
NEVADA CITY COUNCIL – MONDAY, OCTOBER 27, 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, October 27, 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: Henry Corbin, Dane Nealson, Jason Sampson, Steve Skaggs, Sandy Ehrig. Absent: Luke Spence.

Staff Present: Erin Clanton, Kerin Wright, Erin Mousel, Shawn Ludwig, Ray Reynolds, Marlys Barker, Chris Brandes, Ryan Hutton, Joe Mousel, Amanda Brewer, Rhonda Maier. Jordan Cook and Mike Roth attended via zoom.

Also in attendance were: Ric Martinez, Melissa Muschick, Peyton & Sydney Alderson, Sue VandeKamp, Andy Kelly, Mike Miller, Charlie Good, Zach Landhuis.

3. APPROVAL OF AGENDA

Motion by Dane Nealson, seconded by Henry Corbin, to **approve the agenda**. After due consideration and discussion the roll was called. Aye: Nealson, Corbin, Sampson, Skaggs, Ehrig. 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 Jason Sampson, seconded by Sandy Ehrig, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on October 13, 2025
- B. Approve Payment of Cash Disbursements, including Check Numbers 89119-89192 and Electronic Numbers 4165-4251 (Inclusive) Totaling \$497,486.56 (See attached list)
- C. Approve Financial Reports for Month of September, 2025
- D. Approve Closing Statement for Lot Sale
- E. Approve GAX, Downtown Façade, Curtis Architecture and MIPA-Claim #1
- F. Approve GAX, Downtown Façade, Curtis Architecture and MIPA-Claim #2
- G. Recommendation for Permanent Firefighter Status – Peyton Alderson
- H. Approve Tax Abatement
 1. Permit #BP2025-19, 803 South Glen Ave, New Home

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

5. MAYOR'S APPOINTMENT

- A. Mike Miller – Parks & Recreation Board

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

6. PUBLIC FORUM:

Mayor Condon swore in Firefighter Peyton Alderson.

Ric Martinez praised the work that has been done along the trail as part of the SRF Projects. He added that he typically listens to council meetings on zoom and how difficult it is to hear citizens speak if they are not at the podium directly in front of the microphone.

7. Approve Change Order No. 4 for WWTF Improvements – Phase 4 from OnTrack Construction for a total reduction of (\$57,221.25)

Motion by Steve Skaggs, seconded by Sandy Ehrig, to **approve Change Order No. 4 for WWTF Improvements – Phase 4 from OnTrack Construction for a total reduction of (\$57,221.25).** After due consideration and discussion the roll was called. Aye: Skaggs, Ehrig, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

8. Discussion and Appropriate Follow up regarding request from Andy's Armory

City Attorney Erin Clanton was asked to draft an agreement to bring back to the November 10th meeting for approval.

9. Approve Historian for CDBG Façade Grant

Motion by Sandy Ehrig, seconded by Henry Corbin, to **approve Eocene as Historian Professional Services for CDBG Façade Grant.** After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

10. Approve Lead/Asbestos Testing for CDBG Façade Grant

Motion by Dane Nealson, seconded by Jason Sampson, to **approve Environet to perform Lead and Asbestos Services for CDBG Façade Grant.** After due consideration and discussion the roll was called. Aye: Nealson, Sampson, Skaggs, Ehrig, Corbin. Nay: None. The Mayor declared the motion carried.

11. Approve Well #7 Rehab for the Water Department

Motion by Steve Skaggs, seconded by Jason Sampson, to **approve option 1, Northway Well Company in the amount of \$17,250 for the rehab of Well #7.** After due consideration and discussion the roll was called. Aye: Skaggs, Sampson, Ehrig, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

12. Approve the purchase of a used tender from Johnston FD

Motion by Sandy Ehrig, seconded by Dane Nealson, to **approve bid submission of \$102,868.00 for used tender from Johnston FD.** After due consideration and discussion the roll was called.

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

13. Approve purchase of fire hose and nozzles for new Fire Engine through FEMA grant

Motion by Dane Nealson, seconded by Steve Skaggs, to **approve option 1, purchase fire hose and nozzles from MacQueen for \$23,854.00 with FEMA reimbursing \$19,887.52.** After due consideration and discussion the roll was called. Aye: Nealson, Skaggs, Ehrig, Corbin, Sampson. Nay: None. The Mayor declared the motion carried.

14. Approve Pay Request No. 2 for Oak Park Estates Trail from MidState Solution LLC in the amount of \$70,871.11

Motion by Dane Nealson, seconded by Jason Sampson, to **approve Pay Request No. 2 for Oak Park Estates Trail from MidState Solution LLC in the amount of \$70,871.11.** After due consideration and discussion the roll was called. Aye: Nealson, Sampson, Skaggs, Ehrig, Corbin. Nay: None. The Mayor declared the motion carried.

15. Discussion and Appropriate Follow up Regarding Habitat Management Grants Program

Motion by Steve Skaggs, seconded by Henry Corbin, to **approve option 1, apply for the Habitat Management Grants Program utilizing matching funds from Park Open Space not to exceed \$5,000.00.** After due consideration and discussion the roll was called. Aye: Skaggs, Corbin, Nealson, Sampson, Ehrig. Nay: None. The Mayor declared the motion carried.

16. 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 6:49 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____
Council Approved: _____