

COPY

PUBLIC NOTICE

There will be a work session of the Nevada City Council held on Monday, March 10, 2025 at 6:00 p.m. directly prior to the regular City Council meeting in the Council Chambers of City Hall, Nevada, Iowa, 1209 6<sup>th</sup> Street.

The Nevada City Council will have a work session regarding 630 6<sup>th</sup> Street. No action of the Council will occur at the session. Please see below for zoom information. The regular scheduled council meeting will open directly following the worksession.

**The Council will be meeting in the Council Chambers, Zoom may be provided, so long as that option is available.**

<https://us02web.zoom.us/j/85159572027?pwd=LzJ0V0F2aEtoOEZxSkY4VGVTdHBpdz09>

OR by phone: (312) 626-6799, (646) 558-8656, (301) 715-8592

Webinar ID: 851 5957 2027 Password: 287321

*\*If you would like to speak through Zoom regarding an agenda item or during public forum prior arrangements are **REQUIRED**. Written documents may also be submitted. Please call City Hall at 515-382-5466 or email [kwright@cityofnevadaiaowa.org](mailto:kwright@cityofnevadaiaowa.org) by 4:00 p.m. **Monday, March 10, 2025***



AGENDA

REGULAR MEETING OF THE NEVADA CITY COUNCIL

MONDAY, MARCH 10, 2025 – 7:00 P.M.

NEVADA CITY HALL, COUNCIL CHAMBERS – 1209 6<sup>TH</sup> STREET

Notice to the Public: The Mayor and City Council welcome comments from the public during discussion on agenda items. If you wish to speak, please complete a card found on the podium near this agenda and hand it to the City Clerk before the meeting. When your name is called, please step to the podium, state your name and address for the record, and speak. The Mayor may limit each speaker to five minutes. If you wish to present written materials and/or a signed petition in addition to your oral presentation, those materials need to be delivered to the City Clerk by noon on the Wednesday prior to the meeting to be included in the Council packet. The normal process on any particular agenda item is that the motion is placed on the floor, input is received from the audience, the Council is given an opportunity to comment on the issue or respond to the audience concerns, and the vote is taken. On ordinances, there is time provided for public input when recognized by the Chair. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring. The use of obscene and vulgar language, hate speech, racial slurs, slanderous comments, and any other disruptive behavior during the Council meeting will not be tolerated and the offender may be barred by the presiding officer from further comment before the Council during the meeting and/or removed from the meeting. **The Council will be meeting in the Council Chambers, Zoom may be provided, so long as that option is available.**

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1. Call the Meeting to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of CONSENT AGENDA (Any item on the Consent Agenda may be removed for separate consideration.)
  - A. Approve Minutes of the Regular Meeting held on February 24, 2025
  - B. Approve Payment of Cash Disbursements, including Check Numbers 87943-87997 and Electronic Numbers 1852-1863 (Inclusive) Totaling \$409,371.28 (See attached list) and the First Interstate Card Purchases for the March 19, 2024 Statement, total \$609.26
  - C. Approve Renewal of Class E Retail Alcohol License for Casey's Marketing Company d/b/a/ Casey's #3319, 1800 South B Ave, Effective April 30, 2025
  - D. Accept 2024 Certified Local Government Annual Report
5. PUBLIC FORUM: Time set aside for comments from the public on topics of City business other than those listed on the agenda – no action may be taken. (Please keep your comments to five minutes or less.) This is an opportunity for members of the audience to bring to the Council's attention any item not listed on the agenda. Comments are limited to five (5) minutes per citizen, and the City will notify citizens when their time has expired. Speakers may not yield their times to others, and as a general rule this is not a time for exchange of questions. The Mayor has the authority to reduce the time allowed for comment in accordance with the number of persons present and signed up to speak.
  - A. Public Arts Advisory Commission Update
  - B. Swear in Full-time Police Officer Broc Davidson
6. OLD BUSINESS
  - A. Consideration to Reintroduce Zoning Ordinance No. 1064 (2024/2025): An Ordinance Amending the Zoning Map of the City of Nevada, Iowa, by Rezoning the Property at 630 6<sup>th</sup> Street, from R-3 (Urban Family Residential District) to R-4 (Multiple Family Dwelling District).
    - a. Resolution No. 069 (2024/2025): A Resolution Setting the Time and Place to Conduct a Public Hearing to Amend the Zoning Ordinance of Nevada, Iowa
  - B. Ordinance No. 1066 (2024/2025): An Ordinance Amending Chapter 69 (Parking Regulations) of the City Code to add Snow and Ice Emergencies, third and final reading
  - C. Discussion and Appropriate Follow-up Regarding Display Addition to Council Chambers
  - D. Resolution No. 070 (2024/2025): A Resolution to Approve Order Regarding Vicious Dog
  - E. Approve Pay Request No. 34 for WWTF Improvements – Phase 3 from Boomerang Corp. in the amount of \$0.00

F. Resolution No. 071 (2024/2025): Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the West Indian Creek Project (Project A), and the taking of bids therefor

G. Resolution No. 072 (2024/2025): Resolution to provide for a notice of hearing on proposed plans, specifications, forms of contract and estimate of cost for the Tributary to Indian Creek Project (Project B), and the taking of bids therefor

7. NEW BUSINESS

A. Approve Purchase of Zero Turn Mower for Cemetery

B. Approve Purchase of Lab Equipment for new Wast Water Treatment Plant

8. REPORTS – City Administrator/Mayor/Council/Staff

9. ADJOURN

The agenda was posted on the official bulletin board on March 6, 2025, in compliance with the requirements of the open meetings law.

Posted \_\_\_\_\_

E-Mailed \_\_\_\_\_

FA\OFFICE\COUNCIL\AGENDAS-COUNCIL\2024-2025\2025-03-10.DOC



MEMO FOR  
REGULAR MEETING OF THE NEVADA CITY COUNCIL  
MONDAY, MARCH 10, 2025 – 7:00 P.M.

6. OLD BUSINESS

- A. Consideration to Reintroduce Zoning Ordinance No. 1064 (2024/2025): An Ordinance Amending the Zoning Map of the City of Nevada, Iowa, by Rezoning the Property at 630 6<sup>th</sup> Street, from R-3 (Urban Family Residential District) to R-4 (Multiple Family Dwelling District).
- a. Resolution No. 069 (2024/2025): A Resolution Setting the Time and Place to Conduct a Public Hearing to Amend the Zoning Ordinance of Nevada, Iowa  
**Enclosed you shall find additional information regarding the proposed project, the site plan, a message from Chief Reynolds, and the original ordinance. Also included is a resolution to set the date for the public hearing, if council so chooses.**
- B. Ordinance No. 1066 (2024/2025): An Ordinance Amending Chapter 69 (Parking Regulations) of the City Code to add Snow and Ice Emergencies, second reading  
**Enclosed you shall find the final reading for Ordinance No. 1066.**
- C. Discussion and Appropriate Follow-up Regarding Display Addition to Council Chambers  
**Enclosed you shall find the quote from Embark Technologies to add the third monitor in Council Chambers.**
- D. Resolution No. 070 (2024/2025): A Resolution to Approve Order Regarding Vicious Dog  
**Enclosed you shall find the resolution approving the order for Ms. Wycoff that was requested during the hearing at the 2/24 meeting.**
- E. Approve Pay Request No. 34 for WWTF Improvements – Phase 3 from Boomerang Corp. in the amount of \$0.00  
**Enclosed you shall find the pay request and engineer’s recommendation.**
- F. Resolution No. 071 (2024/2025): Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the West Indian Creek Project (Project A), and the taking of bids therefor  
**Enclosed you shall find the resolution and public hearing notice for the SRF Project A.**
- G. Resolution No. 072 (2024/2025): Resolution to provide for a notice of hearing on proposed plans, specifications, forms of contract and estimate of cost for the Tributary to Indian Creek Project (Project B), and the taking of bids therefor  
**Enclosed you shall find the resolution and public hearing notice for the SRF Project B**

7. NEW BUSINESS

- 
- A. Approve Purchase of Zero Turn Mower for Cemetery  
**Enclosed you shall find the action form and staff's recommendation.**
  
  - B. Approve Purchase of Lab Equipment for new Wast Water Treatment Plant  
**Enclosed you shall find the action form and staff's recommendation.**



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NEVADA CITY COUNCIL – MONDAY, FEBRUARY 24, 2025 6:00 P.M.

