

COPY



**AGENDA**  
**REGULAR MEETING OF THE NEVADA CITY COUNCIL**  
**MONDAY, NOVEMBER 27, 2023 – 6:00 P.M.**  
**NEVADA CITY HALL, COUNCIL CHAMBERS – 1209 6<sup>TH</sup> STREET**

Notice to the Public: The Mayor and City Council welcome comments from the public during discussion on agenda items. If you wish to speak, please complete a card found on the podium near this agenda and hand it to the City Clerk before the meeting. When your name is called, please step to the podium, state your name and address for the record, and speak. The Mayor may limit each speaker to five minutes. If you wish to present written materials and/or a signed petition in addition to your oral presentation, those materials need to be delivered to the City Clerk by noon on the Wednesday prior to the meeting to be included in the Council packet. The normal process on any particular agenda item is that the motion is placed on the floor, input is received from the audience, the Council is given an opportunity to comment on the issue or respond to the audience concerns, and the vote is taken. On ordinances, there is time provided for public input when recognized by the Chair. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring. The use of obscene and vulgar language, hate speech, racial slurs, slanderous comments, and any other disruptive behavior during the Council meeting will not be tolerated and the offender may be barred by the presiding officer from further comment before the Council during the meeting and/or removed from the meeting. **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/85159572027?pwd=LzJ0V0F2aEtoOEZxSkY4VGVTdHBpdz09>

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

Webinar ID: 851 5957 2027 Password: 287321

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

***Please call City Hall at 515-382-5466 or email [kwright@cityofnevadaiaowa.org](mailto:kwright@cityofnevadaiaowa.org)***

***by 4:00 p.m. Monday, November 27, 2023***

1. Call the Meeting to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of CONSENT AGENDA (Any item on the Consent Agenda may be removed for separate consideration.)
  - A. Approve Minutes of the Regular Meeting held on November 13, 2023
  - B. Approve Payment of Cash Disbursements, including Check Numbers 82841-82914 and Electronic Numbers 1479-1498 (Inclusive) Totaling \$2,913,525.79 (See attached list)
  - C. Accept and File Annual Urban Renewal Report for FY22/23
5. MAYOR'S APPOINTMENTS
  - A. Historic Preservation Commission – Nate Ramirez

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

7. **OLD BUSINESS**

- A. Ordinance No. 1047 (2023/2024): An Ordinance Amending the Code of Ordinances of the city of Nevada, IA, 2006, by Amending Provisions Pertaining to Sewer User Charges (Chapter 99), third and final reading
- B. Resolution No. 027 (2023/2024): A Resolution Approving the Amended Local Planning and Administrative Contract Between Region XII COG, Inc and the City of Nevada for the Award of Community Development Block Grant #20-CVN-068
- C. Approve Change Order No. 7 for 2022 Street Improvements from Manatt's, Inc. in the amount of \$7,572.50

8. **NEW BUSINESS**

- A. Ordinance No. 1049 (2023/2024): An Ordinance Amending Chapter 63 (Speed Regulations) of the City Code to make Necessary Changes on South G Avenue, first reading
- B. Approve FY2024 Human Services Request, Round No. 2, Nevada Foundation
- C. Resolution No. 028 (2023/2024): A Resolution Authorizing Service Support for the Main Street Nevada Program
- D. Resolution No. 029 (2023/2024): A Resolution Authorizing and Approving a Loan and Disbursement Agreement and Providing for the Issuance and Securing the Payment of \$16,120,000.00 Taxable Sewer Revenue Bonds, Series 2023
- E. Resolution No. 030 (2023/2024): A Resolution Supporting the Application to the Iowa Economic Development Authority for a Community Catalyst Building Remediation Grant Application for 1119 6<sup>th</sup> Street Property/Project
- F. Resolution No. 031 (2023/2024): A Resolution Obligating Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the Next Succeeding Fiscal Year FY25
- G. Resolution No. 032 (2023/2024): A Resolution Approving Tax Increment Financing (TIF) Indebtedness Certification and Directing the Certification to be Filed no Later than December 1, 2023
- H. Resolution No. 033 (2023/2024): A Resolution Opposing Alliant Entergy's Electric Rate Increase

- I. Resolution No. 034 (2023/2024): A Resolution Approving Memorandum of Agreement between the City of Nevada, IA and Clean Energy Districts of Iowa

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

10. ADJOURN

The agenda was posted on the official bulletin board on November 22, 2023, in compliance with the requirements of the open meetings law.

Posted \_\_\_\_\_

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

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MEMO FOR  
REGULAR MEETING OF THE NEVADA CITY COUNCIL  
MONDAY, NOVEMBER 27, 2023 – 6:00 P.M.

7. OLD BUSINESS

- A. Ordinance No. 1047 (2023/2024): An Ordinance Amending the Code of Ordinances of the City of Nevada, IA, 2006 by Amending Provisions Pertaining to Sewer User Charges (Chapter 99), third and final reading  
**Enclosed you shall the third and final reading for the ordinance increasing the sewer construction fee to cover the final draw from the State Revolving Fund for the Wastewater Treatment Facility. As a reminder, these rates are slated to begin with the July 1, 2024 utility bill; however, *it is the intent to revise these rates once the study of the industrial/commercial users has been completed.***
- B. Resolution No. 027 (2023/2024): A Resolution Approving the Amended Local Planning and Administrative Contract Between Region XII COG, Inc and the City of Nevada for the Award of Community Development Block Grant #20-CVN-068  
**Enclosed you shall find the resolution and letter extending the length of the agreement to December 1, 2024 with Region XII COG, Inc.**
- C. Approve Change Order No. 7 for 2022 Street Improvements from Manatt's, Inc. in the amount of \$7,572.50  
**Enclosed you shall find the change order and engineer's recommendation.**

8. NEW BUSINESS

- A. Ordinance No. 1049 (2023/2024): An Ordinance Amending Chapter 63 (Speed Regulations) of the City Code to make Necessary Changes on South G Avenue, first reading  
**Enclosed you shall find the first reading for the ordinance decreasing the speed limit on South G Avenue from 35 mph to 25 mph.**
- B. Approve FY2024 Human Services Request, Round No. 2, Nevada Foundation  
**Enclosed you shall find email correspondence from Brenda Dryer, who will be presenting the Foundation's decision/request to Council.**
- C. Resolution No. 028 (2023/2024): A Resolution Authorizing Service Support for the Main Street Nevada Program  
**Enclosed you shall find the resolution and letter outlining the requested service support for MSN from the City.**

- D. Resolution No. 029 (2023/2024): A Resolution Authorizing and Approving a Loan and Disbursement Agreement and Providing for the Issuance and Securing the Payment of \$16,120,000.00 Taxable Sewer Revenue Bonds, Series 2023  
**Enclosed you shall find the resolution authorizing and approving the SRF Loan for the Wastewater Treatment Facility.**
- E. Resolution No. 030 (2023/2024): A Resolution Supporting the Application to the Iowa Economic Development Authority for a Community Catalyst Building Remediation Grant Application for 1119 6<sup>th</sup> Street Property/Project  
**Enclosed you shall find the resolution supporting the grant application for the roof renovations at 1119 6<sup>th</sup> Street.**
- F. Resolution No. 031 (2023/2024): A Resolution Obligating Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the Next Succeeding Fiscal Year FY25  
**Enclosed you shall find the resolution outlining FY25 TIF Annual Appropriations.**
- G. Resolution No. 032 (2023/2024): A Resolution Approving Tax Increment Financing (TIF) Indebtedness Certification and Directing the Certification to be Filed no Later than December 1, 2023  
**Enclosed you shall find the resolution certifying TIF debt to the County**
- H. Resolution No. 033 (2023/2024): A Resolution Opposing Alliant Energy's Electric Rate Increase  
**Enclosed you shall find the resolution documenting opposition to Alliant Energy's Electric Rate Increase**

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NEVADA CITY COUNCIL - MONDAY, NOVEMBER 13, 2023 6:00 P.M.

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1. CALL TO ORDER

The City Council of the City of Nevada, Iowa, met for a meeting in the Council Chambers of Nevada City Hall located at 1209 6<sup>th</sup> Street, Nevada, Iowa. Mayor Brett Barker, convened the meeting at 6:00 p.m. on Monday, November 13, 2023, 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 Nealson, Steve Skaggs, Sandy Ehrig. Jason Sampson present via Zoom. Absent: None.

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Erin Mousel, Brandon Mickelson, Chris Brandes, Ryan Hutton, Tim Hansen, Marlys Barker, Ray Reynolds, Joe Mousel.

Also in attendance were: Jeff Harris, Mike Roth, Andy Kelly, Jon Augustus, Marc Olson, Jeff Gilchrist, Noah Reyman, Chris Melton, Jessica Melton, Jason Corbin, Griselda Smith.

3. APPROVAL OF AGENDA

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

4. PUBLIC HEARING(S)

- A. Public Hearing to approve Verbio Annexation  
1. Public Hearing –

At 6:02 p.m. Mayor Barker announced that this is the time and place set for a public hearing as advertised in the Nevada Journal on October 26, 2023. The public hearing is concerning the Verbio annexation.

There were no written or oral objections to the aforementioned recommendation. Public hearing closed at 6:02 p.m.

2. Resolution No. 021 (2023/2024): A Resolution Approving the Annexation of Territory into the City of Nevada, Iowa – Verbio Nevada, LLC

Motion by Steve Skaggs, seconded by Brian Hanson, to adopt Resolution No. 021 (2023/2024). After due consideration and discussion the roll was called. Aye: Skaggs, Hanson, Mittman, Nealson, Sampson, Ehrig. Nay: None. The Mayor declared the motion carried.

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



Motion by Dane Nealson, seconded by Barb Mittman, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on October 23, 2023
- B. Approve Minutes of the Special Meeting held on October 27, 2023
- C. Approve Payment of Cash Disbursements, including Check Numbers 82741-82838 and Electronic Numbers 1467-1478 (Inclusive) Totaling \$2,095,000.24 (See attached list) and the First Interstate Card Purchases for the November 19, 2023 Statement, total \$3,814.61
- D. Accept and File the Annual Financial Report for FY22/23
- E. Approve 2024 Meeting Dates
- F. Resolution No. 022 (2022/2023): A Resolution Approving the Third Amendment to the Economic Development Financial Assistance Contract by Hormel Foods Corporation/Burke Marketing Corporation; the City of Nevada; and the Iowa Economic Development Authority – Contract Number 19-HQJP-007 and Authorizing the City Administrator to Execute

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

## 6. PUBLIC FORUM

- A. Nevada Firefighters Inc. check presentation to assist in purchase of new fire engine

Nevada Firefighters Inc. presented a check to the City for \$150,000.00 to go towards the purchase of the new fire engine.

Jon Augustus and Marc Olson requested permission to place a Christmas tree in front of City Hall. They have been working with City staff to formulate a plan for the City Christmas celebration.

Nate Ramirez expressed his interest in continuing the research he's been doing with downtown buildings. He would like assistance, as needed, to continue his research.

## 7. OLD BUSINESS

- A. Ordinance No. 1047 (2023/2024): An Ordinance Amending the Code of Ordinances of the city of Nevada, IA, 2006, by Amending Provisions Pertaining to Sewer User Charges (Chapter 99), second reading

Motion by Brian Hanson, seconded by Sandy Ehrig, to **approve Ordinance No. 1047 (2023/2024), second reading.** After due consideration and discussion the roll was called. Aye: Hanson, Ehrig, Mittman, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

- B. Field House Project, Contractor HPC LLC

- a. Approve Pay Request No. 16 in the amount of \$423,814.95

Motion by Dane Nealson, seconded by Barb Mittman, to **approve Pay Request No. 16 for the Field House in the amount of \$423,814.95.** After due consideration and discussion the roll was called. Aye: Nealson, Mittman, Sampson, Skaggs, Ehrig, Hanson. Nay: None. The Mayor declared the motion carried.

- b. Approve Change Order No. 2 in the amount of \$53,056.00

Motion by Brian Hanson, seconded by Steve Skaggs, to approve Change Order No. 2 for the Field House in the amount of \$53,056.00. After due consideration and discussion the roll was called. Aye: Hanson, Skaggs, Ehrig, Mittman, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

- C. Approve Pay Request No. 9 for 2022 Street Improvement Project from Manatt's, Inc. in the amount of \$362,678.79

Motion by Barb Mittman, seconded by Dane Nealson, to approve Pay Request No. 9 for 2022 Street Improvement Project from Manatt's, Inc. in the amount of \$362,678.79. After due consideration and discussion the roll was called. Aye: Mittman, Nealson, Sampson, Skaggs, Ehrig, Hanson. Nay: None. The Mayor declared the motion carried.

- D. Approve Pay Request No. 29 for WWTF Improvements-Phase 2 from Williams Brothers Construction Inc. (WBCI) in the amount of \$997,566.03

Motion by Steve Skaggs, seconded by Sandy Ehrig, to approve Pay Request No. 29 for WWTF Improvements-Phase 2 from Williams Brothers Construction Inc. (WBCI) in the amount of \$997,566.03. After due consideration and discussion the roll was called. Aye: Skaggs, Ehrig, Hanson, Mittman, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

- E. Approve Pay Request No. 19 for WWTF Improvements-Phase 3 from Boomerang Corp. in the amount of \$19,199.61

Motion by Brian Hanson, seconded by Dane Nealson, to approve Pay Request No. 19 for WWTF Improvements-Phase 3 from Boomerang Corp. in the amount of \$19,199.61. After due consideration and discussion the roll was called. Aye: Hanson, Nealson, Sampson, Skaggs, Ehrig, Mittman. Nay: None. The Mayor declared the motion carried.

- F. Approve Pay Request No. 13 for WWTF Improvements-Phase 4 from OnTrack Construction, LLC in the amount of \$73,109.24

Motion by Barb Mittman, seconded by Steve Skaggs, to approve Pay Request No. 13 for WWTF Improvements-Phase 4 from OnTrack Construction, LLC in the amount of \$73,109.24. After due consideration and discussion the roll was called. Aye: Mittman, Skaggs, Ehrig, Hanson, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

- G. Approve Purchase of Security Cameras for Street Department

Motion by Steve Skaggs, seconded by Sandy Ehrig, to approve Purchase of Security Cameras for Street Department. After due consideration and discussion the roll was called. Aye: Skaggs, Ehrig, Hanson, Mittman, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.



- H. Discussion and Appropriate Follow-up regarding CBD Project, Storm Line Issues in Alleyway

Motion by Brian Hanson, seconded by Steve Skaggs, to **approve payment of KPMM invoice in the amount of \$11,421.07.** After due consideration and discussion the roll was called. Aye: Hanson, Skaggs, Ehrig, Mittman, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

8. NEW BUSINESS

- A. Resolution No. 023 (2023/2024): A Resolution to Approving Professional Agreement for Municipal Engineering Services with JEO Consulting Group, Inc. for 2023 Bridge Repairs and Load Ratings

Motion by Brian Hanson, seconded by Dane Nealson, to **adopt Resolution No. 023 (2023/2024).** After due consideration and discussion the roll was called. Aye: Hanson, Nealson, Sampson, Skaggs, Ehrig, Mittman. Nay: None. The Mayor declared the motion carried.

- B. Resolution No. 024 (2023/2024): A Resolution Approving Professional Agreement for Municipal Engineering Services with WHKS & Co. for F and G Avenue HMA Overlay Project

Motion by Sandy Ehrig, seconded by Brian Hanson, to **adopt Resolution No. 024 (2023/2024).** After due consideration and discussion the roll was called. Aye: Ehrig, Hanson, Mittman, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

- C. Resolution No. 025 (2023/2024): A Resolution Accepting Amendment to Sanitary Sewer Easements from Keith B. Davis and Denise Davis

Motion by Barb Mittman, seconded by Dane Nealson, to **adopt Resolution No. 025 (2023/2024).** After due consideration and discussion the roll was called. Aye: Mittman, Nealson, Sampson, Skaggs, Ehrig, Hanson. Nay: None. The Mayor declared the motion carried.

- D. Discussion & Appropriate Follow-up Regarding Requests from Main Street Nevada

Main Street Nevada submitted a letter requesting the City hang seasonal banners as well as hang and dismantle all Christmas lights. The City will create an agreement and resolution for the next council meeting.

- E. Ordinance No. 1048 (2023/2024): An Ordinance Amending Chapter 65 (Stop or Yield Required) of the City Code to Require Stops in Additional Intersections, first reading

Motion by Dane Nealson, seconded by Brian Hanson, to **approve Ordinance No. 1048 (2023/2024), first reading.** After due consideration and discussion the roll was called. Aye: Nealson, Hanson, Mittman, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

Motion by Brian Hanson, seconded by Dane Nealson, to **approve Ordinance No. 1048 (2023/2024), waiving the second and third/final reading.** After due consideration and discussion the roll was called. Aye: Hanson, Nealson, Sampson, Skaggs, Ehrig, Mittman. Nay: None. The Mayor declared the motion carried.

- F. Approve Renewal of Nevada Senior Citizens Agreement for use of the Nevada Senior Community Center

Motion by Steve Skaggs, seconded by Dane Nealson, to **approve Renewal of Nevada Senior Citizens Agreement for use of the Nevada Senior Community Center.** After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Ehrig, Hanson, Mittman. Nay: None. The Mayor declared the motion carried.

