
NEVADA CITY COUNCIL – MONDAY, JANUARY 13, 2025 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 Pro Tem Sandy Ehrig, convened the meeting at 6:00 p.m. on Monday, January 13, 2025, 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, Sandy Ehrig. Melissa Muschick joined via Zoom. Absent: None.

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Erin Mousel, Ryan Hutton, Chris Brandes, Tim Hansen, Marlys Barker, Ray Reynolds, Holly Manternach, Emily Holm.

Also in attendance were: Andy Kelly, Ryan Condon, Luke Spence, Karen Selby, Brian Hanson, Leslie Hanson, Peyton Hanson, Samuel Hanson, Ricardo Martinez, Brenda Dryer, Brett Barker, Phil & Paula Page, Emily Schaack, Linda Wright, Emily Fulton, Emma Cassabaum, Allison Severson, Jonathan Kersey, Leslie Dooley & family, Medical, Fire, and EMS crew involved in Citizen Hero Award Presentation.

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, Ehrig, Muschick, Corbin, Sampson. Nay: None. The Mayor declared the motion carried.

4. Mayoral Appointment Committee Recommendation for Interim Mayor until Special Election

Motion by Dane Nealson, seconded by Steve Skaggs, to **appoint Brian Hanson as Interim Mayor**. After due consideration and discussion the roll was called. Aye: Nealson, Skaggs, Ehrig, Muschick, Corbin, Sampson. Nay: None. The Mayor declared the motion carried.

Mayor Pro Tem Ehrig swore in Mayor Brian Hanson

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

Motion by Jason Sampson, seconded by Dane Nealson, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on December 9, 2024
- B. Approve Payment of Cash Disbursements, including Check Numbers 87529-87737 and Electronic Numbers 1791-1818 (Inclusive) Totaling \$1,240,709.89 (See attached lists) and the First Interstate Card Purchases for the January 19, 2025 Statement, total \$5,629.27

- C. Approve Financial Reports for Month of November, 2024
- D. Approve Recommendation for Fire Department Permanent Membership – Jonathan Kersey
- E. Receive Recommendation from Planning & Zoning Commission on Rezoning of 630 N 6th Street & and Set Public Hearing for January 27, 2025 at 6:00 p.m. and Authorize Publication of Notice
- F. Receive Recommendation from Planning & Zoning Commission on Special Use Permit at 1809 S G Avenue from Highland Auto Sales
- G. Resolution No. 052 (2024/2025): A Resolution Appointing Ryan Hutton CIRTPA (Central Iowa Regional Transportation Planning Alliance) TPC (Transportation Policy Committee) and TTC (Transportation Technical Committee) Primary Representative and Jordan Cook as CIRTPA TPC and TTC Alternate Representative
- H. Resolution No. 053 (2024/2025): A Resolution Approving Amendment Three to Sub-Grant Agreement Number 22-ARPDH-040, between Iowa Economic Development Authority and City of Nevada for Downtown Housing Project
- I. MicroEnterprise GAX Final Reimbursement Request, Feltner Properties, ThisDay Photography Projects and Region XII Services
- J. Approve Pay Request No. 3, Nevada Housing Rehab Program, Contract 2024-06 in the amount of \$9,000 to Shane Auck for property at 835 D Avenue, after receipt of funds from SCHAT
- K. Approve Renewal of Class E Retail Alcohol License for Fareway Stores, Inc. d/b/a/ Fareway Stores, Inc. #426, 1505 South B Avenue, Effective March 1, 2025
- L. Approve Tax Abatement
 - 1. Permit #BP2024-0008, 1025 Apache Street, Finish Basement
 - 2. Permit #BP2024-0026, 315 M Avenue, Addition

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

- 6. 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.

Mayor Pro Tem Ehrig swore in Firefighter Jonathon Kersey

Ray Reynolds recognized Leslie Dooley and presented her with a Citizen's Hero Award for the role she played in saving her son's life by providing life saving measures while calling 911, summoning emergency services.

Emily Holm presented a brief summary from the Nevada Public Library and their annual report.

7. OLD BUSINESS

- A. Ordinance No. 1062 (2024/2025): An Ordinance Amending the Zoning Map of the City of Nevada, Iowa. by Rezoning the Property at 1622 8th Street, from R-2 (Single-and two-Family Dwelling District) to LI (Limited Industrial District), third and final reading

Motion by Jason Sampson, seconded by Dane Nealson, to **approve Ordinance No. 1062 (2024/2025): third and final reading.** After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Skaggs, Ehrig, Muschick, Corbin. Nay: None. The Mayor Pro Tem declared the motion carried.

