NEVADA CITY COUNCIL – MONDAY, JULY 13, 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, July 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: Jordan Cook, Erin Mousel, Chris Brandes, Lucas Battani, Rhonda Maier, Devin Cornish, Mike Sauer, Marlys Barker, John Joiner, Ray Reynolds.

   Also in attendance were: Joe Anderson, Wade & Theresa Presley, Matt & Shelby Myers, Matt & Jill Rhodes, Chris & Stace Hinson, Jim & Sandy George, Doug & Beth Burton, Ric Martinez, Sue VandeKamp, Jane Heintz, Ray Beatty, Jim Samuelson, Chuck Peebles, Kirk & Julee Pederson, Kathy Solko, Steve Manternach, Mike Neal, Scott Henry, Bronzon Mason, Kylee Knight, Joe Winter, Steve Skaggs.

3. APPROVAL OF AGENDA

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

4. Discussion and Appropriate Follow-up Regarding Starbuck's Fast Food

Mayor Condon and City Administrator Cook provided an update for council regarding the demolition of the building and the program available to utilize.

5. Approval of CONSENT AGENDA (Any item on the Consent Agenda may be removed for separate consideration.)

   Motion by Jason Sampson, seconded by Luke Spence, to **approve the following consent agenda items:**

   A. Approve Minutes of the Regular Meeting held on June 22, 2026
   B. Approve Payment of Cash Disbursements, including Check Numbers 90417-90516 and Electronic Numbers 5715-5934 (Inclusive) Totaling $1,581,989.53 (See attached list); the First Interstate Card Purchases for the July 19, 2026 Statement, total $5,149.19; and Sam's Club Card Purchases for July 22, 2026 Statement, total $1,455.32
   C. Approve Updated Library Director Job Description
   D. Approve Renewal of Class "B" Retail Alcohol License for DOLGENCORP LLC d/b/a/ Dollar General Store #30415, 115 W Lincoln Hwy, Effective August 16, 2026

E. Approve Renewal of Class “E” Retail Alcohol License for HY-VEE INC d/b/a/ Hy-Vee Dollar Fresh, 1622 Fawcett Pkwy, Effective August 10, 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.

6. PUBLIC FORUM:

Mayor Condon swore in permanent firefighters Bronzon Mason and Doug Burton.

Residents of Sampson Drive addressed council regarding the recent flooding and the sewage backup that was a result in homes on that street. They brought attention to some of the city’s services and requested more efforts be put in to improvements.

7. Approve Pay App No. 04 for Oak Park Estates Trail from MidState Solution LLC in the amount of $18,139.00

   Motion by Jason Sampson, seconded by Sandy Ehrig, to **approve Pay App No. 04 for Oak Park Estates Trail from MidState Solution LLC in the amount of $18,139.00.** After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Corbin, Good, Kelly. Nay: None. The Mayor declared the motion carried.

8. Approve Change Order No. 02 Trunkline Manhole Rehabilitation from Orchard, Inc. in the amount of $12,070.00

   Motion by Jason Sampson, seconded by Henry Corbin, to **approve Change Order No. 02 Trunkline Manhole Rehabilitation from Orchard, Inc. in the amount of $12,070.00.** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Good, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

9. Discussion and Appropriate Follow-up on Request from Resident at 711 10th Street Regarding Utility Bill

   Motion by Luke Spence, seconded by Jason Sampson, to **deny the request from resident at 711 10th Street regarding utility bill.** After due consideration and discussion the roll was called. Aye: Spence, Sampson, Kelly, Ehrig, Corbin, Good. Nay: None. The Mayor declared the motion carried.

10. CDBG Downtown Facade Revitalization Project: Resolution No. 001 (2026/2027): A Resolution finally approving and confirming plans, specifications, forms of contract and estimate of cost for the CDBG Downtown Façade Revitalization Project

    Motion by Jason Sampson, seconded by Henry Corbin, to **adopt Resolution No. 001 (2026/2027).** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Good, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

11. CDBG Downtown Facade Revitalization Project: Consideration of Bid for the CDBG Downtown Façade Revitalization Project; Resolution No. 002 (2026/2027): A Resolution awarding contract for the CDBG Downtown Façade Revitalization Project

Motion by Sandy Ehrig, seconded by Luke Spence, to **adopt Resolution No. 002 (2026/2027).** After due consideration and discussion the roll was called. Aye: Ehrig, Spence, Corbin, Good, Sampson, Kelly. Nay: None. The Mayor declared the motion carried.

12. Discussion and Appropriate Follow-up Regarding 1139 6th Street

    Motion by Jason Sampson, seconded by Luke Spence, to **approve option 1: Approve quote from Heintz Construction in the amount of $2,250.** After due consideration and discussion the roll was called. Aye: Sampson, Spence, Corbin, Good, Ehrig. Nay: None. Abstain: Kelly. The Mayor declared the motion carried.

13. Resolution No. 003 (2026/2027): Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the SRF Sponsored Project West Indian Creek Extension, and the taking of bids therefor

    Motion by Jason Sampson, seconded by Andy Kelly, to **adopt Resolution No. 003 (2026/2027).** After due consideration and discussion the roll was called. Aye: Sampson, Kelly, Ehrig, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

14. Resolution No. 004 (2026/2027): A Resolution Accepting a Temporary Easement to Construct and Maintain Drainage Between the City of Nevada, Iowa and Jeffrey M. Clendenen and April D. Clendenen

    Motion by Luke Spence, seconded by Henry Corbin, to **adopt Resolution No. 004 (2026/2027).** After due consideration and discussion the roll was called. Aye: Spence, Corbin, Good, Sampson, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

15. Resolution No. 005 (2026/2027): A Resolution Accepting a Temporary Easement to Construct and Maintain Drainage Between the City of Nevada, Iowa and Meadows Apartments of Nevada, LLC

    Motion by Henry Corbin, seconded by Sandy Ehrig, to **adopt Resolution No. 005 (2026/2027).** After due consideration and discussion the roll was called. Aye: Corbin, Ehrig, Spence, Good, Sampson, Kelly. Nay: None. The Mayor declared the motion carried.

