
NEVADA CITY COUNCIL – MONDAY, NOVEMBER 24, 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 24, 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, Jordan Cook, Kerin Wright, Erin Mousel, Devin Cornish, Joe Mousel, Ray Reynolds, Amanda Brewer, Rhonda Maier, Chris Brandes, Ryan Hutton.

Also in attendance were: Brenda Dryer, Chad Climann, Ben Dubois, Marilyn Condon, Tiffany Vargas, Rolando Vargas, Jim Samuelson, Mike Sauer, Andy Kelly, Shane Heintz, Jane Heintz, Sue Vandekamp, Emily Schaack, Riley Schaack, Brian Hanson, Gavin Stone, Mark Peebler, Carl Arends, Belinda Scavone-Martin.

3. APPROVAL OF AGENDA

Motion by Dane Nealson, seconded by Sandy Ehrig, to **approve the agenda with the removal of Item 4I from the Consent Agenda for separate consideration.** After due consideration and discussion the roll was called. Aye: Nealson, Ehrig, Corbin, Sampson, Skaggs. 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 Henry Corbin, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on November 10, 2025
- B. Approve Payment of Cash Disbursements, including Check Numbers 89256-89337 and Electronic Numbers 4329-4414 (Inclusive) Totaling \$1,505,442.52 (See attached list)
- C. Approve Financial Reports for Month of October, 2025
- D. Approve Renewal of Class "C" Retail Alcohol License for MI CASITA INC d/b/a/ MI CASITA, 1115 6th Street, Effective December 15, 2025
- E. Approve Renewal of Class "C" Retail Alcohol License for Deniz Gracy LLC d/b/a/ El Mezcalito, 1210 6th Street, Effective November 18, 2025 (timely filed)
- F. Accept and File the Annual Financial Report for FY24/25
- G. Accept and File City Street Finance Report for FY24/25
- H. Resolution No. 027 (2025/2026): A Resolution Accepting Plat of Survey for Rossi-Stefani Subdivision, Nevada, Story County, Iowa
- I. ~~Resolution No. 028 (2025/2026): A Resolution Approving an Agreement with Safe Building Services for Inspections and Plan Reviews~~ **Removed for separate consideration**

J. Approve 2026 Meeting Dates

K. Approve Pay Request No. 5, Nevada Housing Rehab Program, Contract 2024-06 in the amount of \$8,200.00 to Wirtzy Construction for property at 137 N Ave, after receipt of funds from SCHAT

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

- 4I. Resolution No. 028 (2025/2026): A Resolution Approving an Agreement with Safe Building Services for Inspections and Plan Reviews

Motion by Dane Nealson, seconded by Jason Sampson, to **adopt Resolution No. 028 (2025/2026) adding language that specifies “only the services requested by the city”.**

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

5. PUBLIC FORUM:

Brenda Dryer announced the official ground breaking for the Sierra Heights Project and added that Nevada has been selected for a 2025 Alliance Community Impact Award for the Oak Park Estates Trail Project.

Main Street Nevada Director Emily Schaack thanked the Council for all they do for the City and other organizations and spoke about many of the positive things happening in the Nevada Community.

6. Resolution No. 029 (2025/2026): A Resolution Accepting the Wastewater Treatment Facility – Phase 4, Project as Complete

Motion by Jason Sampson, seconded by Steve Skaggs, to **adopt Resolution No. 029 (2025/2026).** After due consideration and discussion the roll was called. Aye: Sampson, Skaggs, Ehrig, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

7. Approve Pay Request No. 20 for WWTF Improvements-Phase 4 from OnTrack Construction in the amount of \$7,280.05

Motion by Henry Corbin, seconded by Dane Nealson, to **approve Pay Request No. 20 for WWTF Improvements-Phase 4 from OnTrack Construction in the amount of \$7,280.05.**

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

8. 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, second reading

Motion by Dane Nealson, seconded by Steve Skaggs, to **approve Ordinance, No. 1070 (2025/2026), second reading.** After due consideration and discussion the roll was called. Aye: Nealson, Skaggs, Ehrig, Corbin, Sampson. Nay: None. The Mayor declared the motion carried.

9. 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, second reading

Motion by Henry Corbin, seconded by Sandy Ehrig, to **approve Ordinance, No. 1071 (2025/2026), second reading.** After due consideration and discussion the roll was called. Aye: Corbin, Ehrig, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

10. 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, second reading

Motion by Dane Nealson, seconded by Steve Skaggs, to **approve Ordinance, No. 1072 (2025/2026), second reading.** After due consideration and discussion the roll was called. Aye: Nealson, Skaggs, Ehrig, Corbin, Sampson. Nay: None. The Mayor declared the motion carried.

11. 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, second reading

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

12. 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

Motion by Jason Sampson, seconded by Steve Skaggs, to **approve Ordinance, No. 1075 (2025/2026), first reading.** After due consideration and discussion the roll was called. Aye: Sampson, Skaggs, Ehrig, Nealson. Nay: Corbin. The Mayor declared the motion carried.

13. Discussion and Appropriate Follow up Regarding Resource Recovery Plant

The City received an updated 28E Agreement for the new Resource Recovery Center that the City of Ames will be building. Gavin Stone with Pratt Sanitation and Mark Peebler with the City of Ames both spoke regarding the updates in regulations and the changes coming ahead for trash collection and hauling. City Administrator Cook will look into options outside of Ames for the City.

14. Resolution No. 030 (2025/2026): Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Mid-States Material Handling & Fabrication, Inc., Including Annual Appropriation Tax Increment Payments

Motion by Steve Skaggs, seconded by Dane Nealson, to **adopt Resolution No. 030 (2025/2026).** After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Ehrig, 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 Jason Sampson, 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: _____