



AGENDA
REGULAR MEETING OF THE NEVADA CITY COUNCIL
MONDAY, OCTOBER 12, 2020 – 6:00 P.M.
NEVADA CITY HALL, COUNCIL CHAMBERS – 1209 6TH STREET

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

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

<https://us02web.zoom.us/j/87961733099?pwd=UERoTDIiUXZhcZlQI9ML0ZOeEIOdz09>

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

Webinar ID: 879 6173 3099 Password: 287321

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

Please call City Hall at 515-382-5466 or email kwright@cityofnevadaiaowa.org by 4:00 p.m. Monday, October 12th

1. Call the Meeting to Order
2. Roll Call
3. Approval of the Agenda
4. PUBLIC HEARING(S)
 - A. WWTF Improvements, Phase 1, Plans, Specs and Form of Contract and Estimates
 1. Public Hearing
 2. Resolution No. 032 (2020/2021): A Resolution finally approving and confirming plans, specifications, form of contract and estimate of cost for the Nevada Wastewater Treatment Facility Improvements-Phase 1 Project
 3. Resolution No. 033 (2020/2021): A Resolution awarding the contract for the Nevada Wastewater Treatment Facility Improvements-Phase 1 Project
 - B. FY2020/2021 Budget Amendment No. 1
 1. Public Hearing

2. Resolution No. 034 (2020/2021): A Resolution approving the FY2020/2021 Budget Amendment, No. 1
- C. Proposed Development Agreement with On Track Construction, LLC, including Annual Appropriation Tax Increment Payments
 1. Public Hearing on Proposed Development Agreement with On Track Construction, LLC
 2. Resolution No. 035 (2020/2021): A Resolution approving Development Agreement with On Track Construction, LLC, Authorizing Annual Appropriation Tax Increment Payments Pledging Certain Tax Increment Revenues to the Payment of the Agreement
- D. Proposed Development Agreement with Mid-States Material Handling & Fabrication, Inc., including Annual Appropriation Tax Increment Payments
 1. Public Hearing, on Proposed Development Agreement with Mid-States Material Handling & Fabrication, Inc.
 2. Resolution No. 036 (2020/2021): A Resolution approving Development Agreement with Mid-States Material Handling & Fabrication, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
- E. Proposed Development Agreement with South Glen, LLC, including Annual Appropriation Tax Increment Payments
 1. Public Hearing, on Proposed Development Agreement with South Glen, LLC
 2. Resolution No. 037 (2020/2021): A Resolution approving Development Agreement with South Glen, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
5. Approval of CONSENT AGENDA (Any item on the Consent Agenda may be removed for separate consideration.)
 - A. Approve Minutes of the Regular Meeting held on September 28, 2020
 - B. Approve Payment of Cash Disbursements, including Check Numbers 74477-74559 and Electronic Numbers 843-845 (Inclusive) Totaling \$388,682.94 (See attached list)
 - C. Set Public Hearing to Amend City of Nevada Code Section 165.15, Flood Plain Management for October 26th and authorize publication for October 15th
6. MAYOR'S APPOINTMENTS
 - A. Library Board appointment of Priscilla Gammon to replace Lisa Johnson who resigned, term expires 6/30/2021
7. PUBLIC FORUM: Time set aside for comments from the public on topics of City business other than those listed on the agenda – no action may be taken. (Please keep your comments to five minutes or less.) This is an opportunity for members of the audience to bring to the Council's attention any item not listed on the agenda. Comments are limited to five (5) minutes per citizen, and the City will notify citizens when their time has expired. Speakers may not yield their times to others, and as a general rule this is not a time for exchange of questions. The Mayor has the authority to reduce the time allowed for comment in accordance with the number of persons present and signed up to speak.
 - A.

8. OLD BUSINESS

- A. Ordinance No. 1013 (2020/2021): An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the September, 2020 Addition to the Nevada Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa, third and final reading
- B. Ordinance No. 1014 (2020/2021): An Ordinance Amending Original Ordinance Designating an Area of Nevada, Iowa as the Nevada Urban Revitalization Area, second reading
- C. Resolution No. 038 (2020/2021): A Resolution approving the Final Plat for South Glen LLC
- D. Approve Pay Request No. 7 for Central Business District Infrastructure Project from Con-Struct in the amount of \$723,694.42
- E. Opening of Public Facilities

9. NEW BUSINESS

- A. Discussion and Appropriate Follow up on request for credit on Utility Bill for 1330 H Avenue
- B. Resolution No. 039 (2020/2021): A Resolution to adopt Social Media Policy

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

11. ADJOURN

The agenda was posted on the official bulletin board on October 8, 2020, in compliance with the requirements of the open meetings law.

Posted _____

E-Mailed _____

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