
NEVADA CITY COUNCIL - MONDAY, FEBRUARY 26, 2024 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 6:00 p.m. on Monday, February 26, 2024, 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: Henry Corbin, Dane Nealson, Jason Sampson, Steve Skaggs. Absent: Sandy Ehrig.

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Erin Mousel, Shawn Ludwig, Harold See, Erin Coughlin, Tim Hansen, Marlys Barker, Ray Reynolds, Chris Brandes, Ryan Hutton, Brandon Mickelson.

Also in attendance were: Karen Selby, Chris Seaboch, Luke Spence, Emily Schaack, Jason Mitchell, Anum Firoz, Jim Samuelson, Steve Gray, Andy Kelly, Seth & Evie Peterson, Marty Chitty, Joan Heintz, Paula Feltner, Peyton Klotzbach, Amy Edmonds, Tom Richards, Jessica Krupicka, Ric Martinez, Ben DuBois, Brian Hanson, Derek Thomas.

3. APPROVAL OF AGENDA

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

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

Motion by Steve Skaggs, seconded by Dane Nealson, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on February 12, 2024
- B. Approve Payment of Cash Disbursements, including Check Numbers 83361-83442 and Electronic Numbers 1556-1566 (Inclusive) Totaling \$893,871.28 (See attached list)
- C. Approve Financial Reports for Month of January, 2024
- D. Approve Final Draw for Catalyst Grant, JLA LLC, Tipton Building, 1104 6th Street
- E. Approve Renewal of Class "C" Retail Alcohol License, for Tabloo LLC d/b/a Lincoln Tap, 835 6th Street Ste 3, Effective March 1, 2024
- F. Schedule Public Hearing for Fiscal Year 2023/2024 Budget Amendment #1 for March 11, 2024 and Authorize Publication
- G. Approve IowaDOT Agreement for DOT Initiated Detour of Primary Highways onto Local Roads

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

5. PUBLIC FORUM

Dr. Steve Gray, Superintendent of Nevada Schools, presented an update regarding the progress of the proposed school resource officer (SRO) position. The school district/school board are willing and ready to partner with the City to create this position.

6. OLD BUSINESS

- A. Resolution No. 050 (2023/2024): A Resolution Approving the Proposed Property Tax Levy for FY2024/2025 Budget

Motion by Steve Skaggs, seconded by Dane Nealson, to **adopt Resolution No. 050 (2023/2024)**. After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Corbin. Nay: None. The Mayor declared the motion carried.

- B. Resolution No. 051 (2023/2024): A Resolution Providing for Notice of Intent to Fill Council (Ward 2) Vacancy by Appointment

Motion by Jason Sampson, seconded by Dane Nealson, to **adopt Resolution No. 051 (2023/2024)**. After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Skaggs, Corbin. Nay: None. The Mayor declared the motion carried.

- C. Ordinance No. 1050 (2023/2024): An Ordinance Amending the Zoning Map of the City of Nevada, Iowa, by Rezoning the Property at 115 W Lincoln Hwy, West Field Development LLC, from UC/R-3 (Urban Corridor/Urban Family Residential) to GC (General Commercial), second reading

Motion by Jason Sampson, seconded by Henry Corbin, to **approve Ordinance No. 1050 (2023/2024), second reading**. After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Nealson, Skaggs. Nay: None. The Mayor declared the motion carried.

- a. Option to Waive third reading per recommendation from Building & Zoning Official and request from property owner

Motion by Jason Sampson, seconded by Steve Skaggs, to **waive third and final reading for Ordinance No. 1050 (2023/2024)**. After due consideration and discussion the roll was called. Aye: Sampson, Skaggs, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

- D. Ordinance No. 1052 (2023/2024): An Ordinance Amending Chapter 41 (Public Health and Safety) of the City Code by adding Language Pertaining to Storage Tanks, second reading

Motion by Dane Nealson, seconded by Henry Corbin, to **approve Ordinance No. 1052 (2023/2024), second reading**. After due consideration and discussion the roll was called. Aye: Nealson, Corbin, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

- E. Resolution No. 052 (2023/2024): A Resolution Authorizing Deed to Dispose of Real Property

Motion by Jason Sampson, seconded by Steve Skaggs, to **adopt Resolution No. 052 (2023/2024)**. After due consideration and discussion the roll was called. Aye: Sampson, Skaggs, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

7. NEW BUSINESS

- A. Approve Amendment to HR Green Master Agreement, 19th Street Trail, up to \$38,500.00

Motion by Steve Skaggs, seconded by Dane Nealson, to **approve Amendment to HR Green Master Agreement, 19th Street Trail, up to \$38,500.00**. After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Corbin. Nay: None. The Mayor declared the motion carried.

