Item # 4A
Date: 11/23/26

NEVADA CITY COUNCIL – MONDAY, NOVEMBER 9, 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 Pro Tem Jason Sampson, convened the meeting at 6:00 p.m. on Monday, November 9, 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: Sue VandeKamp, Kathy Solko, Steve Manternach, Ray Beatty, Teresa Wheelock, Jim Samuelson, Zach Landhuis, Ben DuBois, Jane Heintz, Cass Brower.

3. APPROVAL OF AGENDA

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

4. PUBLIC HEARING(S)

A. Dispose of City Property

1. Public Hearing –

At 6:01 p.m. Mayor Pro Tem Sampson announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **October 29, 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. 038 (2026/2027): A Resolution to Vacate and Convey City Property

Motion by Luke Spence, seconded by Andy Kelly, to **adopt Resolution No. 038 (2026/2027).** After due consideration and discussion the roll was called. Aye: Spence, Kelly, Ehrig, Corbin, Good, Sampson. Nay: None. The Mayor Pro Tem declared the motion carried.

5. Approval of CONSENT AGENDA (Any item on the Consent Agenda may be removed for separate consideration.)

Motion by Charlie Good, seconded by Henry Corbin, to **approve the following consent agenda items:**

A. Approve Minutes of the Regular Meeting held on October 26, 2026
B. Approve Payment of Cash Disbursements, including Check Numbers 91078-91158 and Electronic Numbers 6581-6664 (Inclusive) Totaling $709,278.39 (See attached list); the First Interstate Card Purchases for the November 19, 2026 Statement, total $7,593.16; and Sam's Club Card Purchases for November 22, 2026 Statement, total $293.13
C. Approve the Cancellation of the Nevada City Council's second regular meeting of December, 2026
D. Accept S.C.O.R.E. Capital Campaign – Bequest from the Estate of Suzanne Ammerman
E. Accept and File the Annual Financial Report for FY25/26
F. Accept and File City Street Finance Report for FY25/26
G. Accept and File Annual Urban Renewal Report for FY25/26

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

6. Discussion and Appropriate Follow-up Regarding Three Options for Recycling

Council discussed recycling options including: centralized recycling bins, subscription-based service, and citywide contract. No action was taken by council.

7. Approve Pay App No. 5 for Oak Park Estates Trail from MidState Solution LLC in the amount of $10,936.75

   Motion by Sandy Ehrig, seconded by Henry Corbin, to **approve Pay App No. 5 for Oak Park Estates Trail from MidState Solution LLC in the amount of $10,936.75.** After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Good, Sampson, Kelly, Spence. Nay: None. The Mayor Pro Tem declared the motion carried.

8. Resolution No. 039 (2026/2027): A Resolution Approving Tax Increment Financing (TIF) Indebtedness Certification and Directing the Certification to be Filed no later than December 1, 2026

   Motion by Charlie Good, seconded by Luke Spence, to **adopt Resolution No. 039 (2026/2027).** After due consideration and discussion the roll was called. Aye: Good, Spence, Corbin, Sampson, Kelly, Ehrig. Nay: None. The Mayor Pro Tem declared the motion carried.

9. Resolution No. 040 (2026/2027): A Resolution Obligating Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations Which Shall Come Due in the Fiscal Year Beginning July 1, 2027

   Motion by Sandy Ehrig, seconded by Henry Corbin, to **adopt Resolution No. 040 (2026/2027).** After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Good, Sampson, Kelly, Spence. Nay: None. The Mayor Pro Tem declared the motion carried.

10. Ordinance No. 1081 (2026/2027): An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Nevada Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa, first reading

    Motion by Andy Kelly, seconded by Charlie Good, to **approve Ordinance No. 1081 (2026/2027), first reading.** After due consideration and discussion the roll was called. Aye: Kelly, Good, Sampson, Ehrig, Spence, Corbin. Nay: None. The Mayor Pro Tem declared the motion carried.

11. Approve Certificate of Deposit Investment of Available Cash

    Motion by Charlie Good, seconded by Sandy Ehrig, to **approve certificate of deposit investment of available cash and accept the proposal from Availa Bank at 4.30% (4.35 APY) for the CD investment of available cash totaling $5,100,000.** After due consideration and discussion the roll was called. Aye: Good, Ehrig, Spence, Corbin, Sampson, Kelly. Nay: None. The Mayor Pro Tem declared the motion carried.

12. Resolution No. 041 (2026/2027): A Resolution Naming Primary Depository and Reviewing Maximum Balances

    Motion by Luke Spence, seconded by Henry Corbin, to **adopt Resolution No. 041 (2026/2027).** After due consideration and discussion the roll was called. Aye: Spence, Corbin, Good, Sampson, Kelly, Ehrig. Nay: None. The Mayor Pro Tem declared the motion carried.

13. Resolution No. 042 (2026/2027): A Resolution Approving the Selection of Edward Jones (Thomas Geist) as Investment Advisor and Empower as Recordkeeper for the City of Nevada 457(b) Deferred Compensation Plan, and Authorizing Execution of the Empower Fee Schedule and Related Plan Documents

    Motion by Sandy Ehrig, seconded by Luke Spence, to **adopt Resolution No. 042 (2026/2027).** After due consideration and discussion the roll was called. Aye: Ehrig, Spence, Corbin, Good, Sampson, Kelly. Nay: None. The Mayor Pro Tem declared the motion carried.

14. Resolution No. 043 (2026/2027): A Resolution Approving an Urban Renewal Joint Agreement between the City of Nevada, Iowa and Story County, Iowa

    Motion by Luke Spence, seconded by Henry Corbin, to **adopt Resolution No. 043 (2026/2027).** After due consideration and discussion the roll was called. Aye: Spence, Corbin, Good, Sampson, Kelly, Ehrig. Nay: None. The Mayor Pro Tem declared the motion carried.

