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Agenda

November 24, 2025

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 tum 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.

1.Call the Meeting to Order

2.Roll Call

3.Approval of the Agenda

4.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 10, 2025
B. Approve Payment of Cash Disbursements, including Check Numbers 89256-89337 and Electronic Numbers 4329-4414 (Inclusive) Totaling $1,505,442.52 (See attached list)
C. Approve Financial Reports for Month of October, 2025
D. Approve Renewal of Class “C” Retail Alcohol License for MI CASITA INC d/b/a/ MI CASITA, 1115 6th Street, Effective December 15, 2025
E. Approve Renewal of Class “C” Retail Alcohol License for Deniz Gracy LLC d/b/a/ El Mezcalito, 1210 6th Street, Effective November 18, 2025 (timely filed)
F. Accept and File the Annual Financial Report for FY24/25
G. Accept and File City Street Finance Report for FY24/25
H. Resolution No. 027 (2025/2026): A Resolution Accepting Plat of Survey for Rossi-Stefani Subdivision, Nevada, Story County, Iowa
I. Resolution No. 028 (2025/2026): A Resolution Approving an Agreement with Safe Building Services for Inspections and Plan Reviews

J. Approve 2026 Meeting Dates

K. Approve Pay Request No. 5, Nevada Housing Rehab Program, Contract 2024-06 in the amount of $8,200.00 to Wirtzy Construction for property at 137 N Ave, after receipt of funds from SCHT

AFR-2025.pdf

El-Mezcalito-11.24.25.pdf

Mi-Casita-11.24.25.pdf

Financials-Oct.-25.pdf

Claims-List-11.24.25.pdf

Minutes-11.10.25.pdf

Nev-Housing-Rehab-Prgm-Pay-Request.pdf

2026-Meeting-Dates.pdf

Reso-No.-028-Safe-Building-Agrmt-PZ.pdf

Reso-No.-027-Stefani-Subdivision.pdf

SFR-2025.pdf

5.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.

6.Resolution No. 029 (2025/2026): A Resolution Accepting the Wastewater Treatment Facility – Phase 4, Project as Complete

Reso-No.-029-WWTF-Phase-4-Complete.pdf

7.Approve Pay Request No. 20 for WWTF Improvements-Phase 4 from OnTrack Construction in the amount of $7,280.05

Pay-Request-20-WWTF-Phase-4.pdf

8.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, second reading

Ord-No.-1070-second-read.pdf

9.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, second reading

Ord-No.-1071-second-read.pdf

10.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, second reading

Ord-No.-1072-second-read.pdf

11.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, second reading

Ord-No.-1074-second-read.pdf

12.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-first-read.pdf

13.Discussion and Appropriate Follow up Regarding Resource Recovery Plant

Resource-Recovery.pdf

14.Resolution No. 030 (2025/2026): Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Mid-States Material Handling & Fabrication, Inc., Including Annual Appropriation Tax Increment Payments

Reso-No.-030-Set-Hearing-MidStates.pdf

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

Reports-11.24.25.pdf

16.Adjourn

17.4I Resolution No. 028 (2025/2026): A Resolution Approving an Agreement with Safe Building Services for Inspection and Plan Reviews

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This agenda is published for: public,

Kerin Wright Brett Barker