
NEVADA CITY COUNCIL – MONDAY, NOVEMBER 10, 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, November 10, 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, Ryan Hutton, Chris Brandes, Marlys Barker, Devin Cornish, Ray Reynolds, Kellen Sydnese.

Also in attendance were: Sue VandeKamp, Dan Johnson, Marty Chitty, Joe Anderson, Melissa Muschick, Justin Muschick, Jane Heintz, Shane Heintz, Mike Potter, Jim Axline, Michelle Cassabaum, Brenda Dryer, Matt Runge, Ric Martinez, Jim Samuelson, Andy Kelly, Chris & Shannon Anderson, Ray Beatty, Scott Henry, Mike Miller, Charlie Good, Mike Sauer, Laurie Shinn, Kristen Moss, Chad Anderson, Kathy Solko, Steve Manternach, Brian Hanson, Zach Landhuis.

3. APPROVAL OF AGENDA

Motion by Steve Skaggs, seconded by Sandy Ehrig, to **remove Item 18: Ordinance No. 1075 from agenda.** Motion by Steve Skaggs, seconded by Sandy Ehrig to amend the motion by **approving the amended agenda with the removal of Item 18: Ordinance No. 1075.** After due consideration and discussion the roll was called. Aye: Skaggs, Ehrig, Spence, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

4. PUBLIC HEARING(S)

A. Public Hearing on Propose Amendment to the Nevada Urban Renewal 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 **October 30, 2025.** The public hearing is **amending the urban renewal plan.**

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

2. Resolution No. 023 (2025/2026): Resolution to Approve Urban Renewal Plan Amendment for the Nevada Urban Renewal Area

Motion by Jason Sampson, seconded by Dane Nealson, to **adopt Resolution No. 023 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Skaggs, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

B. Public Hearing on Proposed Development Agreement with Nevada Economic Development Council, Inc.,

1. Public Hearing –

At 6:04 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **October 30, 2025**. The public hearing is **to approve a Development Agreement between the City and Nevada Economic Development Council (NEDC)**.

Matt Runge, Board Chair of NEDC, thanked Council for their partnership and support of NEDC and spoke of the many things NEDC has been able to accomplish in the past five years.

Shannon Anderson asked that this be tabled until the new council members have taken their seats.

Public hearing closed at 6:09 p.m.

2. Resolution No. 024 (2025/2026): Resolution Approving Development Agreement with Nevada Economic Development Council, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

Motion by Sandy Ehrig, seconded by Steve Skaggs, to **adopt Resolution No. 024 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Ehrig, Skaggs, Spence, Corbin, Nealson, Sampson. 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 Jason Sampson, seconded by Luke Spence, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on October 27, 2025
- B. Approve Payment of Cash Disbursements, including Check Numbers 89193-89255 and Electronic Numbers 4252-4328 (Inclusive) Totaling \$454,127.23 (See attached list); the First Interstate Card Purchases for the November 19, 2025 Statement, total \$5,927.01; and Sam's Club Card Purchases for November 22, 2025 Statement, total \$411.14
- C. Approve the Cancellation of the Nevada City Council's second regular meeting of December, 2025
- D. Approve Tax Abatement
 - 1. Permit #BP-2025-81, 807 South Glen Ave, New Home
 - 2. Permit #BP-2025-48, 623 Academy Circle, New Home

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

6. PUBLIC FORUM: Charlie Good addressed council regarding the location of the no parking signs on 18th Street Place.
7. Resolution No. 019 (2025/2026): A Resolution Approving Allocated Capacity Agreement for Wastewater Services Between City of Nevada, Iowa and Burke Marketing Corporation

Motion by Jason Sampson, seconded by Dane Nealson, to **adopt Resolution No. 019 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Skaggs, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

8. Ordinance No. 1074 (2025/2026): An Ordinance Amending the Code of Ordinances of the City of Nevada, Iowa, 2006, by Amending Provisions Pertaining to Sewer use Charges, first reading

Motion by Steve Skaggs, seconded by Dane Nealson, to **approve Ordinance No. 1074 (2025/2026), first reading**. After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

9. Resolution No. 025 (2025/2026): A Resolution Obligating Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the Next Succeeding Fiscal Year

