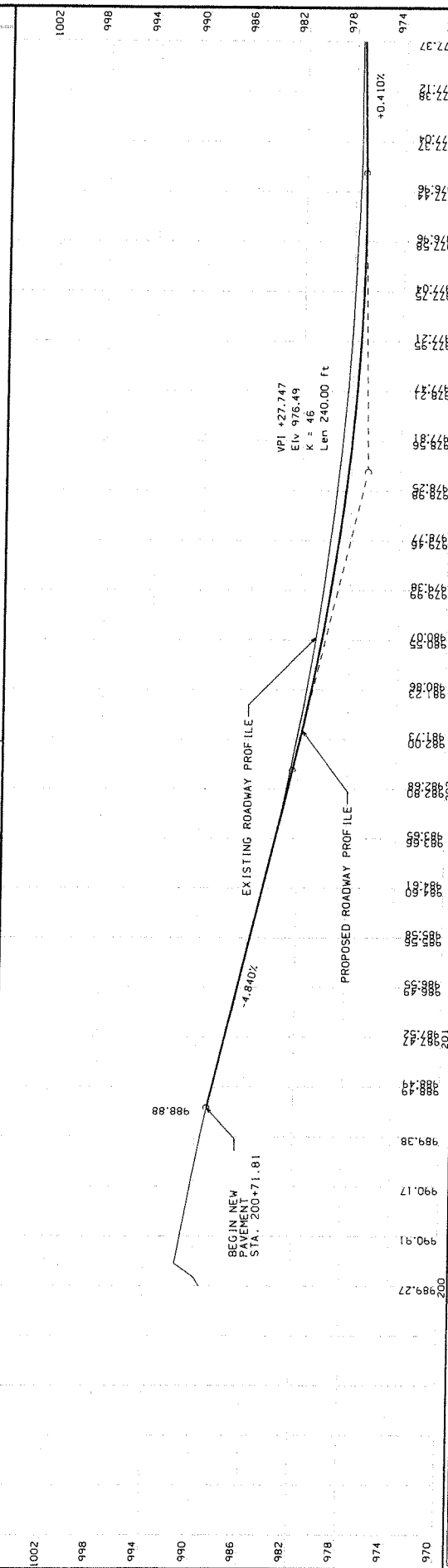
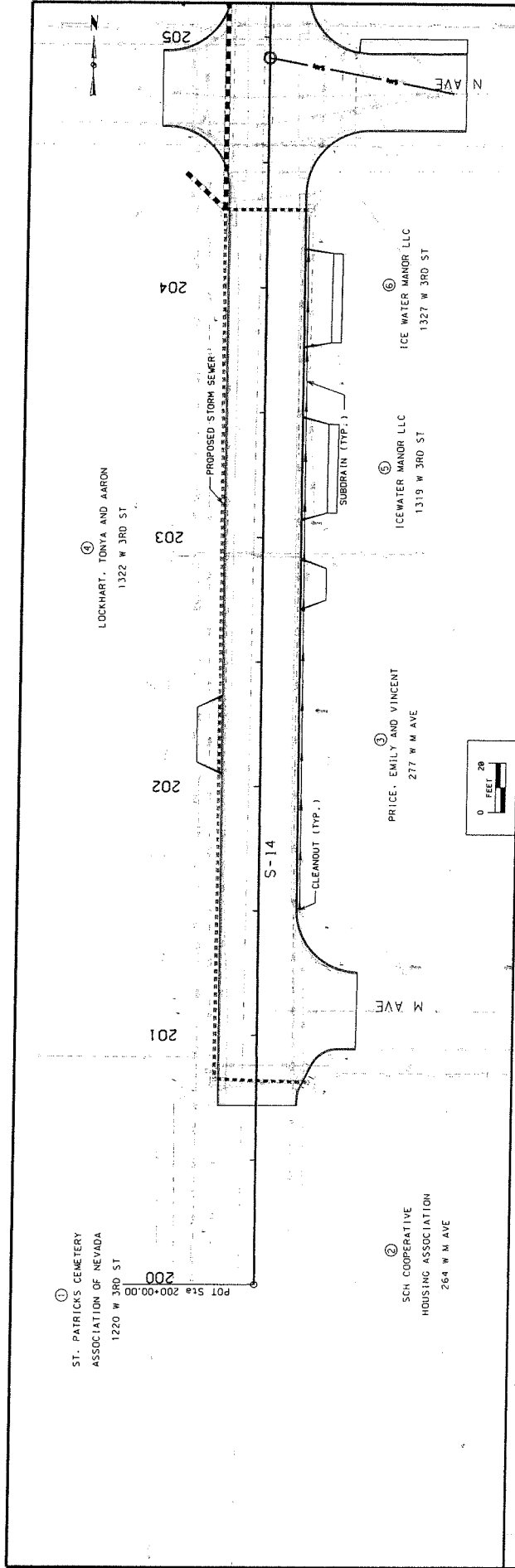
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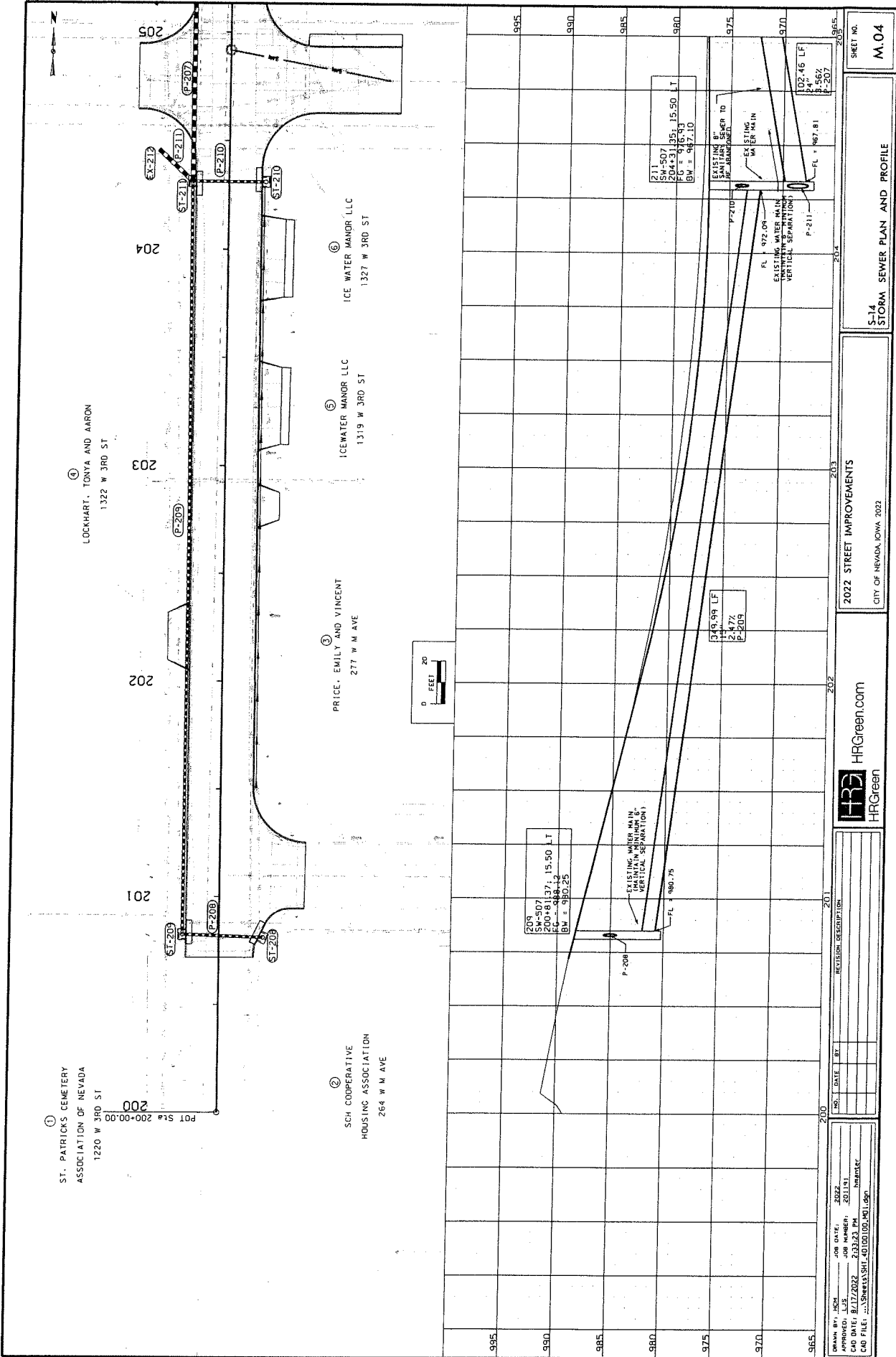
2022 STREET IMPROVEMENTS
CITY OF NEVADA, IOWA 2022