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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 6<sup>th</sup> Street, Nevada, Iowa. Mayor Brian Hanson, convened the meeting at 6:00 p.m. on Monday, February 24, 2025, 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: Melissa Muschick, Dane Neelson, Jason Sampson, Steve Skaggs, Sandy Ehrig. Absent: Henry Corbin.

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Erin Mousel, Tim Hansen, Chris Brandes, Nancy Pritchard, Holly Manternach, Emily Holm, Ray Reynolds.

Also in attendance were: Cathy Wycoff, Vicki Tendall, Laurie Shinn, Andy Kelly, Ryan & Marilyn Condon, Mike Potter, Jane Heintz, Manuel & Maria Buenrostro, Michael Fulker.

3. APPROVAL OF AGENDA

Motion by Dane Neelson, seconded by Steve Skaggs, to **approve the agenda**. After due consideration and discussion the roll was called. Aye: Neelson, Skaggs, Ehrig, Muschick, 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 Sandy Ehrig, seconded by Melissa Muschick, to **approve the following consent agenda items:**

- A. Approve Minutes of the Regular Meeting held on February 10, 2025
- B. Approve Payment of Cash Disbursements, including Check Numbers 87878-87942 and Electronic Numbers 1841-1851 (Inclusive) Totaling \$543,383.59 (See attached list)
- C. Approve Financial Reports for Month of January, 2025
- D. Approve Renewal of Class C Retail Alcohol License for Tabloo LLC d/b/a/ Lincoln Tap, 835 6<sup>th</sup> Street, Ste 3, Effective March 1, 2025
- E. Approve Tax Abatement
  - 1. Permit #BP2024-0024, 617 Academy Circle, New Home

After due consideration and discussion the roll was called. Aye: Ehrig, Muschick, Neelson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

5. PUBLIC FORUM: Michael Fulker voiced his concerns regarding 630 6<sup>th</sup> Street.

6. OLD BUSINESS

- A. Ordinance No. 1065 (2024/2025): 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, third and final reading

Motion by Dane Neelson, seconded by Melissa Muschick, to **approve Ordinance No. 1065 (2024/2025), third and final reading.** After due consideration and discussion the roll was called. Aye: Neelson, Muschick, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

- B. Ordinance No. 1066 (2024/2025): An Ordinance Amending Chapter 69 (Parking Regulations) of the City Code to add Snow and Ice Emergencies, second reading

Motion by Sandy Ehrig, seconded by Steve Skaggs, to **approve Ordinance No. 1066 (2024/2025), second reading.** After due consideration and discussion the roll was called. Aye: Ehrig, Skaggs, Muschick, Neelson, Sampson. Nay: None. The Mayor declared the motion carried.

- C. Resolution No. 066 (2024/2025): A Resolution Approving the Proposed Property Tax Levy for FY2025/2026 Budget

Motion by Jason Sampson, seconded by Dane Neelson, to **adopt Resolution No. 066 (2024/2025).** After due consideration and discussion the roll was called. Aye: Sampson, Neelson, Skaggs, Ehrig, Muschick. Nay: None. The Mayor declared the motion carried.

- D. Resolution No. 067 (2024/2025): A Resolution Authorizing Payment of User Increase in Wastewater Cost from Local Option Reserves

Motion by Steve Skaggs, seconded by Sandy Ehrig, to **adopt Resolution No. 067 (2024/2025).** After due consideration and discussion the roll was called. Aye: Skaggs, Ehrig, Muschick, Neelson, Sampson. Nay: None. The Mayor declared the motion carried.

- E. Approve Pay Request No. 6 for F Ave & G Ave Street Rehabilitation Project from InRoads, LLC in the amount of \$34,214.27

Motion by Steve Skaggs, seconded by Jason Sampson, to **approve Pay Request No. 6 for F Ave & G Ave Street Rehabilitation Project from InRoads, LLC in the amount of \$34,214.27.** After due consideration and discussion the roll was called. Aye: Skaggs, Sampson, Ehrig, Muschick, Neelson. Nay: None. The Mayor declared the motion carried.

## 7. NEW BUSINESS

- A. Resolution No. 068 (2024/2025): Resolution Authorizing the addition of Street Lights in the Northview Subdivision

Motion by Jason Sampson, seconded by Melissa Muschick, to **adopt Resolution No. 068 (2024/2025).** After due consideration and discussion the roll was called. Aye: Sampson, Muschick, Neelson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

B. Hearing – Wycoff Petition regarding Disposition of Vicious Animal

PSD Director Brandes, CSO Pritchard, and Cathi Wycoff each spoke about the animal in question. Discussion was held regarding options for council with City Attorney Clanton.

Motion by Sandy Ehrig, seconded by Dane Nealson, to **approve City Attorney Clanton drafting an order with established conditions set forth for the return of the animal in City limits.** After due consideration and discussion the roll was called. Aye: Ehrig, Nealson, Sampson, Skaggs, Muschick. Nay: None. The Mayor declared the motion carried.

8. ADJOURNMENT

There being no further business to come before the meeting, motion by Dane Nealson, seconded by Melissa Muschick, to **adjourn the meeting.** Following voice vote, the Mayor declared the motion carried at 6:41 p.m. the meeting adjourned.

\_\_\_\_\_  
Brian Hanson, Mayor

ATTEST:

\_\_\_\_\_  
Kerin Wright, City Clerk

Published: \_\_\_\_\_

Council Approved: \_\_\_\_\_



**CITY OF NEVADA**  
**CLAIMS REPORT FOR MARCH 10, 2025 MEETING**  
**2/25/25 THRU 3/10/25**

VENDOR	REFERENCE	AMOUNT	CHECK #
WAGeworks	FSA 2023 PMTS	655.92	1852
EMPLOYEE BEN SYSTEMS	BENEFITS PAID	1,340.98	1853
ALLIANT	ALL-UTILITIES	95.26	87943
GALLS	PD-PRITCHARD/MORPHEW UNIFORM	173.64	87944
WINDSTREAM	ALL-UTILITIES	280.97	87945
MISSISSIPPI LIME	WTR-QUICKLIME	10,651.87	87946
MENARDS	STS/WTR-SUPPLIES	147.18	87947
INROADS LLC	24HMA OVERLAY F&G AVE #6	34,214.27	87948
ALLIANT	ALL-UTILITIES	7,588.46	87951
VESSCO INC	WTR-THERMOCOUPLE ASSY	587.4	87952
MENARDS	STS/PKM-SUPPLIES	108.34	87953
MADISON NATL LIFE INS	ALL-LIFE INSURANCE	437.02	87954
ACCESS SYSTEMS	ALL-COPIER LEASE	683.94	87955
CENTRAL IA BROADBAND	PKA/FH-INTERNET SVC	375	87956
WELLMARK	HEALTH 3/2025	34,249.83	87949
DELTA DENTAL OF IA	DENTAL 3/2025	3,808.20	87950
FIDELITY SECURITY LIFE	VISION 3/2025	1,013.09	87957
IA DEPT OF INSPECS & AP	4PLX-FOOD SAFETY LIC	150	1854
TREASURER STATE OF IA	SALES TAX 2/2025	13,627.03	1855
TREASURER STATE OF IA	WET 2/2025	8,998.32	1856
WAGeworks	FSA 2024 PMTS	708.62	1858
EMPLOYEE BEN SYSTEMS	BENEFITS PAID	2,231.39	1862
EMPLOYEE BEN SYSTEMS	SELF FUNDING FEES	315	1863
EFTPS	FED/FICA TAX	28,714.85	1857
HUTTON, RYAN	HSA	320.84	1859
SYDNES, KELLAN	HSA	50	1860
CORNISH, DEVIN	HSA	50	1861
MISSION SQUARE 303097	DEFERRED COMP	715	87958
COLLECTION SERVICES CENTER	CHILD SUPPORT	342.45	87959
HAWKINS INC	WTR-AZONE 15	4,125.04	87960
ALLIANT	ALL-UTILITIES	6,243.21	87961
MARTIN MARIETTA	STS-GRAVEL MAPLES/S14	2,240.97	87962
STATE HYGIENIC LAB	WWT-LAB ANALYSIS	3,407.50	87963
CAPITAL SANITARY SUPPLY	FH-SUPPLIES	410.64	87964
COMPUTER RESOURCE SPEC	ALL-IT SVCS	11,140.45	87965
ARNOLD MOTOR SUPPLY	WWT/PD/WWT-SUPPLIES	67.32	87966
IA ASSN MUNICIPAL UTILI	STS/WTR/WWT-MEMB DUES	1,146.00	87967
IA IRRIGATION & DEV LLC	IRRIGATION AGRMNTS	2,970.00	87968
WASHER SYSTEMS OF IA	STS-INJECTOR	84.09	87969
SAMS CLUB	CH/STSPD-SUPPLIES	121.36	87970
HR GREEN, INC	ALL-ENGINEERING	53,128.15	87971
MIDWEST BREATHING AIR	FD-ANNUAL MAINTENANCE	736.61	87972