- G. Verkada Security – Controlled Entry Access for the Waste Water Treatment Facility Administration Building, West Side

Motion by Barb Mittman, seconded by Brian Hanson, to **approve purchase of fob system for west entry door at WWTF from Verkada Security.** After due consideration and discussion the roll was called. Aye: Mittman, Hanson, Nealson, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

- H. Resolution No. 026 (2023/2024): A Resolution Approving the Economic Development Assistance Contract By Mid-States Material Handling and Fabrication, Inc., The City of Nevada and the Iowa Economic Development Authority, Contract #24-HQJP-003

Motion by Brian Hanson, seconded by Sandy Ehrig, to **adopt Resolution No. 026 (2023/2024).** After due consideration and discussion the roll was called. Aye: Hanson, Ehrig, Mittman, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

## 9. ADJOURNMENT

There being no further business to come before the meeting, motion by Dane Nealson, seconded by Sandy Ehrig, to **adjourn the meeting.** Following voice vote, the Mayor declared the motion carried at 6:53 p.m. the meeting adjourned.

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

ATTEST:

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

Published: \_\_\_\_\_

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

CITY OF NEVADA  
CLAIMS REPORT FOR NOVEMBER 27, 2023  
11/14/23 THRU 11/27/23

VENDOR	REFERENCE	AMOUNT	CHECK #
WAGeworks	FSA 2022 PMTS	504.82	1485
ALLIANT	WTR-UTILITIES	3,726.32	82844
STATE HYGIENIC LAB	WTR-LAB ANALYSIS	121.50	82845
MANATTS	2022 ST IMP PROJ PR9	362,678.79	82846
STAPLES	ADM/WTR/PR-SUPPLIES	116.24	82847
CONSUMERS ENERGY	ALL-UTILITIES	9,224.57	82848
HPC LLC	FH2023-PR#16	423,814.95	82849
ON TRACK	WWTF-PH4-PR#13	73,109.24	82850
WILLIAMS BRO CONST	WWT-PH2-PR29	997,566.03	82851
BOOMERANG	WWTF-PH3-PR#19	19,199.61	82852
METRONET	ALL-INTERNET SVC	292.20	82853
HARMS, DIANE	REC-IA AAU	50.00	82854
IPERS	IPERS	36,282.38	1479
TREASURER STATE OF IA	STATE TAX	8,212.49	1480
EFTPS	FED/FICA TAX	27,946.04	1481
HUTTON, RYAN	HSA	275.41	1482
SYDNES, KELLAN	HSA	50.00	1483
CORNISH, DEVIN	HSA	50.00	1484
EMPLOYEE BEN SYSTMS	BENEFITS PAID 11/7/23	1,073.73	1492
EMPLOYEE BEN SYSTMS	BENEFITS PAID 11/17/23	997.42	1493
AMER'N FAMILY	AFLAC	963.17	82841
MISSION SQUARE	DEFERRED COMP	822.50	82842
COLLECTION SVC CTR	CHILD SUPPORT	305.71	82843
GREAT WESTERN BANK	STS-FLASHING LIGHTS	3,814.61	1486
SCHENDEL PEST	LIB-PEST CONTROL	49.00	82855
STATE HYGIENIC LAB	WWT-LAB ANALYSIS	2,958.90	82856
COMPUTER RES SPEC	LIB-IT SVCS	315.00	82857
BAKER & TAYLOR	LIB-MATERIALS	3,361.59	82859
IA DOT	STS-SUPPLIES	165.22	82860
C&K HEATING	LIB-FURNACE MAINT	1,056.46	82861
STAPLES	PKM-ADM-SUPPLIES	91.35	82862
JOHN DEERE FIN	STS/PD/PKM-SUPPLIES	386.93	82863
CENTER POINT	LIB-MATERIALS	146.22	82864
FERGUSON ENT	WTR-METERS	4,571.57	82865
CENGAGE	LIB-MATERIALS	559.02	82866
FARMHOUSE CATERING	ALA ACCESSIBILITY GRANT	100.00	82867
MENARDS	PKM-GAUGE/LUMBER/HOSE	177.95	82868
MIDWEST TAPE	LIB-DIGITAL	726.84	82869
COUGHLIN, ERIN	LIB-REIMB	24.35	82870
AMAZON CAPITAL	LIB-SUPPLIES	1,181.07	82871
UNIQUE MGMNT SVCS	LIB-PLACEMENTS	65.00	82872
WAGeworks	FSA 2022 PMTS	918.12	1498

BOK FINANCIAL	202GOBOND CBD PROJ	89,275.00	1487
BOK FINANCIAL	2017B DUPONT REFUND	14,250.00	1488
BOK FINANCIAL	2012B BOND LIB	3,181.25	1489
BOK FINANCIAL	2020B WTR REV BOND	15,175.00	1490
BOK FINANCIAL	2023A BOND FIELDHOUSE	50,800.00	1491
IA FINANCE AUTH	WWTF SRF LOAN #4	204,440.24	1494
IA FINANCE AUTH	WWTF SRF LOAN #3	99,990.00	1495
IA FINANCE AUTH	WWTF SRF LOAN #2	95,610.00	1496
IA FINANCE AUTH	WWTF SRF LOAN #1	13,000.00	1497
FAREWAY	PKM-SENIOR THANKSGIVING	316.22	82873
HAWKINS	WTR-AZONE 15	4,326.66	82874
ALLIANT	STS/CD-K AVE/SIREN	89.67	82875
NEVADA VET	PD-ANIMAL CONTROL	304.80	82876
VAN WALL EQUIP	PKM/CEM-JD 60 BROOM/MAINT	4,351.08	82877
NEVADA POSTMASTER	UTIL-POSTAGE	983.37	82878
IA LEAGUE OF CITIES	CA-LEAG CONF	280.00	82879
ARNOLDS	WWT-MAINT	64.83	82880
IA STATE READY MIX	STS-CONCRETE	977.50	82881
GATEHOUSE	PUBLIC NOTICES	358.20	82882
COUNTRY LANDSCAPES	PKM-CRABAPPLE/MULCH	438.00	82883
IA IRRIGATION	PKM/CH-WINTERIZATION	1,196.00	82884
SANDRY FIRE SUPPLY	FD-SCBA RPR	20.96	82885
INTL ASSOC OF COP	PD-BRANDES RENEWAL	190.00	82886
IA PRISON IND	STS-SIGN	132.80	82887
O'HALLORAN	STS-FUEL TREATMENT	437.28	82888
DRAINTECH	STRM/WWT-LOCATOR KIT	2,375.00	82889
NEVADA HARDWARE	ALL-SUPPLIES	314.86	82890
STAPLES	CH-COUNCIL CHAIRS	3,099.90	82891
WINDSTREAM	PD/LIB-PHONE/FAX	157.92	82892
HR GREEN	ENGINEERING	193,090.58	82893
BRICK GENTRY	LEGAL	4,785.00	82894
JETCO, INC.	WTR-WTP-WELL 6	268.85	82895
CENGAGE	LIB-MATERIALS	29.59	82896
MID-STATES	WTR-GRATING	100.00	82897
QUADIENT	ALL-POSTAGE	1,000.00	82898
QUADIENT	ADM-MTR DEC23/MARCH24	135.00	82899
LYNN CARD	FD-CARD STOCK	210.00	82900
ACTIVE911	FD-ALERTING PROGRAM	729.00	82901
BOUND TREE MED	EMS-MONITOR SUPPLIES	226.63	82902
TURF & POND TIME	PKM-POND TREATMENT	200.00	82903
FIRE SVC TRNG BUREAU	FD-KERSEY FF1 TEXT BK	95.00	82904
RICHARD COWELL TACT	PD-VANDERHART UNIFORM	624.50	82905
MENARDS	STS-TOOLS	20.47	82906
JMT TRUCKING	STS-TRUCKING	789.53	82907
MACQUEEN	STS-COUPLER/SEAL	208.36	82908
ON TRACK CONST	WWT/WTR-REPAIRS	7,355.15	82909
CENTRALSQUARE TECH	PD-ANNUAL MAINT FEE	10,123.90	82910

POTTERS IND	STS-MARKING SPHERES	2,970.00	82911
MADISON NAT LIFE INS	ALL-LIFE INSURANCE	437.54	82912
MID-IA SOLID WASTE EQUIP	WWT-SWR MAINT TOOLS	505.20	82913
KPMM	CBD PROJ ALLEY/KELLY	11,421.07	82914
	Refund Checks Total		
	Accts Pay Total	2,829,514.23	
	Payroll Checks	84,011.56	
	***** REPORT TOTAL *****	2,913,525.79	
	GENERAL	132,522.60	
	ROAD USE TAX	21,340.68	
	LOCAL OPTION SALES TAX	2,192.65	
	LIBRARY TRUST	98.85	
	DANIELSON TRUST	1,392.59	
	DEBT SERVICE	157,506.25	
	SC/FIELDHOUSE	423,814.95	
	2021 STS 11TH/S14	362,678.79	
	CBD DOWNTOWN IMPR	11,421.07	
	WATER	46,135.43	
	WATER 2012C/2020B BOND	15,175.00	
	JORDAN WELL	3,737.00	
	SEWER	27,815.31	
	SEWER SRF REVOLVING	413,040.24	
	SEWER CAP IMP PROJECT	1,262,857.53	
	SRF SPONSORED PROJECT	16,370.93	
	STORM WATER	2,417.60	
	REVOLVING FUND	9,514.23	
	FLEX BENEFIT REVOLVING	1,422.94	
	HEALTH INS, SELF FUND	2,071.15	
	TOTAL FUNDS	2,913,525.79	

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Item # 4C  
Date: 11/27/23

## Levy Authority Summary

Local Government Name: NEVADA  
Local Government Number: 85G820

## Active Urban Renewal Areas

NEVADA URBAN RENEWAL

U.R. #	# of Tif Taxing Districts
85005	14

**TIF Debt Outstanding:** 26,100,215

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:		Amount of 07-01-2022 Cash Balance Restricted for LMI	
	1,860,607	194,568	
TIF Revenue:	546,953		
TIF Sp. Revenue Fund Interest:	75,323		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>622,276</b>		
Rebate Expenditures:	336,031		
Non-Rebate Expenditures:	736,739		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>1,072,770</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:		Amount of 06-30-2023 Cash Balance Restricted for LMI	
	1,410,113	263,906	

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 23,617,332



**♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023**

**Urban Renewal Area Data Collection**

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

UR Area Creation Date: 11/1989

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

UR Area Purpose: serve as the foundation for growth.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM	850509	850109	19,042,890
NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM	850510	850110	0
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM	850533	850133	0
NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM	850534	850134	0
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM	850554	850154	0
NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM	850555	850155	0
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM	850562	850162	0
NEVADA CITY/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM	850582	850182	0
NEVADA CITY AG/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM	850583	850183	0
NEVADA CITY/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM	850596	850196	0
NEVADA CITY AG/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM	850637	850237	0
NEVADA CITY/NEVADA SCH 2016 ADDITION NEVADA URBAN RENEWAL TIF INCREMENT (ROSK)	850666	850667	0
NEVADA CITY/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA URBAN RENEWAL TIF INCREMENT	850668	850669	0
NEVADA CITY AG/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA URBAN RENEWAL TIF INCREMENT	850670	850671	0

**Urban Renewal Area Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	31,871,300	24,908,800	12,657,500	0	-38,892	70,613,908	0	70,613,908
Taxable	0	17,251,995	22,417,920	11,391,750	0	-38,892	51,797,468	0	51,797,468
Homestead Credits									141

**TIF Sp. Rev. Fund Cash Balance**

as of 07-01-2022: 1,860,607 194,568 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue: 546,953  
 TIF Sp. Revenue Fund Interest: 75,323  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 622,276**

Rebate Expenditures: 336,031  
 Non-Rebate Expenditures: 736,739  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,072,770**

**TIF Sp. Rev. Fund Cash Balance**

as of 06-30-2023: 1,410,113 263,906 Amount of 06-30-2023 Cash Balance Restricted for LMI

## Projects For NEVADA URBAN RENEWAL

### NEDC AA Membership

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

### Key Coop, 20 yr

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

### Almaco

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

### Airport Road, Plat 6

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

### Van Wall Properties Agreement

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

### R Friedrich Housing Dev

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

### ROSK Housing Dev

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

### Mid States Material Handling

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

### **Verbio, amended**

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

### **DDCE DuPont Project**

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

### **Central Business District Project**

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

### **South Glen Sub - Phase 1**

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

### **#2 Mid States Material Handling**

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

### **On Track, West F Ind Park**

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

### **M&R Properties Iowa, LLC**

Description:	Rebate Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### **Verbio, 2nd North Prop, RR**

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

### **Nevada Journal Bld, Richards**

Description:	Rebate Agreement
Classification:	Commercial - retail

Physically Complete: No  
Payments Complete: No

### **Nevada Dev, Henry Prop**

Description: Rebate Agreement  
Classification: Residential property (classified residential)  
Physically Complete: No  
Payments Complete: No

### **AK System Solutions**

Description: Rebate Agreement  
Classification: Commercial - warehouses and distribution facilities  
Physically Complete: No  
Payments Complete: No

### **Van Houweling Properties II**

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

### **Mid States-3rd Offices**

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

### **Oak Park Estates**

Description: Rebate Agreement  
Classification: Residential property (classified residential)  
Physically Complete: No  
Payments Complete: No

### **Syngenta**

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

### **Work-It**

Description: Rebate Agreement  
Classification: Commercial - office properties  
Physically Complete: No  
Payments Complete: No

### **Cutting Edge**

Description: Rebate Agreement  
Classification: Commercial - office properties  
Physically Complete: No  
Payments Complete: No

### **Peterson, Copper Spaces**

Description:	Rebate Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### **JLA Kockler, Tipton Bldg**

Description:	Rebate Agreement
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

### **Nevada Field House Project**

Description:	Recreation center Project
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For NEVADA URBAN RENEWAL

### NEDC AA-Membership

Debt/Obligation Type:	Other Debt
Principal:	195,000
Interest:	0
Total:	195,000
Annual Appropriation?:	Yes
Date Incurred:	09/23/2020
FY of Last Payment:	2025

### Key Coop - 20 Yr

Debt/Obligation Type:	Rebates
Principal:	73,017
Interest:	0
Total:	73,017
Annual Appropriation?:	No
Date Incurred:	06/25/2007
FY of Last Payment:	2026

### Almaco

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

### Van Wall Properties

Debt/Obligation Type:	Rebates
Principal:	44,000
Interest:	0
Total:	44,000
Annual Appropriation?:	Yes
Date Incurred:	01/28/2013
FY of Last Payment:	2023

### 2017R/2013 Bond - Dupont Portion

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	820,000
Interest:	32,950
Total:	852,950
Annual Appropriation?:	No
Date Incurred:	09/28/2017
FY of Last Payment:	2024

### 2017R/2013 Bond - Airport Rd Portion

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	877,117
Interest:	80,200



Total:	957,317
Annual Appropriation?:	No
Date Incurred:	09/28/2017
FY of Last Payment:	2026

### **R Friedrich Dev Agreement**

Debt/Obligation Type:	Rebates
Principal:	521,546
Interest:	0
Total:	521,546
Annual Appropriation?:	Yes
Date Incurred:	10/28/2013
FY of Last Payment:	2027

### **ROSK Housing Dev Agreement**

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

### **R Friedrich Development, LMI**

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	458,338
Interest:	0
Total:	458,338
Annual Appropriation?:	Yes
Date Incurred:	10/28/2013
FY of Last Payment:	2027

### **Mid States Manufacturing Agreement**

Debt/Obligation Type:	Rebates
Principal:	147,763
Interest:	0
Total:	147,763
Annual Appropriation?:	Yes
Date Incurred:	09/24/2018
FY of Last Payment:	2025

### **Verbio**

Debt/Obligation Type:	Rebates
Principal:	408,004
Interest:	0
Total:	408,004
Annual Appropriation?:	Yes
Date Incurred:	07/08/2020
FY of Last Payment:	2025

### **2020 Bond, CBD Project**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,905,000
Interest:	1,248,800

Total:	10,153,800
Annual Appropriation?:	No
Date Incurred:	03/09/2020
FY of Last Payment:	2032

### **Mid States Manu, #2**

Debt/Obligation Type:	Rebates
Principal:	225,000
Interest:	0
Total:	225,000
Annual Appropriation?:	Yes
Date Incurred:	11/19/2020
FY of Last Payment:	2028

### **South Glen Subdivision**

Debt/Obligation Type:	Rebates
Principal:	1,500,000
Interest:	0
Total:	1,500,000
Annual Appropriation?:	Yes
Date Incurred:	10/26/2020
FY of Last Payment:	2036

### **On Track Construction LLC**

Debt/Obligation Type:	Rebates
Principal:	1,500,000
Interest:	0
Total:	1,500,000
Annual Appropriation?:	Yes
Date Incurred:	10/26/2020
FY of Last Payment:	2034

### **South Glen Subdivision, LMI**

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	1,329,121
Interest:	0
Total:	1,329,121
Annual Appropriation?:	Yes
Date Incurred:	10/26/2020
FY of Last Payment:	2036

### **M&R Properties**

Debt/Obligation Type:	Rebates
Principal:	55,000
Interest:	0
Total:	55,000
Annual Appropriation?:	Yes
Date Incurred:	07/12/2021
FY of Last Payment:	2028