ESTIMATE OF QUANTITIES
AND GENERAL INFORMATION

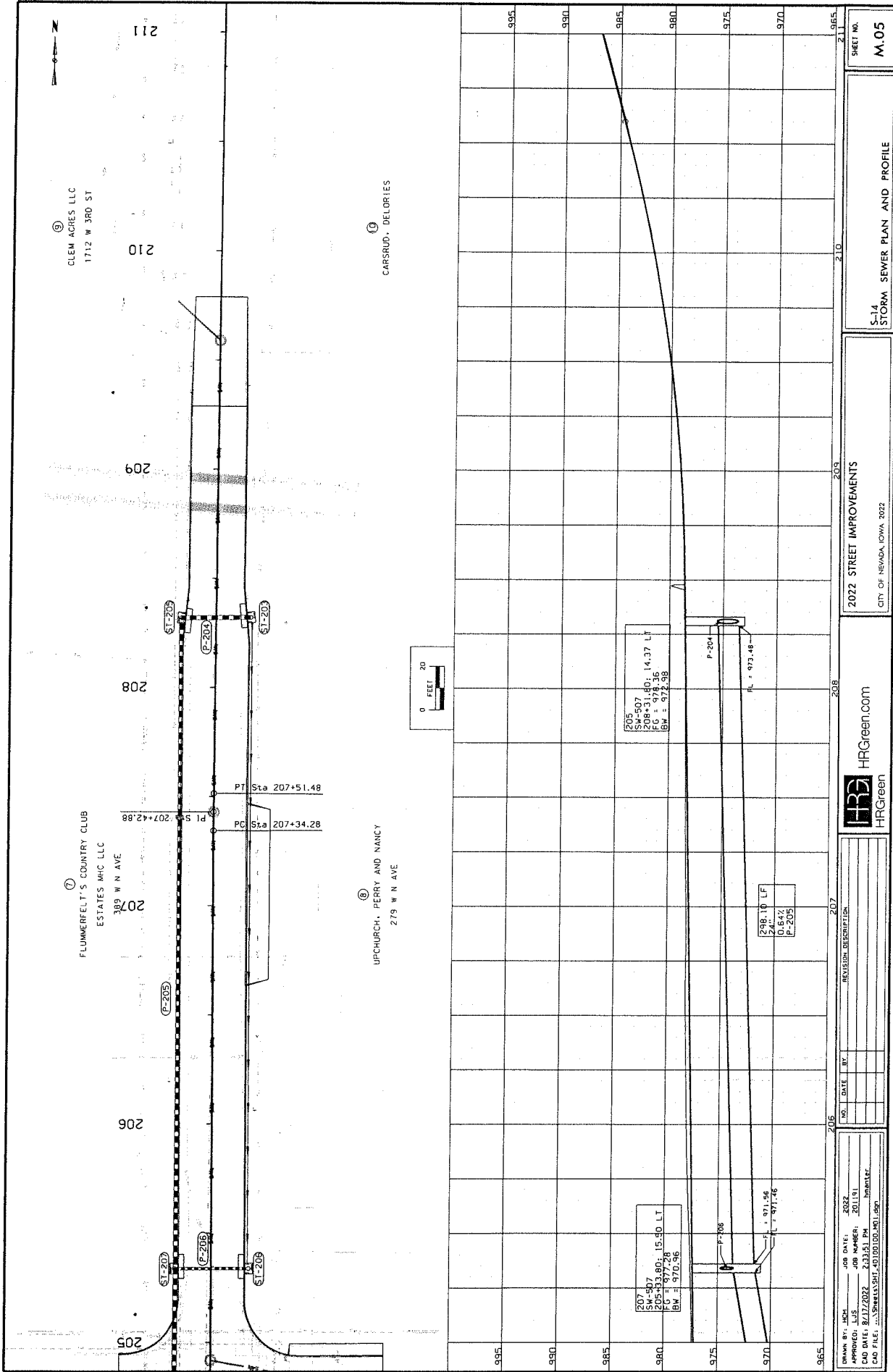
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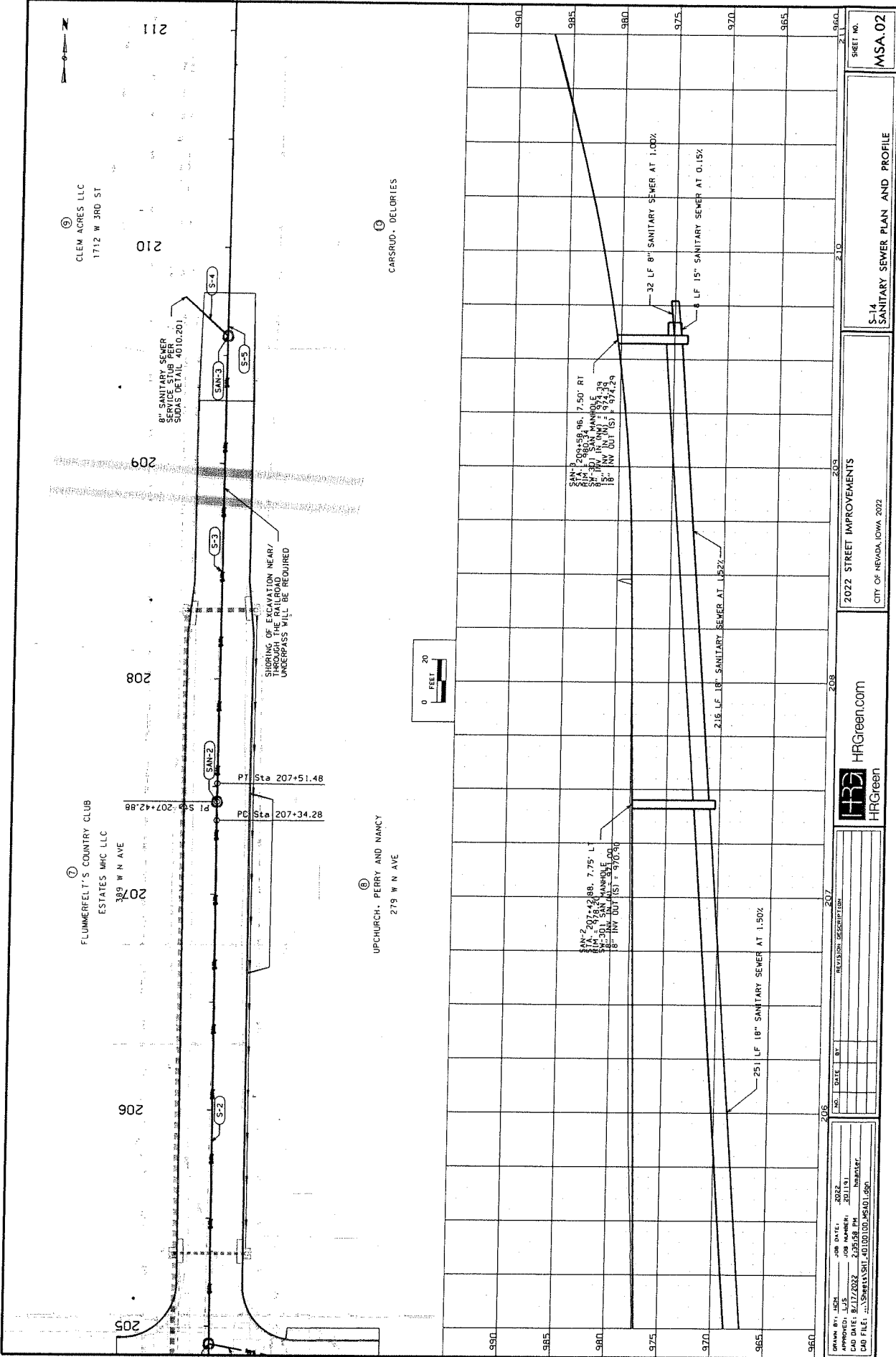
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SHEET NO. M.04	
S-14 STORM SEWER PLAN AND PROFILE	
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2022 STREET IMPROVEMENTS		CITY OF NEVADA, IOWA 2022	
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CHECKED BY: JSH		CHECKED BY: JSH	
DATE: 8/17/2022		DATE: 8/17/2022	
PROJECT: 2022 STREET IMPROVEMENTS		PROJECT: 2022 STREET IMPROVEMENTS	
CITY: 2022 STREET IMPROVEMENTS		CITY: 2022 STREET IMPROVEMENTS	



SHEET NO. MSA.02	
S-14 SANITARY SEWER PLAN AND PROFILE	
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ORDINANCE NO. 1030 (2022/2023)

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
March, 2022	\$20.00

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
July, 2020	\$5.22
June, 2021	\$6.26
June, 2022	\$6.26
<u>December, 2022</u>	<u>\$10.00</u>

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
March, 2022	\$5.00
December, 2022	\$8.00

4. **Sewer Only Customer Deposits.** The following deposit requirements are for those customers who use city sewer services but not city water:

(a) Before sewer service is provided to any customer, a deposit is required to the City Clerk equal to three months' average use based on past usage during the most recent period of continuous occupancy, not less than seventy-five dollars (\$75.00). The deposit may be refunded or credited to the customer's account after a period of twenty-four (24) months during which time not more than one late payment penalty has been assessed.

