
NEVADA CITY COUNCIL – MONDAY, MARCH 23, 2026 6:15 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 6:15 p.m. on Monday, March 23, 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, Sandy Ehrig. Absent: Andy Kelly.

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

Also in attendance were: Marilyn Condon, Michael Fulker, Jan Gammon, Cass Brower, Tim Robinson, Ray Beatty, Mike Sauer, Shane Heintz, Christine Heintz, Samantha Mori, Zach Landhuis, Melissa Muschick.

3. APPROVAL OF AGENDA

Motion by Luke Spence, seconded by Sandy Ehrig, to **approve the agenda**. After due consideration and discussion the roll was called. Aye: Spence, Ehrig, Corbin, Good, Sampson. 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 Henry Corbin, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on March 9, 2026
- B. Approve Minutes of the Work Session held on March 9, 2026
- C. Approve Payment of Cash Disbursements, including Check Numbers 89889-89947 and Electronic Numbers 5076-5147 (Inclusive) Totaling \$325,072.79 (See attached list)
- D. Approve Financial Reports for Month of February, 2026
- E. Schedule Public Hearing on Fiscal Year 2026/2027 Budget for April 13, 2026 at 6:00 p.m. and Authorize Publication of Notice
- F. Schedule Public Hearing on Fiscal Year 2026/2027 Capital Improvements Program for April 13, 2026 at 6:00 p.m. and Authorize Publication of Notice
- G. Schedule Public Hearing on Fiscal Year 2025/2026 Amendment of Current Budget for April 13, 2026 at 6:00 p.m. and Authorize Publication of Notice
- H. Resolution No. 060 (2025/2026): Resolution Approving Authorization to Make Payment for Real Charitable Donation
- I. Approve Tax Abatement
 - a. BP2025-105: 1104 Cubs Drive, New Home

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

5. PUBLIC FORUM:

Christine Heintz, Planning and Zoning Commission member, spoke on behalf of herself on concerns she has with the process of site plan approval.

6. Ordinance No. 1076 (2025/2026): An Ordinance Amending Chapter 69 (Parking Regulations) of the City Code by adding Language Pertaining to No Parking Zones, third and final reading

Motion by Jason Sampson, seconded by Charlie Good, to **approve Ordinance No. 1076 (2025/2026), third and final reading.** After due consideration and discussion the roll was called. Aye: Sampson, Good, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

7. Ordinance No. 1077 (2025/2026): An Ordinance Amending Chapter 65 (Stop or Yield Required) of the City Code to Require Stops in Additional Intersections, third and final reading

Motion by Henry Corbin, seconded by Luke Spence, to **approve Ordinance No. 1077 (2025/2026), third and final reading.** After due consideration and discussion the roll was called. Aye: Corbin, Spence, Good, Sampson, Ehrig. Nay: None. The Mayor declared the motion carried.

8. Approve Request for payment to show Horatio's Drive at Camelot Theater for 250th July 4th Celebration.

Motion by Jason Sampson, seconded by Sandy Ehrig, to **approve request for payment of \$1,000 to show movie Horatio's Drive for 250th July 4th Celebration.** After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Good. Nay: None. Abstain: Corbin. The Mayor declared the motion carried.

9. Approve Pay Request for CDBG Façade Project Historian from Eocene Environmental Group in the amount of \$5000

Motion by Luke Spence, seconded by Henry Corbin, to **approve Pay Request for CDBG Façade Project Historian from Eocene Environmental Group in the amount of \$5000.** After due consideration and discussion the roll was called. Aye: Spence, Corbin, Good, Sampson, Ehrig. Nay: None. The Mayor declared the motion carried.