### **Verbio, 2nd North Prop, RR**

Debt/Obligation Type:	Rebates
Principal:	100,000
Interest:	0

Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	08/08/2022
FY of Last Payment:	2030

### **Nevada Journal Bld, Richards**

Debt/Obligation Type:	Rebates
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	Yes
Date Incurred:	08/22/2022
FY of Last Payment:	2030

### **Nevada Dev, Henry Prop**

Debt/Obligation Type:	Rebates
Principal:	1,500,000
Interest:	0
Total:	1,500,000
Annual Appropriation?:	Yes
Date Incurred:	08/22/2022
FY of Last Payment:	2027

### **AK Systems Solutions**

Debt/Obligation Type:	Rebates
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	Yes
Date Incurred:	08/14/2023
FY of Last Payment:	2031

### **Van Houweling Properties II**

Debt/Obligation Type:	Rebates
Principal:	110,000
Interest:	0
Total:	110,000
Annual Appropriation?:	Yes
Date Incurred:	12/12/2022
FY of Last Payment:	2031

### **Mid States-3rd Offices**

Debt/Obligation Type:	Rebates
Principal:	300,000
Interest:	0
Total:	300,000
Annual Appropriation?:	Yes
Date Incurred:	01/09/2023
FY of Last Payment:	2030

### **Oak Park Estates**

Debt/Obligation Type:	Rebates
Principal:	1,800,000
Interest:	0
Total:	1,800,000

Annual Appropriation?:	Yes
Date Incurred:	05/22/2023
FY of Last Payment:	2049

### **Sygenta**

Debt/Obligation Type:	Rebates
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	05/22/2023
FY of Last Payment:	2031

### **Work-It**

Debt/Obligation Type:	Rebates
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	05/22/2023
FY of Last Payment:	2031

### **Cutting Edge**

Debt/Obligation Type:	Rebates
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	05/22/2023
FY of Last Payment:	2031

### **Peterson, Copper Spaces**

Debt/Obligation Type:	Rebates
Principal:	20,000
Interest:	0
Total:	20,000
Annual Appropriation?:	Yes
Date Incurred:	12/13/2021
FY of Last Payment:	2029

### **JLA, Kockler, Tipton**

Debt/Obligation Type:	Rebates
Principal:	20,000
Interest:	0
Total:	20,000
Annual Appropriation?:	Yes
Date Incurred:	12/13/2021
FY of Last Payment:	2030

### **ROSK Housing, LMI**

Debt/Obligation Type:	Outstanding LMI Housing
Principal:	Obligations
Interest:	52,429
Total:	0
	52,429

Annual Appropriation?:	Yes
Date Incurred:	01/23/2017
FY of Last Payment:	2025

**2023A Field House Bonds**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,380,000
Interest:	224,325
Total:	2,604,325
Annual Appropriation?:	No
Date Incurred:	06/28/2023
FY of Last Payment:	2026

## Non-Rebates For NEVADA URBAN RENEWAL

TIF Expenditure Amount: 426,537  
 Tied To Debt: 2017R/2013 Bond - Dupont Portion  
 Tied To Project: DDCE DuPont Project

TIF Expenditure Amount: 237,013  
 Tied To Debt: 2017R/2013 Bond - Airport Rd  
 Portion  
 Tied To Project: Airport Road, Plat 6

TIF Expenditure Amount: 61,224  
 Tied To Debt: R Friedrich Development, LMI  
 Tied To Project: R Friedrich Housing Dev

TIF Expenditure Amount: 0  
 Tied To Debt: 2020 Bond, CBD Project  
 Tied To Project: Central Business District Project

TIF Expenditure Amount: 0  
 Tied To Debt: 2023A Field House Bonds  
 Tied To Project: Nevada Field House Project

TIF Expenditure Amount: 11,965  
 Tied To Debt: ROSK Housing, LMI  
 Tied To Project: ROSK Housing Dev



## Rebates For NEVADA URBAN RENEWAL

### 22703 600th Ave Nevada IA

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

### 99 M Ave Nevada IA

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

### 516 K Ave, Ste 100

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

### Indian Ridge Plat 5 & 6

TIF Expenditure Amount: 78,239  
 Rebate Paid To: R Friedrich & Sons  
 Tied To Debt: R Friedrich Dev Agreement  
 Tied To Project: R Friedrich Housing Dev  
 Projected Final FY of Rebate: 2027

### 1468 W A Avenue

TIF Expenditure Amount: 44,000  
 Rebate Paid To: Van Houwelling, Van Wall  
 Tied To Debt: Van Wall Properties  
 Tied To Project: Van Wall Properties Agreement  
 Projected Final FY of Rebate: 2023

### 1124 6th Street

TIF Expenditure Amount: 15,290  
 Rebate Paid To: ROSK Development  
 Tied To Debt: ROSK Housing Dev Agreement  
 Tied To Project: ROSK Housing Dev  
 Projected Final FY of Rebate: 2025

### 1116 S B Avenue

TIF Expenditure Amount: 21,046  
 Rebate Paid To: Mid States Manufacturing  
 Tied To Debt: Mid States Manufacturing Agreement  
 Tied To Project: Mid States Material Handling

Projected Final FY of Rebate: 2025

**59219 Lincoln Highway**

TIF Expenditure Amount:	88,117
Rebate Paid To:	Verbio
Tied To Debt:	Verbio
Tied To Project:	Verbio, amended
Projected Final FY of Rebate:	2025

## Jobs For NEVADA URBAN RENEWAL

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

Project:	Mid States Material Handling
Company Name:	Mid States Material Handling
Date Agreement Began:	10/09/2018
Date Agreement Ends:	06/01/2025
Number of Jobs Created or Retained:	14
Total Annual Wages of Required Jobs:	679,341
Total Estimated Private Capital Investment:	4,850,000
Total Estimated Cost of Public Infrastructure:	0

Project:	#2 Mid States Material Handling
Company Name:	Mid States Material Handling
Date Agreement Began:	11/19/2020
Date Agreement Ends:	06/30/2028
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	549,430
Total Estimated Private Capital Investment:	4,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Verbio, amended
Company Name:	Verbio Nevada
Date Agreement Began:	07/12/2019
Date Agreement Ends:	06/01/2027
Number of Jobs Created or Retained:	48
Total Annual Wages of Required Jobs:	2,934,000
Total Estimated Private Capital Investment:	80,000,000
Total Estimated Cost of Public Infrastructure:	0

## Income Housing For NEVADA URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	93,528
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	3,850
Other low and moderate income housing assistance:	0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

For more information on the use of TIF Funds in our city, visit  
[www.cityofnevadaiaowa.org](http://www.cityofnevadaiaowa.org).

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2023

185400000

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

**TIF Taxing District Data Collection**

Local Government Name: NEVADA (85G820)  
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)  
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM  
 TIF Taxing District Inc. Number: 850109

TIF Taxing District Base Year:	1988		
FY TIF Revenue First Received:	1993	Slum	UR Designation No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1989

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	31,871,300	24,908,800	12,657,500	0	-38,892	70,613,908	0	70,613,908
Taxable	0	17,251,995	22,417,920	11,391,750	0	-38,892	51,797,468	0	51,797,468
Homestead Credits									141

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	23,146,049	47,506,751	19,042,890	28,463,861	818,080

FY 2023 TIF Revenue Received: 546,953

**TIF Taxing District Data Collection**

Local Government Name: NEVADA (85G820)  
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)  
 TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM  
 TIF Taxing District Inc. Number: 850110

TIF Taxing District Base Year:	1988		
FY TIF Revenue First Received:	1993		UR Designation No
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2015	Economic Development	11/1989

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	7,661	0	0	0	0

FY 2023 TIF Revenue Received: 0



♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

**TIF Taxing District Data Collection**

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

UR Designation  
 Slum No  
 Blighted No  
 Economic Development 06/1992

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	365,685	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

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

UR Designation  
 Slum No  
 Blighted No  
 Economic Development 06/1992

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	50,572	0	0	0	0

FY 2023 TIF Revenue Received: 0

**♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023**

**TIF Taxing District Data Collection**

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

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

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,433,228	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: NEVADA (85G820)  
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)  
 TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL 2ND  
 ENLARGEMENT TIF INCREM  
 TIF Taxing District Inc. Number: 850155  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2024

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2004

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	93,400	0	0	0	0

FY 2023 TIF Revenue Received: 0

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)  
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)  
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 3RD  
 ENLARGEMENT TIF INCREM  
 TIF Taxing District Inc. Number: 850162  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation  
 Slum No  
 Blighted No  
 Economic Development 11/2005

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,215,514	0	0	0	0

FY 2023 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)  
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)  
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM  
 TIF Taxing District Inc. Number: 850182  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? No

UR Designation  
 Slum No  
 Blighted No  
 Economic Development 11/2008

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	81,509	0	0	0	0

FY 2023 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name:	NEVADA (85G820)		
Urban Renewal Area:	NEVADA URBAN RENEWAL (85005)		
TIF Taxing District Name:	NEVADA CITY AG/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM		
TIF Taxing District Inc. Number:	850183		
TIF Taxing District Base Year:	2007		
FY TIF Revenue First Received:	2008		
Subject to a Statutory end date?	Yes	Slum	UR Designation No
Fiscal year this TIF Taxing District statutorily ends:	2028	Blighted	No
		Economic Development	11/2008

#### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	49,291	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	NEVADA (85G820)		
Urban Renewal Area:	NEVADA URBAN RENEWAL (85005)		
TIF Taxing District Name:	NEVADA CITY/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM		
TIF Taxing District Inc. Number:	850196		
TIF Taxing District Base Year:	2011		
FY TIF Revenue First Received:	2015		
Subject to a Statutory end date?	Yes	Slum	UR Designation No
Fiscal year this TIF Taxing District statutorily ends:	2035	Blighted	No
		Economic Development	01/2012

#### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	447,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	366,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)  
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)  
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH 2016 ADDITION NEVADA URBAN RENEWAL TIF INCREMENT (ROSK)  
 TIF Taxing District Inc. Number: 850667  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	70,500	0	0	0	0

FY 2023 TIF Revenue Received: 0

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)  
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)  
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA  
 URBAN RENEWAL TIF INCREMENT  
 TIF Taxing District Inc. Number: 850669  
 TIF Taxing District Base Year: 2019  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation  
 Slum No  
 Blighted No  
 Economic Development No

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,093	0	0	0	0

FY 2023 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)  
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)  
 TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA  
 URBAN RENEWAL TIF INCREMENT  
 TIF Taxing District Inc. Number: 850671  
 TIF Taxing District Base Year: 2019  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation  
 Slum No  
 Blighted No  
 Economic Development No

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	32,007	0	0	0	0

FY 2023 TIF Revenue Received: 0

## Boards & Commissions Volunteer

### Today's Date

11/14/2023

### Name

Nate Ramirez

### Address

### 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
- Nevada Public Arts Advisory Commission - meeting times TBD
- 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

Historic Preservation Commission

### 2nd Choice

Parks/Recreation/Cemetery Board

### 3rd Choice

Planning and Zoning Commission

### 4th Choice

Library Board

### 5th Choice

Any Various Committee (as needed)

### 6th Choice

City Council Member (when vacancy)

### 7th Choice

Public Arts Advisory Commission

**8th Choice**

Nevada Community Senior Center Board

**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?**

I travel for work frequently but am able to work around other events with notice. I don't foresee that as an issue.

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

I have been a history enthusiast for most of my life and have spent weeks learning and appreciating our town and its history. I believe that an accurate historical account is one of the greatest assets any community could have. I am well versed in historical analysis and am no stranger to the already established narrative for Nevada.

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

A more thorough account of the construction of this city. A deeper understanding and appreciation for the infrastructure that has stood the test of centuries in what was originally an impossible landscape to thrive in. An updated photo log of our historic landmarks with a focus on the craftsmanship and architecture throughout. Our history since the town boom in the 1890s is well documented but a lot of the information prior to that is rather unclear. I will work to sort out the speculation and get answers to this portion.

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

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

Yes

**Untitled**

First Choice

**Untitled**

First Choice

**Untitled**

First Choice

**Untitled**

First Choice

**Untitled**

First Choice



Amend

Item # 7A  
Date: 11/27/23

**ORDINANCE NO. 1047 (2023/2024)**

**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), No. 3. Sewer Construction, of the Code of Ordinances of the City of Nevada, Iowa, 2006, is amended to read as follows:

**99.06 USER CHARGES.**

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
March, 2022	\$5.00
December, 2022	\$8.00
<b>June, 2024</b>	<b>\$53.00</b>

**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. **Rates will begin with the June 2024 meter readings and customers July 2024 billing.**

Passed and approved first reading by the Nevada City Council this 23<sup>rd</sup> day of October, 2023.  
Passed and approved second reading by Nevada City Council this 13<sup>th</sup> day of November, 2023.  
Passed and approved third reading by the Nevada City Council this \_ day of \_, 202\_.

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

ATTEST:

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

**RESOLUTION NO. 027 (2023/2024)****A RESOLUTION APPROVING THE AMENDED LOCAL PLANNING AND ADMINISTRATIVE  
CONTRACT BETWEEN REGION XII COG, INC AND THE CITY OF NEVADA FOR THE  
AWARD OF COMMUNITY DEVELOPMENT BLOCK GRANT #20-CVN-068**

WHEREAS, the City of Nevada (City) previously entered into a contract with Region XII COG, Inc., to provide administrative services for the CDBG Micro-Enterprise Grant awarded; and

WHEREAS, the City desires to amend the contract with Region XII as stated in the attached Contract Number BG2222 by extending completion by December 1, 2-2024; and

WHEREAS, the amendment to the contract has been prepared subject to the terms and conditions outlined in Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Nevada, Iowa, that the City authorizes the amendment to extend the contract to be completed on or before December 1, 2-2024 for the CDBG-CV program for the City Microenterprise Assistance Project. The Mayor and City Clerk are hereby authorized to execute the agreement and execute such other documents that are necessary on the City of Nevada's behalf.

Passed and approved this 27<sup>th</sup> day of November, 2023.

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

ATTEST:

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

Contract Number: **BG2222**

LOCAL PLANNING AND ADMINISTRATIVE ASSISTANCE CONTRACT

**CITY OF NEVADA**

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
IEDA CONTRACT #20-CVN-068**

---

The following bolded text amendments are made to Articles 4 and 5 of the agreement. The new text for these articles reads as follows:

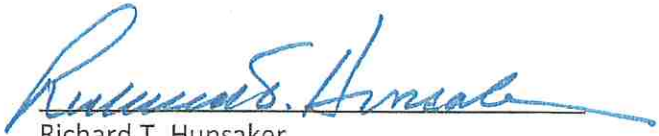
Article 5.0      The services of the COG are to commence as of the 1st day of July, 2022 and shall be undertaken in such a manner as to assure their expeditious completion. All of the services required hereunder shall be completed on or before **December 1, 2-2024**.

IN WITNESS THEREFORE, both parties agree to the above amendment and hereto have executed this amendment on the day and year specified below.

**CITY OF NEVADA**

**REGION XII COG, INC.**

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

  
Richard T. Hunsaker  
Executive Director

Date: \_\_\_\_\_

Date: 9-19-2023

## Erin Mousel

---

**From:** Stevens, Larry <lstevens@hrgreen.com>  
**Sent:** Tuesday, November 21, 2023 8:17 AM  
**To:** Kerin Wright; Erin Mousel  
**Cc:** Mickelson, Brandon; Ryan Hutton; Jordan Cook  
**Subject:** Fwd: CO7-11.20.23-Nevada\_2022Sts.pdf  
**Attachments:** image003.png; image001.jpg; CO7\_City of Nevada\_2022 Street Improvments\_Signed 11.21.23.pdf

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

Please see attached Change Order #7 for the 2022 Street Improvements.

As indicated, HR Green will reimburse the City for the \$4800 to lower the walls of two intakes. When the profile of the street was lowered last year, we did not adjust the storm sewer plan. We will provide credit on future invoices.

Sent from my iPhone

Begin forwarded message:

**From:** Cory Thilges <coryt@manatts.com>  
**Date:** November 21, 2023 at 6:21:02 AM CST  
**To:** "Stevens, Larry" <lstevens@hrgreen.com>  
**Subject:** RE: CO7-11.20.23-Nevada\_2022Sts.pdf

**This email came from outside the HR Green organization. Please use caution when clicking on hyperlinks and opening attachments**

Please see the signed, attached copy.

Thanks,

Cory Thilges  
Project Manager  
Ames Division

Cell: 641.260.3071  
Office: 515.233.2005 Ext. 1124  
Fax: 515.232.8741

**From:** Stevens, Larry <lstevens@hrgreen.com>  
**Sent:** Monday, November 20, 2023 4:38 PM  
**To:** Cory Thilges <coryt@manatts.com>  
**Subject:** CO7-11.20.23-Nevada\_2022Sts.pdf

Caution -[EXTERNAL EMAIL]  
Cory,  
Please sign and return.