Any customer who does not presently have a deposit on file, or in cases where a deposit is on file with the City, and who has been assessed more than two (2) late penalties within a twelve (12) month period, shall be required to pay a deposit in an amount equal to three months average use based on past usage during the most recent period of continuous occupancy, but not less than \$75.00. In these cases, a "Notice of Required Deposit" shall be mailed by ordinary U.S. mail to the customer. In addition to notifying the customer that they must remit the deposit and the reason for its requirement, the Notice shall also state that if the deposit is not paid within 30 days from the date of the Notice, the sewer service may be discontinued. Any deposit required under this subsection may be refunded or credited to the customer's account after a period of twenty-four (24) months during which time not more than one late payment penalty has been assessed.

The Wastewater Superintendent is authorized to terminate sewer service to any customer who does not timely remit the deposit or additional deposit set forth in this section.

SECTION 2. SECTION MODIFIED. Chapter 99 (Sewer Use Charges), Section 99.07 (Surcharge) of the Code of Ordinances of the City of Nevada, Iowa, 2006, is amended to read as follows:

99.07 SURCHARGE. For those contributors who contribute wastewater the strength of which is greater than the limits set out below, a surcharge in addition to the normal user charge will be collected. The surcharge for operation and maintenance including replacement is:

1. Carbonaceous Biological Oxygen Demand (CBOD) per pound over 300mg/l

Current: July 2022	July 2023	July 2024	July 2025	
\$0.223	\$0.229	\$0.236	\$0.243	(Per pound)

***An Additional 3% increase yearly with the July billing**

2. Total Suspended Solids (TSS) in excess of 300 mg/l

Current: July 2022	July 2023	July 2024	July 2025	
\$0.543	\$0.559	\$0.576	\$0.593	(Per Pound)

***An Additional 3% increase yearly with the July billing**

3.	Total Kjeldahl Nitrogen (TKN) in excess of 35 mg/l			
Current: July 2022	<u>July 2023</u>	<u>July 2024</u>	<u>July 2025</u>	
	<u>\$0.865</u>	<u>\$0.891</u>	<u>\$0.918</u>	<u>\$0.945</u> (Per Pound)
<u><i>*An Additional 3% increase yearly with the July billing</i></u>				

4. Oil and Grease:
- A. \$0.10 per pound in excess of 300 mg/l and an additional
 - B. \$0.20 per pound in excess of 600 mg/l

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 effect from and after its final passage, approval and publication as provided by law. The rates will begin with the December 2022 meter readings and customers January 2023 billing.

Passed and approved first reading by the Nevada City Council this 22nd day of August, 2022.
Passed and approved second reading by Nevada City Council this ___ day of ___, 2022.
Passed and approved third reading by the Nevada City Council this ___ day of ___, 2022.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

1st Reading – August 22, 2022

Motion by Council Member ___, seconded by Council Member ___, to adopt the first reading of Ordinance No. 1030.

AYES:

NAYS:

ABSENT:

2nd Reading –

Motion by Council Member ___, seconded Council Member by ___, to approve the second reading of Ordinance No. 1030.

AYES:

NAYS:

ABSENT:

3rd Reading –

Motion by Council Member ___, seconded by Council Member ___, to approve the third reading of Ordinance No. 1030.

CITY OF NEVADA, IOWA

SRF (Clean Water) Sewer Revenue Loan, Series 2022B TAXABLE SRF (Clean Water) Sewer Revenue Loan, Series 2022C

Funding for: Wastewater Treatment Plant and Related Improvements
(Taxable portion related to Burke Agreement Infrastructure)

Updated: August 2, 2022

August 2022						
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September 2022						
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Rate Adjustment Steps

Financing Action Items

Monday, August 8th
Council Meeting:

- Council reviews projected rate adjustments

NO LATER THAN August 24th:

- Complete and submit construction loan application (with pro forma) to Iowa Finance Authority for approval at September 7th Board meeting

Monday, August 22nd
Council Meeting:

- Council considers first reading of rate ordinance
- (Potential waiving of second and third readings)

- Council sets public hearing for additional authority on financings

Monday, September 12th
Council Meeting:

- Council considers second reading of rate ordinance
- (Potential waiving of final reading)

- Council holds public hearing for additional authority on financings
- Council authorizes issuance / legal documents relating to financings

Monday, September 26th
Council Meeting:

- Council considers third reading of rate ordinance
- Council adopts sewer rates

Friday, September 30th
(no meeting required)

- Closing / first draw of funds by City

RESOLUTION NO. 027 (2022/2023)

Resolution to fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$18,500,000

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

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

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

WHEREAS, pursuant to a prior resolution of the Council, the City used a portion of its authority under the Agreement #1 to issue its \$1,360,000 Sewer Revenue Bond, SRF Series 2021, dated January 29, 2021 (the “Series 2021 Bond”), a portion of which remains outstanding; and

WHEREAS, the City has also heretofore proposed to contract indebtedness and enter into a certain Sewer Revenue Loan and Disbursement Agreement (the “Agreement #2”) and to borrow money thereunder in a principal amount not to exceed \$39,900,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying additional costs of the Project, and has published notice of the proposed action and has held a hearing thereon on March 22, 2021; and

WHEREAS, pursuant to a prior resolution of the Council, the City used a portion of its authority under the Agreement #2 to issue its \$10,000,000 Taxable Sewer Revenue Bond, SRF Series 2021A, dated April 30, 2021 (the “Series 2021A Bond”), a portion of which remains outstanding; and

WHEREAS, pursuant to a prior resolution of the Council, the City used a portion of its authority under the Agreement #2 to issue its \$10,000,000 Taxable Sewer Revenue Bond, SRF Series 2022, dated January 28, 2022 (the “Series 2022 Bond”), a portion of which remains outstanding; and

WHEREAS, pursuant to the resolutions (the “Outstanding Bond Resolutions”) authorizing the issuance of the Series 2021 Bond, the Series 2021A Bond, and the Series 2022 Bond (collectively, the “Outstanding Bonds”), the City reserved the right to issue additional obligations payable from the net revenues of the Utility and ranking on a parity with the Outstanding Bonds under the terms and conditions set forth in the Outstanding Bond Resolutions; and

WHEREAS, the City now proposes to enter into a Sewer Revenue Loan and Disbursement Agreement (the “Agreement #3”) and to borrow money thereunder in a principal amount not to exceed \$18,500,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying additional costs of the Project, and it is necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Agreement #3 and to give notice thereof as required by such law;

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 September 12, 2022, at the Nevada City Council Chambers, in the City, 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 Agreement #3.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Agreement #3 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 four (4) and not more than twenty (20) days before the 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 AND DISBURSEMENT AGREEMENT
IN A PRINCIPAL AMOUNT NOT TO EXCEED \$18,500,000

(SEWER REVENUE)

The City Council of the City of Nevada, Iowa, will meet on September 12, 2022 at the Nevada City Council Chambers, in the City, at 6:00 o'clock p.m., for the purpose of instituting proceedings and taking action to enter into a loan and disbursement agreement (the "Agreement") and to borrow money thereunder in a principal amount not to exceed \$18,500,000, for the purpose of paying the cost, to that extent, of planning, designing, and constructing improvements and extensions to the Municipal Sanitary Sewer System (the "Utility") of the City.

The Agreement will not constitute a general obligation of the City, nor will it be payable in any manner by taxation, but, together with the City's outstanding Sewer Revenue Bond, SRF Series 2021, dated January 29, 2021; Taxable Sewer Revenue Bond, SRF Series 2021A, dated April 30, 2021; Taxable Sewer Revenue Bond, SRF Series 2022, dated January 28, 2022; and any additional obligations of the City as may be hereafter issued and outstanding from time to time ranking on a parity therewith, will be payable solely and only from the Net Revenues of the Utility.

At the aforementioned time and place, oral or written objections may be filed or made to the proposal to enter into the Agreement. After receiving objections, the City may determine to enter into the 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 \$59,900,000, (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 adoption and approval, as provided by law.

Passed and approved this August 22, 2022.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

• • • •

On motion and vote, the meeting adjourned.

Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

ORGANIZATION AND ESTABLISHMENT CERTIFICATE:

STATE OF IOWA
COUNTY OF STORY SS:
CITY OF NEVADA

I, the undersigned City Clerk, do hereby certify that the aforementioned City is organized and operating under the provisions of Title IX of the Code of Iowa and not under any special charter and that such 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

Kerin Wright, City Treasurer

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

I further certify that the City established the Municipal Sanitary Sewer System (the "Utility") and that the Utility has been in continuous operation by the City since its establishment as aforesaid in supplying sanitary sewer service to the City and its inhabitants.