- B. Ordinance No. 1063 (2024/2025): An Ordinance Amending Chapter 75 (All-terrain Vehicles and Snowmobiles) of the City Code to Update Operation of Snowmobile Routes, third and final reading

Motion by Steve Skaggs, seconded by Jason Sampson, to **approve Ordinance No. 1063 (2024/2025): third and final reading.** After due consideration and discussion the roll was called. Aye: Skaggs, Sampson, Ehrig, Muschick, Corbin, Nealson. Nay: None. The Mayor Pro Tem declared the motion carried.

- C. Approve LOT, Capital Equipment Revolving, Hotel/Motel, TIF, and Transfer Worksheets for the FY25/26 Budget

Motion by Steve Skaggs, seconded by Henry Corbin, to **approve LOT, Capital Equipment Revolving, Hotel/Motel, TIF, and Transfer Worksheets for the FY25/26 Budget.** After due consideration and discussion the roll was called. Aye: Skaggs, Corbin, Nealson, Sampson, Ehrig, Muschick. Nay: None. The Mayor Pro Tem declared the motion carried.

- D. Resolution No. 054 (2024/2025): A Resolution Authorizing Payment of User Increase in Wastewater Cost from Local Option Reserves

Motion by Jason Sampson, seconded by Dane Nealson, to **adopt Resolution No. 054 (2024/2025).** After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Skaggs, Ehrig, Muschick, Corbin. Nay: None. The Mayor Pro Tem declared the motion carried.

- E. Discussion and Appropriate Follow-up regarding RFPs for Digital Sign in front of City Hall

This item was tabled and no action was taken.

- F. Approve Pay Request No. 32 for WWTF Improvements – Phase 3 from Boomerang Corp. in the amount of \$0.00

Motion by Dane Nealson, seconded by Jason Sampson, to **approve Pay Request No. 32 for WWTF Improvements – Phase 3 from Boomerang Corp. in the amount of \$0.00.** After due consideration and discussion the roll was called. Aye: Nealson, Sampson, Skaggs, Ehrig, Muschick, Corbin. Nay: None. The Mayor Pro Tem declared the motion carried.

- G. Approve Pay Request No. 9 for 2024 Street Improvements Project from Con-Struct Inc. in the amount of \$81,369.49

Motion by Melissa Muschick, seconded by Steve Skaggs, to **approve Pay Request No. 9 for 2024 Street Improvements Project from Con-Struct Inc. in the amount of \$81,369.49.** After due consideration and discussion the roll was called. Aye: Muschick,

Skaggs, Ehrig, Corbin, Nealson, Sampson. Nay: None. The Mayor Pro Tem declared the motion carried.

- H. 19th Street Trail Project – Division 1 with TK Concrete
 - a. Change Order No. 3 in the amount of (\$10,350.00)

Motion by Jason Sampson, seconded by Steve Skaggs, to **approve Change Order No. 3 for 19th Street Trail Project – Division 1 with TK Concrete in the amount of (\$10,350.00).** After due consideration and discussion the roll was called. Aye: Sampson, Skaggs, Ehrig, Muschick, Corbin, Nealson. Nay: None. The Mayor Pro Tem declared the motion carried.

- b. Resolution No. 055 (2024/2025): A Resolution Accepting the 19th Street Trail Project – Division 1 as Complete

Motion by Jason Sampson, seconded by Henry Corbin, to **adopt Resolution No. 055 (2024/2025).** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Nealson, Skaggs, Ehrig, Muschick. Nay: None. The Mayor Pro Tem declared the motion carried.

- c. Approve Pay Request No. 2 in the amount of \$5,385.95, this includes release of retainage

Motion by Dane Nealson, seconded by Steve Skaggs, to **approve Pay Request No. 2 for 19th Street Trail Project – Division 1 with TK Concrete in the amount of \$5,385.95, this includes release of retainage.** After due consideration and discussion the roll was called. Aye: Nealson, Skaggs, Ehrig, Muschick, Corbin, Sampson. Nay: None. The Mayor Pro Tem declared the motion carried.