## CHANGE ORDER

Distribution:

Owner

X

Contractor

X

HRG

X

Field

Other

<b>PROJECT:</b> 2022 Street Improvements Nevada, Iowa	<b>Change Order No.</b>	<b>Change Order</b>
	<b>Date</b>	November 20, 2023
<b>To Contractor:</b> Manatt's, Inc., 2120 E. 13 <sup>th</sup> Street Ames, IA 50010	<b>Project No.</b>	HRG 201191
	<b>Original Contract Date</b>	January 24, 2022
<b>The contract is changed as follows:</b> Make the following construction changes: <ul style="list-style-type: none"> <li>• Add - Material costs to convert intakes between M and N Avenues from SW-507s to SW-501s             <ul style="list-style-type: none"> <li>◦ 3 Each @ \$412.50 = \$1,237.50</li> </ul> </li> <li>• Add - Cut walls of two intakes that were too high (elevation of intakes were not adjusted after pavement profile was lowered. HR Green will accept responsibility and reimburse the City.             <ul style="list-style-type: none"> <li>◦ 2 Each @ \$2,400.00 = \$4,800.00</li> </ul> </li> <li>• Add - Hydro-Mulch/Seeding of disturbed ROW in lieu of Sodding             <ul style="list-style-type: none"> <li>◦ 284 SQ @ \$45.00 = \$12,780.00</li> </ul> </li> <li>• Delete Item 2-B-25 Sodding             <ul style="list-style-type: none"> <li>◦ 130 SQ @ \$86.50 = \$11,245.00</li> </ul> </li> </ul> <div style="display: flex; justify-content: flex-end; margin-top: 5px;"> <div style="margin-right: 20px;">Add \$</div> <div>1,237.50</div> </div> <div style="display: flex; justify-content: flex-end; margin-top: 5px;"> <div style="margin-right: 20px;">Add \$</div> <div>4,800.00</div> </div> <div style="display: flex; justify-content: flex-end; margin-top: 5px;"> <div style="margin-right: 20px;">Add \$</div> <div>12,780.00</div> </div> <div style="display: flex; justify-content: flex-end; margin-top: 5px;"> <div style="margin-right: 20px;"><del>Delete \$</del></div> <div><del>(11,245.00)</del></div> </div> <div style="display: flex; justify-content: flex-end; margin-top: 10px;"> <div style="margin-right: 20px;">TOTAL Change Order #7</div> <div>Add \$ 7,572.50</div> </div>		
Original Contract Sum		\$ 1,246,266.20
Net change by previously authorized Change Orders		\$ 396,776.34
The Contract Sum prior to this Change Order was		\$ 1,643,042.54
The Contract Sum will be increased by this Change Order in the amount of		\$ 7,572.50
The new Contract Sum including this Change order will be		\$ 1,650,615.04
The Contract Time will be increased by		0 Days
The date of Substantial Completion as of the date of this Change Order therefore is		October 15, 2023

**NOT VALID UNTIL SIGNED BY CONTRACTOR AND OWNER**

<b>Engineer</b> HR Green, Inc.	<b>Contractor</b> Manatt's, Inc.	<b>Owner</b> City of Nevada, IA
By	By	By
Date: November 20, 2023	Date: 11-21-23	Date:



**ORDINANCE NO. 1049 (2023/2024)**

**AN ORDINANCE AMENDING CHAPTER 63 (SPEED REGULATIONS) OF THE CITY CODE  
TO MAKE NECESSARY CHANGES ON SOUTH G AVENUE**

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

**SECTION 1. SECTION MODIFIED.** Chapter 63 (Speed Regulations), Section 63.04 (Special Speed Zones), Sub-section 2 (Special 25 MPH Speed Zones) is hereby amended by adding paragraph C (2.C):

2. Special 25 MPH Speed Zones.  
C. On South G Avenue from Nineteenth (19<sup>th</sup>) Street to Eleventh (11<sup>th</sup>) Street

**SECTION 2. SECTION MODIFIED.** Chapter 63 (Speed Regulations), Section 63.04 (Special Speed Zones), Sub-section 4 (Special 35 MPH Speed Zones) is amended by deleting the strikethrough language of paragraph E (4.E):

4. Special 35 MPH Speed Zones.  
~~E. On South G Avenue from South Thirteenth (13<sup>th</sup>) Street to South Nineteenth (19<sup>th</sup>) Street~~

**SECTION 3. REPEALER.** All ordinances or parts or 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.

Passed and approved 1<sup>st</sup> Reading on this \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2023.

Passed and approved 2<sup>nd</sup> Reading on this \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2023.

Passed and approved 3<sup>rd</sup> and final Reading on this \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2023.

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

ATTEST:

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

**From:** Brenda Dryer <brenda@ameschamber.com>  
**Sent:** Friday, November 17, 2023 9:19 AM  
**To:** Jordan Cook <jcook@cityofnevadaiaowa.org>  
**Subject:** FW: Please forward to the Foundation Board of Directors - Action Required

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

See below –

Can you put me on the agenda for November 27<sup>th</sup> to request the funds from the Council?

**Brenda S. Dryer**  
*Senior Vice President*

515.232.2310 main  
641.420.3556 cell  
[www.AmesChamber.com](http://www.AmesChamber.com)

**From:** Brenda Dryer <brenda@ameschamber.com>  
**Sent:** Friday, November 17, 2023 9:18 AM  
**To:** Lisa M. Oxley <Lisa.Oxley@BankSBT.com>  
**Cc:** Brenda Dryer <brenda@ameschamber.com>  
**Subject:** Please forward to the Foundation Board of Directors - Action Required

Good morning, all.

We received 2 applications (YSS - \$11,000 and Cubbies Cupboard - \$8,000) amounting in \$19,000 in requests; we have \$11,000 available to award.

The grant committee met late yesterday to review their scores for each application. They asked I bring forward the following recommendation for your consideration.

**Award YSS \$5,000 and Cubbies Cupboard \$6,000.** There will be no further funding rounds this fiscal year.

Please email me at [brenda@ameschamber.com](mailto:brenda@ameschamber.com) only if you are voting NO to the committee recommendation by Monday the 20<sup>th</sup> at 5:00 pm.

I will present the Foundation's decision at the November 27<sup>th</sup> Council meeting.

Have a wonderful weekend.

**Brenda S. Dryer**  
*Senior Vice President*

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RESOLUTION NO. 028 (2023/2024)

**A RESOLUTION AUTHORIZING SERVICE SUPPORT  
FOR THE MAIN STREET NEVADA PROGRAM**

WHEREAS, the City of Nevada (City) and Main Street Nevada (MSN) desire to continue support and participate in the Main Street Iowa program; and

WHEREAS, the City endorses the goal of economic revitalization of the Main Street district within the context of the historic preservation and rehabilitation of its historic buildings and supports the Main Street Approach® as developed by Main Street America; and

WHEREAS, the City, MSN and Iowa Economic Development Authority have entered into a program agreement through December 31, 2027 and desire to provide service support through the length of said agreement; and

WHEREAS, MSN has requested the City provide service support by hanging the seasonal banners on the downtown district light poles three times per year. MSN will create, promote, obtain and maintain the seasonal banners, including clips to hang them; and

WHEREAS, MSN has requested the City provide service support by hanging and dismantling lights on light poles. MSN agrees to purchase and maintain all light decorations and replacement bulbs associated with said decorations; and

WHEREAS, the City will provide labor to place a tree on the Lincoln-Jefferson Highways Heritage Park during the MSN Christmas on Main event; and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Nevada, Iowa approves the MSN Service Request to provide hanging of the seasonal banners in the downtown district light poles three times a year; hanging and dismantling lights on light poles; and placing a tree on the Lincoln-Jefferson Highways Heritage Park. MSN will provide the banners, light bulbs, clips and any associated maintenance required.

PASSED, APPROVED, AND ADOPTED THIS 27<sup>th</sup> day of November, 2023.

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

ATTEST:

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





October 31, 2023

**Agreement request between Main Street Nevada and City of Nevada**

City of Nevada Council Members,

Main Street Nevada is an accredited member of the national program, Main Street America. This accreditation is required in order for us to be a member of the state program, Main Street Iowa. Without either of these memberships, we would no longer be a Main Street program.

One of the qualifications of accreditation with the national program is to show both financial and service support from our local government. The financial piece is in place and we are very thankful for the city's contribution to our program. In order to meet the service requirement, we would like to request continued help from the city in the following ways:

1. City of Nevada will hang the seasonal banners on the downtown district light poles three times per year.
2. City of Nevada will hang and dismantle the Christmas lights on the downtown district light poles.

We ask for this agreement to be valid through our four year contract with the state program, Main Street Iowa, which is dated 2024-2027.

Thank you for considering,

Evie Peterson

Main Street Nevada President

RESOLUTION NO. 029

Resolution authorizing and approving a Loan and Disbursement Agreement, combining Loan and Disbursement Agreements, and providing for the issuance and securing the payment of \$16,120,000 Taxable Sewer Revenue Bonds, Series 2023

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, the City has also heretofore proposed to contract indebtedness and enter into a certain 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 has published notice of the proposed action and has held a hearing thereon on September 12, 2022; and

WHEREAS, pursuant to a prior resolution of the Council, the City combined its remaining authority under the Agreement #1 (\$140,000), a portion of its authority under Agreement #2 (\$2,198,000), and its authority under Agreement #3 (\$18,500,000), to issue a \$20,838,000 Sewer Revenue Bond, SRF Series 2022A, dated September 30, 2022 (the “Series 2022A 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, the Series 2022 Bond, and the Series 2022A 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, pursuant to the provisions of Section 384.28 of the Code of Iowa, the City Council intends use a portion of its remaining borrowing authority (such amount currently being \$17,702,000) under the Agreement #2 to enter into a Sewer Revenue Loan and Disbursement Agreement (the “Agreement”); and

WHEREAS, it is necessary at this time for the City Council to approve the Agreement with the Iowa Finance Authority, an agency and public instrumentality of the State of Iowa, as lender (the “Lender”) and to issue Taxable Sewer Revenue Bonds, Series 2023 (the “Bonds”) in evidence thereof in the principal amount of \$16,120,000 in order to pay the costs of the Project;

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

Section 1. It is hereby determined that the City shall enter into the Agreement with the Lender. The Agreement shall be in substantially the form as has been placed on file with the City and shall provide for a loan (the “Loan”) to the City in the amount of \$16,120,000, for the purpose as set forth in the preamble hereof.

The Mayor and City Clerk are hereby authorized and directed to sign the Agreement on behalf of the City, and the Agreement is hereby approved.

Section 2. The Bonds are hereby authorized to be issued in evidence of the obligation of the City under the Agreement, in the aggregate principal amount of \$16,120,000, to be dated the date of delivery to or upon the direction of the Lender, and bearing interest from the date of each advancement made at the rate of 3.53% per annum pursuant to the Agreement, until payment thereof, as set forth in Exhibit A attached to the Agreement.

The Bonds may be in the denomination of \$1,000 each or any integral multiple thereof and, at the request of the Lender, shall be initially issued as a single bond in the denomination of \$16,120,000 and numbered R-1.

The City Clerk is hereby designated as the Registrar and Paying Agent for the Bonds and may be hereinafter referred to as the “Registrar” or the “Paying Agent.”

Payment of the principal of and interest on the Bonds and premium, if any, shall be payable at the office of the Paying Agent to the registered owners thereof appearing on the registration books of the City. All such payments, except full redemption, shall be made to the registered owners appearing on the registration books at the close of business on the fifteenth day of the month next preceding the payment date. Final payment of principal shall only be made upon surrender of the Bond or Bonds to the Paying Agent.

In addition to the payment of principal of and interest on the Bonds, the City also agrees to pay the Initiation Fee and the Servicing Fee (defined in the Agreement) in accordance with the terms of the Agreement.

The Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk, and shall be fully registered bonds without interest coupons. The issuance of the Bonds and the amount of the Loan advanced thereunder shall be recorded in the office of the City Treasurer, and the certificate on the back of each Bond shall be executed with the official manual or facsimile signature of the City Treasurer. In case any officer whose signature or the facsimile of whose signature appears on the Bonds shall cease to be such officer before the delivery of such Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Registrar. Each Bond shall be transferable without cost to the registered owner thereof only upon the registration books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The record and identity of the owners of the Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

The Bonds are subject to optional redemption by the City at a price of par plus accrued interest (i) on any date with the prior written consent of the Lender, or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of the Bonds by the City may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity upon not less than thirty (30) days' notice of redemption by e-mail, facsimile, certified or registered mail to the Lender (or any other registered owner of the Bonds). The Bonds are also subject to mandatory redemption as set forth in Section 5 of the Agreement.

All of the Bonds and the interest thereon, together with the Outstanding Bonds and any additional obligations as may be hereafter issued and outstanding from time to time ranking on a parity therewith under the conditions set forth herein (which additional obligations are hereinafter sometimes referred to as “Parity Obligations”), shall be payable solely from the Net Revenues of the Utility and the Sinking Fund hereinafter referred to, both of which are hereby pledged to the

payment of the Bonds. The Bonds shall be a valid claim of the owners thereof only against said Net Revenues and Sinking Fund. None of the Bonds shall be a general obligation of the City, nor payable in any manner by taxation, and under no circumstances shall the City or the Utility be in any manner liable by reason of the failure of the Net Revenues of the Utility to be sufficient for the payment in whole or in part of the Bonds and the interest thereon.

Section 3. The Bonds shall be executed as herein provided as soon after the adoption of this resolution as may be possible and thereupon they shall be delivered to the Registrar for registration and delivery to the Lender, upon receipt of the loan proceeds (the "Loan Proceeds"), and all action heretofore taken in connection with the Agreement is hereby ratified and confirmed in all respects.

Section 4. The Bonds shall be in substantially the following form:

(Form of Bond)

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

TAXABLE SEWER REVENUE BOND, SERIES 2023

No. R-1 \$16,120,000

RATE	MATURITY DATE	BOND DATE
3.53%	June 1, 2043	December 15, 2023

The City of Nevada (the “City”), in Story County, State of Iowa, for value received, promises to pay from the source and as hereinafter provided, on the maturity date of this Bond to

IOWA FINANCE AUTHORITY

or registered assigns, the principal sum of

SIXTEEN MILLION ONE HUNDRED TWENTY THOUSAND DOLLARS

Interest at the rate specified above shall be payable semiannually on June 1 and December 1 of each year, commencing June 1, 2024, and principal shall be due and payable in installments in the amounts shown on the Principal Payment Schedule, attached hereto as Exhibit A, on June 1, 2024, and annually thereafter on June 1 in each year until the principal and interest are fully paid, except that the final installments of the entire balance of principal and interest, if not sooner paid, shall become due and payable on June 1, 2043. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

The City Clerk shall act as Registrar and Paying Agent and may be hereinafter referred to as the “Registrar” or the “Paying Agent.”

Payment of the principal of and interest on this Bond and premium, if any, shall be payable at the office of the Paying Agent to the registered owners thereof appearing on the registration books of the City at the addresses shown on such registration books. All such payments, except full redemption, shall be made to the registered owners appearing on the registration books at the close of business on the fifteenth day of the month next preceding the payment date. Final payment of principal shall only be made upon surrender of this Bond to the Paying Agent.

This Bond is one of a series of bonds (the “Bonds”) issued by the City to evidence its obligation under a certain Loan and Disbursement Agreement, dated the date hereof (the “Agreement”) entered into by the City for the purpose of providing funds to pay a portion of the



cost of planning, designing and constructing improvements and extensions (the “Project”) to the Municipal Sanitary Sewer System of the City (the “Utility”).

The Bonds are issued pursuant to and in strict compliance with the provisions of Sections 384.24A and 384.83 of the Code of Iowa, 2023, and all other laws amendatory thereof and supplemental thereto, and in conformity with a resolution of the City Council authorizing and approving the Agreement and providing for the issuance and securing the payment of the Bonds (the “Resolution”), and reference is hereby made to the Resolution and the Agreement for a more complete statement as to the source of payment of the Bonds and the rights of the owners of the Bonds.

The Bonds shall be subject to optional redemption by the City at a price of par plus accrued interest (i) on any date with the prior written consent of the Iowa Finance Authority, or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of the Bonds by the City may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity upon not less than thirty (30) days’ notice of redemption by e-mail, facsimile, certified or registered mail to the Iowa Finance Authority (or any other registered owner of the Bonds). The Bonds are also subject to mandatory redemption as set forth in Section 5 of the Agreement.

The Bonds are not general obligations of the City 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; Sewer Revenue Bond, SRF Series 2022A, dated September 30, 2022; and any additional obligations as may be hereafter issued and outstanding from time to time ranking on a parity therewith under the conditions set forth in the Resolution, are payable solely and only out of the future Net Revenues (as defined in the Resolution) of the Utility of the City, a sufficient portion of which has been ordered set aside and pledged for that purpose. This Bond is not payable in any manner by taxation, and under no circumstances shall the City be in any manner liable by reason of the failure of the said Net Revenues to be sufficient for the payment of this Bond and the interest thereon.

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified, Recited and Declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of the Bonds have existed, have happened and have been performed in due time, form and manner, as required by

law, and that the issuance of the Bonds does not exceed or violate any constitutional or statutory limitation or provision.

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

CITY OF NEVADA, IOWA

By (Do Not Sign) \_\_\_\_\_

Mayor

Attest:

(Do Not Sign) \_\_\_\_\_

City Clerk

**(On the back of each Bond the following certificate shall be executed with the duly authorized signature of the City Treasurer)**

STATE OF IOWA  
STORY COUNTY  
CITY OF NEVADA

SS: CITY TREASURER'S CERTIFICATE

The original issuance of the Bonds, of which this Bond is a part, was duly and properly recorded in my office as of the Bond Date.

