
NEVADA CITY COUNCIL – MONDAY, AUGUST 11, 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 Monday, August 11, 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, Mike Roth, Derek Thomas, Rhonda Maier, Marlys Barker, Ray Reynolds, Chris Brandes, Ryan Hutton.

Also in attendance were: Michael Fulker, Sue VandeKamp, Jim Myhre, Mike Miller, Andy Kelly, Jim Samuelson, Charlie Good, Melissa Muschick, Ben DuBois.

3. APPROVAL OF AGENDA

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

- A. Approve Minutes of the Regular Meeting held on July 28, 2025
- B. Approve Minutes of the Work Session held on July 28, 2025
- C. Approve Payment of Cash Disbursements, including Check Numbers 88745-88812 and Electronic Numbers 3709-3818 (Inclusive) Totaling \$702,301.69 (See attached list); the First Interstate Card Purchases for the August 19, 2025 Statement, total \$5,749.88; and the Sam's Club Card Purchases for the August 22, 2025 Statement, total \$1,705.30
- D. Approve Special Class C Retail Alcohol License for CAMELOT THEATER FOUNDATION d/b/a Camelot Theater Foundation, 1114 6th Street, Effective September 28, 2025
- E. Resolution No. 011 (2025/2026): A Resolution Approving Lease and Purchase Agreement for Cemetery Tractor and Loader
- F. Nevada CDBG Downtown Façade Grant, Request for Release of Funds and Certification
- G. Approve Tax Abatement
 - 1. Permit #BP2024-0051, 1860 10th Street, New Addition
 - 2. Permit #BP-2025-10, 1023 D Avenue, New Home

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

5. Boards and Commissions

- A. Approve City of Nevada Council Policy: Board and Commission Application and Appointment Process

Motion by Dane Nealson, seconded by Luke Spence, to **approve City of Nevada Council Policy: Board and Commission Application and Appointment Process.**

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

- B. Approve Planning & Zoning Commission Reappointment: Ron Farrington

Motion by Jason Sampson, seconded by Henry Corbin, to **approve Planning & Zoning Commission Reappointment: Ron Farrington.** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Nealson, Skaggs, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

- C. Approve Planning & Zoning Commission Appointment: Christine Heintz

Dane Nealson expressed some thoughts and concerns regarding this appointment due to those in his ward reaching out.

Motion by Luke Spence, seconded by Jason Sampson, to **approve Planning & Zoning Commission Appointment: Christine Heintz.** After due consideration and discussion the roll was called. Aye: Spence, Sampson, Skaggs, Ehrig, Corbin. Nay: Nealson. The Mayor declared the motion carried.

- D. Approve Planning & Zoning Commission Appointment: Michael Fulker

Motion by Dane Nealson, seconded by Sandy Ehrig, to **approve Planning & Zoning Commission Appointment: Michael Fulker.** After due consideration and discussion the roll was called. Aye: Nealson, Ehrig, Spence, Corbin, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

6. PUBLIC FORUM:

Dane Nealson requested an update on the residents of Sampson Drive. City Administrator has reached out to them and is waiting for responses.

Mayor Condon proclaimed August 17 – 23, 2025 Water and Wastewater Workers of Iowa week.

7. OLD BUSINESS

- A. Waste Water Treatment Facility – Phase 2, Williams Brothers Construction, Inc.
1. Approve Change Order No. 6 in the amount of \$337,526.00

Motion by Sandy Ehrig, seconded by Dane Nealson, to **approve Change Order No. 6 for Waste Water Treatment Facility – Phase 2 from Williams Brothers**

Construction, Inc. in the amount of \$337,526.00. After due consideration and discussion the roll was called. Aye: Ehrig, Nealson, Sampson, Skaggs, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

2. Resolution No. 012 (2025/2026): A Resolution Accepting the Wastewater Treatment Facility Improvements – Phase 2, Plant Construction Project as Substantially Complete

HR Green talked about a number of items on the punch list. Some of those items are being worked on now and some will be completed in the near future. More contractors will be on site soon.

