
Nevada City Council - November 10, 2025

1. Call the Meeting to Order

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. 023 (2025/2026): Resolution to Approve Urban Renewal Plan Amendment for the Nevada Urban Renewal Area

B. Public Hearing on Proposed Development Agreement with Nevada Economic Development Council, Inc.,

1. Public Hearing

2. Resolution No. 024 (2025/2026): Resolution Approving Development Agreement with Nevada Economic Development Council, Inc., Authorizing Annual Appropriation

[Reso-No.-023-25-26.pdf](#)

[Reso-No.-024-25-26.pdf](#)

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 27, 2025

B. Approve Payment of Cash Disbursements, including Check Numbers 89193-89255 and Electronic Numbers 4252-4328 (Inclusive) Totaling \$454,127.23 (See attached list); the First Interstate Card Purchases for the November 19, 2025 Statement, total \$5,927.01; and Sam's Club Card Purchases for November 22, 2025 Statement, total \$411.14

C. Approve the Cancellation of the Nevada City Council's second regular meeting of December, 2025

D. Approve Tax Abatement

1. Permit #BP-2025-81, 807 South Glen Ave, New Home

2. Permit #BP-2025-48, 623 Academy Circle, New Home

[Claims-List-11-10-25.pdf](#)

[Minutes-10.27.25.pdf](#)

[Tax-Abatement-List-11.10.25.pdf](#)

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. Resolution No. 019 (2025/2026): A Resolution Approving Allocated Capacity Agreement for Wastewater Services Between City of Nevada, Iowa and Burke Marketing Corporation

[Reso-No.-19-25-26.pdf](#)

8. Ordinance No. 1074 (2025/2026): An Ordinance Amending the Code of Ordinances of the City of Nevada, Iowa, 2006, by Amending Provisions Pertaining to Sewer use Charges, first reading

[Ord-No.-1017-25-26.pdf](#)

9. Resolution No. 025 (2025/2026): 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

[Reso-No.-025-25-26.pdf](#)

10. Resolution No. 026 (2025/2026): A Resolution Approving Tax Increment Financing (TIF) Indebtedness Certification and Directing the Certification to be Filed no Later than December 1, 2025

[Reso-No.-026-25-26.pdf](#)

11. Approve Pay Request No. 2 for Tributary to West Indian Creek – SRF Project B from Con-Struct Inc. in the amount of \$22,344.44

[PR-2-Trib-to-W.-Ind-Creek-Proj-B.pdf](#)

12. Approve Pay Request No. 42 for WWTF Improvements – Phase 2 from Williams Brothers Construction Inc. in the amount of \$348,597.41

[PR-42-WWTF-Phase-2-WBCI.pdf](#)

13. Approve Pay Request No. 42 for WWTF Improvements – Phase 3 from Boomerang Corp in the amount of \$0.00

[PR-42-WWTF-Phase-3-Boomerang.pdf](#)

14. Discussion and Potential Action Regarding Campaign Complaint

[Campaign-Complaint.pdf](#)

15. Ordinance No. 1070 (2025/2026): An Ordinance Amending Chapter 50 of the Nevada Municipal Code (Nuisance Abatement Procedure) to Declare Storage uses on the First Floor of Multi-Story Buildings in the Downtown Corridor District a Public Nuisance, first reading

[Ord-No.-1070-25-26.pdf](#)

16. Ordinance No. 1071 (2025/2026): An Ordinance Amending Chapter 145 of the Nevada Municipal Code (Dangerous Buildings) with Regard to Storage uses Which may Create a Fire Hazard, first reading

[Ord-No.-1071-25-26.pdf](#)

17. Ordinance No. 1072 (2025/2026): An Ordinance Amending Chapter 165 of the Nevada Municipal Code (Land Development – Zoning Regulations) to Prohibit Storage uses on the First Floor of Multi-Story Buildings in the Downtown Corridor District, first reading

[Ord-No.-1072-25-26.pdf](#)

18. Ordinance No. 1075 (2025/2026): An Ordinance Amending Chapter 165 (Land Development-Zoning Regulations) of the City Code to Update Off-Street Parking Requirements, first reading

[Ord-No.-1075-25-26.pdf](#)

19. Discussion and Appropriate Follow up Regarding Device Retailer License Application from Sundown Liquor

[Retail-Device-Permit.pdf](#)

20. Reports – City Administrator/Mayor/Council/Staff

[Reports-11.10.25.pdf](#)

21. Adjourn

The agenda was posted on the official bulletin board on November 6, 2025, in compliance with the requirements of the open meetings law.

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This agenda is published for: public,

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