(Do Not Sign) \_\_\_\_\_

City Treasurer



### ABBREVIATIONS

The following abbreviations, when used in this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common	UTMA _____
TEN ENT	-	as tenants by the entireties	(Custodian)
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common	As Custodian for _____
			(Minor)
			under Uniform Transfers to Minors Act
			_____
			(State)

Additional abbreviations may also be used though not in the list above.

### ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

\_\_\_\_\_  
(Please print or type name and address of Assignee)

\_\_\_\_\_  
PLEASE INSERT SOCIAL SECURITY OR OTHER  
IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint \_\_\_\_\_, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: \_\_\_\_\_

Signature guaranteed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

# EXHIBIT A

## PRINCIPAL PAYMENT SCHEDULE

<u>Due</u> <u>June 1</u>	<u>Amount</u>	<u>Due</u> <u>June 1</u>	<u>Amount</u>
2024	\$ 1,000	2034	\$ 831,000
2025	\$595,000	2035	\$ 863,000
2026	\$618,000	2036	\$ 895,000
2027	\$641,000	2037	\$ 929,000
2028	\$665,000	2038	\$ 964,000
2029	\$690,000	2039	\$1,001,000
2030	\$716,000	2040	\$1,038,000
2031	\$744,000	2041	\$1,078,000
2032	\$772,000	2042	\$1,118,000
2033	\$801,000	2043	\$1,160,000

Section 5. The Loan Proceeds shall be held by the Lender and disbursed for costs of the Project, as referred to in the preamble hereof. The City will keep a detailed segregated accounting of the expenditure of the Loan Proceeds.

Section 6. So long as any of the Bonds, the Outstanding Bonds or any Parity Obligations are outstanding, the City shall continue to maintain the Utility in good condition, and the Utility shall continue to be operated in an efficient manner and at a reasonable cost as a revenue producing undertaking. The City shall establish, impose, adjust and provide for the collection of rates to be charged to customers of the Utility, including the City, to produce gross revenues (hereinafter sometimes referred to as the "Gross Revenues") at least sufficient to pay the expenses of operation and maintenance of the Utility, which shall include salaries, wages, cost of maintenance and operation, materials, supplies, insurance and all other items normally included under recognized accounting practices (but does not include allowances for depreciation in the valuation of physical property) (which such expenses are hereinafter sometimes referred to as the "Operating Expenses") and to leave a balance of net revenues (herein referred to as the "Net Revenues") equal to at least 110% of the principal of and interest on all of the Bonds, the Outstanding Bonds and any other Parity Obligations due in such fiscal year, as the same become due.

Section 7. The provisions, covenants, undertakings and stipulations for the operation of the Utility and for the collection, application and use of the Gross Revenues and income from such operation, as set forth in the Outstanding Bond Resolutions shall inure and appertain to the Bonds to the same extent and with like force and effect as if herein set out in full, except only insofar as the same may be inconsistent with this resolution.

Nothing in this resolution shall be construed to impair the rights vested in the Outstanding Bonds. The amounts herein required to be paid into the various funds hereafter named shall be inclusive of said payments required with respect to the Outstanding Bonds. The provisions of the Outstanding Bond Resolutions and the provisions of this resolution are to be construed whenever possible so that the same will not be in conflict. In the event such construction is not possible, the provisions of the resolution first adopted shall prevail until such time as the obligations authorized by such resolution have been paid or otherwise satisfied as therein provided, at which time the provisions of this resolution shall again prevail.

Section 8. From and after the issuance of the Bonds, the Gross Revenues of the Utility shall continue to be set aside into the City's Sewer Revenue Fund ("Sewer Revenue Fund") created under the Outstanding Bond Resolutions. The Sewer Revenue Fund shall be used in maintaining and operating the Utility, and after payment of the Operating Expenses shall, to the extent provided in this resolution and the Outstanding Bond Resolutions, be used to pay the principal of and interest on the Bonds, the Outstanding Bonds and any Parity Obligations, and to create and maintain the several separate funds hereinafter described.

Section 9. The provisions in and by the Outstanding Bond Resolutions, whereby there has been created and is to be maintained a Sewer Revenue Bond Sinking Fund (herein referred to as the "Sinking Fund"), and for the payment into said fund from the Net Revenues of the Utility such portion thereof as will be sufficient to pay the interest on and principal of the Outstanding Bonds, are all hereby ratified and confirmed, and all such provisions shall inure and constitute the

security for the payment of the interest on and principal of the Bonds hereby authorized as may be outstanding from time to time; provided, however that on the first day of each month of each year, the minimum amount to be set aside, in addition to the amounts required to be set aside in the Outstanding Bond Resolutions, and paid into the Sinking Fund shall be not less than as follows:

Commencing on January 1, 2024, and continuing to and including May 1, 2024, an amount equal to 1/5th of the installment of interest and principal coming due on June 1, 2024, and, thereafter, commencing on June 1, 2024, and continuing to final maturity, an amount equal to 1/6th of the installment of interest coming due on the next succeeding interest payment date on the then outstanding Bonds. In addition, commencing on January 1, 2024 and continuing to and including May 1, 2024, an amount equal to 1/5th of the installment of principal coming due on June 1, 2024, and thereafter, commencing on June 1, 2024, and continuing to final maturity, an amount equal to 1/12th of the installment of principal coming due on such Bonds on the next succeeding principal payment date until the full amount of such installment is on deposit in the Sinking Fund.

Money in the Sinking Fund shall be used solely for the purpose of paying principal of and interest on the Bonds, the Outstanding Bonds and any Parity Obligations as the same shall become due and payable. Whenever Parity Obligations are issued under the conditions and restrictions hereinafter set forth, provision shall be made for additional payments to be made into the Sinking Fund for the purpose of paying the interest on and principal of such Parity Obligations.

If at any time there should be a failure to pay into the Sinking Fund the full amount above stipulated, then an amount equivalent to the deficiency shall be paid into the Sinking Fund from the Net Revenues of the Utility as soon as available, and the same shall be in addition to the amount otherwise required to be so set apart and paid into the Sinking Fund.

No further payments need be made into the Sinking Fund when and so long as the amount therein is sufficient to retire all of the Bonds, the Outstanding Bonds and any Parity Obligations then outstanding which are payable from the Sinking Fund and to pay all interest to become due thereon prior to such retirement, or if provision for such payment has been made.

All of such payments required to be made into the Sinking Fund shall be made in equal monthly installments on the first day of each month, except that when the first day of any month shall be a Sunday or legal holiday, then such payments shall be made on the next succeeding secular day.

Section 10. The provisions in and by the Outstanding Bond Resolutions whereby there has been created and is to be maintained a special fund to be known and designated as the Surplus Fund into which there shall be set apart and paid all of the Net Revenues remaining after first paying the Operating Expenses and making the required payments into the Sinking Fund are all hereby ratified and confirmed. All money credited to the Surplus Fund shall be transferred and credited to the Sinking Fund whenever necessary to prevent or remedy a default in the payment of the principal of or interest on the Bonds, the Outstanding Bonds and any Parity Obligations.

As long as the Sinking Fund has the full amounts required to be deposited therein by the Outstanding Bond Resolutions and this resolution, any balance in the Surplus Fund may be expended by the City in such manner as the Council, or such other duly constituted body as may then be charged with the operation of the Utility, may from time to time direct.

Section 11. All money held in any fund or account created or to be maintained under the terms of this resolution shall be deposited in lawful depositories of the City or invested in accordance with Chapters 12B and 12C of the Code of Iowa and continuously held and secured as provided by the laws of the State of Iowa relating to the depositing, securing, holding and investing of public funds. All interest received by the City as a result of investments under this section shall be considered to constitute Gross Revenues of the Utility and shall be deposited in or transferred to the Sewer Revenue Fund and used solely and only for the purposes specified herein for such funds.

Section 12. The City hereby covenants and agrees with the owner or owners of the Bonds, the Outstanding Bonds and any Parity Obligations, or any of them, that from time to time may be outstanding, that it will faithfully and punctually perform all duties with reference to the Utility required and provided by the Constitution and laws of the State of Iowa, that it will segregate the Gross Revenues of the Utility and make application thereof in accordance with the provisions of this resolution and that it will not sell, lease or in any manner dispose of the Utility or any part thereof, including any and all extensions and additions that may be made thereto, until all of the Bonds, the Outstanding Bonds and any Parity Obligations shall have been paid in full, both principal and interest, or unless and until provision shall have been made for the payment of the Bonds, the Outstanding Bonds and any Parity Obligations and interest thereon in full; provided, however, that the City may dispose of any property which in the judgment of the Council, or such duly constituted body as may then be charged with the operation of the Utility, is no longer useful or profitable in the operation of the Utility nor essential to the continued operation thereof and when the sale thereof will not operate to reduce the revenues to be derived from the operation of the Utility.

Section 13. Upon a breach or default of a term of the Bonds, the Outstanding Bonds or any Parity Obligations, the Outstanding Bond Resolutions and this resolution, a proceeding may be brought in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required under the terms of this resolution and Division V of Chapter 384 of the Code of Iowa or an action may be brought to obtain the appointment of a receiver to take possession of and operate the Utility and to perform the duties required by this resolution and Division V of Chapter 384 of the Code of Iowa.

Section 14. The Bonds, the Outstanding Bonds or any Parity Obligations shall not be entitled to priority or preference one over the other in the application of the Net Revenues of the Utility regardless of the time or times of the issuance of such Bonds, the Outstanding Bonds or Parity Obligations, it being the intention of the City that there shall be no priority among the Bonds, the Outstanding Bonds or any Parity Obligations, regardless of the fact that they may have been actually issued and delivered at different times. The City hereby reserves the right and privilege of issuing additional Parity Obligations.

Section 15. The City agrees that so long as the Bonds, the Outstanding Bonds or any Parity Obligations remain outstanding, it will maintain insurance for the benefit of the owners of the Bonds, the Outstanding Bonds and any Parity Obligations on the insurable portions of the Utility of a kind and in an amount which usually would be carried by private companies or municipalities engaged in a similar type of business. The proceeds of any insurance, except public liability insurance, shall be used to repair or replace the part or parts of the Utility damaged or destroyed. The City will keep proper books of record and account, separate from all other records and accounts, showing the complete and correct entries of all transactions relating to the Utility, and the owners of the Bonds, the Outstanding Bonds or any Parity Obligations shall have the right at all reasonable times to inspect the Utility and all records, accounts and data of the City relating thereto.

Section 16. The provisions of this resolution shall constitute a contract between the City and the owners of the Bonds and any Parity Obligations as may from time to time be outstanding, and after the issuance of the Bonds, no change, variation or alteration of any kind of the provisions of this resolution shall be made which will adversely affect the owners of the Bonds or any Parity Obligations until all of the Bonds, the Outstanding Bonds and any Parity Obligations and the interest thereon shall have been paid in full, except as hereinafter provided.

The owners of a majority in principal amount of the Bonds and any Parity Obligations at any time outstanding (not including in any case any obligations which may then be held or owned by or for the account of the City, but including such obligations as may be issued for the purpose of refunding any of the Bonds, the Outstanding Bonds or Parity Obligations if such obligations shall not then be owned by the City) shall have the right from time to time to consent to and approve the adoption by the City of a resolution or resolutions modifying or amending any of the terms or provisions contained in this resolution; provided, however, that this resolution may not be so modified or amended in such manner as to:

- (a) Make any change in the maturity or redemption terms of the Bonds or Parity Obligations.
- (b) Make any change in the rate of interest borne by any of the Bonds or Parity Obligations.
- (c) Reduce the amount of the principal payable on any Bonds or Parity Obligations.
- (d) Modify the terms of payment of principal of or interest on the Bonds or Parity Obligations, or any of them, or impose any conditions with respect to such payment.
- (e) Affect the rights of the owners of less than all of the Bonds or Parity Obligations then outstanding.
- (f) Reduce the percentage of the principal amount of the Bonds or Parity Obligations, the consent of the owners of which shall be required to effect a further modification.

Whenever the City shall propose to amend or modify this resolution under the provisions of this section, it shall cause notice of the proposed amendment to be (1) filed with the Lender and (2) mailed by certified mail to each registered owner of any Bond or Parity Obligation as shown by the records of the Registrar. Such notice shall set forth the nature of the proposed amendment and shall state that a copy of the proposed amendatory resolution is on file in the office of the City Clerk.

Whenever at any time within one year from the date of the mailing of said notice, there shall be filed with the City Clerk an instrument or instruments executed by the owners of at least a majority in aggregate principal amount of the Bonds and any Parity Obligations outstanding at the time of the adoption of such amendatory resolution specifically consenting to the adoption thereof as herein provided, no owner of any Bonds or Parity Obligations shall have any right or interest to object to the adoption of such amendatory resolution or to object to any of the terms or provisions therein contained or to the operation thereof or to enjoin or restrain the City from taking any action pursuant to the provisions thereof.

Any consent given by the owners of a Bond or Parity Obligation pursuant to the provisions of this section shall be irrevocable for a period of six (6) months from the date of such consent and shall be conclusive and binding upon all future owners of the same Bond or Parity Obligation during such period. Such consent may be revoked at any time after six (6) months from the date of such consent by the owner who gave such consent or by a successor in title, but such revocation shall not be effective if the owners of a majority in aggregate principal amount of the Bonds and Parity Obligations outstanding as in this section defined shall have, prior to the attempted revocation, consented to and approved the amendatory resolution referred to in such revocation.

The fact and date of the execution of any instrument under the provisions of this section may be proved by the certificate of any officer in any jurisdiction, who by the laws thereof is authorized to take acknowledgments of deeds within such jurisdiction, that the persons signing such instrument acknowledged before such officer the execution thereof, or may be proved by an affidavit of a witness to such execution sworn to before such officer.

Section 17. If any section, paragraph, clause or provision of this resolution shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 18. All resolutions and orders or parts thereof in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed.

LOAN AND DISBURSEMENT AGREEMENT  
\$16,120,000 TAXABLE SEWER REVENUE BONDS

This Loan and Disbursement Agreement (the "Agreement") is made and entered into as of December 15, 2023, by and between the City of Nevada, Iowa (the "Participant") and the Iowa Finance Authority, an agency and public instrumentality of the State of Iowa (the "Issuer").

WHEREAS, the Issuer, in cooperation with the Iowa Department of Natural Resources (the "Department"), is authorized to undertake the creation, administration and financing of the Iowa Water Pollution Control Works Financing Program (the "Program") established in the Code of Iowa, Sections 16.131 through 16.135 and Sections 455B.291 through 455B.299, including, among other things, the making of loans to Iowa municipalities for purposes of the Program; and

WHEREAS, the Participant desires to participate in the Program as a means of financing all or part of the construction of certain wastewater treatment facilities serving the Participant and its residents; and

WHEREAS, to assist in financing the Project (defined herein), the Issuer desires to make a loan to the Participant in the amount set forth in Section 2 hereof;

NOW, THEREFORE, the parties agree as follows:

Section 1. Definitions. In addition to other definitions set forth herein, the following terms as used in this Agreement shall, unless the context clearly requires otherwise, have the following meanings:

(a) "Bonds" shall mean any State Revolving Fund Revenue Bonds that were or in the future are issued by the Issuer for the purpose of providing moneys to finance the Loan to the Participant.

(b) "Code" shall mean the Internal Revenue Code of 1986, as amended, and all lawfully promulgated regulations thereunder.

(c) "Project" shall mean the particular construction activities approved by the Department and being undertaken by the Participant with respect to its Wastewater Treatment System, as described in the Resolution.

(d) "Regulations" shall mean the administrative rules of the Department relating to the Program, set forth in Title 567, Chapter 92 of the Iowa Administrative Code, and the administrative rules of the Issuer relating to the Program set forth in Title 265, Chapter 26 of the Iowa Administrative Code.

(e) "Resolution" shall mean the resolution of the City Council of the Participant providing for the authorization and issuance of the Revenue Bond, attached hereto as



Exhibit B, adopted on November 27, 2023, approving and authorizing the execution of this Agreement and the issuance of the Revenue Bond (as defined herein).

(f) "Wastewater Treatment System" shall mean the wastewater treatment system of the Participant, all facilities being used in conjunction therewith and all appurtenances and extensions thereto, including but not limited to the wastewater treatment system project which the Participant is financing under this Agreement.

Section 2. Loan; Purchase of Revenue Bond. The Issuer agrees to purchase a duly authorized and issued sewer revenue bond or capital loan note of the Participant (the "Revenue Bond") in order to make a loan to the Participant, and will disburse proceeds as set forth herein. The Participant agrees to borrow and accept from the Issuer, a loan in the principal amount of \$16,120,000 (the "Loan").

The Participant shall use the proceeds of the Loan strictly (a) to finance a portion of the costs of construction of the Project and (b), where applicable, to reimburse the Participant for a portion of the costs of the Project, which portion was paid or incurred in anticipation of reimbursement through the Program and which is eligible for such reimbursement under and pursuant to the Regulations and the Code.

