



AGENDA
REGULAR MEETING OF THE NEVADA CITY COUNCIL
MONDAY, NOVEMBER 9, 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=UeR0TDIIUXZHczZlQi9ML0ZOeEIOdz09>

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, November 9th

1. Call the Meeting to Order
2. Roll Call
3. Approval of the Agenda
4. PUBLIC HEARING(S)
 - A. Wastewater Sewer Revenue Loan, SRF Planning and Design \$1,500,000
 1. Public Hearing, on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement
 2. Resolution No. 047 (2020/2021): A Resolution taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement
 - B. Sewer Revenue Loan, WWTF Construction-Phase 1 \$3,400,000
 1. Public Hearing, on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement
 2. Resolution No. 048 (2020/2021): A Resolution taking additional action with respect to a Sewer Revenue Loan and Disbursement Agreement and authorizing, approving

and securing the payment of a Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement 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 October 26, 2020
 - B. Approve Payment of Cash Disbursements, including Check Numbers 74645-74722 and Electronic Numbers 854-857 (Inclusive) Totaling \$216,896.56 (See attached list)
 - C. Approve Renewal of Class C Liquor License Permit and Sunday Sales Privileges for El Mezcalito, 1200 6th Street, Effective 11/18/20
 - D. Accept and File Urban Renewal Report for FY19/20
 - E. Schedule Public Hearing on Proposed Amendment to 28E Agreement between the City of Nevada and the City of Ames Establishing a Division Line between Corporate Boundary Lines for December 14, 2020 at 6:00 p.m. and Authorize Publication of Notice
 - F. Schedule Public Hearing on Annexation Petitions from Verbio Nevada, LLC and Union Pacific Railroad Right of Way, of the Area Generally Described as Verbio Nevada LLC: The Northeast Fractional Quarter of the Northeast Quarter (NE Fr-NE), the Southeast Quarter of the Northeast Quarter (SE-NE), the Portion of the Northeast Quarter of the Southeast Quarter (NE-SE) lying North of the Union Pacific Railway, the East $\frac{3}{4}$ of the Northwest Fractional Quarter of the Northeast Quarter (NW Fr-NE), the East $\frac{3}{4}$ of the Southwest Quarter of the Northeast Quarter (SW-NE), and the Portion of the East $\frac{3}{4}$ of the Northwest Quarter of the Southeast Quarter (NW-SE) lying North of the Union Pacific Railroad Railway, all in Section 4, Township 83 North, Range 232 West of the 5th P.M. in Story County, Iowa, comprised of an area of approximately 99.71 acres. And Union Pacific Railroad Right-of-Way: The Portion of the Right-of-Way in the Northwest Quarter of the Southwest Quarter (NW-SW) and the Northeast Quarter of the Southwest Quarter (NE-SW) in Section 3, Township 83 North, Range 23 West of the 5th P.M. in Story County, Iowa, outside of and adjacent to the existing City of Nevada Corporate Limits, comprised of an area of approximately 9.51 acres for December 14, 2020 at 6:00 p.m. and Authorize Publication of Notice
 - G. Approve Probationary Firefighters: Gregory Jones – Firefighter/EMT, Max Hoffman – Firefighter, Margaret Pyke – Firefighter/EMT, and Spencer Clark – Firefighter
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.
 - A. Swear In Probationary Volunteer Firefighters
 - B. Main Street Nevada, Henry Corbin to present Conceptual Drawings for Upper Gatherings
7. OLD BUSINESS
 - A. Ordinance No. 1015 (2020/2021): An Ordinance adopting FEMA Floodplain Management, second reading

- B. 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
- C. Approve Pay Request No. 8 for the Central Business District Infrastructure Project from Con-Struct, Inc. in the amount of \$149,384.65
- D. Discussion and Appropriate Follow Up on Opening of Public Facilities

8. NEW BUSINESS

- A. Approve Replacement of Front Outdoor Sign at the Nevada Public Library
- B. Resolution No. 049 (2020/2021): 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 which include: (Almaco, \$30,000); (NEDC-membership, \$65,000); (Van Houweling, \$76,000); (R Friedrich & Sons/LMI, \$153,729); (Mid-States Material Handling, \$27,926); (Verbio, \$68,612)
- C. Resolution No. 050 (2020/2021): A Resolution approving Tax Increment Financing (TIF) indebtedness certification and directing the certification to be filed no later than December 1, 2020
- D. Resolution No. 051 (2020/2021): A Resolution Consenting to Assignment of Development Agreement and Tax Increment Payments
- E. Approve Firm to Redesign City of Nevada Website

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

10. ADJOURN

The agenda was posted on the official bulletin board on November 5, 2020, in compliance with the requirements of the open meetings law.

Posted _____

E-Mailed _____

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