
NEVADA CITY COUNCIL – TUESDAY, MAY 26, 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 Tuesday, May 26, 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, Jason Sampson, Andy Kelly, Sandy Ehrig. Absent: Charlie Good.

Staff Present: Erin Clanton, Jordan Cook, Erin Mousel, Chris Brandes, Lucas Battani, Shawn Ludwig, Marlys Barker, Mike Sauer, Balinda Ellsworth, Joe Mousel, Devin Cornish, Amanda Brewer, Derek Thomas.

Also in attendance were: Courtney Sisson, Teresa Wheelock, Lacey Johnson, Jim Samuelson, Sue VandeKamp, Jennifer Luengas-Otto.

3. APPROVAL OF AGENDA

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

4. PUBLIC HEARING(S)

A. Dispose of City Property

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 **May 21, 2026**. The public hearing is **to vacate and convey City Property**.

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

2. Resolution No. 087 (2025/2026): A Resolution to Vacate and Convey City Property

Motion by Sandy Ehrig, seconded by Henry Corbin, to **adopt Resolution No. 087 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Sampson, Kelly, Spence. Nay: None. The Mayor declared the motion carried.

5. PUBLIC HEARING(S)

A. Fiscal Year 2025/2026 Budget Amendment #2

1. Public Hearing –

At 6:02 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **May 14, 2026**. The public hearing is **regarding FY25/26 Budget Amendment #2**.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:02 p.m.

2. Resolution No. 088 (2025/2026): A Resolution Approving Fiscal Year 2025/2026 Budget Amendment #2

Motion by Andy Kelly, seconded by Henry Corbin, to **adopt Resolution No. 088 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Kelly, Corbin, Sampson, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

6. 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 May 11, 2026
- B. Approve Payment of Cash Disbursements, including Check Numbers 90178-90241 and Electronic Numbers 5393-5489 (Inclusive) Totaling \$4,863,600.75 (See attached list)
- C. Approve Financial Reports for Month of April, 2026
- D. Probationary Firefighters (nonresident members): Travis Gabeler, Carlos Gonzalez, Bailey Ingle

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

7. PUBLIC FORUM:

Main Street Nevada Director Courtney Sisson gave a brief update.

8. Approve Purchase of Robotic Pool Vacuum

Motion by Luke Spence, seconded by Jason Sampson, to **approve option 1: Accept the quote from Carrico Aquatics for the Enduro M32 at a cost of \$12,860.00 with onsite service**. After due consideration and discussion the roll was called. Aye: Spence, Sampson, Kelly, Ehrig, Corbin. Nay: None. The Mayor declared the motion carried.

9. Consideration for Complete Decommissioning of the Underground Storage Tank for the Old Wastewater Treatment Facility

Motion by Jason Sampson, seconded by Sandy Ehrig, to **approve option 1: Contract with Ego Source LLC, Des Moines IA for \$8,579.00 to fill in place in accordance with DNR standards including testing, reporting, and additional paperwork**. After due

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

10. Discussion and Appropriate Follow up on Request from Resident at 1207 7th Street Regarding Utility Bill

No action was taken. This item will be tabled until a later date and notice given to resident.

11. Approve Pay App No. 5 Tributary to West Indian Creek, SRF Project B from Con-Struct, Inc. in the amount of \$1,019.08

Motion by Jason Sampson, seconded by Henry Corbin, to **approve Pay App No. 5 Tributary to West Indian Creek, SRF Project B from Con-Struct, Inc. in the amount of \$1,019.08.** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

12. Approve Pay App No. 6 Tributary to West Indian Creek, SRF Project B from Con-Struct, Inc. in the amount of \$10,457.16

Motion by Sandy Ehrig, seconded by Andy Kelly, to **approve Pay App No. 6 Tributary to West Indian Creek, SRF Project B from Con-Struct, Inc. in the amount of \$10,457.16.** After due consideration and discussion the roll was called. Aye: Ehrig, Kelly, Spence, Corbin, Sampson. Nay: None. The Mayor declared the motion carried.

13. Resolution No. 089 (2025/2026): A Resolution Approving Professional Services Agreement for Professional Services with WHKS & Co. for 2026 NBI Bridge Inspection

Motion by Luke Spence, seconded by Henry Corbin, to **adopt Resolution No. 089 (2025/2026).** After due consideration and discussion the roll was called. Aye: Spence, Corbin, Sampson, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

14. Resolution No. 090 (2025/2026): A Resolution Approving Professional Agreement with JEO Consulting Group, Inc. for 8th Street over W. Br. Indian Creek Bridge Replacement Project

Motion by Henry Corbin, seconded by Jason Sampson, to **adopt Resolution No. 090 (2025/2026).** After due consideration and discussion the roll was called. Aye: Corbin, Sampson, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

15. Resolution No. 091 (2025/2026): A Resolution Approving Wastewater Fund Transfers for State Revolving Fund (SRF) Debt Service for Fiscal Year 2025/2026

Motion by Jason Sampson, seconded by Andy Kelly, to **adopt Resolution No. 091 (2025/2026).** After due consideration and discussion the roll was called. Aye: Sampson, Kelly, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

16. Resolution No. 092 (2025/2026): Resolution Certifying the Population of the Annexation Area Associated with Resolution 068 (2025/2026) (West Indian Research Acres, LLC) to the State of Iowa

Motion by Luke Spence, seconded by Henry Corbin, to **adopt Resolution No. 092 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Spence, Corbin, Sampson, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

17. Resolution No. 093 (2025/2026): 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 Keystone Equity Group in Nevada, Iowa

Motion by Sandy Ehrig, seconded by Jason Sampson, to **adopt Resolution No. 093 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Kelly, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

18. Resolution No. 094 (2025/2026): Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the CDBG Downtown Façade Revitalization Project, and the taking of bids therefor

Motion by Henry Corbin, seconded by Jason Sampson, to **adopt Resolution No. 094 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Corbin, Sampson, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

19. Resolution No. 095 (2025/2026): A Resolution Approving the Application for the Iowa Thriving Communities Designation Program

Motion by Luke Spence, seconded by Sandy Ehrig, to **adopt Resolution No. 095 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Spence, Ehrig, Corbin, Sampson, Kelly. Nay: None. The Mayor declared the motion carried.

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 6:31 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Erin Mousel, City Clerk

Published: _____
Council Approved: _____