
NEVADA CITY COUNCIL – MONDAY, APRIL 14, 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, April 14, 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, Dane Nealson, Jason Sampson, Steve Skaggs, Sandy Ehrig. Absent: None.

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Erin Mousel, Brandon Mickelson, Ray Reynolds, Tim Hansen, Marlys Barker, Shawn Ludwig, Ryan Hutton, Chris Brandes, Mike Roth, Emily Holm, Kellan Sydnes.

Also in attendance were: Brenda Dryer, Jim & Dorian Myhre, Teresa Wheelock, Denny Howell, Steve Emerson, Dean Rogers, Mike & Jill Post, Jim Samuelson, Monica Buenrostro, Manuel Buenrostro, Kathy Solko, Steve Manternach, Connie Page, Michael Fulker, Gary Luppen, Shane Heintz, Mike Potter, Brandon Koehler, Peyton Klotzbach, Barb Mittman, Sara Clausen, Shannon Andersen, Charlie Good, Scott Henry, Judy Allen, Evie Peterson, Sam Walter, Micah Hayek, Kim Stieler, Josh Wirtz, Matt Rhodes, Phil & Paula Page, Lindsey & Noah Dieters, Roger & Deb Samson, Mike Michaud, Marcia & Neil Rima, Tyler Smith, Brian Tucker, Stephanie McCarty, Amanda Havan, Jane Heintz, Morgan Dalbeck, Terence Beaston, Christa Skaggs, Emily Schaack, Jason Mitchell, Ric Martinez, Melissa Muschick, Joe Anderson, Tom Richards, Andy Kelly, Sue VandeKamp, Ann Patterson, Jeff Harris, Ben DuBois, Laurie Shinn, Larry & Claudia McKim, Patrick Sheets, Derek Thomas, Brian Hanson, Mike Sauer, Ray Beatty.

3. APPROVAL OF AGENDA

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

4. PUBLIC HEARING(S)

A. Rezoning of 630 6th Street

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 **April 3, 2025**. The public hearing is **to rezone the property at 630 6th Street**.

Written objections were included in the packet. In addition, property owners and community members spoke regarding the rezoning of 630 6th Street, both against and in favor. Many items were addressed including parking, the number of units, asbestos removal, the need for additional housing, and the potential benefit to downtown.

Public hearing closed at 7:12 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 Dane Nealson, seconded by Steve Skaggs, to **approve Ordinance No. 1064 (2024/2025), first 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. Fiscal Year 2025/2026 Budget

1. Public Hearing –

At 7:23 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **April 3, 2025**. The public hearing is **for the FY25/26 Budget.**

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 7:23 p.m.

2. Resolution No. 075 (2024/2025): A Resolution Adopting the Fiscal Year 2025/2026 Annual Budget with FY2025/2026 Budget Transfers Worksheet

Motion by Sandy Ehrig, seconded by Henry Corbin, to **adopt Resolution No. 075 (2024/2025).** After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Nealson, Sampson, Skaggs, Spence. Nay: None. The Mayor declared the motion carried.

C. West Indian Creek (Project A)

1. Public hearing on proposed plans, specifications, form of contract and estimate of cost for the West Indian Creek Project (Project A)

At 7:24 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **April 3, 2025**. The public hearing is **regarding West Indian Creek (Project A), SRF Sponsored Project.**

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 7:24 p.m.

2. Resolution No. 076 (2024/2025): A Resolution finally approving and confirming plans, specifications, form of contract and estimate of cost for the West Indian Creek Project (Project A)

Motion by Steve Skaggs, seconded by Jason Sampson, to **adopt Resolution No. 076 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Skaggs, Sampson, Ehrig, Spence, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

3. Consideration of bids for the West Indian Creek Project (Project A)
4. Resolution No. 077 (2024/2025): Resolution awarding contract for the West Indian Creek Project (Project A)

Motion by Sandy Ehrig, seconded by Dane Nealson, to **adopt Resolution No. 077 (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.

