
NEVADA CITY COUNCIL – MONDAY, SEPTEMBER 14, 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, September 14, 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, Chris Brandes, Lucas Battani, Mike Sauer, Marlys Barker, Rhonda Maier, Devin Cornish, Ray Reynolds.

Also in attendance were: Oliver Anderson, Chad Anderson, Aless Peschel, Raymond Jones, Jane Heintz, Sue VandeKamp, Jennifer Luengas-Otto, Chuck Peebles, Emily Schaack, Tom Maier, Ray Beatty, Jim Samuelson, Deb Parker, Austin Good.

3. APPROVAL OF AGENDA

Motion by Jason Sampson, seconded by Henry Corbin, to **approve the agenda**. 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 Sandy Ehrig, seconded by Henry Corbin, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on August 24, 2026
- B. Approve Payment of Cash Disbursements, including Check Numbers 90767-90848 and Electronic Numbers 6247-6327 (Inclusive) Totaling \$554,189.70 (See attached list); the First Interstate Card Purchases for the September 19, 2026 Statement, total \$3,150.56; and Sam's Club Card Purchases for September 22, 2026 Statement, total \$291.84
- C. Approve Final Payment of \$30,000 to Camelot Theater Foundation per Resolution No. 045 (2022/2023)
- D. Approve Tax Abatement
 - a. BP2025-252: 712 Academy Circle, New Home
- E. Probationary Firefighter: Joseph Winter

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

5. MAYOR'S APPOINTMENTS

A. Parks & Recreation Board – Paula Feltner

Motion by Luke Spence, seconded by Henry Corbin, to **approve the appointment of Paula Feltner to the Parks & Recreation Board.** After due consideration and discussion the roll was called. Aye: Spence, Corbin, Good, Sampson, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

B. Board of Adjustment – Austin Good

Motion by Andy Kelly, seconded by Luke Spence, to **approve the appointment of Austin Good to the Board of Adjustment.** After due consideration and discussion the roll was called. Aye: Kelly, Spence, Corbin, Sampson, Ehrig. Nay: None. Abstain: Good. The Mayor declared the motion carried.

6. Approve Repair of two Sanitary Manholes

Motion by Henry Corbin, seconded by Andy Kelly, to **approve the repair of two sanitary manholes from Hydro-Klean in the amount of \$10,500.00.** After due consideration and discussion the roll was called. Aye: Corbin, Kelly, Ehrig, Spence, Good, Sampson. Nay: None. The Mayor declared the motion carried.

7. Approve Pay App No. 01 for 2026/27 Street Reconstruction – N Avenue from 5th Street to 8th Street from Castor Construction, LLC in the amount of \$230,746.05

Motion by Andy Kelly, seconded by Sandy Ehrig, to **approve Pay App No. 01 for 2026/27 Street Reconstruction – N Avenue from 5th Street to 8th Street from Castor Construction, LLC in the amount of \$230,746.05.** After due consideration and discussion the roll was called. Aye: Kelly, Ehrig, Spence, Corbin, Good, Sampson. Nay: None. The Mayor declared the motion carried.

8. Approve Change Order No. 02 for 2026/27 Street Reconstruction – N Avenue from 5th Street to 8th Street from Castor Construction, LLC in the amount of \$129,706.00

Motion by Jason Sampson, seconded by Andy Kelly, to **approve Change Order No. 02 for 2026/27 Street Reconstruction – N Avenue from 5th Street to 8th Street from Castor Construction, LLC in the amount of \$129,706.00.** After due consideration and discussion the roll was called. Aye: Sampson, Kelly, Ehrig, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

9. Approve Change Order No. 03 for 2026/27 Street Reconstruction – N Avenue from 5th Street to 8th Street from Castor Construction, LLC in the amount of \$3,842.00

This item was removed from the agenda for review.

10. Approve Material Storage for Oak Park Estates Trail Project in the amount of \$3,024.00

Motion by Sandy Ehrig, seconded by Henry Corbin, to **approve Material Storage for Oak Park Estates Trail Project in the amount of \$3,024.00.** After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Good, Sampson, Kelly, Spence. Nay: None. The Mayor declared the motion carried.

11. Approve Change Order No. 05 for Oak Park Estates Trail from MidState Solution, LLC in the amount of \$9,625.00

Motion by Jason Sampson, seconded by Henry Corbin, to **approve Change Order No. 05 for Oak Park Estates Trail from MidState Solution, LLC in the amount of \$9,625.00.** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Good, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

12. Ordinance No. 1080 (2026/2027): An Ordinance Amending Chapter 63 (Speed Regulations) of the Nevada Municipal Code to make Necessary Changes to Speed Zones, second reading

Motion by Luke Spence, seconded by Andy Kelly, to **approve Ordinance No. 1080 (2026/2027), second reading.** After due consideration and discussion the roll was called. Aye: Spence, Kelly, Ehrig, Corbin, Good, Sampson. Nay: None. The Mayor declared the motion carried.

13. Approve Fire Sprinkler Inspection Invoices from Ahern

Motion by Andy Kelly, seconded by Charlie Good, to **approve Fire Sprinkler Inspection Invoices from Ahern.** After due consideration and discussion the roll was called. Aye: Kelly, Good, Sampson, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

14. Approve Administrative Policy: Workplace Bullying & Respectful Workplace

Motion by Sandy Ehrig, seconded by Henry Corbin, to **approve Administrative Policy: Workplace Bullying & Respectful Workplace.** After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Good, Sampson, Kelly, Spence. Nay: None. The Mayor declared the motion carried.

15. Approve Recommendation from the Planning and Zoning Commission Regarding the Site Plan for 1622 Fawcett Parkway (Dollar Fresh)

Motion by Jason Sampson, seconded by Luke Spence, to **approve Recommendation from the Planning and Zoning Commission Regarding the Site Plan for 1622 Fawcett Parkway (Dollar Fresh).** After due consideration and discussion the roll was called. Aye: Sampson, Spence, Corbin, Good, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

16. Approve Bid for Well Field Farm Land

Motion by Jason Sampson, seconded by Charlie Good, to **approve option 1: accept bid from Steve Owen in the amount of \$325.00/acre to cash rent land on the well field.** After due consideration and discussion the roll was called. Aye: Sampson, Good, Kelly, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

17. Resolution No. 031 (2026/2027): Resolution Authorizing Submission of an Application to the Iowa Economic Development Authority Nuisance Property and Abandoned Building Remediation Program

Motion by Sandy Ehrig, seconded by Henry Corbin, to **adopt Resolution No. 031 (2026/2027)**. After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Good, Sampson, Kelly, Spence. Nay: None. The Mayor declared the motion carried.

18. ADJOURNMENT

There being no further business to come before the meeting, motion by Sandy Ehrig, seconded by Jason Sampson, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 6:47 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Erin Mousel, City Clerk

Published: _____

Council Approved: _____