
NEVADA CITY COUNCIL – MONDAY, JULY 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, July 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: Jordan Cook, Erin Mousel, Chris Brandes, Marlys Barker, Joe Mousel, Ray Reynolds, Mike Roth, Rhonda Maier, Emily Holm; Erin Clanton joined via zoom.

Also in attendance were: Teresa Wheelock, Melissa Muschick, Karin Sevde, Jim & Sandy George, Matt & Shelby Myers, Matt Rhodes, Chad Johnson, Shane & Christine Heintz, John Fitzgerald, Kerri & Matt McLeod, Jim Samuelson, Andy Kelly, Ben DuBois, Michael Potter, Kim Upton, Sue VandeKamp, Jim Myhre, Charlie Good, Paula Atkinson, Mike Miller, Paula Herold, Belinda Scavone-Martin, Tait Olsen.

3. APPROVAL OF AGENDA

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

4. Approval of CONSENT AGENDA (Any item on the Consent Agenda may be removed for separate consideration.)

Motion by Dane Nealson, seconded by Sandy Ehrig, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on July 14, 2025
- B. Approve Payment of Cash Disbursements, including Check Numbers 88658-88744 and Electronic Numbers 3591-3707 (Inclusive) Totaling \$1,757,881.48 (See attached list)
- C. Approve Renewal of Class B Retail Alcohol License for Good & Quick Co. d/b/a/ Good & Quick, 519 Lincoln Highway, Effective September 18, 2025
- D. Approve Letter of Support for Portable Solar Charging Grant
- E. Approve CDBG Downtown Façade Grant Documents: Single Audit Form & Environmental Review

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

5. PUBLIC FORUM:

Karin Sevde, Executive Director of Story County Community Foundation talked about the 2025 Grant Season – applications are due September 30, 2025.

Residents of Sampson Drive, including Matt & Kerri McLeod, Jim George, Matt Rhodes, and Matt Myers informed council of the sewage backup that occurred to residences on their street and stressed the financial burden this has placed on them. Street Supervisor Mousel said City staff are working with engineers to come up with a plan to work toward a solution to this issue.

Chad Johnson, Mike Potter, Charlie Good, Shane Heintz, and Andy Kelly advocated for Kim Upton and the tree claim that he has filed.

Mike Miller addressed council on behalf of Nevada Lions Club, who is requesting permission to put flags in the right-of-way in yards around town during specific times of the year.

Louie Lang expressed concerns regarding streets in town.

6. OLD BUSINESS

A. 2024 HMA Overlay F&G Ave

- a. Resolution No. 006 (2025/2026): A Resolution Accepting the 2024 HMA Overlay F&G Ave Project as Complete

Motion by Steve Skaggs, seconded by Luke Spence, to **adopt Resolution No. 006 (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.

- b. Approve Pay Request No. 7 in the amount of \$12,000.00, this includes release of retainage for payment in 30 days

Motion by Sandy Ehrig, seconded by Henry Corbin, to **approve Pay Request No. 7 for HMA Overlay F&G Ave in the amount of \$12,000.00**. After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Nealson, Sampson, Skaggs, Spence. Nay: None. The Mayor declared the motion carried.

B. WWTF Improvements – Phase 3 Lift Station Project

- a. Resolution No. 007 (2025/2026): A Resolution Accepting the WWTF Improvements – Phase 3 Lift Station Project as Substantially Complete

Motion by Jason Sampson, seconded by Luke Spence, to **adopt Resolution No. 007 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Spence, Corbin, Nealson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

- b. Resolution No. 008 (2025/2026): A Resolution Approving Extended Warranty Agreement between Boomerang Corp and City of Nevada, Iowa, for WWTF Improvements – Phase 3 Lift Station

Motion by Jason Sampson, seconded by Sandy Ehrig, to **adopt Resolution No. 008 (2025/2026)**. 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. West Indian Creek (Project A)

- a. Approve Pay Request 2 from RW Excavating Solutions in the amount of \$133,507.75

Motion by Dane Nealson, seconded by Steve Skaggs, to **approve Pay Request 2 for West Indian Creek (SRF-Project A) from RW Excavating Solutions in the amount of \$133,507.75.** After due consideration and discussion the roll was called. Aye: Nealson, Skaggs, Ehrig, Spence, Corbin, Sampson. Nay: None. The Mayor declared the motion carried.

