
NEVADA CITY COUNCIL – MONDAY, JANUARY 12, 2026 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, January 12, 2026, 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, Charlie Good, Jason Sampson, Andy Kelly, Sandy Ehrig. Absent: None.

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

Also in attendance were: Dane Nealson, Melissa Muschick, Al Kockler, Mike Sauer, Jane Heintz, Kirk & Julie Pederson, Audra Poterucha, Jim Samuelson, Michael Fulker, Brenda Dryer, Denise Coberley, Shane Heintz, Kathy Solko, Steve Manternach, Balinda Scavone-Martin, Tim Robinson, Julie Kieffer, Elizabeth Gindt

3. APPROVAL OF AGENDA

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

- A. Approve Minutes of the Regular Meeting held on December 8, 2025
- B. Approve Payment of Cash Disbursements, including Check Numbers 89402-89559 and Electronic Numbers 4497-4763 (Inclusive) Totaling \$1,275,399.60 (See attached list); the First Interstate Card Purchases for the January 19, 2026 Statement, total \$6,616.88; and Sam's Club Card Purchases for January 22, 2026 Statement, total \$241.59
- C. Approve Financial Reports for Month of November, 2025
- D. Resolution No. 035 (2025/2026): A Resolution Appointing Jordan Cook CIRTPA (Central Iowa Regional Transportation Planning Alliance) TPC (Transportation Policy Committee) and TTC (Transportation Technical Committee) Primary Representative and Lucas Battani as CIRTPA TPC and TTC Alternate Representative
- E. Approve Renewal of Class E Retail Alcohol License for H&S STORES LLC d/b/a/ SUNDOWN LIQUOR & GROCERIES, 731 LINCOLN HWY, Effective January 17, 2026

- F. Approve Renewal of Class C Retail Alcohol License for NEVADA AMERICAN LEGION POST 48 d/b/a WILLIAM F BALL POST NO 48, AMERICAN LEGION IOWA, 1331 6th Street, Effective January 10, 2026
- G. Probationary Firefighters: Bella Maser, Quinn Miller, Devin Ikeda, Phoenix Gryp
- H. Approve Tax Abatement
 - 1. 633 Academy Circle, New Home
 - 2. 1105 Nevada St, New Home
- I. Approval of Garbage Licenses for 2026
 - 1. Waste Management of Iowa
 - 2. Jerry's Sanitation

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

5. PUBLIC FORUM:

- A. The Annual Library Presentation was postponed to a later date.
- B. Elizabeth Gindt and Julie Kieffer, operators of Harmony Clothing Closet, provided Council with an update; talking about donations, those they serve, and how they're able to sustain their operations.
- C. Board Member Audra Poterucha gave Council an overview of the happenings with the Camelot Theater Foundation. They've had many accomplishments and hosted a number of events for the Community and beyond.
- D. NEDC Director Brenda Dryer shared a recap of 2024-2025 Major Repair Grant Program, talking about the funds that went back to the community helping to support repairs focused on the safety and stability of folks who own their homes in the community.

6. Approve Pay Request No. 3 for Tributary to West Indian Creek – SRF Project B from Con-Struct Inc. in the amount of \$497.55

Motion by Jason Sampson, seconded by Luke Spence, to **approve Pay Request No. 3 for Tributary to West Indian Creek – SRF Project B from Con-Struct Inc. in the amount of \$497.55.** After due consideration and discussion, the roll was called. Aye: Sampson, Spence, Corbin, Good, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

7. Approve Change Order No. 3 for WWTF Improvements – Phase 3 from Boomerang Corp for a total reduction of (\$92.42)

Motion by Jason Sampson, seconded by Henry Corbin, to **approve Change Order No. 3 for WWTF Improvements – Phase 3 from Boomerang Corp for a total reduction of (\$92.42).** After due consideration and discussion, the roll was called. Aye: Sampson, Corbin, Good, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

