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Agenda

November 9, 2026

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.PUBLIC HEARING(S)

A. Dispose of City Property

1. Public Hearing

2. Resolution No. 038 (2026/2027): A Resolution to Vacate and Convey City Property

Reso-No.-038.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 26, 2026
B. Approve Payment of Cash Disbursements, including Check Numbers 91078-91158 and Electronic Numbers 6581-6664 (Inclusive) Totaling $709,278.39 (See attached list); the First Interstate Card Purchases for the November 19, 2026 Statement, total $7,593.16; and Sam's Club Card Purchases for November 22, 2026 Statement, total $293.13
C. Approve the Cancellation of the Nevada City Council's second regular meeting of December, 2026
D. Accept S.C.O.R.E. Capital Campaign – Bequest from the Estate of Suzanne Ammerman
E. Accept and File the Annual Financial Report for FY25/26
F. Accept and File City Street Finance Report for FY25/26
G. Accept and File Annual Urban Renewal Report for FY25/26

SFR.pdf

AFR.pdf

SCORE-Request.pdf

Claims-List-11.9.26.pdf

Minutes-10.26.26.pdf

Urban-Renewal-Report.pdf

6.Discussion and Appropriate Follow-up Regarding Three Options for Recycling

Recycling-Options.pdf

7.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.

8.Approve Pay App No. 5 for Oak Park Estates Trail from MidState Solution LLC in the amount of

$10,936.75

PR-5-Oak-Park-Trail.pdf

9.Resolution No. 039 (2026/2027): A Resolution Approving Tax Increment Financing (TIF) Indebtedness Certification and Directing the Certification to be Filed no later than December 1, 2026

Reso-No.-039.pdf

10.Resolution No. 040 (2026/2027): 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 Fiscal Year Beginning July 1, 2027

Reso-No.-040.pdf

11.Ordinance No. 1081 (2026/2027): An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Nevada Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa, first reading

Ord-No.-1081.pdf

12.Approve Certificate of Deposit Investment of Available Cash

CA-Form-CDs.pdf

13.Resolution No. 041 (2026/2027): A Resolution Naming Primary Depository and Reviewing Maximum Balances

Reso-No.-041.pdf

14.Resolution No. 042 (2026/2027): A Resolution Approving the Selection of Edward Jones (Thomas Geist) as Investment Advisor and Empower as Recordkeeper for the City of Nevada 457(b) Deferred Compensation Plan, and Authorizing Execution of the Empower Fee Schedule and Related Plan Documents

Reso-No.-042.pdf

15.Resolution No. 043 (2026/2027): A Resolution Approving an Urban Renewal Joint Agreement between the City of Nevada, Iowa and Story County, Iowa

Reso-No.-043.pdf

16.Resolution No. 044 (2026/2027): A Resolution Approving a Loan Agreement and Promissory Note with the Iowa Economic Development Authority for the Nuisance Property and Abandoned Building Remediation Fund

Reso-No.-044.pdf

17.Resolution No. 045 (2026/2027): A Resolution Approving a Development Agreement with Bryt's under the Revitalize Nevada Small Business Grant Program

Reso-No.-045.pdf

18.Resolution No. 046 (2026/2027): A Resolution Approving a Development Agreement with Love Life Pole under the Revitalize Nevada Small Business Grant Program

Reso-No.-046.pdf

19.Resolution No. 047 (2026/2027): A Resolution Approving a Development Agreement with Little Steps by A Tuneful Journey under the Revitalize Nevada Small Business Grant Program

Reso-No.-047.pdf

20.Resolution No. 048 (2026/2027): A Resolution Approving a Development Agreement with The Bilingual Bee under the Revitalize Nevada Small Business Grant Program

Reso-No.-048.pdf

21.Resolution No. 049 (2026/2027): A Resolution Approving a Development Agreement with The Good Karma Collective under the Revitalize Nevada Small Business Grant Program

Reso-No.-049.pdf

22.Resolution No. 050 (2026/2027): A Resolution Approving a Development Agreement with Ben DuBois under the Revitalize Nevada Small Business Grant Program

Reso-No.-050.pdf

23.Approve Disbursement Request for Affordable New Single Family Home Initiative at 1802 1st Street and 1738 1st Street

1802-1738-Affordanle-New-Home.pdf

24.Approval of Disbursement Request for Home Buyer Assistance Program – Killian

Home-Buyer-Assist-Prgm-Killian.pdf

25.Approval of Disbursement Request for Home Buyer Assistance Program – Benda/Cable

Home-Buyer-Assist-Prgm-BendaCable.pdf

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

Reports-11.9.26.pdf

27.Adjourn

The agenda was posted on the official bulletin board on November 6, 2026, in compliance with the requirements of the open meetings law.

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