I further certify that the management and control of the Utility are vested in the City Council of the City, and that no board of trustees exists which has any part of the control and management of such Utility.

WITNESS MY HAND this _____ day of _____, 2022.

Kerin Wright, City Clerk

OUTSTANDING DEBT CERTIFICATE:

STATE OF IOWA
COUNTY OF STORY
CITY OF NEVADA

SS:

I, the undersigned, City Clerk of the City of Nevada, Iowa (the "City"), do hereby certify that the City has no bonds or other obligations of any kind now outstanding which are secured by and payable from the revenues derived from the operation of the Municipal Sanitary Sewer System (the "Utility"), except as follows:

<u>Date</u>	<u>Type</u>	<u>Principal Amount Outstanding</u>	<u>Maturity</u>
01-29-2021	Sewer Revenue	\$1,360,000	06-01-2041
04-30-2021	Sewer Revenue	\$10,000,000	06-01-2041
01-28-2022	Sewer Revenue	\$10,000,000	06-01-2042

(Attach here a separate sheet listing any other outstanding obligations of the City secured by and payable from the revenues of the Utility excluding the proposed issue)

WITNESS MY HAND this _____ day of _____, 2022.

Kerin Wright, City Clerk

August 16, 2022

Via Email

Kerin Wright
City Clerk/City Hall
Nevada, Iowa

Re: \$18,500,000 SRF Sewer Revenue Loan and Disbursement Agreement
File No. 420131-113

Dear Kerin:

We have prepared and attach proceedings for the August 22, 2022 City Council meeting to enable the Council to set September 12, 2022 as the date for a hearing on the proposal to enter into the SRF Sewer Revenue Loan and Disbursement Agreement (the "Agreement").

The documents attached include the following items:

1. Resolution fixing the date of meeting at which it is proposed to take action to enter into the Agreement. The form of notice is set out in Section 2 of the resolution. Please insert the time and place of the hearing in both the resolution and the notice. Please print an extra copy for delivery to the newspaper for publication.
2. Attestation Certificate with respect to the validity of the transcript.
3. Organization and Establishment Certificate.
4. Outstanding Debt Certificate with respect to the outstanding debt of the Sewer Utility.
5. Publication Certificate with respect to publication of the notice, to which must be attached the publisher's affidavit of publication with a clipping of the notice as published.

The notice must be published at least once, not less than four (4) and not more than twenty (20) days before the 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 September 8, 2022.

As soon as the notice appears in the newspaper, please have a copy faxed to our office at (515) 283-1060 or email a copy to lemke.susan@dorsey.com.

Please return one fully executed copy of all completed pages to us as soon as they are available.

Please call Emily Hammond, Lauren Baker or me if you have questions.

Best regards,

John P. Danos

Attachments

cc: Jordan Cook
Tracy Scebold
Tony Toigo
Lee Wagner
Michael Maloney

Item # 9B
Date: 8-22-22

Date: August 22, 2022

COUNCIL ACTION FORM

Agenda Item: Stand-On Spreader/Sprayer

History:

As part of our ongoing equipment program, we schedule each year to purchase certain pieces of equipment that are used throughout our yearly operations. This fiscal year we have scheduled to purchase a chemical stand-on spreader/sprayer. Funds are budgeted in our 2022/23 fiscal year budget.

This is a piece of equipment that we use throughout the parks, cemetery, and various city lots for putting down fertilizer and weed control chemical. This is used in the spring/summer/fall seasons. Our plan is to replace our large Pro-Gator w/300 gallon tank with this new unit and use it with our current stand-on spreader/sprayer.

As we have seen our parks develop with additional facilities and trees over the years, the large Pro-Gator has become too big to navigate around in the parks due to its size. Staff feels they can be more nimble and efficient using 2 smaller sprayers. This unit can also be used to spread fertilizer throughout the year as well, where the Pro-Gator does not have that capability.

Our plan will be to either trade the Pro-Gator on another piece of equipment in the future, sell it at the DOT auction, or give it to another department if it is determined there is a need.

Quotes were received from the following three dealers:

Ames Outdoor	Ames, IA	ExMark	\$10,399.00
Nevada Hardware	Nevada, IA	Toro	\$11,036.87
Turfwerks	Johnston, IA	Turfco	\$12,700.00

Options:

1. Accept the quote from Ames Outdoor for the purchase of an ExMark spreader/sprayer at a cost of \$10,399.00.
2. Reject all quotes and send out new RFP's.
3. Reject all quotes and do nothing at this time and rebid next year.

Staff Recommendation:

The Parks and Recreation Board and staff recommend accepting Option #1: Accept the quote from Ames Outdoor for the purchase of an Exmark spreader/sprayer at a cost of \$10,399.00

If you have any questions, please feel free to contact me at 382-4352 (office) or by email at thansen@cityofnevadaiaowa.org.

Written Quotation Form

For: Stand on Spreader/Sprayer

- Stand-On Spreader/Sprayer: Toro Model 34225 or ExMark SSS395CKC00000
- Return Quotes by 4:00 pm., August 11, 2022.
- Return bids to Nevada City Hall, 1209 6th Street, Nevada, IA.
- Attn. Tim Hansen

Additional requirements/specifications may be included on the back of this sheet.

Quotations Received from:

Vendor	Contact Name	Price
Ames Outdoor 205 E. Lincoln Way Ames, IA 50010	Sales	\$10,399.00

Please address questions to and return quotations to:

Tim Hansen – Parks and Recreation Director
City of Nevada
1209 6th Street
Nevada, IA 50201

(515) 382-4352
thansen@cityofnevadaiaowa.org

Prepared For

Tim Hansen
City of Nevada Parks and Rec
1209 6th st
Nevada, ia 50201
thansen@cityofnevadaiaowa.org
5153824352

Prepared By

MATT VAN LAAR
Ames Outdoor Supply (#430447)
205 E Lincoln Way
Ames, IA 50010
(515) 232-2028
matt@amesoutdoorsupply.com

Quote # **1008842**
Quote Type **Bid**
Created On
7/28/2022

Equipment	CSP	Price	Quantity	Extended Price
Z-Spray Lean-to-Steer - 20 Gallon Tank, 3.8 GPM Pump, 175lb Hopper	\$12,999.00	\$10,399.00	1	\$10,399.00
		Equipment Total		\$10,399.00
		Sales Tax (0.00 %)		\$0.00
Notes		Total		\$10,399.00

*Prices subject to change.
Prices shown are in USD.*



- DESCRIPTION
- SPECS

• Exmark Z Turf Equipment Z-Spray LTS Spreader / Sprayer 36" (ZSL3620)

The new Z-Spray LTS takes your application program to another level with innovations that increase productivity and provide unmatched ease of operation. Exclusive Lean-to-Steer technology maximizes maneuverability, while the compact LTS design is stable and comfortable in varied terrain. Spread and spray widths are easy to adjust for precise application of both liquid and granular materials. When you need one machine to efficiently handle any job, the Z-Spray LTS is tough to beat.

Features:

- **Lean-to-Steer Technology** - Enables one-handed control of speed and direction.
- **Dual Spray Systems** - Selectable wide- and narrow-spray systems provide adjustable spray width from 4-feet to 22-feet.
- **Big Hopper** - 175 lb. hopper capacity, plus space for an extra 50 lb. bag atop the tank.
- **Intuitive Controls** - All vital controls are at your fingertips, enabling on-the-fly adjustments while maintaining total control.
- **Advanced Agitation** - Constant agitation in the large 20-gallon tank mixes and keeps materials in suspension for consistent spray applications with a wide range of chemicals.
- **Enhanced Operator Comfort** - The stainless-steel operator platform features isolation mounts for a smooth ride, and the platform is foldable for storage or trailering.

BID SPECIFICATIONS

Turf Management ZTE Spreader Sprayers ZSL3620

SPECIFICATIONS

Engine – Kohler® CH395
Drive System – Transaxle
Ground Speed – 0–5.5 mph (8.8 kmph) forward, 0–4.0 mph (6.4 kmph) reverse
Drive Tires – 18 x 7.5-8
Front Caster Tires – 13 x 6.5-6
Curb Weight – 561 lbs.

Dimensions:

Width.....35.5 in.
Length.....67.5 in.
Height.....51.5 in.

