
NEVADA CITY COUNCIL – MONDAY, DECEMBER 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 6th Street, Nevada, Iowa. Mayor Ryan Condon, convened the meeting at 6:00 p.m. on Monday, December 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, Jason Sampson, Steve Skaggs, Sandy Ehrig. Absent: None.

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

Also in attendance were: Reed Kelly, Jack Spence, Jim Samuelson, Mike Sauer, Teresa Wheelock, Charlie Good, Andy Kelly, Jeff Clendenen, April Clendenen, Louis Lang, Luke Ulrich, Barb Ulrich, Shannon and Chris Anderson, Andy Kleeman, Jaden Grimm, Drake Hinson, Cedar Smith, John Nelson, Ben Ackerman, Corey Barloon, Isaac Harrington, Jane Heintz.

3. APPROVAL OF AGENDA

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

4. Nevada Cubs Football Recognition

Mayor Condon congratulated the 2025 3A State Football Champions – the Nevada Cubs. Both the coaching staff and players expressed their gratitude for the community support during their run for the title.

5. Approve City Administrator's Recommendation to Appoint Erin Mousel as City Clerk/Employee Services Director Effective December 8, 2025

Motion by Dane Nealson, seconded by Steve Skaggs, to **approve City Administrator's Recommendation to Appoint Erin Mousel as City Clerk/Employee Services Director Effective December 8, 2025**. After due consideration and discussion the roll was called. Aye: Nealson, Skaggs, Ehrig, Spence, Corbin, Sampson. Nay: None. The Mayor declared the motion carried.

6. PUBLIC HEARING(S)

- A. Public hearing on a proposed development agreement with Mid-States Material Handling & Fabrication, Inc.

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 **December 4, 2025**. The public hearing is **on a proposed development agreement with Mid-States**.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:05 p.m.

- A. Resolution No. 031 (2025/2026): Resolution Approving Development Agreement with Mid-States Material Handling & Fabrication, 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 Dane Nealson, to **adopt Resolution No. 031 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Ehrig, Nealson, Sampson, Skaggs, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

7. 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 24, 2025
- B. Approve Payment of Cash Disbursements, including Check Numbers 89335-89401 and Electronic Numbers 4484-4496 (Inclusive) Totaling \$439,101.20 (See attached list); the First Interstate Card Purchases for the December 19, 2025 Statement, total \$5,972.35; and Sam's Club Card Purchases for December 22, 2025 Statement, total \$632.79
- C. Approve Pay Request No. 6 (1 of 2), Nevada Housing Rehab Program, Contract 2024-06 in the amount of \$4,193.00 to West Shore Home, LLC (Reimburse Property owner) for property at 725 F Ave
- D. Approve Pay Request No. 7, Nevada Housing Rehab Program, Contract 2024-06 in the amount of \$10,000.00 to Ullman Construction for property at 1338 7th Street
- E. Approve Pay Request No. 8, Nevada Housing Rehab Program, Contract 2024-06 in the amount of \$7,162.66 to Chad Johnson for property at 520 E Ave
- F. Approve Pay Request No. 9 (2 of 2), Nevada Housing Rehab Program, Contract 2024-06 in the amount of \$4,900.00 to West Shore Home, LLC (Reimburse Property Owner) for property at 725 F Ave
- G. Approval of Garbage Licenses for 2026
 - 1. Arends Sanitation
 - 2. Aspen Waste Systems
 - 3. Pratt Sanitation
 - 4. Garbage Guys
 - 5. Walters Sanitary Service, Inc
- H. Approve Tax Abatement
 - 1. Permit #BP-2025-252, 712 Academy Circle, New Home
 - 2. Permit #BP-2025-250, 621 Academy Circle, New Home
 - 3. Permit #BP-2025-251, 710 Academy Circle, New Home

4. Permit #BP-2025-253, 757 Academy Circle, New Home
5. 403 Maple Ave, New Garage

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

8. PUBLIC FORUM:

Louis Lang expressed his displeasure regarding the conversation he had with the police department.

9. Approve Change Order No. 3 for Oak Park Estates Trail from MidState Solution, LLC in the reduction of (\$150.00)

Motion by Steve Skaggs, seconded by Jason Sampson, to **approve Change Order No. 3 for Oak Park Estates Trail from MidState Solution, LLC in the reduction of (\$150.00).**

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

10. Approve Pay Request No. 3 for Oak Park Estates Trail from MidState Solution, LLC in the amount of \$57,229.03

Motion by Henry Corbin, seconded by Luke Spence, to **approve Pay Request No. 3 for Oak Park Estates Trail from MidState Solution, LLC in the amount of \$57,229.03.**

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

11. 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, third and final reading

Motion by Dane Nealson, seconded by Steve Skaggs, to **approve Ordinance No. 1070 (2025/2026), third and final reading.**

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

12. 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, third and final reading

Motion by Henry Corbin, seconded by Luke Spence, to **approve Ordinance No. 1071 (2025/2026), third and final reading.**

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

13. 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, third and final reading

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

14. 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, third and final reading

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

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

Motion by Jason Sampson, seconded by Sandy Ehrig, to **approve the amendments as discussed regarding Ordinance No. 1075 (2025/2026), second reading**. After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Corbin, Nealson, Skaggs. Nay: None. The Mayor declared the motion carried.

16. Resolution No. 032 (2025/2026): A Resolution Approving Contract with EnviroNET for Professional Environmental Services Lead Based Paint Inspections and Asbestos Inspections

Motion by Jason Sampson, seconded by Steve Skaggs, to **adopt Resolution No. 032 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Skaggs, Ehrig, Spence, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

17. Resolution No. 033 (2025/2026): A Resolution Approving Master Professional Services Agreement with HR Green, Inc., for GIS Services

Motion by Jason Sampson, seconded by Henry Corbin, to **adopt Resolution No. 033 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Nealson, Skaggs, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

18. Resolution No. 034 (2025/2026): A Resolution Approving Drainage Maintenance and Easement Agreement and accepting Temporary Access Easement

Motion by Jason Sampson, seconded by Luke Spence, to **adopt Resolution No. 034 (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.

19. Discussion and Appropriate Follow-up Regarding PFAS Lawsuit

City Administrator Cook explained to Council there is a lawsuit in the state of Iowa regarding PFAS. Nevada has the option to join the lawsuit. An agreement would go before Council prior to any involvement.

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 6:35 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Erin Mousel, City Clerk

Published: _____

Council Approved: _____