Motion by Luke Spence, seconded by Henry Corbin, to **adopt Resolution No. 025 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Spence, Corbin, Nealson, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

10. Resolution No. 026 (2025/2026): A Resolution Approving Tax Increment Financing (TIF) Indebtedness Certification and Directing the Certification to be Filed no Later than December 1, 2025

Motion by Sandy Ehrig, seconded by Jason Sampson, to **adopt Resolution No. 026 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Skaggs, Spence, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

11. Approve Pay Request No. 2 for Tributary to West Indian Creek – SRF Project B from Con-Struct Inc. in the amount of \$22,344.44

Motion by Henry Corbin, seconded by Steve Skaggs, to **approve Pay Request No. 2 for Tributary to West Indian Creek – SRF Project B from Con-Struct Inc. in the amount of \$22,344.44**. After due consideration and discussion the roll was called. Aye: Corbin, Skaggs, Ehrig, Spence, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

12. Approve Pay Request No. 42 for WWTF Improvements – Phase 2 from Williams Brothers Construction Inc. in the amount of \$348,597.41

Motion by Luke Spence, seconded by Sandy Ehrig, to **approve Pay Request No. 42 for WWTF Improvements – Phase 2 from Williams Brothers Construction Inc. in the amount of \$348,597.41.** After due consideration and discussion the roll was called. Aye: Spence, Ehrig, Corbin, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

13. Approve Pay Request No. 42 for WWTF Improvements – Phase 3 from Boomerang Corp in the amount of \$0.00

Motion by Henry Corbin, seconded by Dane Nealson, to **approve Pay Request No. 42 for WWTF Improvements – Phase 3 from Boomerang Corp in the amount of \$0.00.** After due consideration and discussion the roll was called. Aye: Corbin, Nealson, Sampson, Skaggs, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

14. Discussion and Potential Action Regarding Campaign Complaint

Melissa Muschick addressed the council regarding a concern related to a Facebook post made by Council Member Luke Spence on his “Luke Spence Nevada City Council Ward 2 Representative” page. The post referenced alleged candidates in the race sending illegal “robotexts” to voters in violation of federal law. Ms. Muschick stated that no such messages were used in her campaign and requested an apology. She would also asked that the City Council review its social media policies and establish clear guidelines for posts made under the City’s umbrella. Following discussion, the council reached consensus review and revise the policies in place and to consider holding a workshop. City Attorney Clanton advised that the Council could forward the complaint on to the Campaign and Ethics Board or that Ms. Muschick could do so herself. Ms. Muschick indicated she did not wish to pursue the matter further at this time.

15. 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 Dane Nealson, seconded by Steve Skaggs, to **approve Ordinance No. 1070 (2025/2026), first reading.** After due consideration and discussion the roll was called. Aye: Nealson, Skaggs, Ehrig, Corbin. Nay: Spence, Sampson. The Mayor declared the motion carried.

16. 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 Fire Hazard, first reading

Motion by Steve Skaggs, seconded by Henry Corbin, to **approve Ordinance No. 1071 (2025/2026), first reading.** After due consideration and discussion the roll was called. Aye: Skaggs, Corbin, Nealson, Sampson, Ehrig. Nay: Spence. The Mayor declared the motion carried.

17. 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 Dane Nealson, seconded by Sandy Ehrig, to **approve Ordinance No. 1072 (2025/2026), first reading.** After due consideration and discussion the roll was called. Aye: Nealson, Ehrig, Corbin, Sampson, Skaggs. Nay: Spence. The Mayor declared the motion carried.

- ~~18. Ordinance No. 1075 (2025/2026): An Ordinance Amending Chapter 165 (Land Development Zoning Regulations) of the City Code to Update Off Street Parking Requirements, first reading~~

This item was removed from the agenda.

19. Discussion and Appropriate Follow up Regarding Device Retailer License Application from Sundown Liquor

Motion by Dane Nealson, seconded by Steve Skaggs, to **deny Device Retailer License Application from Sundown Liquor.** After due consideration and discussion the roll was called. Aye: Nealson, Skaggs, Ehrig, Spence, Corbin, Sampson. Nay: None. The Mayor declared the motion carried.

20. 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 6:54 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____

Council Approved: _____