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NEVADA CITY COUNCIL – MONDAY, APRIL 27, 2026 6:00 P.M.

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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 6<sup>th</sup> Street, Nevada, Iowa. Mayor Ryan Condon, convened the meeting at 6:00 p.m. on Monday, April 27, 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, Charlie Good, Jason Sampson, Andy Kelly, Sandy Ehrig. Absent: Henry Corbin.

Staff Present: Erin Clanton, Jordan Cook, Erin Mousel, Chris Brandes, Lucas Battani, Mike Sauer, Marlys Barker, Rhonda Maier, Amanda Brewer, Devin Cornish, Ray Reynolds, Derek Thomas.

Also in attendance were: Muriel Burnett, Courtney Sisson, Tim Robinson, Hunziker Properties Representatives, Heather Petersen, Beth Lycke, Sue VandeKamp, Jennifer Luengas-Otto, Ray Beatty, Kathy Solko, Jane Heintz, Debra Thompson, Carol Thompson, Jim Samuelson, Louis Lang, Michael Fulker.

3. APPROVAL OF AGENDA

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

4. PUBLIC HEARING(S)

A. 2026/27 Street Reconstruction Program – N Avenue from 5<sup>th</sup> Street to 8<sup>th</sup> Street

1. Public Hearing –

At 6:01 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 16, 2026**. The public hearing is **2026/27 Street Reconstruction Program – N Avenue from 5<sup>th</sup> Street to 8<sup>th</sup> Street.**

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:01 p.m.

2. Resolution No. 073 (2025/2026): A Resolution finally approving and confirming plans, specifications, forms of contract and estimate of cost for the 2026/27 Street Reconstruction Program – N Avenue 5<sup>th</sup> St to 8<sup>th</sup> St

Motion by Jason Sampson, seconded by Sandy Ehrig, to **adopt Resolution No. 073 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Good, Kelly. Nay: None. The Mayor declared the motion carried.

3. Consideration of Bids for the 2026/27 Street Reconstruction Program – N Avenue 5<sup>th</sup> St to 8<sup>th</sup> St
4. Resolution No. 074 (2025/2026): A Resolution awarding contract for the 2026/27 Street Reconstruction Program – N Avenue 5<sup>th</sup> St to 8<sup>th</sup> St

Motion by Jason Sampson, seconded by Andy Kelly, to **adopt Resolution No. 074 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Kelly, Ehrig, Spence, Good. Nay: None. The Mayor declared the motion carried.

#### B. Trunkline Manhole Rehabilitation

1. Public Hearing –

At 6:06 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 16, 2026**. The public hearing is **Trunkline Manhole Rehabilitation**.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:06 p.m.

2. Resolution No. 075 (2025/2026): A Resolution finally approving and confirming plans, specifications, forms of contract and estimate of cost for the Trunkline Manhole Rehabilitation

Motion by Andy Kelly, seconded by Luke Spence, to **adopt Resolution No. 075 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Kelly, Spence, Good, Sampson, Ehrig. Nay: None. The Mayor declared the motion carried.

3. Consideration of Bids for the Trunkline Manhole Rehabilitation
4. Resolution No. 076 (2025/2026): A Resolution awarding contract for the Trunkline Manhole Rehabilitation

Motion by Jason Sampson, seconded by Luke Spence, to **adopt Resolution No. 076 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Spence, Good, Kelly, Ehrig. 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 Charlie Good, to **approve the following consent agenda items:**

- A. Approve Minutes of Work Session held on April 13, 2026
- B. Approve Minutes of the Regular Meeting held on April 13, 2026
- C. Approve Payment of Cash Disbursements, including Check Numbers 90043-90115 and Electronic Numbers 5229-5306 (Inclusive) Totaling \$338,659.61 (See attached list)
- D. Approve Financial Reports for Month of March, 2026

- E. Approve Renewal of Class “C” Retail Alcohol License for Farmhouse Catering LC d/b/a/ Gatherings, 1024 6<sup>th</sup> Street, Effective April 25, 2026
- F. Probationary Firefighter: Josh Hoffman

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

6. PUBLIC FORUM:

Mayor Condon Proclaimed May 22, 2026 as Poppy Day

Hunziker Property Management presented information about Nevada Flats, giving some history about their company and the project; it included rental details and announcement of their open house.

Courtney Sisson, Main Street Director introduced herself as the new director and gave some brief updates for Main Street including the Downtown Market, Ragbrai, Lincoln Highway Days, and additional items their working on.

Jennifer Luengas-Otto provided happenings for NEDC including Leadership Nevada and meetings/opportunities moving forward.

Sue VandeKamp inquired about current and upcoming street projects.

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

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

- 8. Discussion and Appropriate Follow up on Request from Resident at 1207 7<sup>th</sup> Street Regarding Utility Bill

Motion by Andy Kelly, seconded by Luke Spence, to **waive sewer fees on the months that were high prior to meter being replaced.** After due consideration and discussion the roll was called. Aye: Kelly, Spence, Good, Sampson, Ehrig. Nay: None. The Mayor declared the motion carried.

- 9. Approve Change Order No. 1 for Library Desk Adjustment from Crow & Timber in the amount of \$2,000.00

Motion by Luke Spence, seconded by Charlie Good, to **approve Change Order No. 1 for Library Desk Adjustment from Crow & Timber in the amount of \$2,000.00.** After due consideration and discussion the roll was called. Aye: Spence, Good, Sampson, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

- 10. Approve Updated Elevator Maintenance Agreement for the Nevada Field House

Rhonda briefly talked about the elevator agreements and asked council if they would like her to pursue additional efforts to compare the agreements and the need to have one in place. Council would like additional information and for this to come back to council for further action. No action of council was taken.

11. Resolution No. 077 (2025/2026): A Resolution Declaring Surplus City Property and Authorizing its Disposal

Motion by Jason Sampson, seconded by Luke Spence, to **adopt Resolution No. 077 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Spence, Good, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

12. Resolution No. 078 (2025/2026): A Resolution Accepting and Approving the Plat of Survey for Rosk Development LLC, Part of "N" Avenue Nevada, Story County, Iowa

Motion by Sandy Ehrig, seconded by Jason Sampson, to **adopt Resolution No. 078 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Kelly, Spence, Good. Nay: None. The Mayor declared the motion carried.

13. Resolution No. 079 (2025/2026): A Resolution Approving Real Estate Purchase Agreement

Motion by Jason Sampson, seconded by Charlie Good, to **adopt Resolution No. 079 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Good, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

14. Discussion and Appropriate Follow up Regarding Proposed RFP for Community Recycling Program for the City of Nevada

Jordan provided additional details on recycling options. The RFP was drafted to send out to start getting pricing for the Nevada community. This topic will come before council again. No action of council was taken.

15. ADJOURNMENT

There being no further business to come before the meeting, motion by Jason Sampson, seconded by Charlie Good, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 7:21 p.m. the meeting adjourned.

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Ryan Condon, Mayor

ATTEST:

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Erin Mousel, City Clerk

Published: \_\_\_\_\_  
Council Approved: \_\_\_\_\_