
NEVADA CITY COUNCIL - MONDAY, AUGUST 22, 2022 6:00 P.M.

1. CALL TO ORDER

The City Council of the City of Nevada, Iowa, met for a meeting in the Council Chambers of Nevada City Hall located at 1209 6th Street, Nevada, Iowa. Mayor Brett Barker, convened the meeting at 6:03 p.m. on Monday, August 22, 2022, pursuant to the rules of the Council. The agenda was posted on the official bulletin board in compliance with the open meeting law.

2. ROLL CALL

The roll was called indicating the following named Council Members present and absent. Present: Brian Hanson, Jason Sampson, Steve Skaggs, Sandy Ehrig. Absent: Barb Mittman. Dane Neelson arrived at 6:04 p.m.

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Larry Stevens, Erin Mousel, Chris Brandes, Ryan Hutton, Shawn Ludwig, Harold See, Erin Coughlin, Tim Hansen

Also in attendance were: Brenda Dryer, Henry Corbin, Rick Baumhover, Paula Feltner, Scott Henry, BJ Stokesbary, Casey Schefbuck, Teresa Albertson, Matt Riese, Lisa Oxley

3. APPROVAL OF AGENDA

Motion by Sandy Ehrig, seconded by Steve Skaggs, to **approve the agenda**. After due consideration and discussion the roll was called. Aye: Ehrig, Skaggs, Hanson, Sampson. Nay: None. The Mayor declared the motion carried.

4. PUBLIC HEARINGS

- A. Proposal to Sell Certain Property located within the Amended and Restated Urban Renewal Area, Lot of 2 of Airport Road, Plat 6 Subdivision, except the Public Highway Easement.
1. Public Hearing

At 6:04 p.m. Mayor Barker announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **July 21, 2022**. The public hearing is **regarding the Proposal to Sell Certain Property located within the Amended and Restated Urban Renewal Area, Lot of 2 of Airport Road, Plat 6 Subdivision, except the Public Highway Easement.**

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:04 p.m.

2. Resolution No. 020 (2022/2023): A Resolution: (1) Setting Requirements for the Sale of Certain Property Located within the Amended and Restated Urban Renewal Area; (2) Determining that the Proposal Submitted by a Potential Purchaser Satisfies the Requirements and Declaring the Intent of the City to Accept the Proposal Proposed, in the Event that no Competing Proposals are Submitted; and (3) Soliciting Competing Proposals

Motion by Steve Skaggs, seconded by Dane Neelson, to **adopt Resolution No. 020 (2022/2023)**. After due consideration and discussion the roll was called. Aye: Skaggs, Neelson, Sampson, Ehrig, Hanson. Nay: None. The Mayor declared the motion carried.

B. August, 2022 Urban Renewal Plan Amendment.
1. Public Hearing

At 6:05 p.m. Mayor Barker announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **August 4, 2022**. The public hearing is **regarding the proposed Amendment to the Nevada Urban Renewal Area**.

Scott Henry presented the housing development to the Council. There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:06 p.m.

2. Resolution No. 021 (2022/2023): A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Nevada Urban Renewal Area

Motion by Brian Hanson, seconded by Sandy Ehrig, to **adopt Resolution No. 021 (2022/2023)**. After due consideration and discussion the roll was called. Aye: Hanson, Ehrig, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

3. Resolution No. 022 (2022/2023): A Resolution authorizing Development Agreement with Nevada Dev, LLC

Motion by Sandy Ehrig, seconded by Dane Nealson, to **adopt Resolution No. 022 (2022/2023)**. After due consideration and discussion the roll was called. Aye: Ehrig, Nealson, Sampson, Skaggs, Hanson. Nay: None. The Mayor declared the motion carried.

C. Rezone Property at 640 S. 19th Street
1. Public Hearing

At 6:29 p.m. Mayor Barker announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **August 11, 2022**. The public hearing is **regarding the Rezoning of Property at 640 S. 19th Street**.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:30 p.m.

2. Ordinance No. 1029 (2022/2023): An Ordinance Amending the Zoning Map of the City of Nevada, Iowa, by Rezoning the Property at 640 South 19th Street Outlot A from AR (Agricultural-Residential Reserve District) to R-4 (Multiple Family Dwelling District).

Motion by Dane Nealson, seconded by Skaggs, to **adopt Ordinance No. 1029 (2022/2023), first reading**. After due consideration and discussion the roll was called. Aye: Nealson, Skaggs, Ehrig, Hanson, Sampson. Nay: None. The Mayor declared the motion carried.

5. Approval of CONSENT AGENDA (Any item on the Consent Agenda may be removed for separate consideration.)

Motion by Sandy Ehrig, seconded by Jason Sampson, to **approve the following consent agenda items**:

- A. Approve Minutes of the Regular Meeting held on August 8, 2022
- B. Approve Payment of Cash Disbursements, including Check Numbers 78376-78454 and Electronic Numbers 1159-1162 (Inclusive) Totaling \$1947,340.88 (See attached list)

- C. Approve Financial Reports for Month of July, 2022
- D. Resolution No. 023 (2022/2023): A Resolution approving Corrected Year End Transfers For FY2021/2022
- E. Resolution No. 024 (2022/2023): A Resolution setting Public Hearing to consider the Vacation of City Property for September 12, 2022
- F. Resolution No. 025 (2022/2023): A Resolution setting Public Hearing regarding proposed Modified Chapter 77, pertaining to Golf Carts and New Chapter 78, pertaining to ATV/UTV for September 12, 2022
- G. Approve Application for Garbage and Solid Waste Handlers and Haulers License for Walters Sanitary Service, Inc.

