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NEVADA CITY COUNCIL - MONDAY, MARCH 11, 2024 6:00 P.M.

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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 6<sup>th</sup> Street, Nevada, Iowa. Mayor Brett Barker, convened the meeting at 6:00 p.m. on Monday, March 11, 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: Dane Nealson, Sandy Ehrig, Jason Sampson, Henry Corbin. Absent: Steve Skaggs.

Staff Present: Erin Clanton via Zoom, Jordan Cook, Kerin Wright, Tim Hansen, Ray Reynolds, Marlys Barker, Andrew Henderson, Ryan Hutton

Also in attendance were: BJ Stokesbury, Jim Samuelson, Andy Kelly, Brenda Dryer, Brett Schlessup, Eric Henry, Jessica and Scott Walkner, and Dakota Davis and family.

3. APPROVAL OF AGENDA

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

4. PUBLIC HEARING(S)

A. Public Hearing on Proposed Amendment to the Nevada Urban Renewal Area

1. Public Hearing

At 6:02 p.m. Mayor Barker announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **March 7, 2024**. The public hearing is **proposed amendment to the Nevada Urban Renewal Area**.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:02 p.m.

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

3. Resolution No. 056 (2023/2024): Resolution Authorizing Amended Development Agreement with Nevada Dev, LLC

Motion by Sandy Ehrig, seconded by Henry Corbin, to **adopt Resolution No. 056 (2023/2024)**. After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

B. Public Hearing on Proposed Development Agreement with Feltner Properties, L.C.

1. Public Hearing

At 6:03 p.m. Mayor Barker announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **February 22, 2024**. The public hearing is **proposed development agreement with Feltner Properties L.C.**

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:03 p.m.

2. Resolution No. 057 (2023/2024): Resolution Approving Development Agreement with Feltner Properties, L.C., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

Motion by Sandy Ehrig, seconded by Jason Sampson, to **adopt Resolution No. 057 (2023/2024)**. After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

C. FY24 Budget Amendment #1

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 **February 29, 2024**. The public hearing is **for the FY24 Budget Amendment #1**.

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

2. Resolution No. 058 (2023/2024): A Resolution approving Fiscal Year 2023/2024 Budget Amendment #1

Motion by Jason Sampson, seconded by Dane Nealson, to **adopt Resolution No. 058 (2023/2024)**. After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Ehrig, Corbin. 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 Dane Nealson, seconded by Henry Corbin, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on February 26, 2024
- B. Approve Payment of Cash Disbursements, including Check Numbers 83443-83506 and Electronic Numbers 1568-1577 (Inclusive) Totaling \$431,688.64 (See attached list) and the First Interstate Card Purchases for the March 19, 2024 Statement, total \$10,359.82
- C. Resolution No. 059 (2023/2024): A Resolution to Set Public Hearing to Dissolve Current Easements and Set New Ones (Oak Park Estates)
- D. Receive Recommendation from Planning & Zoning Commission on Rezoning of 2000 5<sup>th</sup> Street and Set Public Hearing for March 25<sup>th</sup> at 6:15 p.m. and Authorize Publication of Notice

E. Tax Abatements

1. Permit #BP2023-0014, 1102 Cubs Drive (New Home)
2. Permit #BP2022-0063, 805 S Glen Ave (New Home)

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

6. PUBLIC FORUM

- A. Presentation of Bronze Good Citizenship medal and a Certificate of Commendation by Sons of the American Revolution and Sons of Union Veterans to Dakota Davis for his work benefiting veterans.
- B. Jessica and Scott Walkner from Sports Bowl detailed an American Corn Hole State Tournament with alcohol at the Field House. The Walkners presented the idea to the Park Board and Tim Hansen advised council they had no concerns. Consensus of the council was to proceed with the next steps to hold the event.
- C. Louis Lang requested a dump site in Nevada. He also commended the city on the recent street improvements.

7. OLD BUSINESS

- A. 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, third and final reading

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

- B. Approve Pay Request No. 33 for WWTF Improvements-Phase 2 from Williams Brothers Construction Inc. (WBCI) in the amount of \$120,993.65

Motion by Jason Sampson, seconded by Sandy Ehrig, to **approve Pay Request No. 33 for WWTF Improvements-Phase 2 from Williams Brothers Construction Inc. (WBCI) in the amount of \$120,993.65.** After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

- C. Approve Pay Request No. 22 for WWTF Improvements-Phase 3 from Boomerang Corp. in the amount of \$18,026.25

Motion by Dane Nealson, seconded by Henry Corbin, to **approve Pay Request No. 22 for WWTF Improvements-Phase 3 from Boomerang Corp in the amount of \$18,026.25.** After due consideration and discussion the roll was called. Aye: Nealson, Corbin, Sampson, Ehrig. Nay: None. The Mayor declared the motion carried.

- D. Approve Pay Request No. 16 for WWTF Improvement-Phase 4 from OnTrack Construction, LLC in the amount of \$28,633.00

Motion by Dane Nealson, seconded by Sandy Ehrig, to **approve Pay Request No. 16 for WWTF Improvement-Phase 4 from OnTrack Construction, LLC, in the amount of \$28,633.00.** After due consideration and discussion the roll was called. Aye: Nealson, Ehrig, Corbin, Sampson. Nay: None. The Mayor declared the motion carried.

## 8. NEW BUSINESS

- A. Approve 5 (five) Day Class "C" Retail Alcohol License for GREAT CATERERS OF IOWA, INC. d/b/a Great Caterers of Iowa, 220 H Avenue, Effective April 20, 2024 through April 24, 2024

Motion by Henry Corbin, seconded by Dane Nealson, to **approve 5-Day Class C Retail Alcohol License for Great Caterers of Iowa, Effective April 20-24, 2024.** After due consideration and discussion the roll was called. Aye: Corbin, Nealson, Sampson, Ehrig. Nay: None. The Mayor declared the motion carried.

- B. Resolution No. 060 (2023/2024): A Resolution to Approve Adoption of IROL Third Party Inspection Reporting Through Web-Based System

Motion by Sandy Ehrig, seconded by Dane Nealson, to **adopt Resolution No. 060 (2023/2024).** After due consideration and discussion the roll was called. Aye: Ehrig, Nealson, Sampson, Corbin. Nay: None. The Mayor declared the motion carried.

- C. Approve Request to Purchase Bunker Gear for Fire Department

Motion by Jason Sampson, seconded by Henry Corbin, to **approve Option 1, Purchase of Bunker Gear for the Fire Department from Danko at a total cost of \$16,200.00.** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Nealson, Ehrig. Nay: None. The Mayor declared the motion carried.

- D. Approve Request for Purchase of Benches from Main Street Nevada for Downtown

Motion by Sandy Ehrig, seconded by Henry Corbin, to **approve purchase of benches for Main Street Nevada, Option 3, Northgate at a cost of \$8,989.65.** After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

## 9. 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 6:46 p.m. the meeting adjourned.

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Brett Barker, Mayor

ATTEST:

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Kerin Wright, City Clerk

Published: \_\_\_\_\_  
Council Approved: \_\_\_\_\_