
NEVADA CITY COUNCIL – MONDAY, JULY 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, July 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, Devin Cornish, Joe Mousel, Ray Reynolds, Maryls Barker, Tim Hansen, Chris Brandes, Ryan Hutton, Derek Thomas (WHKS), Rhonda Maier, Mike Roth.

Also in attendance were: Brenda Dryer, Melissa Muschick, Wade & Theresa Presley, Kim Upton, Andy Kelly, Don Kockler, Jane Heintz, Sue Vandekamp, Karen Selby, Emily Schaack, Christa Skaggs, Jim Samuelson, Michael Fulker, Scott Henry, Paula Feltner, Lacey Johnson, Marilyn Condon, Sandy Golden.

3. APPROVAL OF AGENDA

Motion by Jason Sampson, seconded by Luke Spence, to **approve the amended agenda, correcting the spelling of Michael Fulker and Joshua Peschel**. After due consideration and discussion the roll was called. Aye: Sampson, Spence, Corbin, Nealson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

4. PUBLIC HEARING(S)

- A. Public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement
- B. Resolution No. 001 (2025/2026): A Resolution taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement

At 6:04p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **July 3, 2025**. The public hearing is **on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement**.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:04 p.m.

Motion by Steve Skaggs, seconded by Luke Spence, to **adopt Resolution No. 001 (2025/2026)**. 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 Regular Meeting held on June 23, 2025
- B. Approve Payment of Cash Disbursements, including Check Numbers 88451-88657 and Electronic Numbers 3471-3590 (Inclusive) Totaling \$487,548.01 (See attached list); the First Interstate Card Purchases for the June 19, 2025 Statement, total \$4,981.15; and the Sam's Club Card Purchases for the July 22, 2025 Statement, total \$1,683.96
- C. Approve updated Library Assistant Director Job Description
- D. Approve Library Clerk Lead Job Wage Range – same as Office Clerk Part-time
- E. Approve Renewal of Class E Retail Alcohol License for Hy-Vee, INC. d/b/a/ Hy-Vee Dollar Fresh, 1622 Fawcett Parkway, Effective August 10, 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.

6. MAYOR'S APPOINTMENT

- A. Planning & Zoning
 - 1. Ron Farrington - Reappointment
 - 2. Christine Heintz
 - 3. Michael Fulker

After council and citizen discussion the following action was taken:

Motion by Steve Skaggs, seconded by Dane Nealson, to **approve the reappointment of Ron Farrington and deny the new appointments of Christine Heintz and Michael Fulker.** After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Ehrig. Nay: Spence, Corbin, Sampson. Following the vote, City Attorney Clanton advised that the mayor, with a six-council form of government, can vote to break a tie; however, due to the circumstances she did not recommend it. The Mayor declared the motion failed.

Motion by Luke Spence, seconded by Jason Sampson, to **approve the reappointment of Ron Farrington and appointments of Christine Heintz and Michael Fulker.** After due consideration and discussion the roll was called. Aye: Spence, Sampson, Corbin. Nay: Nealson, Skaggs, Ehrig. The Mayor declared the motion failed.

Motion by Dane Nealson, seconded by Sandy Ehrig, to **approve the reappointment of Ron Farrington.** After due consideration and discussion the roll was called. Aye: Nealson, Ehrig, Skaggs. Nay: Spence, Corbin, Sampson. The Mayor declared the motion failed.

Motion by Sandy Ehrig, seconded by Steve Skaggs, to **table the Planning & Zoning reappointment and appointments and bring back a process for appointment.** After due consideration and discussion the roll was called. Aye: Ehrig, Skaggs, Spence, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

- B. Parks & Recreation Board

1. Lacey Johnson

Motion by Jason Sampson, seconded by Sandy Ehrig, to **approve the appointment of Lacey Johnson to the Parks & Recreation Board**. After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Corbin, Nealson, Skaggs. Nay: None. The Mayor declared the motion carried.

C. Library Board

1. Joshua Peschel
2. Derek Grote

Motion by Jason Sampson, seconded by Henry Corbin, to **approve the appointment of Joshua Peschel and Derek Grote to the Library Board**. After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Nealson, Skaggs, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

D. Historic Preservation Commission Reappointment

1. Jon Augustus

Motion by Luke Spence, seconded by Henry Corbin, to **approve the reappointment of Jon Augustus to the Historic Preservation Commission**. After due consideration and discussion the roll was called. Aye: Spence, Corbin, Nealson, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

7. PUBLIC FORUM:

Wade Presley talked about the Community Band and what a great season they had, acknowledging their sponsors and collaborative partners.