PLUMB SUPPLY CO	WTR-VALVE/SOCKET	168.31	87973
BRICK GENTRY PC	ALL-LEGAL	8,463.75	87974
FERGUSON WATEREORKS	WTR-METERS	704.38	87975
SIGLER CO	NEWSLETTER-MARCH	2,602.68	87976
AIR FILTER SALES/SERVIC	CH/WTR-FILTERS	1,236.07	87977
NEVADA SENIORS	WTR/WWT-UTILITY BILLS	225	87978
TEAM SERVICES	SPLASHPAD GEOTECHNICAL RPT	3,240.00	87979
CIZMADIA, JOSH	PD-REIMB	101.76	87980
AMES FORD LINCOLN	PD-2020 FORD REPAIR/WARRANTY	359.8	87981
MNG, INC	FH-SIGN REPLACEMENT	20	87982
ALLIED SYSTEMS	WWT-LIFT STATION PUMP RPR	727.3	87983
JMT TRUCKING	STS-TRUCKING MAPLE/S14	818.52	87984
MACQUEEN EQUIP	FD-GEAR/DNR GRANT	620.99	87985
T-MOBILE	ALL-GEOTABS	123.9	87986
SALTECH SYSTEMS	FD-WEBSITE PERMISSION	142.45	87987
ASTRA SECURITY	CH-CAMERA REPAIR	205	87988
JEO CONSULTING GRP	SPLASH PAD	3,380.00	87989
FIRSTNET	PD-COMPUTERS	412.7	87990
RANGEMASTERS TRNG CTR	PD-DAVIDSON	1,157.29	87991
AMAZON CAPITAL SERVICES	FH/PD/STS/PKM-SUPPLIES	575.2	87992
GUARDIAN ALLIANCE TECH	PD-SOFTWARE	102	87993
CLOUDPERMIT INC	PZ-CLOUD SOFTWARE	5,000.00	87994
HOVICK, NATHAN	WTR-REIMB	160	87995
BROWN-GONNERMAN, OLIVIA	PD-TOBACCO COMPLIANCE	120	87996
CIVIC SYSTEMS, LLC	ACCTG SOFTWARE SETUP/TRNG	49,077.50	87997
	Accounts Payable Total	318,200.81	
	Payroll Checks	91,170.47	
	***** REPORT TOTAL *****	409,371.28	
	GENERAL	121,256.72	
	ROAD USE TAX	18,811.61	
	LOCAL OPTION SALES TAX	3,655.65	
	SPLASHPAD PROJECT	6,620.00	
	2024HMA OVERLAY F&G	34,214.27	
	TRAIL CIP RESERVE PROJTS	186	
	WATER	42,171.26	
	WATER CAPITAL REVOLVING	20,000.00	
	SEWER	33,751.17	
	SEWER CAP IMP PROJECT	52,930.70	
	SEWER EQUIP REVOLVING	20,000.00	
	LANDFILL/GARBAGE	55.66	
	STORM WATER	75.71	
	REVOLVING FUND	16,455.79	
	FLEX BENEFIT REVOLVING	1,364.54	
	HEALTH INS, SELF FUND	37,822.20	
	TOTAL FUNDS	409,371.28	

Vendor # 1170

20250303

Electronic Pymt #

FIRST INTERSTATE PURCHASING "P" CARD TRANSACTIONS PRESENTED AT COUNCIL MEETING 3/10/2025 W/CLAIMS

ACCOUNT

Tran Date	Merchant Name	Description	Amount	Invoice #	ACCT
1/27/2025	SSU Services	REC, CIRL	24.00	20250209	001-472-6599
1/27/2025	SSU Services	REC, CIRL	28.00	20250208	001-472-6599
1/29/2025	SSU Services	REC, CIRL	32.00	20250215	001-472-6599
1/29/2025	SSU Services	REC, CIRL	32.00	20250216	001-472-6599
1/31/2025	IPRA	POOL, Aquatic Wkshp, Maier	145.00	5592	001-435-6240
1/31/2025	IPRA	POOL, Aquatic Wkshp, Maier	175.00	5595	001-435-6240
2/18/2025	IA Dept of Ag	PKS, Pesticide Cert - Young	15.00	IOWAGR015316501	001-431-6479
2/19/2025	ISU Extension	PKS, Training - Anderson	65.00	20250219000122	001-431-6240
2/19/2025	ISU Extension	PKS, Training - Anderson	65.00	20250219000088	001-431-6240
2/21/2025	Diamond Scheduler	REC, Scheduler	199.00	20250213	001-447-6599
1/28/2025	IACMA	CA, Training	350.00	6798e809bbc18	001-613-6240
2/1/2025	Go Daddy	ADM, Website/Emails	21.97	3559850473	121-613-6431
2/12/2025	Sangoma	Water Plant	31.06	817049	600-811-6373
		Wastewater-Pl	31.06		610-816-6373
		Library	31.05		001-410-6373
		Fire Dept	31.05		001-150-6373
		Police Dept	31.05		001-110-6373
		ST Dept	31.05		110-210-6373
		City Hall	31.05		001-620-6373
		Cemetery	31.05		001-450-6373
		Parks Mnt	31.05		001-431-6373
2/19/2025	Zoom	ADM, Website	76.78	INV281660990	121-613-6431
2/20/2025	Credit - Rewards Points Redeemed	POOL	-156.38	1529550170	001-435-6398
		ADM	-156.38		001-620-6240
		CA	-156.38		001-613-6240
		WTR	-156.38		600-811-6474
		WWWT	-156.37		610-816-6479
		STS	-156.37		110-210-6504
		LIB	-156.37		001-410-6310
		PSD	-156.37		001-110-6599
		PSD, shipping fees	15.62	122ZTV30317667425	001-110-6508
1/27/2025	Realnvc Limited	WTR, Login Scale Renewal	44.28	INV00645745	600-811-6420
2/3/2025	IMFOA	ADM, Training - Mousel	50.00	1880-5744	001-620-6420
2/3/2025	IMFOA	ADM, Training - Wright	50.00	MP-1896	616-818-6230
2/11/2025	IA DNR	WWTF, Stormwater Permit Fee	180.91	36526-49558	616-817-6474
2/17/2025	Twilio	ADM, Website	11.23	20250218	121-613-6431

POSTING & PAYMENT DATE:

March 19, 2025

609.26

City Administrator

Item # 4C  
Date: 3/10/25

BEER AND/OR LIQUOR RENEWAL CERTIFICATE OF INSPECTION

This application will be on the 3/10/25 Council Agenda

Business Name Caseys # 3319 Phone Number \_\_\_\_\_

Address 1800 South B Ave

Manager's Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_

Owners Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_

I hereby certify that the premises where the above applicant intends to operate pursuant to a beer or liquor license has been inspected by the undersigned and that on the date of the inspection the premises (conforms/did not conform) to all applicable fire regulations of the City of Nevada and the State of Iowa.

The Fire Department recommends  approval  denial of a beer or liquor license to this business.