10. Approve Class "E" Retail Alcohol License for Caseys Marketing Company d/b/a/ Casey's #5143, 519 Lincoln Highway, Effective March 17, 2026

Motion by Jason Sampson, seconded by Sandy Ehrig, to **approve Class "E" Retail Alcohol License for Caseys Marketing Company d/b/a/ Casey's #5143, 519 Lincoln Highway, Effective March 17, 2026.** After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

11. Approve NEW Fiscal Year 2025/2026 Retail Tobacco Sales and Use Permit for Casey's #5143, Effective March 16, 2026 through June 30, 2026

Motion by Jason Sampson, seconded by Luke Spence, to **approve NEW Fiscal Year 2025/2026 Retail Tobacco Sales and Use Permit for Casey's #5143, Effective March 16, 2026 through June 30, 2026.** After due consideration and discussion the roll was called. Aye: Sampson, Spence, Corbin, Good, Ehrig. Nay: None. The Mayor declared the motion carried.

12. Resolution No. 061 (2025/2026): Resolution to Provide for a Notice of Hearing on Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the Nevada Trunkline Manhole Rehabilitation, and the taking of bids therefor

Motion by Sandy Ehrig, seconded by Henry Corbin, to **adopt Resolution No. 061 (2025/2026).** After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Good, Sampson, Spence. Nay: None. The Mayor declared the motion carried.

13. Resolution No. 062 (2025/2026): Resolution to Provide for a Notice of Hearing on Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the 2026/27 Street Reconstruction Program – N Avenue from 5th St to 8th St, and the taking of bids therefor

Motion by Jason Sampson, seconded by Henry Corbin, to **adopt Resolution No. 062 (2025/2026).** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Good, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

14. Resolution No. 063 (2025/2026): A Resolution Accepting Easement Amendment for Highway 30 Pipeline Relocation Project Between the City of Nevada, Iowa and KPL Northern States, LLC

Motion by Luke Spence, seconded by Jason Sampson, to **adopt Resolution No. 063 (2025/2026).** After due consideration and discussion the roll was called. Aye: Spence, Sampson, Ehrig, Corbin, Good. Nay: None. The Mayor declared the motion carried.

15. Resolution No. 064 (2025/2026): A Resolution Accepting and Approving the Plat of Survey for Outlot A in South Glen Subdivision, First Addition to the City of Nevada, Story County, Iowa

Motion by Henry Corbin, seconded by Luke Spence, to **adopt Resolution No. 064 (2025/2026).** After due consideration and discussion the roll was called. Aye: Corbin, Spence, Good, Sampson, Ehrig. Nay: None. The Mayor declared the motion carried.

16. Approve Recommendation from the Planning and Zoning Commission Regarding the Site Plan for 630 6th Street

Motion by Jason Sampson, seconded by Sandy Ehrig, to **approve Recommendation from the Planning and Zoning Commission Regarding the Site Plan for 630 6th Street.** After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

17. Approve Replacement of HVAC units in Study Rooms at Library by AKD

Motion by Jason Sampson, seconded by Luke Spence, to **approve proposal from AKD for \$5,960 for installation of ductwork for four (4) study rooms at Library.** After due consideration and discussion the roll was called. Aye: Sampson, Spence, Corbin, Good, Ehrig. Nay: None. The Mayor declared the motion carried.

18. **CLOSED SESSION:** Closed Session pursuant to Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.

At 7:05 p.m. motion by Jason Sampson, seconded by Sandy Ehrig, to **approve going INTO closed session.** After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

At 7:13 p.m. motion by Jason Sampson, seconded by Charlie Good, to **approve going OUT OF closed session.** After due consideration and discussion the roll was called. Aye: Sampson, Good, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

19. Discussion and appropriate follow-up on Closed Session pursuant to Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.

No action of council was taken coming out of closed session.

20. ADJOURNMENT

There being no further business to come before the meeting, motion by Jason Sampson, seconded by Henry Corbin, to **adjourn the meeting.** Following voice vote, the Mayor declared the motion carried at 7:13 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Erin Mousel, City Clerk

Published: _____

Council Approved: _____