Fuel Capacity – 1.59 gallon
Onboard Intelligence - Digital Spreader Speed & Spray Pressure Control
Hopper Size – 175 lbs. + 50 lbs. on spray tank; 12 VDC, 2 hp motor
Spread Width – Adjustable from 4 ft. up to 22 ft.
Tank Capacity – 20 gal.
Spray Width – Wide spray up to 11 ft wide; Narrow spray up to 5 ft wide
Spray Application Rate – Wide - 0.69 gpm at 30 psi, 0.80 gpm at 40 psi; Narrow - 0.35 gpm at 30 psi, 0.40 gpm at 40 psi
Pump – Remco (3.8 gpm)

Written Quotation Form

For: Stand on Spreader/Sprayer

- Stand-On Spreader/Sprayer: Toro Model 34225
- Return Quotes by 4:00 pm., August 11, 2022.
- Return bids to Nevada City Hall, 1209 6th Street, Nevada, IA.
- Attn. Tim Hansen

Additional requirements/specifications may be included on the back of this sheet.

Quotations Received from:

Vendor	Contact Name	Price
Nevada Hardware 123 Lincoln Hwy. Nevada, IA 50201	Jim Axline	1146.67

Please address questions to and return quotations to:

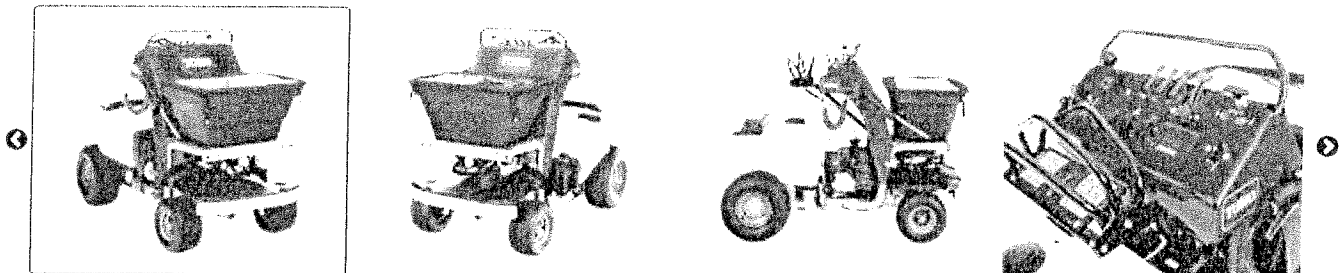
Tim Hansen – Parks and Recreation Director
City of Nevada
1209 6th Street
Nevada, IA 50201

(515) 382-4352
thansen@cityofnevadaiaowa.org

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Stand-On SprayMaster Lean-to-Steer (34230)

NEW



[Find a Dealer \(/en/locator\)](#)

https://cdn2.toro.com/en/-/media/Files/Toro/professional-contractor/turf-renovation/2022/2022-ice_ss_22_spraymaster.aslx <https://www.toro.com/en/professional-contractor/promos-ice>

Salt Spreader (https://cdn2.toro.com/en/-/media/Files/Toro/professional-contractor/turf-renovation/2022/ice_ss_22_spraymaster.aslx)

All Promotions (<https://www.toro.com/en/professional-contractor/promos-ice>)

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Highlights	▲
<ul style="list-style-type: none">• Make Adjustments on the Fly - Control forward/reverse and left/right steering with one hand.• Easy-to-Use Controls - The easy-to-operate control panel allows the operator to conveniently make adjustments to spread and spray settings.• Reduce Fatigue - Stand-on operator platform, isolation mounts and padded knee bolster for a comfortable ride• Increase Versatility - One multiuse machine that allows you to feed and treat all turf types and property sizes.	
Overview	▼
Features	▼
Specifications	▲
Engine Kohler 9.5 hp CH395 277cc	
Fuel Capacity 1.85 Gal (7 L)	
Starter Electric / Pull	
Spray Capacity 20 Gal (75.7 L)	
Spray Width 4' (1.21 m) or 10' (3.0 m)	
Spray Wand Standard, hand-held spray wand for spot spraying	
Spreader Hopper Capacity 175 lbs. (79.4 kg)	
Spreading Width Variable 4' - 22' (1.21 m - 6.7 m)	
Length 67.5" (171.5 cm)	
Width 35.5" (90.2 cm)	
Height 51.5" (130.8 cm)	
Weight 500 lbs. (226.8 kg) dry	
Warranty	▼
Parts & Manuals	▼

About Toro (/en/about) Sustainability (https://www.thetorocompany.com/sustainability/sustainability-enduses) Financing (/en/financing) Customer Support (/en/customer-support) Safety (/en/product-safety-information)
Lawn Care (http://yardcare.toro.com/) Dealer Login (https://secure.toro.com) Newsroom (http://newsroom.toro.com) Investors (https://thetorocompany.gcs-web.com/investor-overview) Careers (http://www.thetorocompany.com/careers)
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SPRAYMASTER®

MAXIMUM OF
4.0 Acres
COVERED PER HOUR

Uneven applications cost you valuable time and money, not to mention unhappy clients. Eliminate the need for a manual pressure regulator and get precise liquid and granular spreads with Toro's Dual Smart Hour Meters on the lean-to-sleeper model. Check your fluid levels with just a glance at new white tanks. SprayMaster is designed to work seamlessly on any sized property.

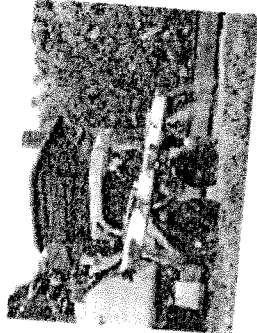
POWER AND DRIVE SYSTEM

	34230	34231	34233	34235	34237
Engine	Kohler's 5-hp	Vanguard Commercial 16-hp	Vanguard Commercial 16-hp	Vanguard Commercial 16-hp	Vanguard Commercial 16-hp
Engine Orientation	Horizontal	Vertical	Horizontal	Horizontal	Horizontal
Fuel Capacity	33.5 gal (125 l)	33.5 gal (125 l)	33.5 gal (125 l)	33.5 gal (125 l)	33.5 gal (125 l)
Electric Start	Yes	Yes	Yes	Yes	Yes
Transmission	Manual	Automatic	Automatic	Automatic	Automatic
Maximum Forward Speed	5.5 mph	5.5 mph	5.5 mph	5.5 mph	5.5 mph
SPREADER SYSTEM					
Hopper Size	175 lbs	225 lbs	225 lbs	225 lbs	225 lbs
Fertilizer Capacity	225 lbs	225 lbs	225 lbs	225 lbs	225 lbs
Sowing Width	4 ft 11 in	4 ft 11 in	4 ft 11 in	4 ft 11 in	4 ft 11 in
Deflector Shield	Molded Plastic	Molded Plastic	Molded Plastic	Molded Plastic	Molded Plastic
Sowing Motor	Electric	Electric	Electric	Electric	Electric
SPRAY SYSTEM					
Pump Capacity	5 GPM	5 GPM	5 GPM	5 GPM	5 GPM
Spray Capacity	20 gal	20 gal	20 gal	20 gal	20 gal
Spray Width	4 ft 11 in	4 ft 11 in	4 ft 11 in	4 ft 11 in	4 ft 11 in
Three-Section Breakaway Boom	Yes	Yes	Yes	Yes	Yes
Back Spray Hose	15 ft (4.6 m)	15 ft (4.6 m)	15 ft (4.6 m)	15 ft (4.6 m)	15 ft (4.6 m)
WEIGHTS AND MEASUREMENTS					
Weight	515 lbs (234 kg)	515 lbs (234 kg)	515 lbs (234 kg)	515 lbs (234 kg)	515 lbs (234 kg)
Height	51 in (130 cm)	51 in (130 cm)	51 in (130 cm)	51 in (130 cm)	51 in (130 cm)
Depth	18 in (46 cm)	18 in (46 cm)	18 in (46 cm)	18 in (46 cm)	18 in (46 cm)
Length	62 in (157 cm)	62 in (157 cm)	62 in (157 cm)	62 in (157 cm)	62 in (157 cm)

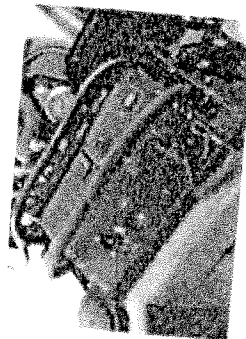
*Weight is for the machine only. The total weight of the machine with all options and a full tank of fuel will be approximately 650 lbs (295 kg).
†Always use proper tie-down technique when securing the machine. Use proper tie-down technique when securing the machine. Use proper tie-down technique when securing the machine.



EASY FLUID CHECK.
Check your fluid levels with just a glance at the new white tanks.



CLOG-FREE FLOW.
No clogging. No downtime. No wasted money. No need to call the repair shop.



SIMPLIFIED STEERING.
No need to call the repair shop. No need to call the repair shop. No need to call the repair shop.

Written Quotation Form

For: Stand on Spreader/Sprayer

- Stand-On Spreader/Sprayer: Turfco Model T3100
- Return Quotes by 4:00 pm., August 11, 2022.
- Return bids to Nevada City Hall, 1209 6th Street, Nevada, IA.
- Attn. Tim Hansen

Additional requirements/specifications may be included on the back of this sheet.