2-24-25  
Date

[Signature]  
FIRE INSPECTOR AND/OR BUILDING INSPECTOR

COMMENTS/OR REASONS IF DENIED: (Write on back or another sheet if needed)

Hood over oven taken out  
CO2 cylinders unsecured.  
\* Extinguishment nozzles removed over oven  
Working with Casey's HQ to get back in compliance



**Applicant**

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Casey's Marketing Company	Casey's #3319	(515) 217-4643		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1800 South B Ave		Nevada	Story	50201
MAILING ADDRESS	CITY	STATE	ZIP	
1 SE CONVENIENCE BLVD	Ankeny	Iowa	50021	

**Contact Person**

NAME	PHONE	EMAIL
Licensing Team	(515) 381-4090	licensingteam@caseys.com

**License Information**

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LE0002458	Class E Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Apr 30, 2025	Apr 29, 2026	

SUB-PERMITS

Class E Retail Alcohol License



*June 17, 24*

**Status of Business**

BUSINESS TYPE  
Corporation

**Ownership**

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
ERIC LARSEN	Ankeny	Iowa	50023	TREASURER	0.00	Yes
SCOTT FABER	Johnston	Iowa	50131	SECRETARY	0.00	Yes
SAMUEL JAMES	Ankeny	Iowa	50021	PRESIDENT	0.00	Yes
BRIAN JOHNSON	JOHNSTON	Iowa	50131	VICE PRESIDENT	0.00	Yes
DOUGLAS BEECH	ANKENY	Iowa	50021	ASSISTANT SECRETARY	0.00	Yes
42-0935283 Casey's General Stores, Inc.	Ankeny	Iowa	50021-804	Owner	100.00	Yes
CASEY'S GENERAL STORES	Urbandale	Iowa	50322			

**Insurance Company Information**



## Certified Local Government Annual Report 2024

Name of Certified Local Government:

*City of Nevada IA*

Signature of person who completed this report:

*Balinda Ellsworth, Accountant*  *2/25/25*


I certify that a representative of the historic preservation commission has attended a public meeting and presented the details of this report to the city council (city CLG) or the Board of Supervisors (county CLG).

Date of public meeting: *2/24/25*

Name of Mayor or Chairman of the Board of Supervisors:

\_\_\_\_\_  
*Mayor, Brian Hanson*

Signature of Mayor or Chairman of the Board of Supervisors:

\_\_\_\_\_  


*Please upload this completed form with your annual report on SlideRoom. Thank you.*



# SHPO Certified Local Government Annual Report

\* indicates a required field

*Under the CLG Agreement with the State, local governments and their historic preservation commissions are responsible for submitting an annual report documenting the commission's preservation work and that they have met the requirements of the CLG program.*

*This annual report is also an important tool for your commission to evaluate its own performance and to plan for the coming year.*

*We look forward to hearing from each CLG this year!*

**⚠ One question on this form needs attention.**

A required question is incomplete: [28](#)

**1. I am aware this report must be presented and reviewed by either the City Council or the Board of Supervisors prior to submission and requires a signature from either the mayor or the chair of the board of supervisors.**

The signature form is located here: [https://iowa1.sharepoint.com/:w/s/PublicShares-SHPO2/EWJOyE84x5BEqsMBNQhGagMBGTWUBVRnzrokBawjj6h\\_3w?e=HeBDes](https://iowa1.sharepoint.com/:w/s/PublicShares-SHPO2/EWJOyE84x5BEqsMBNQhGagMBGTWUBVRnzrokBawjj6h_3w?e=HeBDes)

yes

[Clear Answer](#)

**2. Name of the city, county, or land use district: \***

Please choose from the drop down list.

Nevada Historic Preservation Commission

**3. Did your commission undertake any survey or identification projects during 2024? \***

CLG Standards are in your local government's Certified Local Government (CLG) Agreement and the National Historic Preservation Act:

The CLG shall maintain a system for the survey and inventory of historic and prehistoric properties in a manner consistent with and approved by the STATE.

Yes

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# NEVADA PUBLIC SAFETY DEPARTMENT

1209 6<sup>th</sup> Street - P.O. Box 530 Nevada, Iowa 50201 Tele: 515-382-4593

Item # 5B  
Date: 3/10/25



*Chris Brandes*  
Public Safety Director  
Chief of Police

DATE: Wednesday, February 19, 2025

Name            Broc James Davidson  
Address  
City  
Phone  
Email

Dear Broc:

On behalf of the City of Nevada, I am pleased to offer you the position of Police Officer with the Nevada Public Safety Department. As we have discussed, our offer includes the following:

- Health insurance and related benefits will be provided in accordance with the normal benefit package as is provided to all other employees of the City of Nevada.
- Your first day with the Nevada Public Safety Department will be **Monday, March 3, 2025**.
- Your starting pay will be \$27.86 per hour (Current annual Salary based on 2080 hours per year).
- You will be participating in the State of Iowa IPERS Special Class retirement system.
- This employment offer shall not in any way guarantee your employment with the City of Nevada. The City of Nevada reserves the right to make decisions regarding your continued employment based upon your overall job performance.
- You will be considered a probationary employee from **Monday, March 3, 2025** for a period of nine (9) months, ending on **December 3, 2025**.
- This employment offer and your employment with the City of Nevada are subject to approval by the Nevada City Council.
- You qualify for a certified officer hiring bonus as described in an approved MOU with IUPAT signed August 12, 2024.

We are very pleased you will be joining our team and we look forward to working with you.

Sincerely,

Chris Brandes  
Public Safety Director  
Chief of Police

Accepted:

Name:

DOB:

Date





## FAQ – Nevada Flats LLC

### **Who is the developer for the Nevada Flats project?**

The Capstone Group, Inc.

This non-profit corporation has been focused on senior housing since 1997. It owns two senior housing properties in Iowa, one in Guthrie Center and the other in Marion. They are expanding into Workforce Housing, which does not receive rent subsidies from the State or federal governments. They have aligned with a seasoned architectural firm, ASPECT Architecture, in Cedar Rapids with experience in designing Workforce Housing projects in empty public and private sector buildings.

This non-profit is governed by a three-member board of directors, with two directors in Cedar Rapids and their Executive Director, Mike Michaud, in Georgia.

As a non-profit, any funds above those needed to service project debt and to run and support their housing projects will be reinvested back into other housing projects. In other words, as with any 501(c)3 public charity, all money earned by The Capstone Group is dedicated to nonprofit purposes.

### **How was this developer selected?**

Representatives from Story County Medical and the NEDC worked hard on the front end to gauge interest and encourage the involvement of multiple local developers with experience rehabilitating old public buildings. None of these developers wanted anything to do with the property.

After the negative feedback from local developers, representatives from the City of Nevada, Story County Medical Center, and the NEDC worked with economic development partners regionally and across the State to collect the names of other developers with a background in the rehabilitation and reuse of public buildings.

Interviews, reference checks, and site visits conducted.

After touring the building and site, the Capstone Group, Inc. presented the Story County Medical Center (“SCMC”) Board of Trustees a non-binding letter of intent. This letter of intent was discussed and considered during a public meeting of the hospital Board of Trustees on May 4, 2023.

### **How many housing units by type are projected to be created in Nevada Flats?**

This will be a market rate rental housing project. We anticipate the following:

(7) studio apartments | (45) 1-bedroom apartments | (8) 2-bedroom apartments

### **Where are the tenants of Nevada Flats going to park?**

Our current zoning ordinance requires 2.5 parking spots per housing unit. 25 of the projected 60 units of market rate rental units will be one bedroom or studio apartments limited to 1 person per unit. We anticipate that the developer will request a variance to the ordinance to match their projected occupancy. Current projected onsite parking spots: 124

### **Won't the 60 units of market rate housing at Nevada Flats adversely impact traffic?**

Approximately 100 people worked from this facility during the period 2017-2024. The number was approximately 150 from 2009-2017, and well over 200 prior to 2009. These numbers do not include patients, visitors to Senior Care, and visiting physicians. We believe less traffic will be generated by the Nevada Flats project than the sites prior use as a medical care facility.