Section 3. Disbursements. Proceeds of the Loan shall be made available to the Participant in the form of one or more periodic disbursements as provided in this Section. The Issuer thereafter shall make disbursements of a portion of the Loan for payment of costs of the Project upon receipt of the following:

- (a) a completed payment request on a form acceptable to and available from the Issuer;
  - (b) current construction payment estimates;
  - (c) engineering service statements;
  - (d) purchase orders or invoices for items not included within other contracts;
- and
- (e) evidence that the costs for which the disbursement is requested have been incurred.

Solely with respect to the request for the final disbursement of proceeds of the Loan, the Participant shall submit to the Issuer (via the Department), in addition to items (a) through (e) above, a certification of completion and acceptance of the Project by the Participant or evidence of an acceptable settlement if the Project is subject to a dispute between the Participant and any contractor.

Disbursements shall be made in a timely fashion following the receipt of the information as set forth above. Unless otherwise agreed to in writing by the Issuer, funds shall be payable to

the Participant via automated clearinghouse system transfer to the account specified by the Participant.

Section 4. Completion of Project. The Participant covenants and agrees (i) to exercise its best efforts in accordance with prudent wastewater treatment utility practices to complete the Project; and (ii) to provide from its own fiscal resources all monies, in excess of the total amount of Loan proceeds it receives under the Agreement, required to complete the Project.

Section 5. Repayment of Loan; Issuance of Revenue Bonds. The Participant's obligation to repay the Loan and interest thereon shall be evidenced by the Revenue Bond in the principal amount of the Loan, complying in all material respects with the Regulations and being in substantially the form set forth in the Resolution, which Resolution is attached hereto as Exhibit B. The Revenue Bond shall be delivered to the Issuer as the original purchaser and registered holder thereof at the closing of the Loan. The Revenue Bond shall be accompanied by a legal opinion of bond counsel, in form satisfactory to the Issuer, to evidence the legality, security position and tax-exempt status of interest on the Revenue Bond. The parties agree that a payment of principal of or interest on the Revenue Bond shall be deemed to be a payment of the same on the Loan and a payment of principal of or interest on the Loan shall be deemed to be a payment of the same on the Revenue Bond. Unless otherwise agreed to in writing by the Issuer, all payments of principal and interest due under the Loan shall be made via automated clearinghouse transfer, from an account specified by the Participant.

The Revenue Bond shall be dated the date of delivery to the Issuer, with interest and the Servicing Fee (together, the "Interest Rate" as set forth in Section 6 hereof) payable semiannually on June 1 and December 1 of each year (unless the resolution authorizing a previous series of outstanding bonds on a parity with the Revenue Bond requires interest to be paid on other interest payment dates, in which case such other dates shall apply) from the date of each disbursement of a part of the Loan from the Issuer to the Participant (which are initially expected to be on approximately the dates set forth on Exhibit A attached hereto and incorporated herein). The first repayment of principal of the Loan shall be due and payable not later than one year after substantial completion of the Project and payments of principal, interest and the Servicing Fee shall continue thereafter until the Loan is paid in full. Following the final disbursement of Loan proceeds to the Participant, Exhibit A shall be adjusted by the Issuer, with the approval of the Participant, based upon actual disbursements to the Participant under the Agreement. Such revised Exhibit A thereafter shall be deemed to be incorporated herein by reference and made a part hereof and shall supersede and replace that initially attached hereto and to the Revenue Bond.

The Revenue Bond shall be subject to optional redemption by the Participant at a price of par plus accrued interest (i) on any date upon receipt of written consent by the Issuer, or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any such optional redemption of the Revenue Bond by the Participant may be made from any funds regardless of source, in whole or from time to time in part, upon not less than thirty (30) days' notice of redemption by e-mail, facsimile, certified or registered mail to the Issuer (or any other registered owner of the Revenue Bond). The Revenue Bond is also subject to mandatory redemption in the event the costs of the Project are less than initially projected, in which case the amount of the Loan

shall be reduced to an amount equal to the actual Project costs disbursed. The Participant and the Issuer agree that following such adjustment, the principal amount due under the Revenue Bond shall be automatically reduced to equal the principal amount of the adjusted Loan.

The Revenue Bond and the interest thereon and any additional obligations as may be hereafter issued and outstanding from time to time under the conditions set forth in the Resolution shall be payable solely and only from the Net Revenues (as defined in the Resolution) of the Wastewater Treatment System of the Participant, a sufficient portion of which has been and shall be ordered set aside and pledged for such purpose under the provisions of the Resolution. Neither this Agreement nor the Revenue Bond is a general obligation of the Participant, and under no circumstance shall the Participant be in any manner liable by reason of the failure of the aforesaid Net Revenues to be sufficient to pay the Revenue Bond and the interest thereon or to otherwise discharge the Participant's obligation hereunder.

Section 6. Interest Rate, Initiation Fee and Servicing Fees. (a) The Participant agrees to pay to the Issuer, as additional consideration for the Loan, a loan initiation fee (the "Initiation Fee") equal to one-half of one percent (0.50%) of the amount of the Loan (but not to exceed \$100,000.00) (\$80,600), which shall be due and payable on the date of this Agreement. Unless the Issuer shall be otherwise notified by the Participant that the Participant intends to pay such Initiation Fee from other funds, and has received such other funds from the Participant on the date hereof, the Issuer shall be authorized to deduct the full amount of the Initiation Fee from the proceeds of the Loan being made hereunder, and such deduction by the Issuer shall be deemed to be an expenditure by the Participant of the Loan proceeds.

(b) The Participant agrees to pay a Loan servicing fee (the "Servicing Fee") to the Issuer in an amount equal to 0.25% per annum of the principal amount of the Loan outstanding. The Servicing Fee shall be paid as described in Section 5 and Section 6(c) hereof.

(c) The Loan shall bear interest at 3.53% per annum (the "Rate"). As described in Section 5, payments hereunder shall be calculated based on the Rate plus the Servicing Fee (such 3.78%, the "Interest Rate").

Section 7. Compliance with Applicable Laws, Performance Under Loan Agreement; Rates. The Participant covenants and agrees (i) to comply with all applicable State of Iowa and federal laws, rules and regulations (including but not limited to the Regulations), judicial decisions, and executive orders in the performance of the Agreement and in the financing, construction, operation, maintenance and use of the Project and the Wastewater Treatment System; (ii) to maintain its Wastewater Treatment System in good repair, working order and operating condition; (iii) to cooperate with the Issuer in the observance and performance of their respective duties, covenants, obligations and agreements under the Agreement; (iv) to comply with all terms and conditions of the Resolution; and (v) to establish, levy and collect rents, rates and other charges for the products and services provided by its Wastewater Treatment System, which rents, rates and other charges shall be at least sufficient (A) to meet the operation and maintenance expenses of such Wastewater Treatment System, (B) to produce and maintain Net Revenues at a level not less than 110% of the amount of principal and interest on the Revenue Bond and any other obligations

secured by a pledge of the Net Revenues falling due in the same year, (C) to comply with all covenants pertaining thereto contained in, and all other provisions of, any bond resolution, trust indenture or other security agreement, if any, relating to any bonds or other evidences of indebtedness issued or to be issued by the Participant, (D) to pay the debt service requirements on any bonds, notes or other evidences of indebtedness, whether now outstanding or incurred in the future, secured by such revenues or other receipts and issued to finance improvements to the Wastewater Treatment System and to make any other payments required by the laws of the State of Iowa, (E) to generate funds sufficient to fulfill the terms of all other contracts and agreements made by the Participant, including, without limitation, the Agreement and the Revenue Bond and (F) to pay all other amounts payable from or constituting a lien or charge on the operating revenues of its Wastewater Treatment System.

Section 8.     Exclusion of Interest from Gross Income. [Reserved].

Section 9.     Insurance; Audits; Disposal of Property. The Participant covenants and agrees (a) to maintain insurance on, or to self-insure, the insurable portions of the Wastewater Treatment System of a kind and in an amount which normally would be carried by private companies engaged in a similar type of business, (b) to keep proper books and accounts adapted to the Wastewater Treatment System, showing the complete and correct entry of all transactions relating thereto, and to cause said books and accounts to be audited or examined by an independent auditor or the State Auditor (i) at such times and for such periods as may be required by the federal Single Audit Act of 1984, OMB Circular A-133 or State law, and (ii) at such other times and for such other periods as may be requested at any time and from time to time by the Issuer (which requests may require an audit to be performed for a period that would not otherwise be required to be audited under State law), and (c) unless the Participant has received a waiver and consent from the Issuer, it shall not sell, lease or in any manner dispose of the Wastewater Treatment System, or any capital part thereof, including any and all extensions and additions which may be made thereto, until the Revenue Bond shall have been paid in full or otherwise discharged as provided in the Resolution; provided, however, that the Participant may dispose of any property which in the judgment of its governing body is no longer useful or profitable to use in connection with the operation of the Wastewater Treatment System or essential to the continued operation thereof.

Section 10.    Maintenance of Documents; Access. The Participant agrees to maintain its project accounts in accordance with generally accepted accounting principles ("GAAP") as issued by the Governmental Accounting Standards Board, including GAAP requirements relating to the reporting of infrastructure assets.

The Participant agrees to permit the Issuer or its duly authorized representative access to all files and documents relating to the Project for purposes of conducting audits and reviews in accordance with any of the Regulations.

Section 11.    Continuing Disclosure. As a means of enabling the Issuer to comply with the "continuing disclosure" requirements set forth in Rule 15c2-12 (the "Rule") of the Securities and Exchange Commission, the Participant agrees, during the term of the Loan, but only upon written notification from the Issuer to the Participant that this Section 11 applies to such Participant

for a particular fiscal year, to provide the Issuer with (i) the comprehensive audit report of the Participant, prepared and certified by an independent auditor or the State Auditor, or unaudited financial information if the audit is not available, not later than 180 days after the end of each fiscal year for which this section applies and (ii) such other information and operating data as the Issuer may reasonably request from time to time with respect to the Wastewater Treatment System, the Project or the Participant.

The Participant hereby consents to the inclusion of all or any portion of the foregoing information and materials in a public filing made by the Issuer under the Rule. The Participant agrees to indemnify and hold harmless the Issuer, and its officers, directors, employees and agents from and against any and all claims, damages, losses, liabilities, reasonable costs and expenses whatsoever (including attorney fees) which such indemnified party may incur by reason of or in connection with the disclosure of information permitted under this Section; provided that no such indemnification shall be required for any claims, damages, losses, liabilities, costs or expenses to the extent, but only to the extent, caused by the willful misconduct or gross negligence of the Issuer in the disclosure of such information.

Section 12. Events of Default. If any one or more of the following events occur, it is hereby defined as and declared to constitute an "Event of Default" under this Agreement:

(a) Failure by the Participant to pay, or cause to be paid, any Loan repayment (including the Servicing Fee) required to be paid under this Agreement when due, which failure shall continue for a period of fifteen (15) days.

(b) Failure by the Participant to make, or cause to be made, any required payments of principal, redemption premium, if any, and interest on any bonds, notes or other obligations of the Participant (other than the Loan and the Revenue Bond), the payment of which are secured by operating revenues of the Wastewater Treatment System.

(c) Failure by the Participant to observe and perform any duty, covenant, obligation or agreement on its part to be observed or performed under the Agreement or the Resolution, other than the obligation to make Loan repayments, which failure shall continue for a period of thirty (30) days after written notice, specifying such failure and requesting that it be remedied, is given to the Participant by the Issuer, unless the Issuer shall agree in writing to an extension of such time prior to its expiration or the failure stated in such notice is correctable but cannot be corrected in the applicable period, in which case the Issuer may not unreasonably withhold its consent to an extension of such time up to one hundred twenty (120) days from the delivery of the written notice referred to above if corrective action is commenced by the Participant within the applicable period and diligently pursued until the Event of Default is corrected.

Section 13. Remedies on Default. Whenever an Event of Default shall have occurred and be continuing, the Issuer shall have the right to take any action authorized under the Regulations, the Revenue Bond or this Agreement and to take whatever other action at law or equity may appear necessary or desirable to collect the amounts then due and thereafter to become

due under the Agreement or to enforce the performance and observance of any duty, covenant, obligation or agreement of the Participant under the Agreement or the Resolution.

Section 14. Amendments. This Agreement may not be amended, supplemented or modified except by a writing executed by all of the parties hereto.

Section 15. Termination. The Participant understands and agrees that the Loan may be terminated at the option of the Issuer if construction of the Project has not commenced within one year of the date of execution of this Agreement, all as set forth in the Regulations.

Section 16. Rule of Construction. This Agreement is executed pursuant to the provisions of Section 384.24A of the Code of Iowa and shall be read and construed as conforming to all provisions and requirements of that statute.

In the event of any inconsistency or conflict between the terms and conditions of the Revenue Bond and this Agreement or the Regulations, the parties acknowledge and agree that the terms of this Agreement or the Regulations, as the case may be, shall take precedence over any such terms of the Revenue Bond and shall be controlling, and that the payment of principal and interest on the Loan shall at all times conform to the schedule set forth on Exhibit A, as adjusted, and the Regulations.

Section 17. Federal Requirements. The Participant agrees to comply with all applicable federal requirements including, but not limited to, Davis-Bacon wage requirements and the requirements relating to the use of American iron and steel products.

Section 18. Application of Uniform Electronic Transactions Act.

The Issuer and the Participant agree this Agreement and all documents related thereto and referenced herein may be entered into and provided for pursuant to and in accordance with Chapter 554D of the Code of Iowa.

IN WITNESS WHEREOF, we have hereunto affixed our signatures all as of the date first above written.

CITY OF NEVADA, IOWA

By: \_\_\_\_\_  
Brett Barker, Mayor

Attest:

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

[Participant Signature Page to LDA]

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

IOWA FINANCE AUTHORITY

By: \_\_\_\_\_  
Its:

[IFA Signature Page to LDA]



**EXHIBIT A**

**ESTIMATED DISBURSEMENTS AND  
DEBT SERVICE REPAYMENT SCHEDULE**

**EXHIBIT B**

**AUTHORIZATION/ISSUANCE RESOLUTION OF PARTICIPANT**

## CLOSING CERTIFICATE

We, the undersigned, Mayor and City Clerk of the City of Nevada, Iowa (the "City"), do hereby certify as of December 15, 2023 (the "Dated Date"), that we are now and were at the time of the execution of the City's \$16,120,000 Taxable Sewer Revenue Bond, Series 2023 (the "Series 2023 Bond"), the officers respectively above indicated of the City; that in pursuance of Chapter 384 of the Code of Iowa, a resolution adopted by the City Council on November 27, 2023 (the "Resolution"), and a certain Loan and Disbursement Agreement (the "Agreement"), by and between the City and the Iowa Finance Authority, Des Moines, Iowa, as lender (the "Lender"), the Series 2023 Bond has been heretofore lawfully authorized and this day by us lawfully issued and delivered to the Lender and pursuant to the Agreement, the Lender shall loan to the City the maximum sum of \$16,120,000. Terms not otherwise defined herein shall have the meaning given such terms in the Resolution and the Agreement.

The Series 2023 Bond has been executed by the aforesaid officers; the certificate on the back of the Series 2023 Bond has been executed by the City Treasurer; and the Series 2023 Bond has been fully registered as to principal and interest in the name of the Lender on the registration books of the City.

We further certify that the Series 2023 Bond is being issued to evidence the City's obligation under the Agreement entered into by the City for the purpose of providing funds to pay a portion of the cost of planning, designing and constructing improvements and extensions (the "Project") to the Municipal Sanitary Sewer System of the City (the "Utility").

We further certify that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the titles of the aforesaid officers to their respective positions or the proceedings incident to the authorization of the Series 2023 Bond or in any way concerning the validity of the Series 2023 Bond or the power and duty of the City to appropriate and apply the Net Revenues (as defined in the Resolution) from the operation of the Utility to the full and prompt payment of the principal of and interest on the Series 2023 Bond, and that none of the proceedings incident to the authorization and issuance of the Series 2023 Bond have been repealed or rescinded.

We further certify that no appeal of the decision of the City to enter into the Agreement and to issue the Series 2023 Bond has been taken to the district court.

We further certify that the City has no other bonds or obligations of any kind now outstanding secured by or payable from the revenues to be derived from the operation of the Utility, except for 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 Sewer Revenue Bond, SRF Series 2022A, dated September 30, 2022.

We further certify that no board of trustees has been created for the management and control of the Utility and such management and control are vested in the Council of the City.

We further certify that all meetings held in connection with the Series 2023 Bond were open to the public at a place reasonably accessible to the public and that notice was given at least 24 hours prior to the commencement of all meetings by advising the news media who requested notice of the time, date, place and the tentative agenda and by posting such notice and agenda at the City Hall or

principal office of the City on a bulletin board or other prominent place which is easily accessible to the public and is the place designated for the purpose of posting notices of meetings.

IN WITNESS WHEREOF, we have hereunto affixed our hands on the Dated Date.