15. Resolution No. 044 (2026/2027): A Resolution Approving a Loan Agreement and Promissory Note with the Iowa Economic Development Authority for the Nuisance Property and Abandoned Building Remediation Fund

    Motion by Sandy Ehrig, seconded by Charlie Good, to **adopt Resolution No. 044 (2026/2027).** After due consideration and discussion the roll was called. Aye: Ehrig, Good, Sampson, Kelly, Spence, Corbin. Nay: None. The Mayor Pro Tem declared the motion carried.

16. Resolution No. 045 (2026/2027): A Resolution Approving a Development Agreement with Bryt's under the Revitalize Nevada Small Business Grant Program

    Motion by Luke Spence, seconded by Charlie Good, to **adopt Resolution No. 045 (2026/2027).** After due consideration and discussion the roll was called. Aye: Spence, Good, Sampson, Kelly, Ehrig, Corbin. Nay: None. The Mayor Pro Tem declared the motion carried.

17. Resolution No. 046 (2026/2027): A Resolution Approving a Development Agreement with Love Life Pole under the Revitalize Nevada Small Business Grant Program

    Motion by Luke Spence, seconded by Henry Corbin, to **adopt Resolution No. 046 (2026/2027).** Motion by Luke Spence, seconded by Henry Corbin to **amend the original motion to approve the development agreement, forward read of #4: no expenditures made prior to July 1, 2026 may be included as eligible costs.** After due consideration and discussion the roll was called. Aye: Spence, Corbin, Good, Sampson, Ehrig. Nay: Kelly. The Mayor Pro Tem declared the motion carried.

18. Resolution No. 047 (2026/2027): A Resolution Approving a Development Agreement with Little Steps by A Tuneful Journey under the Revitalize Nevada Small Business Grant Program

    Motion by Luke Spence, seconded by Sandy Ehrig, to **adopt Resolution No. 047 (2026/2027).** Motion by Luke Spence, seconded by Sandy Ehrig to **amend the original motion to approve the development agreement, forward read of #4: no expenditures made prior to July 1, 2026 may be included as eligible costs.** After due consideration and discussion the roll was called. Aye: Spence, Ehrig, Corbin, Good, Sampson. Nay: Kelly. The Mayor Pro Tem declared the motion carried.

19. Resolution No. 048 (2026/2027): A Resolution Approving a Development Agreement with The Bilingual Bee under the Revitalize Nevada Small Business Grant Program

    Motion by Henry Corbin, seconded by Sandy Ehrig, to **adopt Resolution No. 048 (2026/2027).** After due consideration and discussion the roll was called. Aye: Corbin, Ehrig, Spence, Good, Sampson, Kelly. Nay: None. The Mayor Pro Tem declared the motion carried.

20. Resolution No. 049 (2026/2027): A Resolution Approving a Development Agreement with The Good Karma Collective under the Revitalize Nevada Small Business Grant Program

    Motion by Luke Spence, seconded by Henry Corbin, to **adopt Resolution No. 049 (2026/2027).** Motion by Luke Spence, seconded by Henry Corbin to **amend the original motion to approve the development agreement, forward read of #4: no expenditures made prior to July 1, 2026 may be included as eligible costs.** After due consideration and discussion the roll was called. Aye: Spence, Corbin, Good, Sampson, Ehrig. Nay: Kelly. The Mayor Pro Tem declared the motion carried.

21. Resolution No. 050 (2026/2027): A Resolution Approving a Development Agreement with Ben DuBois under the Revitalize Nevada Small Business Grant Program

    Motion by Jason Sampson, seconded by Luke Spence, to **adopt Resolution No. 050 (2026/2027).** After due consideration and discussion the roll was called. Aye: Sampson,

Spence, Corbin, Good, Ehrig. Nay: None. Abstain: Kelly. The Mayor Pro Tem declared the motion carried.

22. Approve Disbursement Request for Affordable New Single Family Home Initiative at 1802 1st Street and 1738 1st Street

Motion by Sandy Ehrig, seconded by Henry Corbin, to **approve disbursement request for affordable new single family home initiative at 1802 1st Street and 1738 1st Street.** Motion by Sandy Ehrig, seconded by Henry Corbin to **amend the original motion to approve the disbursement request for affordable new single family home initiative at 1802 1st Street only.** After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Good, Sampson, Kelly, Spence. Nay: None. The Mayor Pro Tem declared the motion carried.

23. Approval of Disbursement Request for Home Buyer Assistance Program – Killian

Motion by Luke Spence, seconded by Andy Kelly, to **approve disbursement request for home buyer assistance program - Killian.** After due consideration and discussion the roll was called. Aye: Spence, Kelly, Ehrig, Corbin, Good, Sampson. Nay: None. The Mayor Pro Tem declared the motion carried.

24. Approval of Disbursement Request for Home Buyer Assistance Program – Benda/Cable

Motion by Luke Spence, seconded by Sandy Ehrig, to **approve disbursement request for home buyer assistance program – Benda/Cable.** After due consideration and discussion the roll was called. Aye: Spence, Ehrig, Corbin, Good, Sampson. Nay: None. Abstain: Andy Kelly. The Mayor Pro Tem declared the motion carried.

25. ADJOURNMENT

There being no further business to come before the meeting, motion by Charlie Good, seconded by Luke Spence, to **adjourn the meeting**. Following voice vote, the Mayor Pro Tem declared the motion carried at 7:21 p.m. the meeting adjourned.

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Jason Sampson, Mayor Pro Tem

ATTEST:

_____
Erin Mousel, City Clerk

Published: _____
Council Approved: _____