
NEVADA CITY COUNCIL – MONDAY, MAY 12, 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 Ryan Condon, convened the meeting at 6:00 p.m. on Monday, May 12, 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: Luke Spence, Henry Corbin, Jason Sampson, Steve Skaggs, Sandy Ehrig. Absent: Dane Nealson (arrived at 6:01 p.m.)

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Erin Mousel, Tim Hansen, Marlys Barker, Ryan Hutton, Chris Brandes, Brandon Mickelson, Kellan Sydnies, Broc Davidson

Brenda Dryer, Ann Patterson, Tom Richards, Debbie Corbin, Kris Corbin, Sue VandeKamp, Laurie Shinn, Neil & Marcia Rima, Melissa Muschick, Emily Schaack, Jason Mitchell, Michael Fulker, Jeff & April Clendenen, Dana Soll, Ric Martinez, Karen Selby, Kathy Solko, Steve Manternach, Andy Kelly, Jim & Dorian Myhre, Mike Post, Jane Heintz, Jill Post, Ben DuBois, Jim Samuelson, Linda Bartleson, Shane Heintz, Shannon Andersen, Philip O'Donnell, Denny Howell, Mike Michaud, Kylie McGuire, Sammi Sullivan, Stephanie Blazejanski, Dean Rogers, Patrick Clem, Vicki Tendall, Jordan Hadaway, Dan Sprouse, Connie Page, Don Kockler, Katie Baber-Dillavou, Terry Webster, Nathan Dillavou, Jalene Miller Hornbuckle, John Stein, Marsha Ledet, Scott Henry, Jenna Goodwin, Jon Augustus, Ray Jones, Barb Mittman, Jim Hennager

3. APPROVAL OF AGENDA

Dane Nealson arrived at 6:01 p.m.

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

4. PUBLIC HEARING(S)

A. Budget Amendment #1 FY24/25

1. Public Hearing –

At 6:01 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **May 1, 2025**. The public hearing is **regarding budget amendment #1 FY24/25**.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:01 p.m.

2. Resolution No. 087 (2024/2025): A Resolution Approving Fiscal Year 2024/2025 Budget Amendment #1

Motion by Steve Skaggs, seconded by Dane Nealson, to **adopt Resolution No. 087 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Ehrig, Spence, 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 Luke Spence, seconded by Dane Nealson, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on April 28, 2025
- B. Approve Payment of Cash Disbursements, including Check Numbers 88240-88294 and Electronic Numbers 1904-1917 (Inclusive) Totaling \$514,213.83 (See attached list); the First Interstate Card Purchases for the May 19, 2025 Statement, total \$1,917.50; and the Sam's Club Card Purchases for the May 22, 2025 Statement, total \$307.90
- C. Approve Pay Request No. 4, Nevada Housing Rehab Program, Contract 2024-06 in the amount of \$8,208.13 to Buresh Home Solutions, Inc., for property at 836 4th St, after receipt of funds from SCHAT
- D. Resolution No. 088 (2024/2025): A Resolution Approving Fiscal Year 2024/2025 Transfers
- E. Approve Reimbursement #2 Request for the Camelot Theater's Downtown Housing Program Grant through IEDA, Award No. 22-ARPDH-040 in the amount of \$80,000.00 and authorizing the City Clerk to issue payment

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

- A. Nevada Owner Occupied Repairs – Extension Request, Call for Applications

Brenda Dryer presented on Nevada Owner Occupied Repair Program. A request has been made for an extension to Story County Housing Trust fund due to remaining funds yet available.

Debbie Corbin expressed her thoughts on kindness and the ways in which citizens are being treated.

7. OLD BUSINESS

- A. 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), third and final reading

Property owners and community members spoke regarding the rezoning of 630 6th Street, both against and in favor, addressing a number of different topics.

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

- B. Approve Pay Request No. 36 for WWTF Improvements – Phase 3 from Boomerang Corp. in the amount of \$0.00

Motion by Jason Sampson, seconded by Henry Corbin, to **approve Pay Request No. 36 for WWTF Improvements – Phase 3 from Boomerang Corp. in the amount of \$0.00.** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Nealson, Skaggs, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

- C. 2024 Street Improvements Project

- a. Approve Change Order No. 8 in the amount of \$(37,133.20)

Motion by Steve Skaggs, seconded by Sandy Ehrig, to **approve Change Order No. 8 for 2024 Street Improvements Project in the amount of \$(37,133.20).** After due consideration and discussion the roll was called. Aye: Skaggs, Ehrig, Spence, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

- b. Approve Pay Request No. 10 in the amount of \$6,004.00

Motion by Henry Corbin, seconded by Luke Spence, to **approve Pay Request No. 10 for 2024 Street Improvements Project in the amount of \$6,004.00.** After due consideration and discussion the roll was called. Aye: Corbin, Spence, Nealson, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

- D. 19th Street Trail Project – Division 2

- a. Approve Change Order No. 3 in the amount of \$2,945.00

Motion by Sandy Ehrig, seconded by Jason Sampson, to **approve Change Order No. 3 for 19th Street Trail Project – Division 2, in the amount of \$2,945.00.** After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Skaggs, Spence, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

- b. Approve Pay Request No. 5 in the amount \$1,900.00

Motion by Steve Skaggs, seconded by Dane Nealson, to **approve Pay Request No. 5 for 19th Street Trail Project – Division 2, in the amount of \$1,900.00.** After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

8. NEW BUSINESS

- A. Resolution No. 089 (2024/2025): Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the Oak Park Estates Trail, and the taking of bids therefor

Motion by Sandy Ehrig, seconded by Dane Nealson, to **adopt Resolution No. 089 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Ehrig, Nealson, Sampson, Skaggs, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

- B. Discussion and appropriate follow up:
a. Air (Jake) Brakes

There was citizen concern that was addressed with council discussion regarding the location, timing, and ability to monitor the noise associated with air brakes. Staff will work to bring action before council in the coming meetings.

- b. North Downtown Street Lights and Benches

Council discussion was positive regarding addition of street lights and benches on the north end of Main Street. Again, Staff will work a plan to put before council in the near future.

10. 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 7:31 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____
Council Approved: _____