NEVADA CITY COUNCIL – MONDAY, AUGUST 10, 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, August 10, 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, Lucas Battani, Mike Sauer, Derek Thomas, Marlys Barker, Rhonda Maier, Devin Cornish, Joe Mousel.

   Also in attendance were: Ben DuBois, Kathy Solko-Manternach, Steve Manternach, Chuck Peebles, Shane Jacobson, Teresa Wheelock, Ray Beatty, Shane Heintz, Sue VandeKamp, Jim Samuelson, Mary Moorland, Paul Moorland, Nancy Thompson, Ray Jones.

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. SRF Sponsored Project West Indian Creek Extension

      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 **July 30, 2026**. The public hearing is **for SRF Sponsored Project West Indian Creek Extension.**

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

      2. Resolution No. 020 (2026/2027): Resolution Finally Approving and Confirming Plans, Specifications, Forms of Contract and Estimate of Cost for the SRF Sponsored Project West Indian Creek Extension

         Motion by Sandy Ehrig, seconded by Jason Sampson, to **adopt Resolution No. 020 (2026/2027).** After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Kelly, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

3. Consideration of Bid for the SRF Sponsored Project West Indian Creek Extension

4. Resolution No. 021 (2026/2027): Resolution Awarding Contract for the SRF Sponsored Project West Indian Creek Extension

   Motion by Luke Spence, seconded by Henry Corbin, to **adopt Resolution No. 021 (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.

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

   Motion by Henry Corbin, seconded by Andy Kelly, to **approve the following consent agenda items:**

   A. Approve Minutes of the Regular Meeting held on July 27, 2026
   B. Approve Payment of Cash Disbursements, including Check Numbers 90611-90692 and Electronic Numbers 6042-6144 (Inclusive) Totaling $618,201.79 (See attached list); the First Interstate Card Purchases for the August 19, 2026 Statement, total $5,375.93; and Sam's Club Card Purchases for August 22, 2026 Statement, total $1,086.27
   C. Resolution No. 022 (2026/2027): A Resolution Appointing Chris Brandes as City Representative for the Story County 911 Service Board and Ray Reynolds as the Alternate Representative for the Story County 911 Service Board
   D. Approve GAX, Downtown Façade, Curtis Architecture and MIPA-Claim #3
   E. Approve Tax Abatement
      a. BP2025-234: 810 Academy Circle, New Home
   F. Probationary Firefighters: Mackenzie Arends and Eston Coe

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

6. PUBLIC FORUM:

Shane Heintz addressed council with questions pertaining to the e-device Ordinance. Discussion will take place during that agenda item.

7. Approve Change Order No. 03 for Trunkline Manhole Rehabilitation from Orchard, Inc. in the amount of $11,500.00

   Motion by Andy Kelly, seconded by Henry Corbin, to **approve Change Order No. 03 for Trunkline Manhole Rehabilitation from Orchard, Inc. in the amount of $11,500.00.** After due consideration and discussion the roll was called. Aye: Kelly, Corbin, Good, Sampson, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

8. Approve Pay App No. 02 for Trunkline Manhole Rehabilitation from Orchard, Inc. in the amount of $81,877.70

   Motion by Sandy Ehrig, seconded by Andy Kelly, to **approve Pay App No. 02 for Trunkline Manhole Rehabilitation from Orchard, Inc. in the amount of $81,877.70.** After due consideration and discussion the roll was called. Aye: Ehrig, Kelly, Spence, Corbin, Good, Sampson. Nay: None. The Mayor declared the motion carried.

9. Resolution No. 023 (2026/2027): A Resolution Accepting Final Completion for the Trunkline Manhole Rehabilitation Project

   Motion by Jason Sampson, seconded by Henry Corbin, to **adopt Resolution No. 023 (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.