Motion by Steve Skaggs, seconded by Jason Sampson, to **adopt Resolution No. 012 (2025/2026).** After due consideration and discussion the roll was called. Aye: Skaggs, Sampson, Ehrig, Spence, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

- B. Approve Pay Request No. 39 for WWTF Improvements – Phase 3 from Boomerang Corp. in the amount of \$0.00

Motion by Dane Nealson, seconded by Jason Sampson, to **approve Pay Request No. 39 for WWTF Improvements – Phase 3 from Boomerang Corp. in the amount of \$0.00.** After due consideration and discussion the roll was called. Aye: Nealson, Sampson, Skaggs, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

- C. Approve RFP and Evaluation Criteria for Selection of Architectural Historian for CDBG Downtown Façade Project

Motion by Henry Corbin, seconded by Luke Spence, to **approve RFP and Evaluation Criteria for Selection of Architectural Historian for CDBG Downtown Façade Project.** After due consideration and discussion the roll was called. Aye: Corbin, Spence, Nealson, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

- D. Ordinance No. 1069 (2025/2026): An Ordinance Amending Chapter 69 (Parking Regulations) of the City Code by adding Language Pertaining to Parking Zones, All Night Parking, and Truck and Boat Parking, third and final reading

Ben DuBois questioned 14th Street between H Avenue and J Avenue being on the ordinance and Chief Brandes responded that it is similar to other streets in that having parking on both sides limits the ability for safety vehicles to pass through.

Motion by Sandy Ehrig, seconded by Steve Skaggs, to **approve Ordinance No. 1069 (2025/2026), third and final reading.** After due consideration and discussion the roll was called. Aye: Ehrig, Skaggs, Spence, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

- E. Askew Scientific Consulting LLC
 1. Approve Invoice in the Amount of \$662.39

Motion by Jason Sampson, seconded by Steve Skaggs, to **approve Askew Scientific Consulting LLC invoice in the Amount of \$662.39.** After due consideration and discussion the roll was called. Aye: Sampson, Skaggs, Ehrig, Spence, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

2. Approve Additional Wastewater Treatment Services for Askew Scientific Consulting LLC up to \$5,000.00

Motion by Luke Spence, seconded by Sandy Ehrig, to **approve additional Wastewater Treatment Services for Askew Scientific Consulting LLC up to \$5,000.00.** After due consideration and discussion the roll was called. Aye: Spence, Ehrig, Corbin, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

8. NEW BUSINESS

- A. Discussion and Appropriate Follow up Regarding Request from Nevada Lion's Club to Allow Holes to be Drilled in ROW for Flags

Motion by Dane Nealson, seconded by Luke Spence, to **approve request from Nevada Lion's Club to Allow Holes to be Drilled in ROW for Flags.** After due consideration and discussion the roll was called. Aye: Nealson, Spence, Corbin, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

- B. Approve Special Class C Retail Alcohol License for DOYUOBOWL2,LC d/b/a/ Sports Bowl, 1229 12th Street, Effective August 21 – 25, 2025 for Lincoln Highway Days (90 I Avenue, Nevada)

Motion by Dane Nealson, seconded by Sandy Ehrig, to **approve Special Class C Retail Alcohol License for DOYUOBOWL2,LC d/b/a/ Sports Bowl, 1229 12th Street, Effective August 21 – 25, 2025 for Lincoln Highway Days (90 I Avenue, Nevada).** After due consideration and discussion the roll was called. Aye: Nealson, Ehrig, Spence, Corbin, Skaggs. Nay: None. Abstain: Sampson. The Mayor declared the motion carried.

- C. Resolution No. 013 (2025/2026): A Resolution Approving Collateral Assignment of Agreement for Private Development by Sierra Heights, L.L.C.; Community State Bank, and City of Nevada, Iowa

Motion by Sandy Ehrig, seconded by Luke Spence, to **adopt Resolution No. 013 (2025/2026).** After due consideration and discussion the roll was called. Aye: Ehrig, Spence, Corbin, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the

9. ADJOURNMENT

There being no further business to come before the meeting, motion by Dane Nealson, seconded by Jason Sampson, to **adjourn the meeting.** Following voice vote, the Mayor declared the motion carried at 6:37 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: _____
Council Approved: _____