### **We hear a lot of "workforce housing", what is that?**

The State of Iowa Workforce Housing Tax Credit ("WFHTC") program is a market rate housing initiative that awards tax benefits to developers providing housing in Iowa communities, focusing especially on those projects using abandoned, empty, or dilapidated properties. The projects must meet one of the following four criteria: development located on a grayfield or brownfield site, repair or rehabilitation of dilapidated housing stock, upper story housing development, or new construction on a greenfield site in communities with demonstrated workforce housing needs. The total project costs may not exceed \$310,000 per unit. The project must be completed within three years of the award. The tax benefits to the developer investing in Nevada include a State income tax credit of up to 10% of the first \$150,000 per unit cost, capped at a maximum award of \$1.0 million per project and a refund of sales and use taxes for construction materials directly related to the project.

### **Will there be any green space on the site?**

The current draft of a site plan including the right of way (ROW) is 66% greenspace. If you do not include the ROW, it is 53%.

### **Why not reduce the total number of units down to 20 units?**

If the developer reduces the number of units to 20, each unit will need to be rented for \$3,500 per month to generate enough rental income to cover the mortgage and expenses. This rental rate is unlikely to attract enough tenants, resulting in the 20 units being unprofitable and lacking positive cash flow.

### **Is Kingston Landing in Cedar Rapids serving as a model for the former Nevada hospital?**

Yes and no. Kingston Landing in Cedar Rapids was a project where the developer renovated a former school building for commercial use on the first floor and apartments on the two upper floors. The comparison was made to show how a building in similar condition to the old hospital can be converted into quality apartment units, not to suggest the neighborhoods are similar or that the property would have commercial space on the first floor.

## Will storage units be part of this project?

There will be temperature controlled self-storage units in the basement.

Nevada Food at First, a local nonprofit, has arranged for a 600 square foot area, and rent for each of the sixty apartments will include a self-storage unit. Any remaining units will be available to the public with access provided via the on-site unloading dock.

## When did the hospital sell this building?

In 2022, after the cost to tear down the campus buildings proved to be prohibitive, the hospital in partnership with the NEDC went through the process of identifying a developer who would be interested in the rehabilitation and reuse of the campus. The needed public meetings were conducted by the Story County Medical Hospital board of trustees to do this.

It was determined that additional action was needed by the City of Nevada and Story County in order for the hospital to transfer this property to a private sector developer. Both the City of Nevada and Story County held public meetings to support their actions.

When did public communication and these meetings happen?

Here is a timeline of these events:

- |                  |  |
|------------------|--|
| December 7, 2006 | The Nevada Journal highlights fundraising efforts to support the construction of a new hospital. The article indicates this is Phase I of a bigger project.<br><br>Phase II      Relocation of Medical Clinics and Therapy<br>Phase III     Relocation of Long-Term Care |
| June 28, 2022    | The SCMC Board of Trustees discussed financing for a replacement facility during a special meeting.  |
| Fall/Winter 2022 | Article in the Story Medical Source detailed the new Senior Care facility to built adjacent to the hospital, replacing the current Senior Care facility.   |
| May 4, 2023      | SCMC Board of Trustees consider a non-binding letter of intent from the Capstone Group, Inc at their regular monthly meeting. This action item was included on the posted agenda.  |
| May 22, 2023     | NEDC presented to the City Council, providing them with an overview of the Capstone Group, Inc. proposed rehabilitation and repurpose of the SCMC Senior Care facility, including the need for WFHTC.  |
| May 22, 2023     | City Council acts on resolution of support for the Capstone Group, Inc. application for WFHTC with the State of Iowa. This item was on the posted agenda.  |
| July 24, 2023    | After discovering a deed restriction on the land (hospital purpose only) the City Council took action by resolution to lift this deed restriction. This item was on the posted agenda.   |
| August 15, 2023  | After discovering that the land was never transferred to SCMC in the 1940s. The Story County Board of Supervisors acted on a resolution and set a public hearing   |

to do a quit claim deed to transfer the land under the old clinic, hospital, and senior care to the hospital board of trustees.

---

- August 23, 2023 State of Iowa announces Capstone Group, Inc. as a recipient of WFHTC award.
- August 29, 2023 Public hearing on the quit claim deed to transfer the subject property to the Hospital Board of Trustees.
- July 10, 2024 Building transferred to Nevada Flats, LLC / Nevada Housing, LLC

**What was the projected cost to tear down these buildings?**

In September of 2022 the hospital asked Graham Construction to estimate the anticipated demolition and soft costs, including pricing for hazardous materials survey and abatement. The amount of this estimate in 2022 was \$2,695,811.

**What is the total project cost of converting the hospital to a 60-unit apartment building?**

The construction costs are estimated at \$7.8 million. When you add in the soft costs that the banks will require for asbestos abatement, cost overruns, contingencies, reserves, design fees, and other expenses, the total project cost exceeds \$10 million. This substantial investment underscores the significant scale and ambition of the project.

Currently, banks are lending 65% Loan-to-Cost (LTC), so on a \$10 million project, the Developer needs to come in with \$3.5 million dollars of cash. This requirement ensures that the developer has a substantial financial stake in the project, aligning their interests with those of the lenders and reducing potential risks.

**What grants has Capstone Group, Inc. received to do this project?**

In 2023 Nevada Flats, LLC was awarded \$1M in State of Iowa Workforce Housing Tax Credits and \$1.5M in State of Iowa Brownfield Tax Credits (supporting asbestos and other environmental removals).

These competitive tax credits were key to the financial viability of this project for Nevada.

We anticipate that the project will be supported locally with a sliding scale property tax abatement like so many of the other new housing initiatives in the community.

**What kind of developer will be eligible for bank financing on this project?**

Unfortunately, even if a developer has the \$3.5 million to invest, banks will also require that the developer have previous experience in converting empty buildings into multifamily properties. This is because renovating older buildings often presents unexpected issues, and having someone knowledgeable in the field is crucial.

### **I heard that the money and any profits will be going out of State; is that true?**

No, that is not true. A local bank is being offered the opportunity to assume part of the financing that will be placed to support this housing project.

Build to Suit, the general contractor for this project, was asked by Capstone Group, Inc. to determine how much of their construction costs will be awarded to Iowa companies:

Contracts with Iowa-based companies / \$6,803,928 / 96.1% of the construction budget

Contracts with non-Iowa based companies / \$231,470 / 3.3% of the construction budget but the products are made in Iowa.

### **Don't we have enough housing in Nevada?**

In a recent survey of Nevada's largest employers, we found that only 10-30% of their existing employee base lives in Nevada. There is an opportunity to grow the number of people that work AND LIVE in Nevada by growing and diversifying our housing options.

While the Nevada Flats project won't meet all those needs, it does create an additional option for people who want to live in Nevada. This allows newcomers to establish themselves in the community and opens up another option for people already living in Nevada looking for a new place to live.

### **How will the property be managed if the project were to proceed?**

Capstone Group, Inc. will hire an experienced property management group from Iowa.

The entire complex will be secured with an electronic security system accessed by fobs and a secure phone app for tenants only.

### **What happens if the project does not proceed?**

The developer has indicated that they will vacate their interest in the building if they are unable to proceed with their plan to rehabilitate and reuse the property for 60 units of market rate rental.

Current zoning (R3) only allows for a medical purpose in this building.

The 2.5-acre campus will likely sit vacant, and the State of Iowa will likely not award any grants for development in the future, making it a blight on the community.





1 SITE PLAN  
 SCALE: 1" = 30'-0"





# NEVADA PUBLIC SAFETY DEPARTMENT

1209 6<sup>th</sup> Street - P.O. Box 530 Nevada, Iowa 50201 Tele: 515-382-4593



*Chris Brandes*  
*Public Safety Director*  
*Chief of Police*

February 20, 2025

Dear Honorable Council:

I was in attendance at the last council meeting regarding the Capstone project. I am reluctant to get into the fray on this issue of renovating 630 6<sup>th</sup> Street into multifamily housing because I do not want to throw the fire department into someone else's fight. However, in my role as the fire chief nothing is more important to me than the safety of the community and our volunteer firefighters. It was interesting the people speaking for the most part had a financial incentive should the project be denied. It is also interesting that some of them currently oversee rental properties that do not meet the required parking requirements in the same manner in which they complained. I heard many current community members speak about immigration impacting vacancies, parking concerns, eye sore complaints, poor construction, increased drug use, and lowering of property values. These are all *myths* with no validation or proof other than what people think will happen.

