
NEVADA CITY COUNCIL – MONDAY, JUNE 8, 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, June 8, 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, Lucas Battani, Mike Sauer, Marlys Barker, Devin Cornish, Ray Reynolds

Also in attendance were: Ken Heid, Melissa Johnson, Sue VandeKamp, Jim Samuelson, Kyle Dirks, Gavin Stone, Jennifer Luengas-Otto, Kathy Solko, Steve Manternach, Louis Lang.

3. APPROVAL OF AGENDA

Motion by Jason Sampson, seconded by Henry Corbin, to **approve the agenda with the removal of Item 9**. 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. Approval of CONSENT AGENDA (Any item on the Consent Agenda may be removed for separate consideration.)

Motion by Luke Spence, seconded by Henry Corbin, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on May 26, 2026
- B. Approve Payment of Cash Disbursements, including Check Numbers 90242-90310 and Electronic Numbers 5490-5575 (Inclusive) Totaling \$526,191.90 (See attached list); the First Interstate Card Purchases for the June 19, 2026 Statement, total \$6,433.96; and Sam's Club Card Purchases for June 22, 2026 Statement, total \$1,195.53
- C. Resolution No. 096 (2025/2026): Resolution Amending Resolution No. 093 (2025/2026) to Correct Number of Workforce Housing Units for a Housing Project by Keystone Equity Group in Nevada, Iowa
- D. Approve Fiscal Year 2026/2027 Retail Cigarette/Tobacco Permits for:
 1. Renewal – Hy-Vee Dollar Fresh Market, 1622 Fawcett Parkway
 2. Renewal – Dollar General Store, #30415 115 W Lincoln Highway
 3. Renewal – Dollar General Store #1536, 1705 South B Avenue
 4. Renewal – Sundown Liquor & Groceries, 731 Lincoln Highway
 5. Renewal – Casey's General Store #5143, 519 Lincoln Highway
 6. Renewal – Casey's General Store #3319, 1800 South B Avenue

7. Renewal – Fareway Stores, Inc., #426, 1505 South B Avenue

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. PUBLIC FORUM:

Melissa Johnson, President of Midwest Insurance and the City's ICAP AND IMWCA insurance agent provided council with a summary of insurance premiums for the year and forecasted what's to come.

Louis Lang asked for some updates on the start of upcoming street projects.

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

After discussion, no action was taken by council.

7. Approve Request for use of City Space for an Outdoor Liquor License Application from Camelot Theater Foundation for RAGBRAI on July 22nd

Motion by Sandy Ehrig, seconded by Jason Sampson, to **approve Request for use of City Space for an Outdoor Liquor License Application from Camelot Theater Foundation for RAGBRAI on July 22nd.** After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Kelly, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

8. Approve Request for use of City Space for an Outdoor Liquor License Application from Gatherings for RAGBRAI on July 22nd

Motion by Jason Sampson, seconded by Luke Spence, to **approve Request for use of City Space for an Outdoor Liquor License Application from Gatherings for RAGBRAI on July 22nd.** After due consideration and discussion the roll was called. Aye: Sampson, Spence, Corbin, Good, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

~~9. Approve Pay Request for Workforce Tax Credit Matching Fund Payment from The Capstone Group in the amount of \$30,000.00~~

10. Discussion Regarding Sidewalk Program

City Administrator Jordan Cook explained that city staff will be getting a bike that while riding the sidewalks is able to track the status/condition of the sidewalks – this will include riding the trail system. The timeframe of starting improvement is still unclear and dependent upon the completion of tracking with the bike. No action was taken by council.

11. Resolution No. 097 (2025/2026): A Resolution to Approve Property Lease Agreement for Underbridge Access Truck

Motion by Jason Sampson, seconded by Andy Kelly, to **adopt Resolution No. 097 (2025/2026).** After due consideration and discussion the roll was called. Aye: Sampson, Kelly, Ehrig, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

12. Resolution No. 098 (2025/2026): A Resolution Approving Site Plan Review Service Agreement with Conflation Labs

Motion by Sandy Ehrig, seconded by Henry Corbin, to **adopt Resolution No. 098 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Good, Sampson, Kelly, Spence. Nay: None. The Mayor declared the motion carried.

13. Resolution No. 099 (2025/2026): A Resolution Setting the Time and Place to Conduct a Public Hearing to Consider the Conveyance of Easement on City Property

Motion by Jason Sampson, seconded by Charlie Good, to **adopt Resolution No. 099 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Good, Kelly, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

14. Discussion and Appropriate Follow up Regarding Submitted Request for Proposals for Recycling Program

Council discussed the three proposals in front of them from Aspen, Pratt Sanitation, and Waste Management. A representative from Aspen and Pratt Sanitation were present to give input as well. Council would like to see the City of Ames provide additional information to the citizens. No action of the council was taken.

15. Discussion and Appropriate Follow up Regarding 1139 6th Street

Motion by Jason Sampson, seconded by Luke Spence, to **approve option 1 for window replacement from Orning Glass in the amount of \$4,847.71 - tax included and option 1 for exterior masonry repair and brick replacement from Damon Herral in the amount of \$9,750 for 1139 6th Street**. After due consideration and discussion the roll was called. Aye: Sampson, Spence, Corbin, Good, Ehrig. Nay: None. Abstain: Kelly. The Mayor declared the motion carried.

16. ADJOURNMENT

There being no further business to come before the meeting, motion by Jason Sampson, seconded by Charlie Good, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 6:46 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Erin Mousel, City Clerk

Published: _____

Council Approved: _____