- B. Approve Amendment to HR Green Master Agreement, 2024 Street Improvement Project, up to \$16,500

Motion by Jason Sampson, seconded by Dane Nealson, to **approve Amendment to HR Green Master Agreement, 2024 Street Improvement Project, up to \$16,500**. After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Skaggs, Corbin. Nay: None. The Mayor declared the motion carried.

- C. Resolution No. 053 (2023/2024): Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Feltner Properties, L.C., Including Annual Appropriation Tax Increment Payments

Motion by Steve Skaggs, seconded by Henry Corbin, to **adopt Resolution No. 053 (2023/2024)**. After due consideration and discussion the roll was called. Aye: Skaggs, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

- D. Resolution No. 054 (2023/2024): A Resolution to provide for a notice of hearing on proposed plans, specifications, forms of contract and estimate of cost for the F Ave & G Ave Street Rehabilitation Project and the taking of bids therefor

Motion by Steve Skaggs, seconded by Dane Nealson, to **adopt Resolution No. 054 (2023/2024)**. After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Corbin. Nay: None. The Mayor declared the motion carried.

- E. Discussion and Appropriate Follow-up Regarding Animal Sheltering Services Contract
a. Resolution No. 055 (2023/2024): A Resolution Approving Animal Care Agreement with Story County, Iowa, D/B/A Story County Animal Control

Motion by Jason Sampson, seconded by Dane Nealson, to **adopt Resolution No. 055 (2023/2024)**. After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Skaggs, Corbin. Nay: None. The Mayor declared the motion carried.

- F. Approve Purchase of Zero Turn Mower for Parks Department

Motion by Dane Nealson, seconded by Henry Corbin, to **approve Purchase of Zero Turn Mower for Parks Department**. After due consideration and discussion the roll

was called. Aye: Nealson, Corbin, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

G. Approve Purchase of New Permit Software for Planning & Zoning Department

Motion by Steve Skaggs, seconded by Jason Sampson, to **approve Purchase of New Permit Software for Planning & Zoning Department.** After due consideration and discussion the roll was called. Aye: Skaggs, Sampson, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

H. Approve NEW Class “E” Retail Alcohol License for LEGACY LIQUOR MART LLC, d/b/a Legacy Liquor Mart, 1038 6TH Street, Effective January 15, 2024

There were residents who expressed their thoughts/opinions in regards to the addition of Legacy Liquor Mart in the downtown area.

Motion by Steve Skaggs, seconded by Jason Sampson, to **approve NEW Class “E” Retail Alcohol License for LEGACY LIQUOR MART LLC, d/b/a Legacy Liquor Mart, 1038 6TH Street, Effective January 15, 2024.** After due consideration and discussion the roll was called. Aye: Skaggs, Sampson, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

I. Approve NEW Fiscal Year 2023/2024 Retail Cigarette/Tobacco Permit, for Legacy Liquor Mart, 1038 6th Street, Effective January 9, 2024 through June 30, 2024

Motion by Jason Sampson, seconded by Steve Skaggs, to **approve NEW Fiscal Year 2023/2024 Retail Cigarette/Tobacco Permit, for Legacy Liquor Mart, 1038 6th Street, Effective January 9, 2024 through June 30, 2024.** After due consideration and discussion the roll was called. Aye: Sampson, Skaggs, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

8. ADJOURNMENT

There being no further business to come before the meeting, motion by Jason Sampson, seconded by Dane Nealson, to **adjourn the meeting.** Following voice vote, the Mayor declared the motion carried at 7:47 p.m. the meeting adjourned.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____
Council Approved: _____