
NEVADA CITY COUNCIL – MONDAY, APRIL 13, 2026 6:27 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 6:27 p.m. on Monday, April 13, 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, Erin Mousel, Chris Brandes, Marlys Barker, Mike Sauer, Rhonda Maier, Derek Thomas, Ryan Hutton, Shawn Ludwig, Scott Walkner.

Also in attendance were: Zach Landhaus, Melissa Muschick, Ken Heid, Tim Robinson, Ray Beatty, Lynne Casey, Janice Seibel, Jane Heintz, Sue Vandekamp, Jim Samuelson, Jean Sheets, Hanna Bell, Ross Eueland.

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. PUBLIC HEARING(S)

A. Fiscal Year 2026/2027 Budget

1. Public Hearing –

At 6:29 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **April 2, 2026**. The public hearing is **to adopt FY26/27 Budget**.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:29 p.m.

2. Resolution No. 065 (2025/2026): A Resolution Adopting the Fiscal Year 2026/2027 Annual Budget Transfers

Motion by Luke Spence, seconded by Andy Kelly, to **adopt Resolution No. 065 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Spence, Kelly, Ehrig, Corbin, Good, Sampson. Nay: None. The Mayor declared the motion carried.

B. Capital Improvement Plan Fiscal Year 2026/2027

1. Public Hearing –

At 6:30 p.m. Mayor Condon announced that this is the time and place set for a **public hearing**. The public hearing is **to adopt FY26/27 Capital Improvement Plan.**

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:30 p.m.

2. Resolution No. 066 (2025/2026): A Resolution Adopting the Fiscal Year 2026/2027 Capital Improvements Program

Motion by Henry Corbin, seconded by Sandy Ehrig, to **adopt Resolution No. 066 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Corbin, Ehrig, Spence, Good, Sampson, Kelly. Nay: None. The Mayor declared the motion carried.

C. Fiscal Year 2025/2026 Budget Amendment

1. Public Hearing –

At 6:31 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **March 26, 2026**. The public hearing is **to approve FY25/26 Budget Amendment #1.**

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:31 p.m.

2. Resolution No. 067 (2025/2026): A Resolution Approving Fiscal Year 2025/2026 Budget Amendment #1

Motion by Jason Sampson, seconded by Luke Spence, to **adopt Resolution No. 067 (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.

D. Voluntary Annexation

1. Public Hearing –

At 6:32 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **March 26, 2026**. The public hearing is **for voluntary annexation of land donation.**

Jane Heintz requested clarification on property location. Public hearing closed at 6:34 p.m.

2. Resolution No. 068 (2025/2026): A Resolution Annexing Certain Property Owned by the City of Nevada into the City of Nevada, Iowa

Motion by Henry Corbin, seconded by Jason Sampson, to **adopt Resolution No. 068 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Corbin, Sampson, Kelly, Ehrig, Spence, Good. 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 Luke Spence, seconded by Jason Sampson, to **approve the following consent agenda items:**

- A. Approve Minutes of the Levy Hearing held on March 23, 2026
- B. Approve Minutes of the Regular Meeting held on March 23, 2026
- C. Approve Payment of Cash Disbursements, including Check Numbers 89948-90042 and Electronic Numbers 5148-5228 (Inclusive) Totaling \$516,444.37 (See attached list); the First Interstate Card Purchases for the April 19, 2026 Statement, total \$14,230.79; and Sam's Club Card Purchases for April 22, 2026 Statement, total \$16.56
- D. Resolution No. 069 (2025/2026): A Resolution Approving Application and Agreement for Use of Highway Right-of-Way for Utilities Accommodation with Iowa Department of Transportation
- E. Approve Renewal of Class "E" Retail Alcohol License for Caseys Marketing Company d/b/a/ CASEY'S #3319, 1800 S B Ave, Effective April 30, 2026
- F. Approve Renewal of Class "C" Retail Alcohol License for Stohaker LLC d/b/a/ CUBBIES ON MAIN, 1220 6th Street, Effective April 25, 2026
- G. Approve Tax Abatement
 - a. BP2025-253: 757 Academy Circle, New Home

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

6. PUBLIC FORUM:

Mayor Condon Proclaimed April 19-25, 2026 as National Library Week.