Let me share what I know from factual research and data of what *will happen* if this building is left to rot away much like the Academy Circle vacated buildings did for years. Within the first 6 months the city will have to mow the property because the current owner will have no incentive to invest in the building. The weeds will grow and the insects and animals will seek refuge. Within a year windows will be broken out and graffiti will be added to the outside and inside. Anything glass or any contents inside will be smashed as random trespassers will seek this hidden playground for adventure. The next phase of the vacant building is the homeless trespassers who will seek places of solitude to engage in drug use and violence. We will likely see fires from arson, unconventional cooking, and fire for heat as the population inside the building grows. The city will likely put some costs into the building to seal it up with plywood, but those efforts never last. Eventually the complaints of being an eye sore will put pressure on the city to remediate this issue. Everything the people complained about will come true except increased parking although I suspect the parking lot will be ideal for people to park their junked vehicles on to avoid street parking tickets.

I co-authored a national article in Fire Engineering about this very issue after the needless deaths of four firefighters in Baltimore and St. Louis happened nine days apart. <https://www.fireengineering.com/fire-safety/vacant-buildings-scourge-of-the-fire-service/>

The most expensive venture the city will take is defending itself and the leadership from the lawsuit from a firefighter's family and the damage to the city's reputation when a volunteer firefighter gets killed inside this multi-story vacant building. You know we will go in. It's our job! The chance of saving a person who got caught up in a vacant building is the #1 mission of the fire service. St. Louis, Chicago, Baltimore, Worcester, and the list goes on. There were 4,500 firefighters injured in vacant buildings from 2003-2006. Deteriorating vacant buildings have killed 7 firefighters every year. These are facts and not myths based on conjecture.

We have experiences in renovating old buildings. The hotel was upgraded with security entry, Knox Box, an automatic sprinkler system was added, a complete addressable fire alarm was added, and we see very little calls for service with the occupants, who I would argue may be some of the most impoverished and

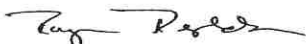
vulnerable residents in our community. The fact is occupied buildings are safer for residents, the neighborhood, and firefighters. Early notification of fire always makes outcomes better compared to discovering a fire when it is blowing out the roof or windows as reported by a person driving by the vacant structure. The absence of regular maintenance and upkeep can lead to accelerated deterioration, making the vacant building more susceptible to a range of damages and unsafe conditions our staff and many city departments will have to shoulder. One only has to look at the insurance industry to understand their fears of vacant buildings:

<https://mackoul.com/blog/quick-tip-insuring-vacant-vs-occupied-buildings/>

I have spoken with the contractor who may be involving in this project. They have engineers, they have sprinkler plans, fire alarm plans, and were very concerned about causing minimal disruption to the 6<sup>th</sup> Street optics of the building, so much so that locating HVAC units would be on the roof and not along 6<sup>th</sup> Street. I have no doubt the safety and security of this building with locked ingress codes will keep problems away. Simply look at several locked residential properties we have in town, such as 919 6<sup>th</sup> Street (A 4 story residential building). These places have some of the lowest calls for services we see in the community.

I would recommend the developer hold town hall meetings and show people the plan. Build a mockup for people to understand this is not a poorly constructed plan to have poor living conditions. I would encourage conversations and control over the emotions of some who can only yell and scream. I suspect these are higher end studio living well above the impact of some of the properties owned by landlords who spoke against this project.

Respectfully,



Raymond Reynolds  
Fire Chief  
City of Nevada

**ORDINANCE NO. 1064 (2024/2025)**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NEVADA, IOWA, BY REZONING THE PROPERTY AT 630 6<sup>TH</sup> STREET, FROM R-3 (URBAN FAMILY RESIDENTIAL DISTRICT) TO R-4 (MULTIPLE FAMILY DWELLING DISTRICT).**

Be it enacted by the City Council of the City of Nevada, Iowa;

SECTION 1. ZONING AMENDMENT. The Zoning Map of the City of Nevada, Iowa, is hereby amended by rezoning parcel of land owned by Nevada Housing, LLC, and located within the corporate limits of the City of Nevada, Iowa which is legally described as:

*Parcel 11 072 554 00 – The old medical center at 630 N 6<sup>th</sup> St:  
Block Forty (40), Original Town of Nevada, Story County, Iowa*

*Parcel 11 072 503 60 – The parking lot at 5<sup>th</sup> St and F Ave:  
The South 10 feet of Lot Eight (8) and all of Lot Nine (9), Block Thirty-nine (39), Original Town of Nevada, Story County, Iowa*

*Parcel 11 072 556 60 – The Parking lot at 6<sup>th</sup> St and F Ave:  
Lone One (1) and the N<sup>1</sup>/<sub>2</sub> of Lot Four (4), Block Forty-Five (45), Original Town of Nevada, Story County, Iowa*

and shall be rezoned from “R-3” (Urban Family Dwelling District) to R-4 (Multiple Family Dwelling District).

SECTION 2. NOTATION. The City Zoning Official shall record the ordinance number and date of passage of this Ordinance on the Official Zoning Map as required by Section 165.09(5)(B), Code of Ordinances of the City of Nevada, Iowa, 2006 as amended.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. WHEN EFFECTIVE. This ordinance shall be in full force and effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this \_\_\_ day of \_\_\_, 2025, through the first reading.  
PASSED AND APPROVED this \_\_\_ day of \_\_\_, 2025, through the second reading.  
PASSED AND APPROVED this \_\_\_ day of \_\_\_, 2025, through the third and final reading.  
Enacted upon publication.

\_\_\_\_\_  
Brian Hanson, Mayor

ATTEST:

\_\_\_\_\_  
Kerin Wright, City Clerk



RESOLUTION NO. 069 (2024/2025)

A RESOLUTION SETTING THE TIME AND PLACE TO CONDUCT A PUBLIC HEARING  
TO AMEND THE ZONING ORDINANCE OF NEVADA, IOWA

**WHEREAS**, The City Council of the City of Nevada, Iowa, has received a recommendation from the Planning and Zoning Commission to approve a rezoning request from the property owner, Nevada Housing, LLC to amend the zoning ordinance of the City of Nevada, Iowa, by changing the zoning classification on the following described property, 630 N 6<sup>th</sup> Street, owned by Nevada Housing, LLC and located within the corporate limits of the City of Nevada, Iowa, from R-3 (Urban Family Dwelling District) to R-4 (Multiple Family Dwelling District).

*The property for which the Rezoning Application is proposed is legally described as:*

*Parcel 11 072 554 00 – The old medical center at 630 N 6<sup>th</sup> St:  
Block Forty (40), Original Town of Nevada, Story County, Iowa*

*Parcel 11 072 503 60 – The parking lot at 5<sup>th</sup> St and F Ave:  
The South 10 feet of Lot Eight (8) and all of Lot Nine (9), Block Thirty-nine  
(39), Original Town of Nevada, Story County, Iowa*

*Parcel 11 072 556 60 – The Parking lot at 6<sup>th</sup> St and F Ave:  
Lone One (1) and the N½ of Lot Four (4), Block Forty-Five (45), Original  
Town of Nevada, Story County, Iowa*

**WHEREAS**, The Planning and Zoning Commission of the City of Nevada, Iowa, held a public hearing on this request on the 6<sup>th</sup> day of January, 2025. It is their recommendation to approve the rezoning request.

**WHEREAS**, The City Council of the City of Nevada, Iowa, held a public hearing on this request and approved the first reading of Ordinance No. 1064 on the 27<sup>th</sup> day of January, 2025 at the City Council Meeting. On February 10, 2025, the second reading of Ordinance No. 1064 was presented to the City Council of the City of Nevada, Iowa. The second reading failed.

**WHEREAS**, The City Council of the City of Nevada, Iowa, would like to reintroduce the Zoning Amendment Ordinance No. 1064 (2024/2025) and set a public hearing for Monday, March 24<sup>th</sup> at 6:15 p.m. at Nevada City Council Chambers, 1209 6<sup>th</sup> Street, Nevada, IA. An Ordinance Amending the Zoning Map of the City of Nevada, Iowa, by Rezoning the Property at 630 6<sup>th</sup> Street, from R-3 (Urban Family Residential District) to R-4 (Multiple Family Dwelling District).

