

City Administrators Report

October 9th-October 23rd, 2024

Trailside

Originally, Diamond F was slated to build additional housing for this area but have recently decided against it. Brenda has been working with another group that is interested and they plan to build houses in the area. The workforce housing tax credits were awarded to Diamond F but will be transferred to Elite. This will be on the agenda to do so as it takes council action for the state to allow this.

Alliant Energy Roundtable

Brett and I went to the Alliant Energy Leadership Roundtable discussion and learned about their plans on increases, economic development and ways to limit impact in the event a storm happens. We found out the increase to residential will be around 5% while businesses will be seeing closer to a 15% increase on their bills. One improvement they have been working on is burying their lines to limit impact for occurrences such as Derecho.

Ag Breakfast

Went to the Agriculture Breakfast on the 11th and had the opportunity to hear the CEO of Vermeer speak. He had a lot of interesting facts about the start up of the company and how his grandfather built a mechanism for himself to make it easier to farm and his neighbor saw this and asked him to build one for him as well which was the start of their business. Overall, it was a very interesting session and I learned quite a bit. It is a family-owned operation to this day and he is the 3rd generation CEO. His mother is the former CEO and while she was in charge, both her and her brother implemented a policy in place that in order for family members to work there they were required to get a college education and have a different career path before they were allowed to work at Vermeer.

Recodification Work Session

Before our last council meeting, Erin M, Erin C, Kerin, Chris and I sat down and went over all the questions Simmering and Cory had about our codes so they can get this recodified. We made it halfway through and plan on updating the rest on Monday before our next council meeting. We will then send the updates back to Simmering and Cory so they can begin the process. There have been a lot of codes added and changed whether it was from us or the State updating theirs. It will be nice to see the library updated and reflect the most accurate information when citizens have questions.

Audits

We have had two audits, one for the Nevada Foundation and one for the City. Overall, the City's audit this year went very well. A few things they brought up was some items were taxed so we will need to do a better job of doing as well as a resolution we have in place for funerals. We have had this one come up in the past but the state code allows this as long as we provide and have the proper documentation which we do. As for the Nevada foundation, they had a few more reports but are able to fix those when we have other factors in place. One of the things that was brought up was segregation of duties which the city has been dinged for this in the past but Nevada foundation will be able to put different factors in place to help separate these. Another item was the use of a debit card. This is for PPL and there will be a separate account in the future so this will not be an issue moving forward. The other item on the list was reconciliations, currently, we track this with excel but will be looking for other ways to do this so we can take that off the list in the future as well.

Splash Pad

We had presentations from the top two RFP's last week and both were good, we will now wait for the Parks and Recreation Board to make their recommendation to the council on who to choose. I do not know if this will be on the current agenda or next but will be on one or the other. This project is proposing to be open in late May of 26'.

Our Nevada Magazine

We had our meeting with all the parties involved in the Nevada Magazine and it went well, the good news is it is not increasing this year. We were fortunate as it has gone up every year. We will be doing something a little different for the opener this year as the opener in the past has some times been what are in the articles and there are times people do not always know what to put in it so we will be mixing it up with having the "seasons of giving" for 4 of the 12 openers.

Urban Revitalization

We will be updating the Urban Revitalization plan to include buildings that are repurposed into housing. This was prompted by Capstone so we will not have to write a Development Agreement. This will add language to include to allow a 10-year sliding scale for certain projects such as this one.

Trail Project

Construct is supposed to be here on Thursday to finish the ADA intersections. They will be finishing up 9th and H and move over to the trail after this is completed.

WW Updates

Majority of the work has been completed from the tornado damage and WBCI will be starting the well so we can have water at the new plant. Boomerang is making progress slowly but making progress and will be pouring concrete next week around the lift station.

NEDC

This is completed, we are updating Urban Renewal Area and then will have this agreement on the agenda in November.

Wayfinding signs

One of the committees mentioned there were some visibility issues and thought the colors didn't really flow with the Downtown theme so Emily will be reaching out to Brandon to change the color a little bit. We will be making them black with the green lettering rather than grey color. We will wait and get a mockup so we can see how they look when its finished.

Monthly Meetings

WWTP

MSN

NEDC Exec

Alliance Board of Directors meeting



STAFF MEETING AGENDA

Monday, October 21st @ 9:00 A.M

- a. City Administrator
 - i. Trail Project
 - ii. Capstone
 - iii. CIP
 - iv. Lead and Copper report
 - v. WW
 - 1. Verbio
 - 2. GFS
 - 3. Priority Envelope
 - 4. Burke
 - vi. Splash Pad
 - vii. East Industrial
 - viii. West Industrial
 - ix. Old DQ
 - x. WWTP
 - xi. Front Digital Sign
 - xii. Leadership Training
 - 1. Personalized Action Plan
 - 2. Accountability
 - 3. Issues
 - 4. Impact
 - 5. Providing a caring and supporting relationship

City Council:

Continuing to process permits.

Getting ready to start nuisances for yard waste and junk collection.

The road project around the Elementary School is nearing the end of construction.

I have submitted reimbursement for Neighborhood Improvement Incentive Program for \$26,855.00

I have submitted a final plat revision for Oak Park Estates.

Respectfully,

Ryan Hutton
Building and Zoning Official