Representatives from Raising Readers and Ames Morning Rotary were in attendance to share their partnership in launching a campaign for early literacy, 3Ts. Mayor Condon Proclaimed April 11-17, 2026 as Week of the Young Child.

Ken Heid addressed council regarding issues he has had with his water meter and high water bills and asked that council consider his request.

Ray Beatty recommended council look at the handicap parking in the Main Street district and suggested the addition of more spaces and improved functionality.

Jane Heintz asked a series of questions pertaining to various areas in town; specifically, Harrington Park, work along the trail by Lincoln Highway, gas storage tanks, the well field, and 630 6th Street. All of her concerns were addressed.

7. Resolution No. 070 (2025/2026): A Resolution Approving 2026 Employee Handbook for the City of Nevada Employees

Motion by Sandy Ehrig, seconded by Jason Sampson, to **adopt amended Resolution No. 070 (2025/2026) and amending the following provisions (i) sick leave to allow for the City to request a doctor's note rather than require, and (ii) allow the City to remind employees of the donated leave policy.** After due consideration and discussion the roll

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

8. Resolution No. 071 (2025/2026): A Resolution Accepting and Approving the Retracement Plat of Survey for Ronald E. and Arlene K. Jensen – A Plat within the City’s Two-Mile Corporate Limits, Story County, Iowa

Motion by Jason Sampson, seconded by Andy Kelly, to **adopt Resolution No. 071 (2025/2026)**. 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. Resolution No. 072 (2025/2026): A Resolution Accepting and Approving the Plat of Survey for Jayson and Stacey Kingsbury – A Plat within the City’s Two-Mile Corporate Limits, Story County, Iowa

Motion by Jason Sampson, seconded by Sandy Ehrig, to **adopt Resolution No. 072 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Corbin, Good, Kelly. Nay: None. The Mayor declared the motion carried.

10. Discussion and Appropriate Follow up on Pizza Pie Looza
 - A. Request for a waiver on the restriction of Alcohol on S.C.O.R.E. Park by Sports Bowl for Pizza Pie Looza

Motion by Jason Sampson, seconded by Luke Spence, to **approve request for a waiver on the restriction of Alcohol on S.C.O.R.E. Park by Sports Bowl for Pizza Pie Looza**. After due consideration and discussion the roll was called. Aye: Sampson, Spence, Corbin, Good, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

- B. Approve 5-Day Special Class “C” Retail Alcohol License to DOYUOBOWL2, LC, d/b/a Sports Bowl for Pizza Pie Looza, location 1625 Fawcett Pkwy, effective May 6, 2026 through May 10, 2026

Motion by Jason Sampson, seconded by Sandy Ehrig, to **approve 5-Day Special Class “C” Retail Alcohol License to DOYUOBOWL2, LC, d/b/a Sports Bowl for Pizza Pie Looza, location 1625 Fawcett Pkwy, effective May 6, 2026 through May 10, 2026**. After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Corbin, Good, Kelly. Nay: None. The Mayor declared the motion carried.

11. Ordinance No. 1078 (2025/2026): An Ordinance Amending Chapter 165 (Land Development-Zoning Regulations) of the City Code to Update Supplemental Use Regulations, first reading

Motion by Jason Sampson, seconded by Henry Corbin, to **approve Ordinance No. 1078 (2025/2026), first reading**. After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Good, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

12. ADJOURNMENT

There being no further business to come before the meeting, motion by Jason Sampson, seconded by Luke Spence, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 7:26 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Erin Mousel, City Clerk

Published: _____
Council Approved: _____