

---

NEVADA CITY COUNCIL – MONDAY, SEPTEMBER 8, 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 6<sup>th</sup> Street, Nevada, Iowa. Mayor Ryan Condon, convened the meeting at 6:00 p.m. on Monday, September 8, 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, Steve Skaggs, Sandy Ehrig. Absent: Jason Sampson.

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Erin Mousel, Ray Reynolds, Marlys Barker, Erin Mousel, Ryan Hutton, Chris Brandes, Devin Cornish, Rhonda Maier, Derek Thomas.

Also in attendance were: Belinda Scavone-Martin, Sue VandeKamp, Charlie Good, Andy Kelly, Jeff Laubach, Steve Manternach, Kathy Solko, Ray Beatty, Shane Heintz, Jane Heintz.

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. 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 Luke Spence, seconded by Henry Corbin, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on August 25, 2025
- B. Approve Payment of Cash Disbursements, including Check Numbers 88888-88953 and Electronic Numbers 3927-4001 (Inclusive) Totaling \$204,854.26 (See attached list); the First Interstate Card Purchases for the September 19, 2025 Statement, total \$6,271.79; and Sam's Club Card Purchases for September 22, 2025 Statement, total \$718.27
- C. Resolution No. 016 (2025/2026): A Resolution Approving Year End Transfers, #3 DS for FY2024/2025
- D. Approve Exhibit A, a Revision of Exhibit C, from the May 27, 2025 Agreement for Private Development between the City of Nevada, Iowa and Sierra Heights, L.L.C. to adjust the Location of the Sewer.
- E. Approve Tax Abatement
  - 1. Permit #BP2025-0002, 405 10<sup>th</sup> Street, New Home

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

5. PUBLIC FORUM:

Mayor Condon Proclaimed September 15-19, 2025 as National Clean Energy Week.

Belinda Scavone-Martin talked about issues she's been dealing with regarding the loss of her house at 1204 8<sup>th</sup> Street.

Shane Heintz requested an update on the status of the concrete on his business property.

6. Resolution No. 017 (2025/2026): A Resolution Accepting the 19<sup>th</sup> Street Trail Project – Division 2 as Complete

Motion by Sandy Ehrig, seconded by Steve Skaggs, to **adopt Resolution No. 017 (2025/2026).** After due consideration and discussion the roll was called. Aye: Ehrig, Skaggs, Spence, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

7. Approve Pay Request No. 6 for 19<sup>th</sup> Street Trail Project – Division 2, from Con-struct Inc. in the amount of \$16,484.31, this includes release of retainage for payment in 30 days

Motion by Dane Nealson, seconded by Henry Corbin, to **approve Pay Request No. 6 for 19<sup>th</sup> Street Trail Project – Division 2, from Con-struct Inc. in the amount of \$16,484.31, this includes release of retainage for payment in 30 days.** After due consideration and discussion the roll was called. Aye: Nealson, Corbin, Skaggs, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

8. Approve Amendment to Master Agreement, 19<sup>th</sup> Street Trail Project, increasing maximum fee by \$2,100.00

Motion by Steve Skaggs, seconded by Dane Nealson, to **approve Amendment to Master Agreement, 19<sup>th</sup> Street Trail Project, increasing maximum fee by \$2,100.00.** After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

9. Approve Pay Request No. 40 for WWTF Improvements – Phase 3 from Boomerang Corp. in the amount of \$0.00

Motion by Dane Nealson, seconded by Henry Corbin, to **approve Pay Request No. 40 for WWTF Improvements – Phase 3 from Boomerang Corp. in the amount of \$0.00.** After due consideration and discussion the roll was called. Aye: Nealson, Corbin, Skaggs, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

10. Approve Change Order No. 2 for West Indian Creek, SRF Project A from RW Excavating Solutions, LC to extend project completion date to September 30, 2025

Motion by Sandy Ehrig, seconded by Luke Spence, to **approve Change Order No. 2 for West Indian Creek, SRF Project A from RW Excavating Solutions, LC to extend project completion date to September 30, 2025.** After due consideration and

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

11. Approve Change Order No. 3 for West Indian Creek, SRF Project A from RW Excavating Solutions, LC in the amount of \$59,500.00

Motion by Luke Spence, seconded by Steve Skaggs, to **approve Change Order No. 3 for West Indian Creek, SRF Project A from RW Excavating Solutions, LC in the amount of \$59,500.00.** After due consideration and discussion the roll was called. Aye: Spence, Skaggs, Ehrig, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

12. Approve Recommendation from the Planning and Zoning Commission Regarding the Site Plan for Casey's General Store at 519 Lincoln Hwy

Motion by Dane Nealson, seconded by Sandy Ehrig, to **approve Recommendation from the Planning and Zoning Commission Regarding the Site Plan for Casey's General Store at 519 Lincoln Hwy.** After due consideration and discussion the roll was called. Aye: Nealson, Ehrig, Spence, Corbin, Skaggs. Nay: None. The Mayor declared the motion carried.

13. Ordinance No. 1073 (2025/2026): An Ordinance Amending the Nevada Code of Ordinances by Repealing Chapter 28 – Nevada Senior Community Center Board, first reading

Motion by Henry Corbin, seconded by Steve Skaggs, to **approve Ordinance No. 1073 (2025/2026), first reading.** After due consideration and discussion the roll was called. Aye: Corbin, Skaggs, Ehrig, Spence, Nealson. Nay: None. The Mayor declared the motion carried.

14. Resolution No. 018 (2025/2026): A Resolution Approving Allocated Capacity Agreement for Wastewater Services Between City of Nevada, Iowa and Burke Marketing Corporation

Motion by Dane Nealson, seconded by Steve Skaggs, to **table Resolution No. 018 (2025/2026).** After due consideration and discussion the roll was called. Aye: Nealson, Skaggs, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

## 15. ADJOURNMENT

There being no further business to come before the meeting, motion by Dane Nealson, seconded by Sandy Ehrig, to **adjourn the meeting.** Following voice vote, the Mayor declared the motion carried at 6:50 p.m. the meeting adjourned.

\_\_\_\_\_  
Ryan Condon, Mayor

ATTEST:

\_\_\_\_\_  
Kerin Wright, City Clerk

Published: \_\_\_\_\_  
Council Approved: \_\_\_\_\_