After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Skaggs, Hanson, Nealson. Nay: None. The Mayor declared the motion carried.

6. MAYOR'S APPOINTMENTS

- A. Library Board – Lynn Lathrop

Motion by Brian Hanson, seconded by Dane Nealson, to **approve Mayor's recommendation for the appointment of Lynn Lathrop to Library Board.** After due consideration and discussion the roll was called. Aye: Hanson, Nealson, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

7. PUBLIC FORUM:

- A. Mayor Barker proclaimed August 21st – 27th as Water and Wastewater Workers Week and thanked those employees for their dedication to the community.
- B. Teresa Albertson introduced herself with the Ames Tribune.

8. OLD BUSINESS

- A. Ordinance No. 1023 (2022/2023): An Ordinance Amending the City Code of Nevada, Iowa, by adding Chapter 158, Property Maintenance and Residential Rental Code, third and final reading

Motion by Dane Nealson, seconded by Jason Sampson, to **approve Ordinance No. 1023 (2022/2023), third and final reading.** After due consideration and discussion the roll was called. Aye: Nealson, Sampson, Skaggs, Ehrig, Hanson. Nay: None. The Mayor declared the motion carried.

- B. Approve Pay Request No. 2 for the Fieldhouse from HPC LLC in the amount of \$130,889.10

Motion by Dane Nealson, seconded by Sandy Ehrig, to **approve Pay Request No. 2 for the Fieldhouse from HPC LLC in the amount of \$130,889.10.** After due consideration and discussion the roll was called. Aye: Nealson, Ehrig, Hanson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

- C. Resolution No. 026 (2022/2023): A Resolution approving the Iowa DOT Agreement for the Primary Road Project

Motion by Jason Sampson, seconded by Brian Hanson, to **adopt Resolution No. 026 (2022/2023)**. After due consideration and discussion the roll was called. Aye: Sampson, Hanson, Neilson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

- D. Approve Change Order No. 1 for the 2022 Street Improvements Project from Manatt's in the amount of \$165,403.20

Motion by Steve Skaggs, seconded by Dane Neilson, to **Approve Change Order No. 1 for the 2022 Street Improvements Project from Manatt's in the amount of \$165,403.20**. After due consideration and discussion the roll was called. Aye: Skaggs, Neilson, Sampson, Ehrig, Hanson. Nay: None. The Mayor declared the motion carried.

- E. Ordinance No. 1030 (2022/2023): An Ordinance amending provisions pertaining to Sewer User charges, Chapter 99, first reading

Motion by Brian Hanson, seconded by Jason Sampson, to **approve Ordinance No. 1030 (2022/2023)**. After due consideration and discussion the roll was called. Aye: Hanson, Sampson, Skaggs, Ehrig, Neilson. Nay: None. The Mayor declared the motion carried.

9. NEW BUSINESS

- A. Resolution No. 027 (2022/2023): A Resolution to fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$18,500,000

Motion by Sandy Ehrig, seconded by Jason Sampson, to **adopt Resolution No. 027 (2022/2023)**. After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Skaggs, Hanson, Neilson. Nay: None. The Mayor declared the motion carried.

- B. Approve Purchase of Sprayer/Spreader for the Parks Department

Motion by Jason Sampson, seconded by Dane Neilson, to **approve Purchase of ExMark Sprayer/Spreader for the Parks Department from Ames Outdoor in the amount of \$10,399.00**. After due consideration and discussion the roll was called. Aye: Sampson, Neilson, Skaggs, Ehrig, Hanson. Nay: None. The Mayor declared the motion carried.

- C. Approve Purchase of Vehicle for the Police Department

Motion by Dane Neilson, seconded by Brian Hanson, to **approve Purchase of 2022 Chevy Tahoe for the Police Department from Karl's Chevrolet in the amount of \$36,816.00**. After due consideration and discussion the roll was called. Aye: Neilson, Hanson, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

- D. Resolution No. 028 (2022/2023): A Resolution declaring Intent to provide Economic Development Support to Development Project at 1105 6th Street, Suite 101

Motion by Brian Hanson, seconded by Dane Neilson, to **adopt Resolution No. 028 (2022/2023)**. After due consideration and discussion the roll was called. Aye: Hanson, Neilson, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

10. REPORTS:

City Administrator Cook talked about his intercity visit to Marion/Cedar Falls. He also reported on community coffee, strategic planning session options, and presented a City of Nevada sign donated by Mid-States Companies.

Mayor Barker also commented on the intercity visit, saying how pleased he was to see cities who have completed some of the things Nevada is looking at doing.

Council Member Sampson reported on the Lincoln Highway Days Celebration that will take place this weekend.

Water Superintendent Ludwig reported that Charlie Starbuck and Jamie Cleveland are doing very well in the department.

City Clerk Wright is hoping to have the FY21 audit back this week. Auditors for FY22 will be here tomorrow.

Library Director Coughlin has been working on year end reporting, saying that circulation is up 44%. She is also working on a Story County Community Foundation Grant for a story block along the trail.

Parks & Rec Director Hansen reported the pool has closed for the season, the Fieldhouse project is moving forward, and rec programming is shifting to fall/winter.

Sergeant Brandes updated Council on Officer VanderHart. He has graduated and has started field training.

11. ADJOURNMENT

There being no further business to come before the meeting, motion by Dane Nealson, seconded by Jason Sampson, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 7:05 p.m. the meeting adjourned.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____
Council Approved: _____