Emily Schaack and Christa Skaggs with Main Street Nevada reported on the survey results of CyBiz Project – a community survey showing what Nevada can do to attract people to our town.

Rhonda Maier gave a heartfelt thank you to Tim Hansen who is retiring as Parks & Recreation Director after 32 years with the City.

8. OLD BUSINESS

- A. Resolution No. 002 (2025/2026): Resolution Declaring Intent to Provide Economic Development Support to Development Project at 1114 6th Street, Camelot Theater

Motion by Dane Nealson, seconded by Luke Spence, to **adopt Resolution No. 002 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Nealson, Spence, Corbin, Sampson, Ehrig. Nay: None. Abstain: Skaggs. The Mayor declared the motion carried.

- B. Approve Pay Request No. 41 for WWTF Improvements – Phase 2 from WBCI, Inc. in the amount of \$303,074.08

- C. Motion by Jason Sampson, seconded by Sandy Ehrig, to **approve AMENDED Pay Request No. 41 for WWTF Improvements – Phase 2 from WBCI, Inc. in the amount of \$204,929.90**. After due consideration and discussion the roll was called. Aye:

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

- D. Approve Pay Request No. 38 for WWTF Improvements – Phase 3 from Boomerang Corp. in the amount of \$0.00

Motion by Steve Skaggs, seconded by Henry Corbin, to **approve Pay Request No. 38 for WWTF Improvements – Phase 3 from Boomerang Corp. in the amount of \$0.00.** After due consideration and discussion the roll was called. Aye: Skaggs, Corbin, Nealson, Sampson, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

- E. Approve Pay Request No. 1 for West Indian Creek (Project A) from RW Excavating in the amount of \$225,622.72

Motion by Luke Spence, seconded by Sandy Ehrig, to **approve Pay Request No. 1 for West Indian Creek (Project A) from RW Excavating in the amount of \$225,622.72.** After due consideration and discussion the roll was called. Aye: Spence, Ehrig, Corbin, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

- F. Resolution No. 003 (2025/2026): A Resolution Accepting Public Improvements in Northview Phase 1 Subdivision

Motion by Jason Sampson, seconded by Steve Skaggs, to **adopt Resolution No. 003 (2025/2026).** After due consideration and discussion the roll was called. Aye: Sampson, Skaggs, Ehrig, Spence, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

- G. Resolution No. 004 (2025/2026): A Resolution Authorizing Payment of Initial Disbursement Request from Nevada Dev, LLC

Motion by Dane Nealson, seconded by Sandy Ehrig, to **adopt Resolution No. 004 (2025/2026).** After due consideration and discussion the roll was called. Aye: Nealson, Ehrig, Spence, Corbin, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

- H. Resolution No. 005 (2025/2026): A Resolution Accepting Easement to Construct and Maintain a Recreational Trail between the City of Nevada Iowa and Nevada Dev, LLC.

Motion by Dane Nealson, seconded by Steve Skaggs, to **adopt Resolution No. 005 (2025/2026).** After due consideration and discussion the roll was called. Aye: Nealson, Skaggs, Ehrig, Spence, Corbin, Sampson. Nay: None. The Mayor declared the motion carried.

9. NEW BUSINESS

- A. Kim Upton, Tree Claim (He is supposed to bring in a letter to request council to reconsider ICAPs decision along with invoices for the cost to repair)

Mr. Upton commented on the claim and requested council look into this further.

Motion by Dane Nealson, seconded by Jason Sampson, to **table this item until further information is gathered from the contractor.** After due consideration and discussion the roll was called. Aye: Nealson, Sampson, Skaggs, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

B. Discussion and Appropriate Follow-up Regarding the purchase of Sign making Equipment

Motion by Henry Corbin, seconded by Sandy Ehrig, to **approve the purchase of Sign making equipment from Blackbird Design and Print in the amount of \$20,000.00.** After due consideration and discussion the roll was called. Aye: Corbin, Ehrig, Spence, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

C. Ordinance No. 1069 (2025/2026): An Ordinance Amending Chapter 69 (Parking Regulations) of the City Code by adding Language Pertaining to Parking Zones, All Night Parking, and Truck and Boat Parking, first reading

Motion by Dane Nealson, seconded by Jason Sampson, to **approve Ordinance No. 1069 (2025/2026), first reading.** After due consideration and discussion the roll was called. Aye: Nealson, Sampson, Skaggs, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

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 7:59 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____
Council Approved: _____