**NOW THEREFORE BE IT RESOLVED** by the City Council of Nevada, Iowa that:

1. The Council desires to rezone the property described herein
2. The Council shall make a final determination on the proposal following a public hearing, which shall be held on March 24, 2025 at 6:15 p.m. or soon thereafter, in Nevada City Council Chambers, 1209 6<sup>th</sup> Street, Nevada, Iowa 50201.
3. Pursuant to Iowa Code 364.7 the City Clerk is hereby directed to publish the proper notice of the public hearing with legal description and the proposed property rezoning,

as set forth in Exhibit B, attached hereto.

All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**PASSED AND APPROVED** this \_\_\_ day of \_\_\_, 2025.

\_\_\_\_\_  
Brian Hanson, Mayor

Attest:

\_\_\_\_\_  
Kerin Wright, City Clerk

EXHIBIT B

NOTICE OF REQUEST TO AMEND  
THE ZONING ORDINANCE OF NEVADA, IOWA

The City Council of the City of Nevada, Iowa, has received a recommendation from the Planning and Zoning Commission to approve a rezoning request from the property owner, Nevada Housing, LLC to amend the zoning ordinance of the City of Nevada, Iowa, by changing the zoning classification on the following described property, 630 N 6<sup>th</sup> Street, owned by Nevada Housing, LLC and located within the corporate limits of the City of Nevada, Iowa, from R-3 (Urban Family Dwelling District) to R-4 (Multiple Family Dwelling District).

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Block Forty (40), Original Town of Nevada, Story County, Iowa*

*Parcel 11 072 503 60 – The parking lot at 5<sup>th</sup> St and F Ave:  
The South 10 feet of Lot Eight (8) and all of Lot Nine (9), Block Thirty-nine (39), Original Town of Nevada, Story County, Iowa*

*Parcel 11 072 556 60 – The Parking lot at 6<sup>th</sup> St and F Ave:  
Lone One (1) and the N½ of Lot Four (4), Block Forty-Five (45), Original Town of Nevada, Story County, Iowa*

The Planning and Zoning Commission of the City of Nevada, Iowa, held a public hearing on this request on the 6<sup>th</sup> day of January, 2025. It is their recommendation to approve the rezoning request.

The City Council of the City of Nevada, Iowa, will hold a public hearing on this request on the 24<sup>th</sup> day of March, 2025 at the City Council Meeting which is set to begin at 6:15 o'clock P.M., in the Nevada City Hall, 1209 Sixth Street, Nevada, Iowa, to consider the recommendation.

It is your right to attend this hearing and express your views concerning the proposed change, or you may submit your comments in writing to the City Clerk no later than 9:00 o'clock A.M. on the 24<sup>th</sup> day of March, 2025.

---

Kerin Wright  
City Clerk



## ORDINANCE NO. 1066 (2024/2025)

AN ORDINANCE AMENDING CHAPTER 69 (PARKING REGULATIONS)  
OF THE CITY CODE TO ADD SNOW AND ICE EMERGENCIES

BE IT ENACTED by the City Council of the City of Nevada, Iowa, as follows:

**SECTION 1. SECTION MODIFIED.** Chapter 69 (Parking Regulations), Section 69.14 (Snow Emergencies) is amended by inserting the following bolded and highlighted language:

**69.14 SNOW AND/OR ICE EMERGENCY.**

A snow **and/or ice** emergency shall be in force for the purpose of implementing procedures pertaining to the location, citing, or removal of vehicles parked on City streets and parking lots that would otherwise impede the progress of snow removal within the City.

1. Definition. A snow emergency is defined as any accumulation of snow one (1) inch or more; it shall not require a public declaration or announcement by the City. **An ice emergency is defined as an accumulation of ice one tenth (0.1) inch or more; it shall not require a public declaration or announcement by the City.**
2. Notifications. Signs shall be erected at the main entrances to the City and entrances to all city parking lots notifying the public that parking restrictions are in effect between October 1 and May 31. This may also be posted on the city social media page and posted on the city website during the months of October through May.
3. All Parking Prohibited. During the time that a snow/**ice** emergency is in force, no person shall park, abandon or leave unattended any vehicle on any public street, alley, or City-owned off-street parking area from the time there has been an accumulation of one (1) inch of snow **or one-tenth (0.1) inch of ice** until 48 hours have passed or the snow/**ice** has ceased to fall **and/or accumulate** and has been removed, **treated**, or plowed from the street, alley or parking area.
4. Duty to Remove. During the time that a snow/**ice** emergency is in force, it shall be the duty of all persons who are the registered owners of vehicles parked on the City streets or in City parking lots, as well as the duty of any person who has parked a vehicle on a City street or in a City parking lot, to immediately remove such vehicle from the street or parking lot within one-half hour from the time that the snow/**ice** emergency becomes effective. For purposes of this section, the phrase "vehicle parked on a City street or in a City parking lot" or similar words includes vehicles that have become stuck, snowbound or otherwise disabled on any public streets or parking lots.
5. Issuance of Parking Citation Issuance and Towing of Improperly Parked Vehicles. Vehicles found to be parked in violation of this section may be cited for the violation and, to obviate the safety hazards occasioned by incomplete snow/**ice** removal, be summarily towed on orders of a police officer to some location where the vehicle may be lawfully parked or to the towing firm's vehicle storage lot. All costs of such towing, parking citation, and any subsequent storage shall be assessed against and paid by the operator or registered owner of the vehicle. The officer ordering the towing shall keep a record of each vehicle towed, the place where it was taken and by whom. Such action by the City shall not excuse the owner or operator of the towed vehicle from any of the provisions of subsections 3 and 4 hereof.
6. Redemption of Vehicles. In the event a vehicle is impounded, it may be reclaimed by the registered owner or lien holder of record by payment of the parking citation as well as of

all towing and any subsequent storage costs within ten (10) days of the initial impoundment. If not reclaimed within the initial ten (10) days, the provisions of Chapter 80 of the City Code shall govern the redemption of the vehicle. In the event a vehicle is moved to another location pursuant to subsection 4 above, the registered owner of the vehicle shall be liable to the City for the reasonable expenses incurred in towing and relocating the vehicle and shall pay the same to the City within fifteen (15) days after a statement from the City is mailed to the registered owner at the address on the current registration form as shown on the records of the County Treasurer.

**SECTION 2. REPEALER.** All ordinances or parts or ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 4. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and approved 1<sup>st</sup> Reading on this \_\_\_ day of February, 2025.

Passed and approved 2<sup>nd</sup> Reading on this \_\_\_ day of February, 2025.

Passed and approved 3<sup>rd</sup> and Final Reading on this \_\_\_ day of March, 2025. Enacted upon publication

\_\_\_\_\_  
Brian Hanson, Mayor

ATTEST:

\_\_\_\_\_  
Kerin Wright, City Clerk

Item # 100  
Date: 3/10/25



**We have prepared a quote for you**

**City Council Chambers- Display Addition**

Quote # GC065342  
Version 1

Prepared for:

**City of Nevada**

Jordan Cook  
jcook@cityofnevadaaiowa.org





Phone: 515-4401451  
Email: gerson@embarkit.com  
www.embarkit.com

City of Nevada  
Jordan Cook  
1209 6th Street  
Nevada, IA 50201  
jcook@cityofnevadaiaowa.org

Dear Jordan,

Attached is the preliminary quotation based off the products/services you previously requested. Please confirm if the attached quote meets your expectations or if any revisions should be made.

We offer a couple different billing options in regards to our top of the line products/services such as outright purchases or the option of spreading out payments with our *As a Service* solutions, contact your Account Executive to discuss or for more information.

As a valued partner, we do urge you to confirm as soon as possible as special pricing and offers will expire.  
Looking forward to all our future endeavors together!

***\*Please Note: Shipping cost are estimated or not available at the time of quoting and do not take into account multiple, oversized packages, out of stock products, approval timelines or insurance. We do our best to estimate shipping costs in order to keep shipping costs as minimal as possible. Actual shipping charges will be calculated and added when your order is processed.***

Your valued technology partner,



A handwritten signature in black ink, appearing to read "Gerson Carrillo", written over a horizontal line.