16. Resolution No. 006 (2026/2027): A Resolution Accepting a Temporary Easement to Construct and Maintain Drainage Between the City of Nevada, Iowa and Seth R. Peterson and Evie T. Peterson

    Motion by Jason Sampson, seconded by Andy Kelly, to **adopt Resolution No. 006 (2026/2027).** After due consideration and discussion the roll was called. Aye: Sampson, Kelly, Ehrig, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

17. Resolution No. 007 (2026/2027): A Resolution Accepting a Temporary Easement to Construct and Maintain Drainage Between the City of Nevada, Iowa and Story County 4-H Fair Association

    Motion by Luke Spence, seconded by Sandy Ehrig, to **adopt Resolution No. 007 (2026/2027).** 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. Resolution No. 008 (2026/2027): A Resolution Accepting a Temporary Easement to Construct and Maintain Drainage Between the City of Nevada, Iowa and Andrew J. Swanson and Rachel Swanson

    Motion by Henry Corbin, seconded by Luke Spence, to **adopt Resolution No. 008 (2026/2027).** After due consideration and discussion the roll was called. Aye: Corbin, Spence, Good, Sampson, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

19. Resolution No. 009 (2026/2027): A Resolution Authorizing Payment of the Second Disbursement Request from Nevada Dev, LLC

    Motion by Jason Sampson, seconded by Sandy Ehrig, to **adopt Resolution No. 009 (2026/2027).** After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Corbin, Good, Kelly. Nay: None. The Mayor declared the motion carried.

20. Resolution No. 010 (2026/2027): A Resolution Approving Year-End Transfers for FY2025/2026

    Motion by Luke Spence, seconded by Andy Kelly, to **adopt Resolution No. 010 (2026/2027).** After due consideration and discussion the roll was called. Aye: Spence, Kelly, Ehrig, Corbin, Good, Sampson. Nay: None. The Mayor declared the motion carried.

21. Resolution No. 011 (2026/2027): A Resolution Designating the Official Public Posting Location for Meeting Notices Pursuant to Iowa Code Section 21.4

    Motion by Jason Sampson, seconded by Luke Spence, to **adopt Resolution No. 011 (2026/2027).** After due consideration and discussion the roll was called. Aye: Sampson, Spence, Corbin, Good, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

22. HR Green Workorder for Annual Renewal for GIS Services

    Motion by Jason Sampson, seconded by Andy Kelly, to **table GIS services.** After due consideration and discussion the roll was called. Aye: Sampson, Kelly, Ehrig, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

23. Resolution No. 012 (2026/2027): A Resolution Approving the Surface Transportation Block Grant (STBG) Federal-Aid SWAP Project Agreement with the Iowa Department of Transportation for the E Avenue Pavement Replacement Project

    Motion by Jason Sampson, seconded by Henry Corbin, to **adopt Resolution No. 012 (2026/2027).** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Good, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

24. Resolution No. 013 (2026/2027): A Resolution Approving the Surface Transportation Block Grant (STBG) Federal-Aid SWAP Project Agreement with the Iowa Department of Transportation for the Lincoln Highway Pavement Improvement Project

    Motion by Luke Spence, seconded by Sandy Ehrig, to **adopt Resolution No. 013 (2026/2027).** After due consideration and discussion the roll was called. Aye: Spence, Ehrig, Corbin, Good, Sampson, Kelly. Nay: None. The Mayor declared the motion carried.

25. Approve Five Day Class "C" Retail Alcohol License, outdoor service for DOYOUBOWL2, LC d/b/a Sports Bowl, 90 I Ave, Effective August 26, 2026 for Lincoln Highway Days

    Motion by Jason Sampson, seconded by Luke Spence, to **approve Five Day Class "C" Retail Alcohol License, outdoor service for DOYOUBOWL2, LC d/b/a Sports Bowl, 90 I Ave, Effective August 26, 2026 for Lincoln Highway Days.** After due consideration and discussion the roll was called. Aye: Sampson, Spence, Corbin, Good, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

26. Approve Outdoor License for Lincoln Tap, 835 6th Street Ste 3, to extend outdoor service on July 22, 2026 for RAGBRAI

    Motion by Sandy Ehrig, seconded by Jason Sampson, to **approve Outdoor License for Lincoln Tap, 835 6th Street Ste 3, to extend outdoor service on July 22, 2026 for RAGBRAI.** After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Kelly, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

27. Ordinance No. 1079 (2026/2027): An Ordinance Amending Chapter 76 of the Nevada Municipal Code (Bicycle Regulations) for the Addition of Electric Bicycles, Electric Scooters and Personal Transportation Devices, first reading

    Motion by Jason Sampson, seconded by Henry Corbin, to **approve Ordinance No. 1079 (2026/2027), 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.

28. ADJOURNMENT

    There being no further business to come before the meeting, motion by Jason Sampson, seconded by Andy Kelly, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 7:43 p.m. the meeting adjourned.

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Ryan Condon, Mayor

ATTEST:

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Erin Mousel, City Clerk

Published: __________________
Council Approved: __________________