Quotations Received from:

Vendor	Contact Name	Price
Turfwerks 5225 NW Beaver Drive Johnston, IA 50131	Sales MITUN STEWART 515 210 8874	\$12,700

Please address questions to and return quotations to:

Tim Hansen – Parks and Recreation Director
City of Nevada
1209 6th Street
Nevada, IA 50201

(515) 382-4352
thansen@cityofnevadaiaowa.org

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T3100 SPREADER SPRAYER

The Turfco T3100 is the largest capacity applicator on the market that drives through a 36-inch gate. It's simple to operate, durable and versatile, allowing you to significantly increase your productivity and making it the perfect choice for operations with multiple crew members. Your new operators can be trained and fully operational in under a week, saving you thousands of dollars in training. Our unique drive system and pivoting axle makes it the best unit on hills and eliminates turf tearing. It's time to



The most productive, profitable spreader/spra





Features

Overview

The T3100 is designed to make your staff more productive and to help you grow your business profitably. Get your crew up to speed faster. Our unique steering wheel design allows operators to get more consistent results while completing more properties in a day. It easily lines up with your next pass reducing callbacks. It maximizes operator performance and comfort with the industry's only hands-free speed control.

Our unique pivoting front axle with steering wheel design makes it the best unit on hills, easiest to operate and eliminates turf tearing. Treat both residential and commercial properties with the only machine that fits through a 36-inch gate and sprays up to 132,000* square feet per fill. Cut your callbacks by staying on target with the only high-velocity, large droplet spray and our unique granular hard trim. Reduce downtime with a time-tested all mechanical drive, no electronics and rugged, easy-to-service design.

Maximize productivity when you add our exclusive 3-in-1 Tank, which includes an additional 15 gallon capacity, front-mount spray nozzle and hand wand.

*132,000 sq ft when using the 3-in-1 tank which allows you to cover more ground and save 10-15 minutes per lawn.

Key Features

- Largest capacity applicator that fits through a 36" gate - now you can cover both residential and commercial properties with better route management and greater profitability - up to 275 lbs of granular and up to 33 gallons with optional 3-In-1 Tank.
- Get your crew up and running faster with intuitive, easy to operate controls. New operators can be trained and producing in under a week saving you time and thousands of dollars in training.
- Unique hard trim and application rate controls eliminate off-target prills, while maintaining a matched application rate, to dramatically reduce clean-up time and wasted fertilizer.
- Optional 3-In-1 Tank increases your profitability and productivity. Cover up to 132,000 sq. ft. or spray a different chemical at the same time with additional front mount nozzle, or spot spray with added hand wand.
- Adjustable, high-pressure, high-velocity spray system easily adjusts to 4-, 6- or 9-foot widths, applying larger droplets for complete coverage. Standard hand wand for spot applications.
- Pivoting front axle and unique steering wheel design offers more control on uneven ground and hills, eliminates turf tears, and helps you effortlessly match up each pass.
- Comfortable, ergonomic operator platform minimizes user strain and fatigue by reducing vibration and shock.

Specifications

Model	85877
Engine	10.5 HP, 16 AMP (Intek by Briggs & Stratton)
Hopper & Tray Capacity	175 lbs hopper, 100 lbs tray
Spray Tank Capacity	18 gallons (33 gallons with 3-in-1 Tank)
Fuel Capacity	2 gallon tank
Drive System	Installed
Transmission	Hydrostatic drive with dynamic braking
Weight	500 lbs
Dimensions	35 1/2" w x 50" h x 65" l
Performance	240,000 sq. ft. per hour at 5 mph
Effective Application Width	Wet: 6 ft or 9 ft; Dry: 6 ft or 9 ft (12 ft or 18 ft); Trim: 4 ft
Pump	4 GPM Diaphragm

9C
DATE: 08/22/2022

COUNCIL ACTION FORM

AGENDA ITEM: Approve purchase of vehicle for the Police Department

HISTORY:

The Nevada Public Safety Department (NPSD) budgeted for a vehicle for the Police Department in the FY 2022-2023 budget. There will be a trade in of an older patrol vehicle with this purchase. The State of Iowa vehicle contract catalog presents with the following options:

Dealer	Model	Cost
Karl Chevrolet	2022 Chevy Tahoe 4x4 PPV	\$36,816.00
Karl Chevrolet	2023 Chevy Tahoe 4x4 PPV	\$40,382.00
Stiver's Ford	2022 Ford Explorer AWD PPV	\$31,747.00
Dewey Ford	2022 Ford Explorer AWD PPV Eco	\$37,714.00

OPTIONS:

1. Approve staff recommendation to purchase a 2022 Chevy Tahoe 4x4 PPV from Karl's Chevrolet for \$36,816.00. Unit tentatively reserved for NPSD and shipping to site.
2. Purchase a 2022 Ford Explorer Utility Police Interceptor AWD from Stiver's Ford in the amount of \$31,747.00. Ordering cutoff has closed; no models available.
3. Purchase a 2022 Ford Explorer Utility Police Interceptor AWD Eco Boost from Dewey Ford in the amount of \$37,714.00. Ordering cutoff has closed; no models available.
4. Purchase a 2023 Chevy Tahoe 4x4 PPV from Karl's Chevrolet for \$40,382.00. Ordering cutoff has closed; no models available.
5. Reject all bids.

STAFF RECOMMENDATION:

Staff recommends approval of #1

Therefore, it is the recommendation of the City Administrator that Council approves Option #1, purchasing the 2022 Chevy Tahoe 4x4 PPV from Karl's Chevrolet for \$36,816.00



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



To: Mayor, Brett Barker
Nevada City Council
City Administrator, Jordan Cook

From: Sgt. Chris Brandes, Nevada Public Safety Department

Re: Vehicle purchase information

On 11-15-2021, Public Safety Director Ric Martinez, Sergeant Andrew Henderson, and I visited Karl Chevrolet's Government Emergency Sales and Upfitting location. The visit was meant to gather additional information about the capabilities and resources available for our department and also gain more information about the purchase of a Chevy Tahoe for patrol.

The discussion about purchasing patrol vehicles covered the current fiscal year and future planning. Speaking with staff at Karl's sales department, I was advised that unless agencies requested vehicles early in the calendar year of 2022 they would not be able to get a vehicle in fiscal year 2022/2023.

The initial action form was requested for the FY 2021/2022 purchase of a 2022 Chevy Tahoe. This action form was taken to city council on 1/24/22 and approved.

Sales staff at Karl's reserved an upcoming vehicle for NPSD based on this action form. The hopeful arrival date was April 2022; however, this vehicle has not arrived yet. Sales staff reserved a second vehicle for NPSD at that time. The second vehicle was reserved so that it could be purchased with the FY 2022/2023 purchase. The reservation was due to their knowledge of ordering cutoff dates and supply limitations. There was no requirement from NPSD to complete the purchase; however, if we decided to move forward with a second 2022 Chevy Tahoe it would be on site.

I began the purchase process for a new patrol vehicle in July 2022. The state bid purchase site indicated that the cutoff dates for patrol vehicles had been closed prior to July 2022. I sent Request for Proposals (RFPs) to local and Des Moines metro dealerships and did not receive a response. This supported the statements made by Karl's sales staff about supply limitations. With this information in mind, the only available purchase for NPSD at this time is the 2022 Chevy Tahoe reserved in January 2022.

The hopeful arrival date for the Chevy Tahoe is still tentative, as it was not delivered in April 2022. I have been in contact with Karl's staff on a monthly basis checking the delivery date of the vehicles. Staff cannot provide a date; however, they do show the vehicles reserved for NPSD. If the FY 2022/2023 action form is approved, the two Chevy Tahoe would arrive to the upfitting location at the same time and arrive at NPSD at the same time.

