
NEVADA CITY COUNCIL – MONDAY, JANUARY 27, 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 Brian Hanson, convened the meeting at 6:00 p.m. on Monday, January 27, 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: Melissa Muschick, Henry Corbin, Dane Neelson, Jason Sampson, Steve Skaggs. Absent: Sandy Ehrig.

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Erin Mousel, Marlys Barker, Tim Hansen, Joe Mousel, Ryan Hutton, Brandon Mickelson, Sean Seymour, Emily Holm.

Also in attendance were: Brenda Dyer, Zhi Chen, Andrew Collings, Kelly Johnson, Brian Johnson, Jim Samuelson, Andy Kelly, Dean Rogers, Kathy Solko-Manternach, Jim Axline, Steve Manternach, Jordan Hadaway, Ryan Condon, Luke Spence, Jim Myhre, Dorian Myhre.

3. APPROVAL OF AGENDA

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

4. PUBLIC HEARING(S)

A. Rezoning of 630 6th Street

1. Public Hearing –

At 6:02 p.m. Mayor Hanson announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **January 16, 2025**. The public hearing is **to rezone the property at 630 6th Street**.

Property owners Kathy Solko-Manternach, Dean Rogers, and Jim Myhre expressed concerns with the rezoning. Andy Kelly provided additional comments.

There were **no written objections** to the aforementioned recommendation. Public hearing closed at 6:33 p.m.

2. Ordinance No. 1064 (2024/2025): An Ordinance Amending the Zoning Map of the City of Nevada, Iowa by Rezoning the Property at 630 6th Street, from R-3 (Urban Family Dwelling District) to R-4 (Multiple Family Dwelling District), first reading

Motion by Steve Skaggs, seconded by Dane Nealson, to **approve Ordinance No. 1064 (2024/2025), first reading.** After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Muschick. Nay: Corbin. The Mayor declared the motion carried.

B. Community Development and Housing Needs Assessment

1. Public Hearing –

At 6:53 p.m. Mayor Hanson announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **January 16, 2025.** The public hearing is **for the proposed CDBG Community Development and Housing Needs Assessment.**

Andrew Collings read a brief statement and gave some additional information regarding the Housing Needs Assessment.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:57 p.m.

2. Resolution No. 061 (2024/2025): A Resolution Adopting a Community Development and Housing Needs Assessment

Motion by Dane Nealson, seconded by Henry Corbin, to **adopt Resolution No. 061 (2024/2025).** After due consideration and discussion the roll was called. Aye: Nealson, Corbin, Sampson, Skaggs, Muschick. Nay: None. The Mayor declared the motion carried.

C. CDBG Downtown Revitalization Application

1. Public Hearing –

At 6:58 p.m. Mayor Hanson announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **January 16, 2025.** The public hearing is **for the proposed grant application for the Community Development Block Grant (CDBG).**

Andrew Collings read a brief statement and gave some additional information regarding the CDBG Grant for downtown facades.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 7:02 p.m.

2. Resolution No. 062 (2024/2025): A Resolution to Approve Grant Application and Funding Commitment of a Community Development Block Grant

Motion by Melissa Muschick, seconded by Dane Nealson, to **adopt Resolution No. 062 (2024/2025).** After due consideration and discussion the roll was called. Aye: Muschick, Nealson, Sampson, Skaggs, 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 Steve Skaggs, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on January 13, 2025
- B. Approve Payment of Cash Disbursements, including Check Numbers 87738-87802 and Electronic Numbers 1819-1830 (Inclusive) Totaling \$ 399,113.46 (See attached list)
- C. Approve Financial Reports for Month of December, 2024
- D. Resolution No. 063 (2024/2025): A Resolution to Enter into a 28E Agreement with Story County for the Provision of Dispatch and Jail Services for FY2025/2026
- E. Approve Story County Emergency Management Commission 2025 Membership Appointments
- F. Approve Provider Agreements for 2025 with NEDC, Main Street Nevada, Nevada Community School District, and Story County Medical Center for the "Our Nevada" Newsletter
- G. Notification to City Council of the Iowa Department of Transportation (DOT) Proposed Project Letting at US 30 from I35 to the UPRR bridge near Nevada

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

6. NEW BUSINESS

- A. Resolution No. 064 (2024/2025): A Resolution Approving Development Agreement between Nevada Economic Development Council, Nearly New Consignments and City of Nevada, Iowa for Nevada Small Business Grant

Motion by Henry Corbin, seconded by Melissa Muschick, to **adopt Resolution No. 064 (2024/2025).** After due consideration and discussion the roll was called. Aye: Corbin, Muschick, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

- B. Ordinance No. 1065 (2024/2025): An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Nevada Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa, first reading

Motion by Steve Skaggs, seconded by Dane Nealson, to **approve Ordinance No. 1065 (2024/2025), first reading.** After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Muschick, Corbin. Nay: None. The Mayor declared the motion carried.

- C. Approve Purchase of Financial Accounting Software for the Administration Department

Motion by Steve Skaggs, seconded by Dane Nealson, to **approve the proposal from Civic Systems for Financial Accounting Software for the Administration Department at a price of \$101,995.00.** After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Muschick, Corbin. Nay: None. The Mayor declared the motion carried.

- D. Approve Purchase of two Dump Trucks for Nevada Public Works

Motion by Jason Sampson, seconded by Melissa Muschick, to **approve the quote from Ascendance Truck Centers for two 2026 International Dump Trucks for a Total Price (including trade-in) of \$417,351.00.** After due consideration and discussion the roll was called. Aye: Sampson, Muschick, Corbin, Nealson, Skaggs. Nay: None. The Mayor declared the motion carried.

- E. Approve NEW Fiscal Year 2024/2025 Retail Cigarette/Tobacco Sales and Use Permit for Sundown Liquor & Groceries, Effective January 27, 2025 through June 30, 2025

Motion by Steve Skaggs, seconded by Jason Sampson, to **approve NEW Fiscal Year 2024/2025 Retail Cigarette/Tobacco Sales and Use Permit for Sundown Liquor & Groceries, Effective January 27, 2025 through June 30, 2025.** After due consideration and discussion the roll was called. Aye: Skaggs, Sampson, Muschick, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

7. 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 7:25 p.m. the meeting adjourned.

Brian Hanson, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____
Council Approved: _____