D. Tributary to Indian Creek (Project B)

1. Public hearing on proposed plans, specifications, form of contract and estimate of cost for the Tributary to West Indian Creek Project (Project B)

At 7:26 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **April 3, 2025**. The public hearing is **regarding Tributary to Indian Creek (Project B), SRF Sponsored Project**.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 7:26 p.m.

2. Resolution No. 078 (2024/2025): A Resolution finally approving and confirming plans, specifications, form of contract and estimate of cost for the Tributary to West Indian Creek Project (Project B)

Motion by Dane Nealson, seconded by Luke Spence, to **adopt Resolution No. 078 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Nealson, Spence, Corbin, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

3. Consideration of bids for the Tributary to West Indian Creek Project (Project B)
4. Resolution No. 079 (2024/2025): Resolution awarding contract for the Tributary to West Indian Creek Project (Project B)

Motion by Luke Spence, seconded by Henry Corbin, to **adopt Resolution No. 079 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Spence, Corbin, Nealson, Sampson, Skaggs, Ehrig. 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 Jason Sampson, seconded by Dane Nealson, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on March 24, 2025
- B. Approve Payment of Cash Disbursements, including Check Numbers 88074-88155 and Electronic Numbers 1876-1890 (Inclusive) Totaling \$367,509.92 (See attached list) and the First Interstate Card Purchases for the April 19, 2024 Statement, total \$15,066.85
- C. ReSchedule Public Hearing on Fiscal Year 2025/2026 Capital Improvements Program for April 28, 2025 at 6:00 p.m. and Authorize Publication of Notice
- D. Approve Renewal of Class C Retail Alcohol License for Farmhouse Catering LC d/b/a/ Gatherings, 1024 6th Street, Effective April 25, 2025
- E. Approve Renewal of Class C Retail Alcohol License for Stohaker, LLC d/b/a/ Cubbies on Main, 1220 6th Street, Effective April 25, 2025
- F. Resolution No. 080 (2024/2025): A Resolution Authorizing Ryan Condon, Mayor, Kerin Wright, City Clerk, and Donna Mosinski, Deputy City Clerk, as the Authorized Signatures on All Accounts at Financial Institutions
- G. Approve Tax Abatement
 - 1. Permit #BP2023-0048, 403 Maple Ave, New Garage

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

6. MAYOR'S APPOINTMENT

- A. Mayor Condon appointed Jason Sampson to serve as Mayor Pro-tem

- 7. **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.

Mike Potter expressed his concerns regarding a number of projects, both past and present.

Charlie Good, Andy Kelly, Scott Henry, and Shane Heintz each talked about topics relating to the City Administrator.

Phil Page commented on the asbestos removal process for the property at 630 6th Street.

8. OLD BUSINESS

- A. Approve Pay Request No. 35 for WWTF Improvements – Phase 3 from Boomerang Corp. in the amount of \$0.00

Motion by Jason Sampson, seconded by Dane Nealson, to **approve Pay Request No. 35 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, Nealson, Skaggs, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

- B. Approve Change Order No. 3 for WWTF Improvements – Phase 4 from OnTrack Construction in the amount of \$13,970.00

Motion by Sandy Ehrig, seconded by Steve Skaggs, to **approve Change Order No. 3 for WWTF Improvements – Phase 4 from OnTrack Construction in the amount of \$13,970.00.** After due consideration and discussion the roll was called. Aye: Ehrig, Skaggs, Spence, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

9. NEW BUSINESS

A. Approve Well #6 Rehab for Water Department

Motion by Luke Spence, seconded by Henry Corbin, to **approve bid from Northway Well Company in the amount of \$17,250.00 for the rehab of Well #6 for the Water Department.** After due consideration and discussion the roll was called. Aye: Spence, Corbin, Nealson, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

B. Resolution No. 081 (2024/2025): Resolution to Allow Paid Leave to Be Converted to Health Insurance Premiums upon Retirement

Motion by Jason Sampson, seconded by Dane Nealson, to **adopt Resolution No. 081 (2024/2025).** After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Skaggs, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

C. Resolution No. 082 (2024/2025): Resolution Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Nevada Urban Revitalization Area