RESOLUTION NO. 028 (2022/2023)
Resolution Declaring Intent to provide Economic Development Support to
Development Project at 1105 6th Street, Suite 101

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

WHEREAS, Feltner Properties LC (the "Developer") has proposed to undertake a commercial development project (the "Project") on the property (the "Property") situated at 1105 6th Street, Suite 101, in the City; and

WHEREAS, the Project will include the Façade rehabilitation, rear building entrance and upstairs living spaces on the Property; and

WHEREAS, the Developer intends to make application to Main Street Iowa and the Iowa Economic Development Authority for Challenge Grant assistance to the Project, and this grant program requires a certain level of local government support for the applicant's project (the "Local Contribution Requirement"); and

WHEREAS, the Developer has requested that the City declare its intent to fulfill the Local Contribution Requirement and provide future fiscal support to the Project through (a) an economic development grant (the "Grant") in the amount of \$20,000 and (b) a TIF rebate arrangement over a period of five years and (c) Waiving of fees for permits and inspections for the selected property and encouraging staff to volunteer in the restoration efforts through the City's Wellness Program;

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

Section 1. The City hereby expresses its intent to support the Project in the future. The City will, in good faith, negotiate a Development Agreement with the Developer with respect to the Project, such proposed Agreement to minimally include the following terms:

A) The Developer will commit to undertaking the Project, investing a certain minimum amount of dollars into the Project and meeting certain performance benchmarks with respect to the completion, maintenance, use and operation of the Project; and

B) In order to satisfy the Local Contribution Requirement and to provide support to the Project, the City will agree to (i) fund a series of TIF rebate payments to the Developer over a period of five fiscal years, with each year's payment equal to a sliding scale rebate percentage of the available incremental property tax revenues from the Property as follows: Year one - 75%, Year 2 - 60%, Year 3 - 50%, Year 4 - 50% and Year 5 - 50%; and (ii) fund an economic development grant to the Developer during the construction of the Project equal to \$20,000. The total amount of grant and rebate is anticipated to not exceed \$25,000 and (iii) Waiving of fees for permits and inspections for the selected property and encouraging staff to volunteer in the restoration efforts through the City's Wellness Program.

Section 2. The Mayor is hereby authorized to sign such documentation as may be reasonably requested by the Developer to show the City's support for the Project and the corresponding application for grant assistance, provided that such documentation is consistent with the terms of this Resolution.

Section 3. 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 Developer 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 22, 2022.

CITY OF NEVADA, IOWA

By: _____
Brett Barker, Mayor

Attest:

Kerin Wright, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 026 (2022/2023) be adopted.

AYES: —
NAYS: —
ABSENT: —

The Mayor declared Resolution No. 026 (2020/2021) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 026 (2022/2023) at the regular Council Meeting of the City of Nevada, Iowa, held on the 22nd day of August, 2022.

Kerin Wright, City Clerk

E.B. PATTON BLOCK



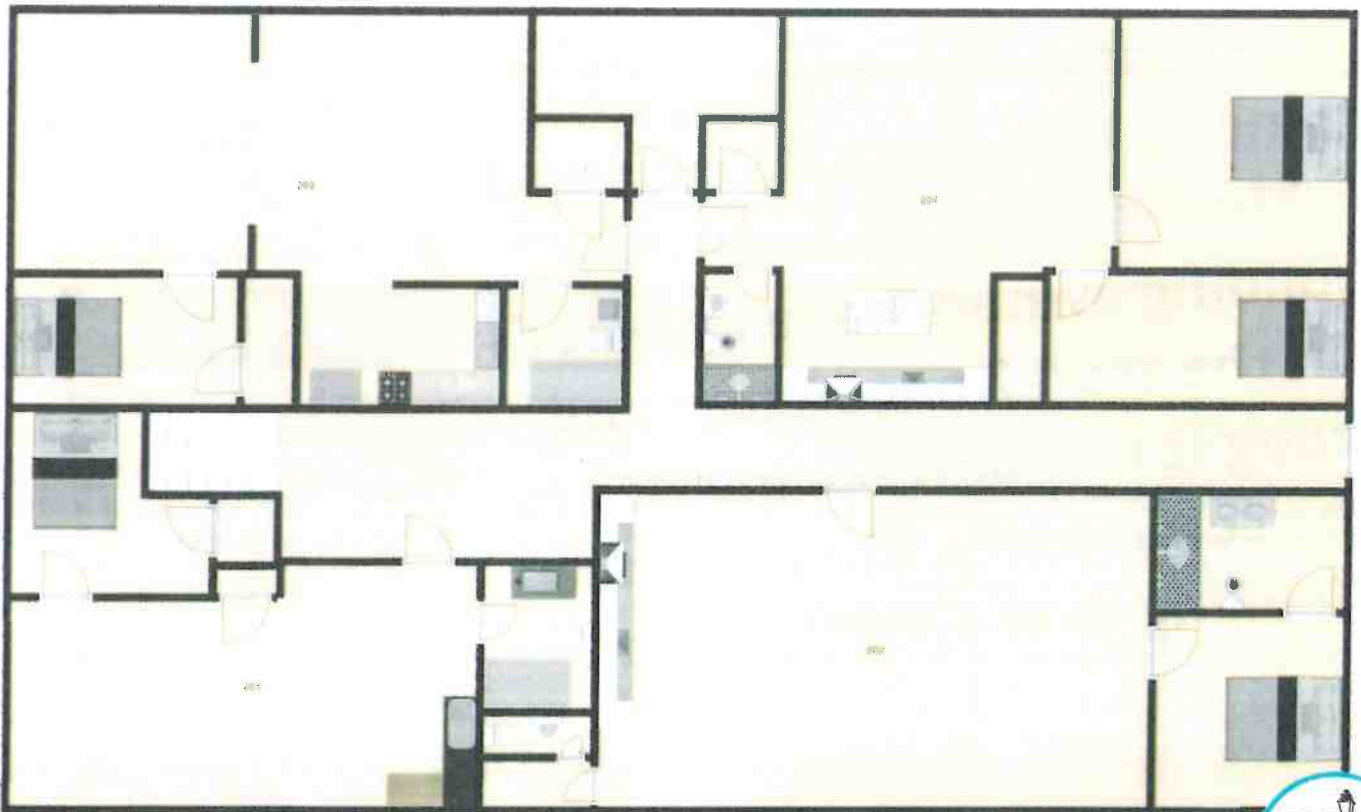
Originally constructed by Elizabeth and Andrew Patton, the building is named for Elizabeth. The Patton Block has been home to over three dozen businesses, and has been in continuous occupation since construction.

The Patton Block is currently home to Bricktown Bakery, and ThisDay photography. The building owners have invested in the storefront spaces and brought two new businesses to the community. They are now looking to the second floor.



E.B. PATTON BLOCK

The second floor of the building is currently home to two inhabited apartments, and two vacant apartments. Work will turn the upstairs into four living spaces. Three single bed units, and one two bed unit. Tenants will enjoy a rear green space and relaxing area behind the building.



E.B. PATTON BLOCK

The Façade of the building will also be rehabilitated and restored. Tuckpointing and paint removal will necessitate the removal of the current community mural, which will be replaced by a potential ghost sign mural. The building will receive a new coat of paint, new full sized windows, and the installation of a rear building entrance.

An architectural rendering of the E.B. Patton Block building facade. The building is a two-story structure with a dark exterior. The ground floor features seven tall, narrow windows with white frames and multiple panes. The central window is arched at the top, while the others have flat tops. Above the windows is a light-colored horizontal band. A small white sign with black text is mounted on the wall above the central window. The roof is dark and appears to be made of shingles or tiles. The background shows a blurred street scene with trees and other buildings.

E.B Patton
Block
1882

*Proposed rendering



E.B. PATTON BLOCK



This project will be our communities third application for the Iowa Challenge Grant. Our past two projects were focused on creating additional business space in the downtown, and on tourism and dining. This project will be a complimentary piece to the previous two, offering a living space in the heart of downtown.

The support of the City of Nevada has been critical to the success of the past applications. We look forward to continuing this great relationship, and continuing to turn our great and high impact building projects.



City Administrators Report

August 3-17, 2022

Marco Copiers/printers:

Waiting on their rep to reach out; they are supposed to be reaching out to me this week to schedule the drop off so we can test it out.

Community Coffee Schedule:

Marlys came up with a great list, I will be providing that to you all on Monday to review and sign up for any slots.

Beacon Schneider:

Met with beacon schneider group to see what capabilities were available. There are a lot of different features we would be able to add to Nevada on the site including infrastructure information. Eventually our GIS will be able to do the same thing which is why I am a little hesitant. There is also an option on putting it on our website, whether it through a link or another way.

Engineer:

Have been out of the office this week for InterCity Visit so I did not get to price comparisons but will plan on having that for you for the next council meeting.

State of Education:

Went to a panel discussion on education. Boone and Story County School Districts were there. Very interesting discussions on the transitions of learning and what has changed over the past few years with the pandemic.

TrainFo:

A company that studies train crossings on understanding and preventing traffic delays at rail crossings. They do this by using sensors to track train movements. Would like to see more information from other communities. Not convinced this would solve our problem, it is also very expensive technology that would need to be on all major crossings in the community. There is also a yearly fee which is the same as the installation fee as it is based per crossing.

WWTP:

Thinking of different opportunities our current WWTP site holds for the future. I really think there needs to be a feasibility study done for the site to see what would be best served. There have been many things thrown around for options but would be nice to see what the market needs are for our area.