- b. Approve Change Order 1 in the amount of \$31,431.00

Motion by Luke Spence, seconded by Henry Corbin, to **approve Change Order 1 for West Indian Creek (SRF-Project A) in the amount of \$31,431.00.** After due consideration and discussion the roll was called. Aye: Spence, Corbin, Nealson, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

- D. Approve Pay Request No. 1 Harrington Park Vegetation Establishment (SRF Project D) from TK Grading & Seeding LLC in the amount of \$7,905.50

Motion by Henry Corbin, seconded by Sandy Ehrig, to **approve Pay Request No. 1 Harrington Park Vegetation Establishment (SRF Project D) from TK Grading & Seeding LLC in the amount of \$7,905.50.** After due consideration and discussion the roll was called. Aye: Corbin, Ehrig, Spence, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

- E. Resolution No. 009 (2025/2026): A Resolution Approving Agreement between City of Nevada, Iowa and Mid Iowa Planning Alliance for Professional Services

Motion by Jason Sampson, seconded by Sandy Ehrig, to **adopt Resolution No. 009 (2025/2026).** After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Corbin, Nealson, Skaggs. Nay: None. The Mayor declared the motion carried.

- F. 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, second reading

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

7. NEW BUSINESS

- A. Resolution No. 010 (2025/2026): A Resolution authorizing and approving a Loan and Disbursement Agreement, providing for the issuance and securing the payment of \$2,000,000 Sewer Revenue Bonds, Series 2025 and authorizing the related reduction of the interest rate on the Sewer Revenue Bond, Series 2022A

Motion by Luke Spence, seconded by Sandy Ehrig, to **adopt Resolution No. 010 (2025/2026).** After due consideration and discussion the roll was called. Aye: Spence, Ehrig, Corbin, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

- B. Approve 5-day Special Class C Retail Alcohol License for CLOUD WINE, LLC d/b/a/ Lucky Wife Wine Slushies, 6th Street, Effective August 1, 2025 through August 5, 2025 for downtown Farmer's Market

Motion by Steve Skaggs, seconded by Luke Spence, to **approve 5-day Special Class C Retail Alcohol License for CLOUD WINE, LLC d/b/a/ Lucky Wife Wine Slushies, 6th Street, Effective August 1, 2025 through August 5, 2025 for downtown Farmer's Market.** After due consideration and discussion the roll was called. Aye: Skaggs, Spence, Corbin, Nealson, Sampson, Ehrig. Nay: None. The Mayor declared the motion carried.

- C. Ordinance No. 1070 (2025/2026): An Ordinance Amending Chapter 50 of the Nevada Municipal Code (Nuisance Abatement Procedure) to Declare Storage uses on the First Floor of Multi-Story Buildings in the Downtown Corridor District a Public Nuisance, first reading

Motion by Steve Skaggs, seconded by Dane Nealson, to **approve Ordinance No. 1070 (2025/2026), first reading.** Amended motion by Steve Skaggs, seconded by Sandy Ehrig to **bring the first reading of this ordinance back to the November 10, 2025 meeting.** 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. Ordinance No. 1071 (2025/2026): An Ordinance Amending Chapter 145 of the Nevada Municipal Code (Dangerous Buildings) with Regard to Storage uses Which may Create a First Hazard, first reading

Motion by Luke Spence, seconded by Henry Corbin, to **approve postponement of the first reading of Ordinance No. 1071 (2025/2026) to November 10, 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.

- E. Ordinance No. 1072 (2025/2026): An Ordinance Amending Chapter 165 of the Nevada Municipal Code (Land Development – Zoning Regulations) to Prohibit Storage uses on the First Floor of Multi-Story Buildings in the Downtown Corridor District, first reading

Motion by Henry Corbin, seconded by Jason Sampson, to **approve postponement of the first reading of Ordinance No. 1072 (2025/2026) to November 10, 2025.** After due consideration and discussion the roll was called. Aye: Corbin, Sampson, Skaggs, Ehrig, Spence, Nealson. Nay: None. The Mayor declared the motion carried.

8. 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 7:17 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____
Council Approved: _____