CITY OF NEVADA, IOWA

---

Brett Barker, Mayor

Attest:

---

Kerin Wright, City Clerk

RESOLUTION NO. 030 (2023/2024)

**A RESOLUTION SUPPORTING THE APPLICATION TO THE IOWA ECONOMIC  
DEVELOPMENT AUTHORITY FOR A COMMUNITY CATALYST BUILDING REMEDIATION  
GRANT APPLICATION FOR 1119 6<sup>TH</sup> STREET PROPERTY/PROJECT**

**WHEREAS** the City of Nevada, IA ("City") supports the application to the Iowa Economic Development Authority ("IEDA") for a Community Catalyst Building Remediation Program Grant for 1119 6<sup>th</sup> Street property/project; and

**WHEREAS** the owners of the property, Amber & Preston Gable, have proposed to undertake the renovations to the building situated at 1119 6<sup>th</sup> Street; and

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

1. The City hereby expresses its support of the application to the Iowa Economic Development Authority for a Community Catalyst Building Remediation Program Grant for 1119 6<sup>th</sup> Street property/project.
2. The Mayor is hereby authorized to sign such documentation as needed 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

**Passed and Approved** this 27<sup>th</sup> day of November, 2023.

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

ATTEST:

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

November 27, 2023

Re: Emergency Catalyst Grant at 1117-1119 6<sup>th</sup> Street

Dear Ms. Dvorsky:

The City of Nevada supports application to the Iowa Economic Development Authority for a Community Catalyst Building Remediation Program Grant. We further state that representatives of the city council and local building and/or fire code officials who may be responsible for inspection of project properties have reviewed the project proposal.

We further agree that all historically significant properties submitted for consideration in this application will comply with the Secretary of Interior's Standards for historic property rehabilitation.

Sincerely,

Brett Barker, Mayor  
City of Nevada

---

Signature of Applicable Sub-recipient

## PROJECT ASSURANCES:

Name of Property Owner: Preston i. Amber Gable

Address of Project Property: 1119 6<sup>th</sup> street

As rightful owner(s), developer(s), and/or responsible entity(s), we: (check boxes to confirm)

- ✓ Agree to the submission of the Iowa Economic Development Authority (IEDA) Grant application for the benefit of the above-named property/project.
- ✓ Agree to all terms and conditions defined in the IEDA Grant application.
- ✓ Agree to provide the specified cash match documented in the application.
- ✓ Understand that grant funds are made as a reimbursement and understand that we must complete the proposed scope of work for the project before receiving final reimbursement of grant funds. We understand a representative of IEDA will conduct an on-site final inspection of the project before approval of final reimbursement payment. We agree to work through the local government program for reimbursement requests.
- ✓ Agree to notify local grant recipient AND IEDA regarding changes in scope of work that may occur during construction that vary from the proposed plans submitted in the grant application.
- ✓ Understand that any significant deviation/changes from the submitted proposed designs without approval from IEDA may jeopardize the grant award.
- ✓ Agree to abide by state and federal civil rights requirements which bars discrimination against any employee, applicant for employment, or any person participating in any sponsored program on the basis of race, creed, color, national origin, religion, sex, age, physical or mental disability.
- ✓ Agree to maintain safe and sanitary working conditions and compensation for employment no less than minimum wage.
- ✓ Understand that IEDA reserves the right to use information relevant to the project in case studies, program marketing, etc.
- ✓ I am aware of the Secretary of the Interior's Standards for the Treatment of Historic Properties and it is our desire to follow best practices for preservation and rehabilitation throughout the project.
- ✓ I agree to conform with the Americans with Disability Act.
- ✓ I agree to conform with all local building codes and regulations.
- ✓ I agree to conform with all local design guidelines and design review processes (if applicable).

By signing this Project Assurances document, we certify the information presented above, and in the application and attachments, to be true and correct to the best of the entity's knowledge.

**Property Owner:**

Amber Gable, owner  
Type/Print Name and Title

[Signature]  
Signature:

Date: 11-10-23

**City Representative (grant recipient):**

\_\_\_\_\_  
Type/Print Name and Title

\_\_\_\_\_  
Signature:

Date: \_\_\_\_\_



**RESOLUTION NO. 031 (2023/2024)**

**A RESOLUTION OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR**

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

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

WHEREAS, the City has scheduled payments in the estimated amount of \$30,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2024 with respect to the City's Development Agreement (the "Agreement") with Gary W. Clem, Inc., d/b/a Almaco which was finally approved by resolution of the City Council on March 10, 2010; and

WHEREAS, the City has scheduled payments in the amount up to \$65,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2024 with respect to the City's Development Agreement (the "Agreement") with the Nevada Economic Development Corporation, (membership) which was approved by resolution of the City Council on September 23, 2019; and

WHEREAS, the City has scheduled payments in the estimated amount of \$188,841 (the "Annual Payment") and LMI requirements which shall come due in the fiscal year beginning July 1, 2024 with respect to the City's Development Agreement (the "Agreement") with R. Friedrich and Sons, Inc. which was finally approved by resolution of the City Council on October 28, 2013; and

WHEREAS, the City has scheduled payments in the estimated amount of \$21,441 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2024 with respect to the City's Development Agreement (the "Agreement") with Mid-States Material Handling & Fabrication, Inc. which was finally approved by resolution of the City Council on September 24, 2018; and;

WHEREAS, the City has scheduled payments in the estimated amount of \$159,995 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2024 with respect to the City's Development Agreement (the "Agreement") with Verbio North America Corporation which was finally approved by resolution of the City Council on July 8, 2019; and

WHEREAS, the City has scheduled payments in the estimated amount of \$54,250 (the "Annual Payment") and LMI requirements which shall come due in the fiscal year beginning July 1, 2024 with respect to the City's Development Agreement (the "Agreement") with ROSK Development, LLC, which was finally approved by resolution of the City Council on January 23, 2017; and

WHEREAS, the City has scheduled payments in the estimated amount of \$12,152 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2024 with respect to the City's Development Agreement (the "Agreement") with M&R Properties Iowa, LLC, which was finally approved by resolution of the City Council on July 12, 2021; and



WHEREAS, the City has scheduled payments in the estimated amount of \$18,073 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2024 with respect to the City's Development Agreement (the "Agreement") with Mid-States Material Handling & Fabrication, Inc., together with Vier, which was finally approved by resolution of the City Council on November 23, 2020; and;

WHEREAS, the City has scheduled payments in the estimated amount of \$61,158 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2024 with respect to the City's Development Agreement (the "Agreement") with On Track Construction, LLC, which was finally approved by resolution of the City Council on October 26, 2020; and

WHEREAS, the City has scheduled payments in the estimated amount of \$4,906 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2024 with respect to the City's Development Agreement (the "Agreement") with Evie and Seth Peterson, which was finally approved by resolution of the City Council on December 13, 2021; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2024;

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

Section 1. The City Council hereby obligates \$30,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2024 and  
The City Council hereby obligates \$65,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2024; and  
The City Council hereby obligates \$188,841 (estimate) for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2024; and  
The City Council hereby obligates \$21,441 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2024; and  
The City Council hereby obligates \$159,995 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2024; and  
The City Council hereby obligates \$54,250 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2024; and  
The City Council hereby obligates \$12,152 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2024; and  
The City Council hereby obligates \$18,073 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2024; and  
The City Council hereby obligates \$61,158 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2024; and  
The City Council hereby obligates \$4,906 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2024; and

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2023 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year. Payments will be made on December 1, 2024 and June 1 of each fiscal year beginning June, 2025 per agreements.

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

Passed and approved November 27, 2023.

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Brett Barker, Mayor

Attest:

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Kerin Wright, City Clerk

**RESOLUTION NO. 032 (2023/2024))**

**A RESOLUTION APPROVING TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION AND DIRECTING THE CERTIFICATION TO BE FILED NO  
LATER THAN DECEMBER 1, 2023**

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

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

WHEREAS, The City of Nevada will be requesting less than the maximum legally available within the City; and

WHEREAS, debt has been incurred for the construction of said improvements in the amount of **One million, five hundred forty-six thousand, five hundred and sixty-eight dollars (1,546,568).**

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

1. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify to the Story County Auditor the Tax Increment Financing (TIF) Indebtedness Certification by December 1, 2023. (See Exhibit "A").
2. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND APPROVED this 27<sup>th</sup> day of November, 2023.

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

ATTEST:

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

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

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

City: Nevada County: Story

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

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

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

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 1,546,568

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

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

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

Notes/Additional Information:

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Dated this 21st day of November, 2023

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
515-382-5466  
Telephone

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

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Heart of Iowa Cooperative (Key Coop)</u> <u>FY25 Payment - Year 20 of 20</u> <u>Began 20 yr FY05/06 Last payment 6/2025</u> <u>FINAL PAYMENT IN YEAR FY25</u>	<u>6/21/2004</u>	<u>24,339</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. <u>Central Business District Project, 2020 Bond</u> <u>Resolution 036 (2019/2020)</u> <u>FY25 Princ-500,000 Int-\$178,100 Fee-\$450</u> <u>FY25 Payment use DS Levy</u> <u>Evaluate each year where to pay from</u>	<u>4/29/2020</u>	<u>0</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. <u>NEDC, Membership Agreement with Incentive Payments</u> <u>Reso 013 (19/20) NEDC Agreement</u> <u>FY25 Payment 5 of 5 Last payment 6/2025</u> <u>FINAL PAYMENT</u>	<u>9/23/2019</u>	<u>65,000</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. <u>Almaco Agreement</u> <u>Resolution No. 45 (2011/2012) Not to exceed \$280,000</u> <u>No payments after 6/2026, Year #8</u> <u>(Don't certify FY25, use from FY16 when no pymt was made)</u>	<u>3/12/2012</u>	
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. <u>Verbio</u> <u>Rebate Agreement, Reso 001 (19/20), Amended Reso 16 (22/23)</u> <u>FY25 Payment - \$160,949 **Using TIF Balance to pay this</u> <u>Rebate Payments up to \$200,000/amended to \$400,000</u> <u>Pymt #5 of 7 ends FY27 (extended from the original FY25)</u>	<u>7/8/2019</u>	<u>0</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

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

Total For City TIF Form 1.1 Page 1: 89,339

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

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

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6. DuPont, 2017 Bond Refund (2013), Reso 014 (17/18)	8/28/2017	0
No Payment for FY25 from Dupont debt		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
7. Airport Road, Plat 6 (West Industrial Park)	8/28/2017	245,763
2017 Bond Refunded (2013) Bond - Reso 014 (17/18)		
FY25 Prin-235,000/Int-10,313/fee-450		
Final payment - FY26		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
8. Friedrich Development Agreement	10/28/2013	191,022
Reso 024 (13/14)		
FY25 Pymt Dec 23/June 24		
Final Pymt-June 1, 2027 or total pymts equal 800,000		
Friedrich-105,940/LMI-82,901 Total 188,841 (2,181 under last year)		
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
9. Mid-States Material Handling Fabrication, Inc (1st agreement)	9/24/2018	22,790
Reso 013 (18/19)		
Pymt 5 of 5, Max \$200,000 or June 1, 2025 last pymt		
FY25 Pymt #5 Est 21,441 plus under est last FY24 of 1,349		
Final Payment		
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
10. Mid-States Material Handling & Fabrication, Inc (2nd Agreement, addition)	11/23/2020	11,991
Reso 036 (20/21)		
Pymt 2 of 5 Max 225,000		
FY25 Pymt #2 Est 18,073 (minus over est LY 6,082)		
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

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

Total For City TIF Form 1.1 Page 2: 471,566

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

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

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
<b>11. ROSK Development S I Avenue Development</b> <u>Reso 037 (16/17)</u> <u>Agmt Jan 23, 2017</u> <u>Max payments - \$67,000 Payment FY25 Year 3 of 3</u> <u>ROSK 30,434/LMI 23,816 Total (+797) Final Payment - Park Set Aside Payment is</u> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>1/23/2017</u>	<u>55,047</u>
<b>12. M&amp;R Properties 1710 W K Avenue</b> <u>Reso 001 (21/22) July 12, 2021</u> <u>Payment #3 of 6, Last Payment 6/2028</u> <u>Maximum \$50,000 total</u> <u>FY25 Pymt - 12,152 (+900)</u> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>7/12/2021</u>	<u>13,052</u>
<b>13. Seth/Evie Peterson (Copper Spaces) 1024 6th Street</b> <u>Reso 033 (21/22)</u> <u>Payment 1 of 5, Maximum 67,000</u> <u>FY25 Payment \$4,906 (deduct legal costs 4,000 and transfer to GF)</u> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>12/13/2021</u>	<u>4,906</u>
<b>14. Field House Bond (2023A Bond) 2,380,000</b> <u>Issuance 6/28/2023 Final payment FY26</u> <u>FY25 pymt 775,000 princ/76,500 int/450 fee FY25 USE TIF</u> <u>*Each year decide whether to use TIF/DS Levy</u> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>6/12/2023</u>	<u>851,500</u>
<b>15. OnTrack, West F Subdivision</b> <u>Reso 035 (20/21) October 26, 2020</u> <u>Year 1 of 10, Maximum 1,500,000</u> <u>FY25 payment 61,158</u> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>10/26/2020</u>	<u>61,158</u>

If more indebtedness entry lines are needed continue to Form 1.1 Page 4.

**Total For City TIF Form 1.1 Page 3: 985,663**

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



**RESOLUTION NO. 033 (2023/2024)**

**A RESOLUTION OPPOSING ALLIANT ENERGY'S ELECTRIC RATE INCREASE**

WHEREAS, Interstate Power and Light Company (dba Alliant Energy) has asked the Iowa Utilities Board to approve a two-year phased-in rate increase that the company estimates will increase the electric bills of residential customers by 13.4%, small businesses by 20%, and large general service customers by 17.4% - 20%,<sup>1</sup> and

WHEREAS, this is Alliant Energy's sixth electric rate increase since 2004 and, if approved as proposed, will be the largest in the company's history, and

WHEREAS, Alliant Energy posted \$1.72 billion in gross profits in 2022,<sup>2</sup> increased its annual common stock dividend by 6%,<sup>3</sup> and paid its Chief Executive Officer \$7,283,270 in total compensation in 2022,<sup>4</sup> and

WHEREAS, according to utility data furnished to the Iowa Utilities Board,<sup>5</sup> Alliant's average annual cost per kWh for residential customers in 2022 was once again almost the highest in the state, and

WHEREAS, Alliant's average annual bundled cost per kWh in 2022 for the three major ratepayer classes was significantly higher than the other investor-owned electric utility in Iowa (MidAmerican Energy Company), and

<b>Ratepayer Class</b>	<b>Alliant Energy 2022 Cost Cents/kWh</b>	<b>MidAmerican 2022 Cost Cents/kWh</b>	<b>Alliant Percentage Higher</b>
Residential	17.75	11.01	61.3%
Commercial	13.25	8.90	48.9%
Industrial	8.36	6.35	31.6%

WHEREAS, according to the U.S. Energy Information Agency (EIA), in 2022 MidAmerican Energy Company had the lowest residential costs per kWh and Alliant had the third highest residential costs among similarly-sized investor-owned utilities in the Midwest,<sup>6</sup> and

WHEREAS, Alliant's high rates are causing serious hardship for low and moderate-income households, fixed-income households, small businesses, industries, nonprofit institutions, educational institutions, and our municipal government, and

<sup>1</sup> Alliant Energy, Notice of Proposed Electric Rate Increase, October 6, 2023.

<sup>2</sup> Yahoo Finance, Alliant Energy, Statistics, accessed October 7, 2023.

<sup>3</sup> Alliant Energy, 2022 Annual Report, pg.1,

<sup>4</sup> Salary.com, John O. Larsen, Board Chair and Chief Executive Officer of Alliant Energy, accessed October 17, 2023.

<sup>5</sup> Iowa Utilities Board, Information from Utility Annual Report Filings, Electric (2022).

<sup>6</sup> U.S. Energy Information Administration, Electric Sales, Revenue, and Average Price: 2022, Release date: October 5, 2023, Table T6, accessed October 21, 2023.



WHEREAS, Alliant's high and rising rates are creating a serious hindrance to economic development in the City of Nevada and for all communities in Alliant's service territory, and

WHEREAS, Alliant's proposed \$284 million additional revenue requirement<sup>7</sup> will drain, on average, another \$565 from each one of Alliant's 502,937 electric customers,<sup>8</sup> and

WHEREAS, a 15% - 20% increase to the City of Nevada current electricity purchases will result in an estimated increased expense of \$71,593 that could otherwise be spent on vital public services.

NOW, THEREFORE, BE IT RESOLVED . . .

The City of Nevada City Council:

- 1) Opposes the magnitude of Alliant Energy's proposed electric rate increase and urges the Iowa Utilities Board to:
  - a) Address Alliant's high, rising, and unreasonable costs that are imposing serious hardship for low and moderate-income households, fixed-income households, small businesses, industries, nonprofit institutions, educational institutions, and our own municipal government.
  - b) Maintain and improve the ability of customers and communities to save and prosper through investments in customer- and community-owned distributed energy resources, such as energy efficiency, solar power, geothermal energy, and battery storage.
  - c) Require rate-regulated utilities to conduct integrated resource planning and competitive procurement to ensure all utility investments are justified and cost-effective.
  - d) Cease approving unnecessarily high returns on equity that reward shareholders at the expense of Alliant ratepayers.
- 2) Authorizes our City Manager/Clerk to file this resolution as an official comment in Docket RPU-2023-0002 within ten days and to send copies of this resolution to our State Representative and State Senator to inform the Legislature's current study of ratemaking in Iowa.
- 3) Encourages all citizens and ratepayers in our community to voice their perspectives and concerns to the Iowa Utilities Board by submitting comments and objections by email to [customer@iub.iowa.gov](mailto:customer@iub.iowa.gov) or by mail at Iowa Utilities Board, 1375 E. Court Avenue, Des Moines, IA 50319-0069. All communication should reference Docket RPU-2023-0002 in the subject line of the email or letter.