8. Approve Pay Request No. 43 for WWTF Improvements – Phase 3 from Boomerang Corp in the amount of \$0.00

Motion by Jason Sampson, seconded by Andy Kelly, to **approve Pay Request No. 43 for WWTF Improvements – Phase 3 from Boomerang Corp in the amount of \$0.00.** After

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

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

Motion by Andy Kelly, seconded by Jason Sampson, to **approve Ordinance No. 1075 (2025/2026), third and final reading.** Amended motion by Andy Kelly, seconded by Jason Sampson to **approve Ordinance No. 1075, third and final reading, leaving body repair at 5 spaces.** After due consideration and discussion, the roll was called. Aye: Kelly, Sampson, Ehrig, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

10. Approve LOT, Capital Equipment Revolving, Hotel/Motel, TIF, and Transfer Worksheets for the FY25/26 Budget

Motion by Sandy Ehrig, seconded by Luke Spence, to **approve LOT, Capital Equipment Revolving, Hotel/Motel, TIF, and Transfer Worksheets for the FY25/26 Budget.** After due consideration and discussion, the roll was called. Aye: Ehrig, Spence, Corbin, Good, Sampson, Kelly. Nay: None. The Mayor declared the motion carried.

11. Approval of Change of Title/Job Description for Ellsworth

Motion by Jason Sampson, seconded by Andy Kelly, to **approve Change of Title/Job Description for Ellsworth.** After due consideration and discussion, the roll was called. Aye: Sampson, Kelly, Ehrig, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

12. Approval of Program and Facility Coordinator Positions within Parks & Recreation

Motion by Luke Spence, seconded by Henry Corbin, to **approve Program and Facility Coordinator Positions within Parks & Recreation.** After due consideration and discussion, the roll was called. Aye: Spence, Corbin, Good, Sampson, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

13. Discussion and Appropriate Follow up Regarding Trail Snow Removal Protocol

Motion by Henry Corbin, seconded by Sandy Ehrig, to **approve Option 1: Adopt the new snow removal protocol giving staff guidance during snow-related weather events.** After due consideration and discussion, the roll was called. Aye: Corbin, Ehrig, Spence, Good, Sampson, Kelly. Nay: None. The Mayor declared the motion carried.

14. Resolution No. 036 (2025/2026): A Resolution to Open an Additional Availa Account, Naming Primary Depository, Authorizing Signatures, and Reviewing Maximum Balances

Motion by Jason Sampson, seconded by Luke Spence, to **adopt Resolution No. 036 (2025/2026).** After due consideration and discussion, the roll was called. Aye: Sampson, Spence, Corbin, Good, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

15. Resolution No. 037 (2025/2026): A Resolution Approving Contract for Legal Services AFFF PFAS Litigation

Motion by Luke Spence, seconded by Sandy Ehrig, to **adopt Resolution No. 037 (2025/2026)**. After due consideration and discussion, the roll was called. Aye: Spence, Ehrig, Corbin, Good, Sampson, Kelly. Nay: None. The Mayor declared the motion carried.

16. Resolution No. 038 (2025/2026): A Resolution Approving Professional Services Agreement with Eocene for Professional Historian Architectural Survey Services

Motion by Jason Sampson, seconded by Henry Corbin, to **adopt Resolution No. 038 (2025/2026)**. After due consideration and discussion, the roll was called. Aye: Sampson, Corbin, Good, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

17. Resolution No. 039 (2025/2026): A Resolution Approving Confidential Settlement Agreement and Release

Motion by Luke Spence, seconded by Sandy Ehrig, to **adopt Resolution No. 039 (2025/2026)**. After due consideration and discussion, the roll was called. Aye: Spence, Ehrig, Corbin, Good, Sampson, Kelly. Nay: None. The Mayor declared the motion carried.

18. ADJOURNMENT

There being no further business to come before the meeting, motion by Jason Sampson, seconded by Henry Corbin, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 6:51 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Erin Mousel, City Clerk

Published: _____

Council Approved: _____