- I. Approve Pay Request No. 4 for 19th Street Trail Project – Division 2 from Con-Struct Inc. in the amount of \$3,517.19

Motion by Melissa Muschick, seconded by Henry Corbin, to **approve Pay Request No. 4 for 19th Street Trail Project – Division 2 from Con-Struct Inc. in the amount of \$3,517.19.** After due consideration and discussion the roll was called. Aye: Muschick, Corbin, Nealson, Sampson, Skaggs, Ehrig. Nay: None. The Mayor Pro Tem declared the motion carried.

8. NEW BUSINESS

- A. Resolution No. 056 (2024/2025): A Resolution to Authorize the Adoption of the Story County 2024-2029 Hazard Mitigation Plan

Motion by Henry Corbin, seconded by Jason Sampson, to **adopt Resolution No. 056 (2024/2025).** After due consideration and discussion the roll was called. Aye: Corbin, Sampson, Skaggs, Ehrig, Muschick, Nealson. Nay: None. The Mayor Pro Tem declared the motion carried.

- B. Resolution No. 057 (2024/2025): A Resolution Setting the Time and Place to Conduct a Public Hearing to take Public Comments and Questions about the Proposed CDBG Community Development and Housing Needs Assessment

Motion by Steve Skaggs, seconded by Dane Nealson, to **adopt Resolution No. 057 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Ehrig, Muschick, Corbin. Nay: None. The Mayor Pro Tem declared the motion carried.

- C. Resolution No. 058 (2024/2025): A Resolution Setting the Time and Place to Conduct a Public Hearing Regarding the Proposed Grant Application for the Community Development Block Grant, Exterior Renovations of Downtown Building Facades

Motion by Dane Nealson, seconded by Melissa Muschick, to **adopt Resolution No. 058 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Nealson, Muschick, Corbin, Sampson, Skaggs, Ehrig. Nay: None. The Mayor Pro Tem declared the motion carried.

- D. Resolution No. 059 (2024/2025): A Resolution Approving City of Nevada, IA Contribution to Nevada Economic Development Council for the Nevada Housing Needs Assessment

Motion by Dane Nealson, seconded by Melissa Muschick, to **adopt Resolution No. 059 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Nealson, Muschick, Corbin, Sampson, Skaggs, Ehrig. Nay: None. The Mayor Pro Tem declared the motion carried.

- E. Approve Neighborhood Improvement Incentive Program Application from Flummerfelt Homes for Sunridge Estates in the amount of \$10,370.00

Motion by Henry Corbin, seconded by Steve Skaggs, to **approve Neighborhood Improvement Incentive Program Application from Flummerfelt Homes for Sunridge Estates in the amount of \$10,370.00**. After due consideration and discussion the roll was called. Aye: Corbin, Skaggs, Ehrig, Muschick, Nealson, Sampson. Nay: None. The Mayor Pro Tem declared the motion carried.

- F. Approve Class E Retail Alcohol License for H & S Stores, LLC d/b/a/ Sundown Liquor & Groceries, 731 Lincoln Highway, Effective January 13, 2025

Motion by Jason Sampson, seconded by Steve Skaggs, to **approve Class E Retail Alcohol License for H & S Stores, LLC d/b/a/ Sundown Liquor & Groceries, 731 Lincoln Highway, Effective January 13, 2025**. After due consideration and discussion the roll was called. Aye: Sampson, Skaggs, Ehrig, Muschick, Corbin, Nealson. Nay: None. The Mayor Pro Tem declared the motion carried.

- G. Resolution No. 060 (2024/2025): A Resolution calling for a Special Election at the Earliest Practicable date and clarifying that date as March 4, 2025 and Directing the City Clerk to Notify the County Commissioner of Elections of the Special Election

Motion by Henry Corbin, seconded by Melissa Muschick, to **adopt Resolution No. 060 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Corbin, Muschick, Nealson, Sampson, Skaggs, Ehrig. Nay: None. The Mayor Pro Tem declared the motion carried.

9. ADJOURNMENT

There being no further business to come before the meeting, motion by Dane Neelson, seconded by Jason Sampson, to **adjourn the meeting**. Following voice vote, the Mayor Pro Tem declared the motion carried at 6:49 p.m. the meeting adjourned.

Sandy Ehrig, Mayor Pro Tem

ATTEST:

Kerin Wright, City Clerk

Published: _____
Council Approved: _____