UPDATES:

UTV/ATV/Golf Carts:

On the Agenda

Henry development

On the Agenda, presenting

MONTHLY/WEEKLY STANDING MEETINGS

NEDC (Investment)

Lincoln HWY Days (August 5)

Community Coffee

Historical Society

Fieldhouse



STAFF MEETING AGENDA

Monday, August 15 @ 9:00 A.M

A. Old Business

- a. City Administrator
 - i. Council Meetings-Department Heads
 - ii. Facebook Live Questions-Staff
 - iii. Trainfo
 - iv. Well Field Leasing
 - v. Street closures
 - vi. Development Agreements
 - vii. City Hall Selfie Day
 - viii. West Ind Park Lot
 - ix. Mike White- Metro Net
 - x. Cameras
 - xi. WWTP Vision



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



Date: August 16, 2022

Ref: 2022 Lincoln Highway Days Celebration, Parade, and 5K Dash

Dear Lisa and LHD committee members:

Lincoln Highway Days Festival is to take place on Saturday, August 27th, 2022. The celebration is to take place at the Story County Fairgrounds. This year there will be a rodeo, beer garden, parade, as well as the vendors and other assorted forms of entertainment in the area. In recognition of all the activities taking place, the Lincoln Highway Days Committee is requesting road closures from 8:00am to 12:00am (midnight) on August 27th around the Story County Fairgrounds for the Lincoln Highway Days Festival. These are as follows:

- Road Closure on 1st Street between H Avenue and I Avenue
- Road Closure on 2nd Street between G Avenue and H Avenue
- Road Closure on H Avenue between 1st Street and 2nd Street
- Road Closure on G Avenue between 2nd Street and 3rd Street (placing a barricade west of the residence at 225 G Avenue)

The Lincoln Highway Days Committee is requesting restricted parking from 8:00am to 12:00am (midnight) on August 27th for the following locations:

- No parking on Sampson Drive
- Restricted parking to one side of J Avenue between 1st Street and 5th Street
- Restricted parking to one side of K Avenue between 1st Street and 4th Street
- Restricted parking to one side of I Avenue between Sampson Drive and 4th Street
- Restricted parking to one side of H Avenue between 2nd Street and 3rd Street
- Restricted parking to one side of 2nd Street between H Avenue and J Avenue

Street closure and parking restrictions are APPROVED.

The 5k Dash and the parade route are the same as previous years request the following restrictions from 9:00am to the conclusion of the parade on August 27th:

- Partial closure (north side or westbound lane) of West I Avenue between trails at West 3rd Street to 1st Street
- Close 1st Street between Lincoln Highway and I Avenue
- Close Lincoln Highway from West 1st Street to 19th Street
- Close West I Avenue between Sampson Drive to 2nd Street at conclusion of parade

Parade route 5k Dash route is APPROVED.

The Day Shift Officer will set up barricades for eastbound traffic at Sampson Drive on I Avenue at or around 10:00am. An officer will be assigned to W 1st Street and Lincoln Highway for traffic control; barricades will be needed at this location. The officer assigned to this location will put them up when closing eastbound traffic for the parade. This will be about 9:15am.

You are responsible for obtaining any liability insurance necessary to protect you against any claims which may be brought in connection with these events. The City of Nevada is not liable for any injuries or other claims made by participants in your event.

I strongly suggest you contact businesses and residents affected by this closure. This is particularly significant given there is a scheduled event taking place at the Community Building during this same time period. Parking and parking access will be a priority for everything taking place in such close proximity of each other.

Personal contact is always best, but if not possible, a note with details and contact information should be provided. The Nevada Public Safety Department has "No Parking" signs which will be provided to you at no cost. If you require signs

you may pick them up at the police station. Call ahead so they are ready. You will need to secure them on something to post along the street. **You will be responsible for collecting these signs and returning them to the Nevada Public Safety Department following the event.**

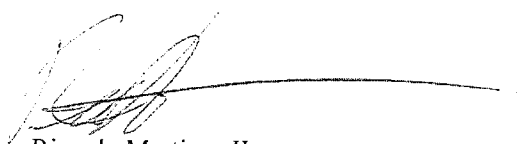
Should you need any additional barricades, cones, or equipment to facilitate your event contact Nevada Street Superintendent Joe Mousel. Mr. Mousel can be reached weekdays between 8:00 a.m. and 4:00 p.m. by calling his office at 515-382-4813. It is your responsibility to make these arrangements. Be aware there are rental and deposit fees associated with the use of City of Nevada barricades and equipment.

Should you have any other questions or concerns let me know. A scanned copy of this approval letter is sent to you via your email address.

Respectfully,



Chris Brandes
Police Sergeant
Nevada Public Safety Department



Ricardo Martinez II
Public Safety Director
Chief of Police

Cc: Jordan Cook, City Administrator
Joe Mousel, Street Department
Command Staff NPSD
Mayor, City Council



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



Date: August 16, 2022

Jeremy Meyer
P. O. Box 284
Nevada, Iowa 50201
C: 641-521-8337
E: jmeyerdc@gmail.com

Ref: 2022 Lincoln Highway Days Beer Garden

Dear Jeremy:

Thank you for your email dated Thursday, August 4th, 2022 and follow up phone call, requesting on behalf of the Jaycee's, to host a beer garden at the Story County Fairgrounds during Lincoln Highway Days. The beer garden is to be located at the Bob Williams Pavilion, also known as the Horse Arena. The event is to take place on Saturday, August 27th, 2022. This event is scheduled to begin at 6:30pm and last until 11:30pm. You anticipate the beer tent will be empty at midnight.

In addition to hosting the beer garden, you are requesting to have two (2) individual beer sales locations independent of the beer garden. The first beer sales location will be located just east of Williams Pavilion and sell alcohol from 11:30am until approximately 6:30pm, stopping before sales begin in the beer garden. The second beer sales location will be located inside the rodeo area along G Avenue and will sell alcohol from 5:00pm and end no later than 9:00pm. As we have discussed, at least one of the locations is required to have seating for a minimum of twenty-five (25) people. There will be seating located in the vicinity of the Williams Pavilion.

This request is APPROVED under the following conditions:

- A map of the dimensions of the beer garden is on file and approved with the City of Nevada
- No Parking of vehicles north of the Bob Williams Pavilion, up to and including the south side of the access road
- All Fire Inspections requirements are met and approved by the Director of Fire and EMS
- Licensing and approval from the Alcohol Beverage Division (ABD) is in place
- Current Dram Shop Insurance is in place and filed with ABD and the City of Nevada
- Allow Emergency traffic access if necessary
- Advance payment for Police Services of the event

The Nevada Public Safety Department will provide "No Parking" signs at no cost to you. Call in advance to pick up the signs at the police station. You will be required to post the signs. **You will be responsible for collecting these signs and returning them to the Nevada Public Safety Department following the event.**

Two NPSD Officers are required at the beer garden. Officers are required to be at the event thirty (30) minutes prior to the start of the event. In this case, 6:00pm. Officers will remain on scene unless required to respond to an emergency situation. The cost of Police Services is \$55 per hour per Officer with a two hour minimum; total cost in this case is \$660.00 (2 Officers X 6 hrs X \$55 per hour)

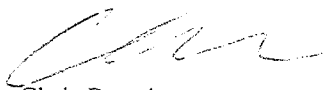
Officers are not required at the two beer sales locations.

You are responsible for obtaining any liability insurance necessary to protect you against any claims brought in connection with this event. The City of Nevada is not liable for any injuries or claims made by participants.

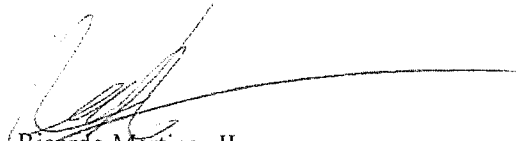
Should you need street barricades, cones, or any other items please contact Nevada Street Department Superintendent Joe Mousel between 8:00 a.m. and 4:00 p.m. by calling his office at 515-382-4813. There are rental and deposit fees associated with the use of City of Nevada barricades and equipment. It is your responsibility to make these arrangements.

Should you have any other questions please contact me. A scanned copy of the approval should be sufficient for any questions that may occur.

Respectfully,



Chris Brandes
Police Sergeant
Nevada Public Safety Department



Ricardo Martinez II
Public Safety Director
Chief of Police

Cc: Jordan Cook, City Administrator
Joe Mousel, Street Department
Command Staff NPSD
Mayor, City Council

WPC August 22, 2022 REPORT

- Raw influent pump #3 was pulled and taken in for repair estimate. Bearing failure.
- Grit building HVAC blower motor was replaced with new motor. Old motor was beyond repair.
- PMMIC was onsite and completed the annual underground storage tank inspection. Testing of overfill prevention valve and spill can is to be done by Mid Iowa Petroleum this month.
- Routine Maintenance, Monitoring of the plant, lift station and remote flow basin.

Harold See
Water Pollution Control



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

August 2022

TO: City Council

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

The remodeling of the Motel is continuing.

I have included a recommendation for a Nevada Urban Renewal Area/Urban Renewal Plan Amendment.

Respectfully,

Ryan Hutton
Building and Zoning Official