Motion by Steve Skaggs, seconded by Sandy Ehrig, to **adopt Resolution No. 082 (2024/2025).** After due consideration and discussion the roll was called. Aye: Skaggs, Ehrig, Spence, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

D. Approve 5-Day Special Class C Retail Alcohol License for NEVADA JAYCEES, d/b/a/ Nevada Jaycees, on 6th Street, for Pizza Pie Looza, effective May 8, 2025 through May 12, 2025

Motion by Jason Sampson, seconded by Dane Nealson, to **approve 5-Day Special Class C Retail Alcohol License for NEVADA JAYCEES, d/b/a/ Nevada Jaycees, on 6th Street, for Pizza Pie Looza, effective May 8, 2025 through May 12, 2025.** After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Skaggs, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

E. Approve 5-Day Class C Retail Alcohol License for MUCKY DUCK PUB L.L.C. d/b/a/ Mucky Duck Pub, on 220 H Avenue, for Legal Aid Society Event, effective April 26, 2025 through April 30, 2025

Motion by Sandy Ehrig, seconded by Steve Skaggs, to **approve 5-Day Class C Retail Alcohol License for MUCKY DUCK PUB L.L.C. d/b/a/ Mucky Duck Pub, on 220 H Avenue, for Legal Aid Society Event, effective April 26, 2025 through April 30,**

2025. After due consideration and discussion the roll was called. Aye: Ehrig, Skaggs, Spence, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

- F. Approve 5-Day Special Class C Retail Alcohol License for CLOUD WINE, LLC d/b/a/ Lucky Wife Wine Slushies, on 6th Street between K Avenue and Lincoln Highway, for downtown Farmers Markets effective on the following dates:
- May 30, 2025 through June 3, 2025
 - June 13, 2025 through June 17, 2025
 - July 4, 2025 through July 8, 2025
 - July 18, 2025 through July 22, 2025

Motion by Jason Sampson, seconded by Steve Skaggs, to **approve 5-Day Special Class C Retail Alcohol License for CLOUD WINE, LLC d/b/a/ Lucky Wife Wine Slushies, on 6th Street between K Avenue and Lincoln Highway, for downtown Farmers Markets effective May 30 through June 3, 2025.** After due consideration and discussion the roll was called. Aye: Sampson, Skaggs, Ehrig, Spence, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

Motion by Steve Skaggs, seconded by Dane Nealson, to **approve 5-Day Special Class C Retail Alcohol License for CLOUD WINE, LLC d/b/a/ Lucky Wife Wine Slushies, on 6th Street between K Avenue and Lincoln Highway, for downtown Farmers Markets effective June 13 through June 17, 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.

Motion by Dane Nealson, seconded by Jason Sampson, to **approve 5-Day Special Class C Retail Alcohol License for CLOUD WINE, LLC d/b/a/ Lucky Wife Wine Slushies, on 6th Street between K Avenue and Lincoln Highway, for downtown Farmers Markets effective July 4 through July 8, 2025.** After due consideration and discussion the roll was called. Aye: Nealson, Sampson, Skaggs, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

Motion by Sandy Ehrig, seconded by Dane Nealson, to **approve 5-Day Special Class C Retail Alcohol License for CLOUD WINE, LLC d/b/a/ Lucky Wife Wine Slushies, on 6th Street between K Avenue and Lincoln Highway, for downtown Farmers Markets effective July 18 through July 22, 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.

G. Discussion and Appropriate Follow-up Regarding 2025 Fireworks Show

Council is in favor of continuing fireworks for 4th of July.

H. Resolution No. 083 (2024/2025): Resolution amending City Administrator Cook's Employment Agreement

Citizens commented on the City Administrator's Employment Agreement.

Motion by Steve Skaggs, seconded by Dane Nealson, to **adopt Resolution No. 083 (2024/2025).** After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Ehrig. Nay: Spence, Corbin. The Mayor declared the motion carried.

11. Review of Voting System from Saltech

Council did a run through of the pluggin from Saltech for the council voting system.

12. 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 9:03 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____

Council Approved: _____