
NEVADA CITY COUNCIL – MONDAY, APRIL 28, 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 28, 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, Marlys Barker, Tim Hansen, Chris Brandes, Ray Reynolds, Joe Mousel

Also in attendance were: Karen Selby, Jim and Dorian Myhre, Melissa Muschick, Steve Emerson, Kris & Debbie Corbin, Roger Samson, Ric Martinez, Dean Rogers, Brenda Dryer, Morgan Dalbeck, Kathy Solko, Steve Manternach, Jenny Angus, Sue Vandekamp, Mike Potter, Jordan Hadaway, Dan Sprouse, Sam Walter, Tom Richards, Shane Heintz, Micah Hayek, Joe Lock, Denny Howell, Jane Heintz, Emily Schaack, Muriel Burnett, Jim Samuelson, Jill Post, Mike Post, Teresa Wheelock, Connie Page, Michael Fulker.

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

4. PUBLIC HEARING(S)

A. Capital Improvement Plan Fiscal Year 2025/2026

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 17, 2025**. The public hearing is **regarding Capital Improvement Plan Fiscal Year 2025/2026**.

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

2. Resolution No. 084 (2024/2025): A Resolution Adopting the Fiscal Year 2025/2026 Capital Improvements Program

Motion by Dane Nealson, seconded by Henry Corbin, to **adopt Resolution No. 084 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Nealson,

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

B. Nevada Urban Revitalization Area

1. Public Hearing –

At 6:03 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 17, 2025**. The public hearing is **regarding an amendment to the urban revitalization plan.**

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

2. Resolution No. 085 (2024/2025): A Resolution Adopting Amendment to the Plan for the Nevada Urban Revitalization Area

Motion by Steve Skaggs, seconded by Luke Spence, to **adopt Resolution No. 085 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Skaggs, Spence, Corbin, Nealson, Sampson, 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 Sandy Ehrig, seconded by Dane Nealson, to **approve the following consent agenda items:**

- A. Approve Minutes of the Special Meeting held on April 9, 2025
- B. Approve Minutes of the Regular Meeting held on April 14, 2025
- C. Approve Payment of Cash Disbursements, including Check Numbers 88156-88239 and Electronic Numbers 1891-1903 (Inclusive) Totaling \$440,835.83 (See attached list) and the Sam's Club Card Purchases for the April 22, 2025 Statement, total \$1,123.67
- D. Approve Financial Reports for Month of March, 2025
- E. Schedule Public Hearing for Fiscal Year 2024/2025 Budget Amendment #1 for May 12, 2025 and Authorize Publication
- F. Approve Public Arts Advisory Commission Grant Application
- G. Firefighters Bronzon Mason and Douglas Burton

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

6. PUBLIC FORUM:

Mayor Condon proclaimed April 20-26, 2025 as National Volunteer Week.

Main Street Nevada Director Emily Schaack recognized eight volunteers from the community and the many ways in which they can volunteer.

Brenda Dryer provided a brief overview of Human Services funding for FY26 and welcomed new appointments Luke Spence and Henry Corbin to the Human Services Committee.

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

8. NEW BUSINESS

- A. Resolution No. 086 (2024/2025): A Resolution Approving the Contract between Iowa Economic Development Authority and the City of Nevada for the Award of Community Development Block Grant Program, 25-DTR-004

Motion by Sandy Ehrig, seconded by Henry Corbin, to **adopt Resolution No. 086 (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.

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 7:10 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____
Council Approved: _____