PASSED AND ADOPTED this 27<sup>th</sup> day of November, 2023.

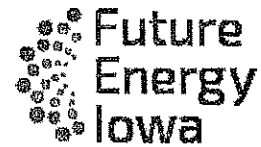
ATTEST:

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

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

<sup>7</sup> Interstate Power and Light Company, "Application for Revision of Electric and Natural Gas Rates," (RPU-2023-0002), October 12, 2023, para. 9, pg. 3.

<sup>8</sup> Interstate Power and Light Company, "Number and Classification of Customers Affected," (RPU-2023-0002), October 12, 2023.



Dear Brett,

Your community's future depends on ensuring your businesses and residents have access to competitively priced energy. Unfortunately, in 2021, Alliant's average electric rates for residential and commercial customers were more than 50% higher than similar customers in MidAmerican territory.

And now **Alliant is requesting its largest increase ever** from the Iowa Utilities Board - 20% for businesses and 13.4% for residential customers. If approved, your community's electric rates would be over 70% higher than communities in MidAmerican territory.

The problem lies in Iowa's archaic laws. Iowa's laws base utilities' profits on how many assets they own – **not on how efficient or reliable the electric grid is operated.**

Using a hypothetical example, Alliant makes more profit if they own their own generating station, which produces power at a cost of 6 cents per kWh, than if Alliant purchased the power at 2 cents per kWh from a third party. It does not make business sense – but this is how Iowa's laws are set up.

Iowa's regulatory structure is based on principles developed during the 1920s, and Iowa has not had any significant rate reform since the 1970s.

For the future of your community, and others like yours, it's time to reform the way we regulate utilities to ensure your community remains open for business. Three key changes, which the investor-owned utilities oppose, would start Iowa on the right path:

- **Require long-term integrated resource plans before any rate case occurs.** Currently, utilities are not required to show how proposed infrastructure projects fit into their overall long-term demand and supply needs.
- **Require a competitive procurement process for new generation.** It is not required today, and investor-owned utilities have little incentive to choose the low-cost option – since it typically results in reduced profits under Iowa's archaic structure.
- **Align utilities' profits with the ratepayers' interests.** Unlike other businesses in a free market, investor-owned utilities' profits are based on how many assets they own. It's past time to ensure profits are tied to operating an efficient and reliable grid.

Ensuring we put ratepayers first will help keep Iowa open for business. I encourage you to reach out to your local legislators about this issue.

And to learn more and to stay updated, please visit [futureenergyiowa.org](http://futureenergyiowa.org).

A handwritten signature in black ink, appearing to read "Bob Rafferty".

Bob Rafferty  
Executive Director  
Future Energy Iowa  
[team@futureenergyiowa.org](mailto:team@futureenergyiowa.org)

NOV 20 2023

[FutureEnergyIowa.org](http://FutureEnergyIowa.org)



## Notice of proposed electric rate increase

Alliant Energy's Iowa utility, Interstate Power and Light Company, is submitting a proposal to the Iowa Utilities Board on October 12, 2023 to adjust customers' electric rates in late 2024.

The drivers of our proposed electric rate increase include our investments to build a more reliable, sustainable and resilient energy future to benefit our customers and the communities we serve in Iowa. We are investing to diversify our generation resources, expand economic opportunities, replace and upgrade aging infrastructure and create a healthier environment that benefits all Iowans. By building cost-effective projects and modernizing the energy grid, we'll be improving security, reliability and resilience. At the same time, we are continuing to meet all customers' energy needs in light of rising costs that have impacted all industries.

The overall impact on customer bills will vary, depending on actual energy used and final rates approved by the Iowa Utilities Board. The Iowa Utilities Board will review our request within 10 months and establish final rates, which may be different than the rates we're proposing. We're requesting the rates become effective in October 2024. However, the Iowa Utilities Board will determine if and when any changes in final rates become effective.

The rates under review by the Iowa Utilities Board are called base rates and only account for a portion of your bill. Base rates include capital costs, operation and maintenance costs, a return on investment and taxes. The estimated average monthly bill shown in the chart on the next page includes all costs included for a typical customer's bill, including estimated rate case expense. The estimated average monthly bill is based on projections and may be impacted by other factors, such as fuel costs and weather. The new rates are proposed to be phased in over approximately two years with increases in October 2024 and October 2025. If the Iowa Utilities Board decides that the proposed rates will be implemented in a different time period, the increase may vary from what is shown in the chart.

**Did you know?** Your bill consists of two primary elements – the cost of energy and the amount of energy you use. To learn about ways you can reduce the amount of energy you use and save on your bill, visit [alliantenergy.com/waystosave](https://alliantenergy.com/waystosave). You can also learn about resources available to help manage your bill by visiting [alliantenergy.com/energyassistance](https://alliantenergy.com/energyassistance).

Estimated average monthly electric bill impacts for a typical customer						
The highlighted row represents the customer type listed for your account						
Customer type	Average bill prior to October 2024	Proposed monthly bill increase % effective in October 2024	Average bill beginning in October 2024	Proposed monthly bill increase % effective in October 2025	Average bill beginning in October 2025	Proposed total monthly bill increase %
Residential *	\$130.24	7.7%	\$140.29	5.7%	\$147.64	13.4%
Non-Residential General Service **	\$325.52	11.1%	\$361.63	8.9%	\$390.63	20.0%
Large General Service	\$17,091.85	9.8%	\$18,764.59	7.6%	\$20,071.65	17.4%
Large General Service – Supplementary	\$26,448.77	11.1%	\$29,382.76	8.9%	\$31,738.52	20.0%
High Load Factor	1,985,243.94	11.1%	\$2,204,707.70	8.9%	\$2,380,796.80	20.0%
Lighting	\$296.51	0.0%	\$296.51	0.0%	\$296.51	0.0%
Standby	\$279,041.98	7.0%	\$298,634.85	5.0%	\$312,533.78	12.0%

\*Assumes typical customer using 738 kWh per month. Includes proposed monthly increase in basic service charge from \$13.00 to \$15.50.

\*\*Assumes typical customer using 1,996 kWh per month. Includes proposed monthly increase in basic service charge from \$20.00 to \$23.00.

Customers have the right to file written comments and objections with the Iowa Utilities Board that include any facts that would assist the Board in reviewing the proposed rate adjustment. Customers also have the right to request a public hearing regarding the proposed new rates. Comments, objections, or hearing requests can be submitted to the Iowa Utilities Board online at [efs.iowa.gov](https://efs.iowa.gov), by email at [customer@iub.iowa.gov](mailto:customer@iub.iowa.gov) or by mail at Iowa Utilities Board, 1375 E. Court Avenue, Des Moines, IA 50319-0069. All comments are a matter of public record and available to the Office of Consumer Advocate, who represents the public interest in rate cases before the Iowa Utilities Board.

As part of this request, the Iowa Utilities Board will host a series of customer comment meetings. The customer comment meetings are open to the public and are scheduled for the dates below. Details about participating or accessing information presented at the customer comment meetings will be available on the Iowa Utilities Board website, [iub.iowa.gov](https://iub.iowa.gov).

**Cedar Rapids:** Monday, November 6 (6:30 p.m.) at The Hotel at Kirkwood Center, Main Ballroom, 7725 Kirkwood Blvd SW, Cedar Rapids, IA 52404.

**Clear Lake:** Tuesday, November 7 (6 p.m.) at The Surf Ballroom, 460 North Shore Dr., Clear Lake, IA 50428.

**Creston:** Wednesday, November 8 (6 p.m.) at Southwestern Community College, Performing Arts Center, 1501 W Townline St., Creston, IA 50801.

**Virtual:** Thursday, November 9 (6 p.m.) at [iub.iowa.gov](https://iub.iowa.gov).

To learn more about Alliant Energy's rates, visit [alliantenergy.com/iowarates](https://alliantenergy.com/iowarates). A free, written explanation of current and proposed rates can be provided upon request. If you have any questions, you may call Alliant Energy at 1-800-ALLIANT (800-255-4268).

The proposal reflects our ongoing commitment to continue to deliver safe and reliable energy to our customers.

**RESOLUTION NO. 034 (2023/2024)**

**A RESOLUTION APPROVING MEMORANDUM OF AGREEMENT BETWEEN THE  
CITY OF NEVADA, IA AND CLEAN ENERGY DISTRICTS OF IOWA**

**WHEREAS**, the City of Nevada, IA ("City") and Clean Energy Districts of Iowa ("CEDI") desire to enter into a Memorandum of Agreement (MOA); and

**WHEREAS**, Interstate Power and Light Company (dba Alliant Energy) has filed an Application for Revision of Electric and Natural Gas Rates ("Rate Case"); and

**WHEREAS**, the City and CEDI intend to partner in the intervention of IUB Docket No. RPU-2023-0002 per the attached MOA; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Nevada, Story, County, Iowa, does hereby approve the Memorandum of Agreement (Exhibit A attached.) between the City of Nevada and Clean Energy Districts of Iowa to represent the interests of our community regarding Alliant Energy's application for Revision of Electric and Natural Gas Rates. The Mayor and City Clerk are hereby authorized to execute the agreement on behalf of the City.

PASSED AND APPROVED this 27<sup>th</sup> day of November, 2023.

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

ATTEST:

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

**MEMORANDUM OF AGREEMENT (MOA)**  
**BETWEEN THE CITY OF NEVADA, IOWA ("City")**  
**AND**  
**CLEAN ENERGY DISTRICTS OF IOWA ("CEDI")**

This Memorandum of Agreement ("MOA") is entered into on this 27<sup>th</sup> day of November 2023, by and between the City of Nevada, Iowa ("City"), and the Clean Energy Districts of Iowa ("CEDI").

WHEREAS, the City is a political subdivision of the State of Iowa, with the authority to represent its residents' public interests in matters related to utility rates, energy affordability, and service reliability;

WHEREAS, Interstate Power and Light Company (dba Alliant Energy) is a regulated private utility operating within the State of Iowa, subject to the jurisdiction of the Iowa Utilities Board ("IUB"), and has filed an Application for Revision of Electric and Natural Gas Rates ("Rate Case");

WHEREAS, CEDI is a non-profit organization dedicated to reducing energy burdens and promoting clean energy, energy efficiency, and the reduction of greenhouse gas emissions in Iowa, and advocates for the interests of consumers, communities, and municipalities;

WHEREAS, CEDI intends to intervene in IUB Docket No. RPU-2023-0002 as an official intervenor representing its member energy districts and is offering also to represent the interests of communities in Alliant's service territory, including Nevada, Iowa;

WHEREAS, CEDI seeks the support and partnership of the City of Nevada to list the City in opposition to the magnitude of the proposed electric rate increase in IUB Docket No. RPU-2023-0002;

WHEREAS, the City understands that there is no required fee to join the CEDI Coalition;

NOW, THEREFORE, the City and CEDI, in consideration of the mutual promises contained herein, agree as follows:

**1. PARTNERSHIP AND INTERVENTION**

1.1 The City acknowledges and supports CEDI's intention to intervene in Docket No. RPU-2023-0002, representing the interests of residents, businesses, and institutions in Nevada, Iowa.

1.2 The City agrees to be listed among the coalition of communities and businesses who join CEDI in opposition to the magnitude of the proposed rate increase by Alliant Energy.

**2. COMMUNICATION AND COORDINATION**

2.1 The City and CEDI agree to maintain open and timely communication throughout the estimated 10-month intervention process, sharing relevant information and developments related to the Rate Case.

2.2 The City and CEDI shall collaborate to identify and advocate for the best interests of the community, including but not limited to energy affordability, environmental responsibility, and open access to the distribution grid.

### 3. CONFIDENTIALITY

3.1 The City and CEDI shall maintain the confidentiality of any sensitive information or documents related to the Rate Case, as required by applicable laws and regulations.

### 4. DURATION

4.1 This MOA shall remain in effect only for the duration of this Rate Case (RPU-2023-0002).

### 5. AMENDMENTS

5.1 Any amendments or modifications to this MOA shall be made in writing and agreed upon by both parties.

IN WITNESS WHEREOF, the City of Nevada, Iowa, and the Clean Energy Districts of Iowa have executed this Memorandum of Agreement as of the date first above written.

CITY OF NEVADA, IOWA

CLEAN ENERGY DISTRICTS OF IOWA

By:

\_\_\_\_\_  
Brett Barker  
Mayor  
City of Nevada  
1209 6<sup>th</sup> Street  
Nevada, Iowa  
515.382.5466

By: /s/ Andrew Johnson  
\_\_\_\_\_  
Andrew Johnson  
Executive Director  
Clean Energy Districts of Iowa  
P.O. Box 14  
Decorah, IA 52101  
(563) 382-4207  
[andrew.johnson@cleanenergydistricts.org](mailto:andrew.johnson@cleanenergydistricts.org)

# **City Administrators Report**

November 22, 2023

## **Fieldhouse**

The readings for the moisture level read in our favor, we were able to get the flooring company scheduled for December so we are looking at mid-January to open if all goes well and to plan. The elevator company has been onsite and will start installing, this should take approximately 3 weeks.

## **Maple Avenue Lights**

We are working through plans to have lights installed out at maple avenue. This will take some time; we will be able to shift some money from Fawcett over in order to purchase these lights. We are working with solar companies to make this possible. There is a 5-week lead time for this but good news is we will have lights up and available hopefully in January.

## **Signage-Maple**

DOT is planning on installing signs on Maple, I do not know when they plan on doing this but there has been some concern about the roads and where they lead to.

## **Tower Pointe**

I will be doing more research on this; I will be reaching out to the US Cellular to see what kind of options they want to provide us with.

## **South G**

This will be on current agenda to vote on.

## **City Thanksgiving**

I believe we served a total of 350-400 people for this event at the Lutheran Church. Seemed to be a more fuller crowd than previous years but overall, it was a great event and people were very appreciative.

## **UPDATES:**

### **Trails Grant**

Met with DNR to see what we could do next year to make our case stronger. We scored pretty high (88) but did not give us a high enough to win. The two main things we will need to include in the future is better safety barriers and a better case of regional connection or draw.

### **Dedication Ceremony**

Masons did a dedication ceremony; this was the first dedication ceremony from Mason's I have been to. It was a really cool event and glad we did it.

### **NEDC/ Mainstreet annual Dinner**

The annual dinner was a success, I felt we had more in attendance this year than the past years.

### **AK Solutions**

Will have on the December 11<sup>th</sup> agenda, no need to vote on this if the money is not in hand at that point.

### **Flight to end Polio**

Another great turn out for events, we ended up having around 65 people attend this.

## **MONTHLY/WEEKLY STANDING MEETINGS**

NEDC (Exec)

AEDC





## **STAFF MEETING AGENDA**

### **November 20, 2023**

- a. City Administrator
  - i. Thanksgiving-Lutheran Church, 21<sup>st</sup>.
  - ii. Old Hospital
  - iii. Cutting Edge
  - iv. AK Systems Solutions
  - v. WW MCC
  - vi. Trail Grant, next steps
  - vii. Maple Ave, lights
  - viii. Fieldhouse
  - ix. Tower Point
  - x. Planters Downtown
  - xi. Christmas Tree
  - xii. ARPA-County
  - xiii. Wellfield
  - xiv. Infrastructure projects; Bridge and Roads

December 2023

TO: City Council

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

I have been sending notices for yard nuisances (If you see any please email me.)

Three of the abandon properties have sold.

Respectfully,

Ryan Hutton  
Building and Zoning Official



# NEVADA PUBLIC SAFETY DEPARTMENT

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



*Chris Brandes*  
Chief of Police

*Ricardo Martinez II*  
Public Safety Director

*Ray Reynolds*  
Director of Fire & EMS

Dated: Wednesday, November 22, 2023

Emily Schaack  
Executive Director, Main Street Nevada  
1015 6<sup>th</sup> Street, Nevada, IA 50201  
Director@mainstreetnevada.org

## Ref: Parking Closure

Dear Emily,

Thank you for reaching out to me reference the Main Street Nevada program called Christmas on Main. Like Previous years, you will be having horse drawn carriage rides. In order to facilitate the carriage placement, you are requesting to use approximately 5 parking spaces on the east side of 6<sup>th</sup> Street in the 1200 block. These spots will be directly north of the entrance to the City Hall parking lot, just west of the Senior Center. The request for parking closure is for December 9<sup>th</sup> from 4PM to 7PM. You intend to place signage on the light poles indicating the parking spaces are closed.

### **Your request is approved.**

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

If you need equipment from the City of Nevada you will need to contact Nevada Streets Supervisor Joe Mousel. Mr. Mousel can be reached weekdays between 8:00 a.m. and 3:00 pm; his office number is 515-382-4813. It is your responsibility to make these arrangements. There are rental and deposit fees associated with the use of City of Nevada barricades and equipment.

Respectfully,

Chris Brandes  
Chief of Police

Cc: Jordan Cook, Nevada City Administrator  
Joe Mousel, Nevada Streets Supervisor  
Command Staff, Nevada Public Safety Department  
Mayor and City Council Members

