



**Agenda**  
**Friday January 27, 2023 08:01 AM**  
**May 8, 2023 City Council Meeting**

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.

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**1. Notice to the Public**

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 [emousel@cityofnevadaiaowa.org](mailto:emousel@cityofnevadaiaowa.org) by 4:00 p.m. **Monday, May 8, 2023**

**2. ROLL CALL**

**3. APPROVAL OF THE AGENDA**

**4. PUBLIC HEARING(S)**

A. Public Hearing on Proposed Amendment to the Nevada Urban Renewal Area

1. Public Hearing
2. Resolution No. 090 (2022/2023): Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Nevada Urban Renewal Area
3. Ordinance No. 1045 (2022/2023): An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the May, 2023 Addition to the Nevada Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa, first reading

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

- A. Approve Minutes of the Special Meeting held on April 24, 2023
- B. Approve Minutes of the Regular Meeting held on April 24, 2023
- C. Approve Payment of Cash Disbursements, including Check Numbers 79653-79715 and Electronic Numbers 1334-1341 (Inclusive) Totaling \$407,105.61 (See attached list) and the First Interstate Card Purchases for the May 19, 2023 Statement, total \$4,886.90
- D. Schedule Public Hearing for Fiscal Year 2022/2023 Budget Amendment, #1, for May 22, 2023 and Authorize Publication
- E. Assistant Youth Librarian Job Description

**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. Music at the Mansion - Nevada Historical Society

**7.Approve Pay Request No. 23 for WWTF Improvements-Phase 2 from Williams Brothers Construction Inc. (WBCI) in the amount of \$716,601.11**

**8.Approve Pay Request No. 8 for WWTF Improvements-Phase 4 from OnTrack Construction, LLC in the amount of \$850,995.62**

**9.Approve Pay Request No. 2 for Jordan Well No. 4 Plugging and Demolition from The Northway Corporation in the amount of \$122,538.60**

**10.Approve Alliant Electric and Natural Gas Utility Services Relocation for Nevada WWTF Improvements Phase 3**

**11.Discussion and Appropriate Follow up Regarding Closed Session**

pursuant to Iowa Code Section 21.5 (1) (i) to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.

**12.Resolution No. 092 (2022/2023): Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Oak Park Estates, L.C., Including Annual Appropriation Tax Increment Payments**

**13.Resolution No. 093 (2022/2023): Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Workit, LLC, Including Annual Appropriation Tax Increment Payments**

**14.Resolution No. 094 (2022/2023): Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Cutting Edge Painting, L.L.C., Including Annual Appropriation Tax Increment Payments**

**15.Resolution No. 095 (2022/2023): Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Syngenta Crop Protection, LLC, Including Annual Appropriation Tax Increment Payments**

**16.Resolution No. 091 (2022/2023): Resolution authorizing the use of a preliminary official statement in connection with entering into a General Obligation Urban Renewal Loan Agreement**

**17.Resolution No. 096 (2022/2023): Resolution accepting Preliminary Plat for Oak Park Subdivision**

**18.Resolution No. 097 (2022/2023): Resolution accepting Minor Subdivision for Martin's 3rd Addition**

**19.Approve City of Nevada Seatbelt Policy**

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

## **21.CLOSED SESSION**

Closed Session pursuant to Iowa Code Section 21.5 (1) (i) to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.

## **22.ADJOURN**

The agenda was posted on the official bulletin board on May 4, 2023, in compliance with the requirements of the open meetings law.

Posted \_\_\_\_\_

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

Last modified, 05/19/2023 9:33 AM by:

This agenda is published for: public,

City Clerk

Mayor