Nevada City Council - December 8, 2025

1. Call the Meeting to Order

2. Roll Call

3. Approval of Agenda

4. Nevada Cubs Football Recognition

Football-State-Champ-Proc-2025.pdf

5. Approve City Administrator's Recommendation to Appoint Erin Mousel as City Clerk/Employee Services Director Effective December 8, 2025

6. PUBLIC HEARING(S)

A. Public hearing on a proposed development agreement with Mid-States Material Handling & Fabrication, Inc.

1. Public Hearing

2. Resolution No. 031 (2025/2026): 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

Reso-No.-031-Mid-States-Dev-Agrmt.pdf

7. 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 24, 2025
B. Approve Payment of Cash Disbursements, including Check Numbers 89335-89401 and Electronic Numbers 4484-4496 (Inclusive) Totaling $439,101.20 (See attached list); the First Interstate Card Purchases for the December 19, 2025 Statement, total $5,972.35; and Sam's Club Card Purchases for December 22, 2025 Statement, total $632.79
C. Approve Pay Request No. 6 (1 of 2), Nevada Housing Rehab Program, Contract 2024-06 in the amount of $4,193.00 to West Shore Home, LLC (Reimburse Property owner) for property at 725 F Ave
D. Approve Pay Request No. 7, Nevada Housing Rehab Program, Contract 2024-06 in the amount of $10,000.00 to Ullman Construction for property at 1338 7th Street
E. Approve Pay Request No. 8, Nevada Housing Rehab Program, Contract 2024-06 in the amount of $7,162.66 to Chad Johnson for property at 520 E Ave
F. Approve Pay Request No. 9 (2 of 2), Nevada Housing Rehab Program, Contract 2024-06 in the amount of $4,900.00 to West Shore Home, LLC (Reimburse Property Owner) for property at 725 F Ave
G. Approval of Garbage Licenses for 2026

1. Arends Sanitation

2. Aspen Waste Systems

3. Pratt Sanitation

4. Garbage Guys
5. Walters Sanitary Service, Inc

H. Approve Tax Abatement

1. Permit #BP-2025-252, 712 Academy Circle, New Home
2. Permit #BP-2025-250, 621 Academy Circle, New Home
3. Permit #BP-2025-251, 710 Academy Circle, New Home
4. Permit #BP-2025-253, 757 Academy Circle, New Home
5. 403 Maple Ave, New Garage

SCHT-PR-7.pdf

SCHT-PR-6-1of2.pdf

Claims-List-12.8.25.pdf

Minutes-11.24.25.pdf

Tax-Abatement-List-12.8.25.pdf

Garbage-License-2026.pdf

SCHT-PR-9-2of2.pdf

SCHT-PR-8.pdf

8. 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.

9. Approve Change Order No. 3 for Oak Park Estates Trail from MidState Solution, LLC in the reduction of ($150.00)

Oak-Park-Trail-CO3.pdf

10. Approve Pay Request No. 3 for Oak Park Estates Trail from MidState Solution, LLC in the amount of $57,229.03

Oak-Park-Trail-PR3.pdf

11. 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, third and final reading

Ord-No.-1070-3rd-Read.pdf

12. 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, third and final reading

Ord-No.-1071-3rd-Read.pdf

13. 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, third and final reading

Ord-No.-1072-3rd-Read.pdf

14. 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, third and final reading

Ord-No.-1074-3rd-Read.pdf

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

Ord-No.-1075-2nd-Read.pdf

16. Resolution No. 032 (2025/2026): A Resolution Approving Contract with EnviroNET for Professional Environmental Servies Lead Based Paint Inspections and Asbestos Inspections

Reso-No.-032-CDBG-Facade-EnviroNET.pdf

17. Resolution No. 033 (2025/2026): A Resolution Approving Master Professional Services Agreement with HR Green, Inc., for GIS Services

Reso-No.-033-HRG-Master-Agreement-GIS.pdf

18. Resolution No. 034 (2025/2026): A Resolution Approving Drainage Maintenance and Easement Agreement and accepting Temporary Access Easement

Reso-No.-034-Drainage-Easement-Clem-Acres.pdf

19. Discussion and Appropriate Follow-up Regarding PFAS Lawsuit

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

Reports-12.8.25.pdf

21. Adjourn

The agenda was posted on the official bulletin board on December 5, 2025, in compliance with the requirements of the open meetings law.

Posted _____

E-Mailed _____

Last modified, 12/08/2025 10:55 AM by: Erin Mousel

This agenda is published for: public,

Kerin Wright Brett Barker