10. Approve Change Order No. 01 for 2026/27 Street Reconstruction Program, N Avenue 5th Street to 8th Street, in the amount of $28,418.80

    Motion by Jason Sampson, seconded by Andy Kelly, to **approve Change Order No. 01 for 2026/27 Street Reconstruction Program, N Avenue 5th Street to 8th Street, in the amount of $28,418.80.** After due consideration and discussion the roll was called. Aye: Sampson, Kelly, Ehrig, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

11. Approve Change Order No. 04 for Tributary to Indian Creek (Project) B from Con-Struct, Inc. in the reduction of ($10,800.00)

    Motion by Jason Sampson, seconded by Sandy Ehrig, to **approve Change Order No. 04 for Tributary to Indian Creek (Project) B from Con-Struct, Inc. in the reduction of ($10,800.00).** After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Corbin, Good, Kelly. Nay: None. The Mayor declared the motion carried.

12. Resolution No. 024 (2026/2027): A Resolution Accepting the SRF Sponsored Project, Tributary to Indian Creek (Project B) as Substantially Complete

    Motion by Andy Kelly, seconded by Luke Spence, to **adopt Resolution No. 024 (2026/2027).** After due consideration and discussion the roll was called. Aye: Kelly, Spence, Corbin, Good, Sampson, Ehrig. Nay: None. The Mayor declared the motion carried.

13. 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, third and final reading

    Motion by Jason Sampson, seconded by Luke Spence, to **approve Ordinance No. 1079 (2026/2027), third and final reading.** After due consideration and discussion the roll was called. Aye: Sampson, Spence, Corbin, Good, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

14. Resolution No. 025 (2026/2027): A Resolution Accepting and Approving the CORRECTED Retracement Plat of Survey for K Elements, LLC, Highland Park Addition to Nevada, Story County, Iowa

    Motion by Henry Corbin, seconded by Sandy Ehrig, to **adopt Resolution No. 025 (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.

15. Discussion and Appropriate Follow-up for CDBG Downtown Façade Project

    Motion by Jason Sampson, seconded by Henry Corbin, to **approve the city covering half of all owners' increase, in the amount of $119,167.00, to be paid with local option sales tax dollars.** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Good, Ehrig, Spence. Nay: None. Abstain: Kelly. The Mayor declared the motion carried.

16. Approve Aquatic Center Improvements

    Motion by Luke Spence, seconded by Henry Corbin, to **approve option 1: accept the proposal from Commercial Recreation Specialists (CRS) for the replacement of two water features at a cost of $56,105.50.** After due consideration and discussion the roll was called. Aye: Spence, Corbin, Good, Sampson, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

17. Approve Sewer Inspections and Inspect Main Trunk Line Inspection

    Motion by Jason Sampson, seconded by Henry Corbin, to **approve option 1: accept the quote from CIT Sewer to inspect sanitary sewers for I & I at 17 sections in the amount of $18,840.00.** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Good, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

18. Approve Annual Maintenance Service for WILO Mixers at the Wastewater Treatment Plant

    Motion by Luke Spence, seconded by Jason Sampson, to **approve option 1: accept quote from Electric Pump for annual maintenance in the amount of $6,750.00.** After due consideration and discussion the roll was called. Aye: Spence, Sampson, Kelly, Ehrig, Corbin, Good. Nay: None. The Mayor declared the motion carried.

19. Review Board and Commission Application and Appointment Process

No action was taken by council.

20. Resolution No. 026 (2026/2027): Resolution Authorizing the Addition of Street Lights in the Sierra Heights Subdivision

    Motion by Sandy Ehrig, seconded by Jason Sampson, to **adopt Resolution No. 026 (2026/2027).** After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Kelly, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

21. Approve Neighborhood Improvement Incentive Program Application from Steve Sampson Construction & Rental in the amount of $6,412.50

    Motion by Andy Kelly, seconded by Jason Sampson, to **approve Neighborhood Improvement Incentive Program Application from Steve Sampson Construction & Rental in the amount of $6,412.50.** After due consideration and discussion the roll was called. Aye: Kelly, Sampson, Ehrig, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

22. 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 7:13 p.m. the meeting adjourned.

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Ryan Condon, Mayor

ATTEST:

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Erin Mousel, City Clerk

Published: __________________
Council Approved: __________________