
NEVADA CITY COUNCIL – TUESDAY, MAY 27, 2025 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 Tuesday, May 27, 2025, 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, Dane Nealson, Jason Sampson, Steve Skaggs, Sandy Ehrig. Absent: None.

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Erin Mousel, Ryan Hutton, Chris Brandes, Ray Reynolds, Emily Holm, Tim Hansen, Holly Manternach.

Also in attendance were: Melissa Muschick, Mark Lee, Chase Hauschilt, Andy Kelly, Jim Samuelson, Jake Becker, Eric Henry, Brenda Dryer, Mike Sauer, Derek Thomas.

3. APPROVAL OF AGENDA

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

- A. Approve Minutes of the Regular Meeting held on May 12, 2025
- B. Approve Payment of Cash Disbursements, including Check Numbers 88297-88377 and Electronic Numbers 1918-1934 (Inclusive) Totaling \$5,079,070.35 (See attached list)
- C. Approve Financial Reports for Month of April, 2025
- D. Approve Tax Abatement
 - 1. Permit #BP2024-0047, 1103 Nevada Street, New Home

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

5. PUBLIC FORUM: Louie Lang commented on the condition of the railroad crossing on 11th Street as well as reiterating the state of some of the streets in town.

6. OLD BUSINESS

- A. 2024 Street Improvements Project

1. Resolution No. 090 (2024/2025): A Resolution Accepting the 2024 Street Improvements Project as Complete

Motion by Steve Skaggs, seconded by Jason Sampson, to **adopt Resolution No. 090 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Skaggs, Sampson, Ehrig, Spence, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

2. Approve Pay Request No. 11 in the amount of \$108,202.19, this includes release of retainage for payment in 30 days

Motion by Sandy Ehrig, seconded by Henry Corbin, to **approve Pay Request No. 11 in the amount of \$108,202.19, this includes release of retainage for payment in 30 days**. After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Nealson, Sampson, Skaggs, Spence. Nay: None. The Mayor declared the motion carried.

- B. Approve Pay Request No. 19 for WWTF Improvements – Phase 4 from On Track Construction, LLC in the amount of \$101,436.11

Motion by Steve Skaggs, seconded by Jason Sampson, to **approve Pay Request No. 19 for WWTF Improvements – Phase 4 from On Track Construction, LLC in the amount of \$101,436.11**. After due consideration and discussion the roll was called. Aye: Skaggs, Sampson, Ehrig, Spence, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

- C. Approve Pay Request No. 5 from Con-Struct, Inc. for the SRF Sponsored Project, Harrington Park in the amount of \$74,717.50

Motion by Henry Corbin, seconded by Jason Sampson, to **approve Pay Request No. 5 from Con-Struct, Inc. for the SRF Sponsored Project, Harrington Park in the amount of \$74,717.50**. After due consideration and discussion the roll was called. Aye: Corbin, Sampson, Skaggs, Ehrig, Spence, Nealson. Nay: None. The Mayor declared the motion carried.

- D. Approve Recommendation for Harrington Park Permanent Vegetation Establishment, SRF Sponsored Project D

Motion by Luke Spence, seconded by Dane Nealson, to **approve option 1: award project to TK Grading and Seeding at a cost of \$14,450.00**. After due consideration and discussion the roll was called. Aye: Spence, Nealson, Sampson, Skaggs, Ehrig, Corbin. Nay: None. The Mayor declared the motion carried.

- E. Resolution No. 091 (2024/2025): A Resolution Approving Nevada DTR Façade Improvement Project (CDBG) Agreement Between City of Nevada, Iowa and Curtis Architecture & Design PC

Motion by Steve Skaggs, seconded by Sandy Ehrig, to **adopt Resolution No. 091 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Skaggs, Ehrig, Spence, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

- F. Ordinance No. 1067 (2024/2025): An Ordinance Amending Chapter 62 (General Traffic Regulations) of the City Code to Prohibit the use of Engine, Compression, Air Brakes within the City Limits of Nevada, first reading

Motion by Dane Nealson, seconded by Luke Spence, to **approve Ordinance No. 1067 (2024/2025), first reading.** After due consideration and discussion amended motion by Dane Nealson, amended second by Luke Spence to **approve Ordinance No. 1067 (2024/2025), first reading, with the removal of air brakes.** The roll was called. Aye: Nealson, Spence, Corbin, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

7. NEW BUSINESS

- A. Ordinance No. 1068 (2024/2025): An Ordinance Amending Chapter 69 (Parking Regulations) of the City Code to Simplify No Parking in City Limits, first reading

Motion by Dane Nealson, seconded by Jason Sampson, to **approve Ordinance No. 1068 (2024/2025), first reading.** After staff, citizen, and council comments it was determined that additional changes were needed for the ordinance to be brought back to council. After due consideration and discussion the roll was called. Aye: Nealson, Sampson. Nay: Skaggs, Ehrig, Spence, Corbin. The Mayor declared the motion failed.

- B. Resolution No. 092 (2024/2025): A Resolution Accepting Major Subdivision Final Plat for Northview Plat 1, Nevada, Story County, Iowa

Motion by Dane Nealson, seconded by Luke Spence, to **adopt Resolution No. 092 (2024/2025).** After due consideration and discussion the roll was called. Aye: Nealson, Spence, Corbin, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

- C. Resolution No. 093 (2024/2025): A Resolution in Support of Workforce Housing Tax Credit Incentive Application for Submission to the Iowa Economic Development Authority (IEDA) for a Housing Project by Oak Park Properties, LC in Nevada, Iowa

Motion by Steve Skaggs, seconded by Dane Nealson, to **adopt Resolution No. 093 (2024/2025).** After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

- D. Resolution No. 094 (2024/2025): A Resolution in Support of Workforce Housing Tax Credit Incentive Application for Submission to the Iowa Economic Development Authority (IEDA) for a Housing Project by Sierra Heights, LLC in Nevada, Iowa

Motion by Sandy Ehrig, seconded by Henry Corbin, to **adopt Resolution No. 094 (2024/2025).** After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Nealson, Sampson, Skaggs, Spence. Nay: None. The Mayor declared the motion carried.

- E. Sierra Heights Condominiums

1. Resolution No. 095 (2024/2025): A Resolution Accepting Major Subdivision Preliminary Plat for Sierra Heights Condominiums, Nevada, Story County, Iowa

Motion by Dane Nealson, seconded by Luke Spence, to **adopt Resolution No. 095 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Nealson, Spence, Corbin, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

2. Resolution No. 096 (2024/2025): Resolution Authorizing Economic Development Grant Agreement with Sierra Heights, L.L.C. and Nevada Dev, LLC and Authorizing Agreement for Private Development with Sierra Heights, L.L.C.

Motion by Luke Spence, seconded by Steve Skaggs, to **adopt Resolution No. 096 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Spence Skaggs, Ehrig, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

- F. Resolution No. 097 (2024/2025): A Resolution Approving Master Services Agreement and Scope of Work No. 1 & 2 between Utility Service Co., Inc., and City of Nevada, Iowa, for the Comprehensive Care and Maintenance of Water Towers, the Clearwell, and Ground Storage Tank

Motion by Steve Skaggs, seconded by Dane Nealson, to **approve option 1: accept the Master Agreement and Scope of Work No. 1 & 2 from Utility Service Co., Inc. at an upfront cost of \$4,505.00 each per tank and clearwell for the first year and adopt Resolution No. 097 (2024/2025)**. After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

8. ADJOURNMENT

There being no further business to come before the meeting, motion by Dane Nealson, seconded by Luke Spence, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 6:50 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____

Council Approved: _____