Gerson Carrillo  
Director of Professional Services  
Iowa



Phone: 515-4401451  
 Email: gerson@embarkit.com  
 www.embarkit.com

Council Chamber - Add on TV

Description	Price	Qty	Ext. Price
** Please note internal changes: Embark will invoice for all product once the order is placed. Embark will invoice for 1/2 of the services when the project begins and the remaining 1/2 of the services after the project is completed.**			
TV and Mount Provided by Owner			
<b>Video decoder</b>			
4K UHD Over IP Network Decoder Model: D4100 No fiber or 10-gigabit switch required Low-cost network switches are used Distribute 4K video over a Gigabit Ethernet network Unlimited distribution Any number and combination of inputs/outputs	\$915.38	1	\$915.38
			
C2G Core Series High Speed HDMI Cable with Ethernet, 6ft, 4K 60Hz, Supports 3D Video - HDMI for Audio/Video Device - 6 ft - 1 x HDMI Digital Audio/Video - 1 x HDMI Digital Audio/Video	\$8.74	1	\$8.74
			
<b>Other</b>			
<b>Freight -</b> Freight is estimated and is subject to change based on carrier costs.	\$30.00	1	\$30.00
<b>AV Project Expenses- Cat6 cabling</b> AV Project Misc Expenses	\$200.00	1	\$200.00
<b>Tech services</b>			
AV Tech Services	\$4,405.00	1	\$4,405.00

## Scope of Work

**Project:** Installation of New TV in City of Nevada Council Chamber

### 1. Project Overview

Embark will install a new TV display provided by the Owner in the Council Chamber. The display will be integrated into the existing AV system, including programming updates to the control system. The Owner will provide the TV, mounting hardware, and power source.

### 2. Responsibilities & Scope

#### 2.1 TV Installation

- Install the Owner-provided TV and mount at the designated location.
- Secure the display and mount to the wall, ensuring proper alignment and installation.





## Council Chamber - Add on TV

Description	Price	Qty	Ext. Price
<ul style="list-style-type: none"><li>Utilize scaffolding or a lift, as necessary, for safe and proper installation.</li></ul>			
<b>2.2 Structural Considerations</b>			
<ul style="list-style-type: none"><li><b>The Owner is responsible for ensuring the designated wall can structurally support the weight of the TV and mount.</b></li><li><b>Embark is not responsible for any structural reinforcements or modifications to the wall.</b></li></ul>			
<b>2.3 AV System Integration</b>			
<ul style="list-style-type: none"><li>Connect the new display to the recently installed AV system.</li><li>Install a decoder behind the display and connect it to the system network switch.</li><li>Run and manage cabling as required for proper functionality.</li></ul>			
<b>2.4 Control System Programming</b>			
<ul style="list-style-type: none"><li>Update programming on the existing control system to allow for display power management (if compatible).</li><li>Configure video routing through the touch panels to ensure seamless operation.</li></ul>			
<b>3. Exclusions</b>			
<ul style="list-style-type: none"><li><b>Structural assessment or reinforcement of the installation wall.</b></li><li>Supply of TV, mount, or power infrastructure (provided by Owner).</li><li>Modifications outside the described AV integration scope.</li></ul>			
<b>4. Assumptions</b>			
<ul style="list-style-type: none"><li>The existing AV system is in working condition and compatible with the new display.</li><li>The designated installation location has adequate access for installation equipment.</li><li>Power and necessary network connections will be available at the installation site.</li></ul>			
<b>5. Safety &amp; Accessibility</b>			
<ul style="list-style-type: none"><li>Embark will ensure all installation work is performed safely and in accordance with OSHA guidelines.</li><li>Scaffolding or a lift will be used as necessary to complete the installation.</li><li>Work will be coordinated to minimize disruption to council operations.</li></ul>			
<b>6. Deliverables</b>			
<ul style="list-style-type: none"><li>Securely installed TV and mount.</li><li>Fully integrated display within the AV system.</li><li>Updated control system programming for display power (if compatible) and video routing.</li></ul>			





Phone: 515-4401451  
Email: gerson@embarkit.com  
www.embarkit.com

Council Chamber - Add on TV

Description	Price	Qty	Ext. Price
<b>7. Acceptance Criteria</b> <ul style="list-style-type: none"><li>• TV is mounted securely in the designated location.</li><li>• Display functions correctly within the AV system.</li><li>• Video routing and power management (if compatible) are properly controlled via the touch panels.</li></ul>			
Subtotal:			\$5,559.12





Phone: 515-4401451  
Email: gerson@embarkit.com  
www.embarkit.com

## City Council Chambers- Display Addition

**Prepared by:**

**Iowa**

Gerson Carrillo  
515-440-1326  
gerson@embarkit.com

**Prepared for:**

**City of Nevada**

1209 6th Street  
Nevada, IA 50201  
Jordan Cook  
(515) 382-5466  
jcook@cityofnevadaiaowa.org

**Quote Information:**

**Quote #: GC065342**

Version: 1  
Delivery Date: 03/03/2025  
Expiration Date: 04/02/2025

### Quote Summary

Description	Amount
Council Chamber - Add on TV	\$5,559.12
<b>Total:</b>	<b>\$5,559.12</b>

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors. Please note, in lieu of the impending tariffs, all quotes are only good for 15 days. When paying by credit card there will be a 4% finance charge added to the invoiced total.

Please note internal changes: Embark will invoice for all product once the order is placed. Embark will invoice for 1/2 of the installation services when the project begins and the remaining 1/2 of the installation services after the project is completed.

**Iowa**

**City of Nevada**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: Gerson Carrillo

Name: Jordan Cook

Title: Director of Professional Services

Date: \_\_\_\_\_

Date: 03/03/2025



Phone: 515-4401451  
Email: [gerson@embarkit.com](mailto:gerson@embarkit.com)  
[www.embarkit.com](http://www.embarkit.com)

## Terms

### Terms and Conditions

By clicking the "I Accept this Quote" button below (or accepting this Quote through any other means), I confirm that: (i) I am placing an order for the products and services described in the Quote; (ii) the use, purchase, distribution or other activities related to the products and services, as well as any related relationship with Embarck, is subject to the Embarck's Master Agreement, which can be found at <https://www.embarkit.com/mssa/>; (iii) I hereby agree to the terms and conditions of the Embarck's Master Agreement (iv) and, any other terms or conditions, such as those on my purchase order or other document that is not sent by Embarck, will not apply and will have no force or effect.

**RESOLUTION NO. 070 (2024/2025)**

**A RESOLUTION TO APPROVE ORDER REGARDING VICIOUS DOG**

WHEREAS, on February 24, 2025 a hearing was requested by Cathi Wycoff regarding her dog Annie who was deemed vicious in a noticed served to her by Public Safety Director Brandes; and

WHEREAS, following the hearing, City Council declared Annie vicious; and

WHEREAS, the City of Nevada, Iowa has issued an Order for Cathi Wycoff regarding her dog Annie; and

WHEREAS, the City Council determined that Annie could reside within City limits provided Ms. Wycoff follow the Order outlined in Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Nevada, Story, County, Iowa, does hereby approve the order regarding vicious dog, see Exhibit A attached. The Mayor is hereby authorized to execute the order on behalf of the City.

PASSED AND APPROVED this 10<sup>th</sup> day of March, 2025.

\_\_\_\_\_  
Brian Hanson, Mayor

ATTEST:

\_\_\_\_\_  
Kerin Wright, City Clerk

**ORDER  
REGARDING VICIOUS DOG**

**WHEREAS**, on or about February 10, 2025, Cathy Wycoff (“Owner”) was served a notice from Public Safety Director Brandes that her dog, a black and white boxer mix named Annie (“Annie”), had been declared a vicious dog under Nevada City Code Chapter 55; and

**WHEREAS**, a hearing before the City Council was requested by the Owner, and a hearing was held on February 24, 2025 and evidence produced and considered by the City Council; and

**WHEREAS**, the City Council, after hearing evidence from both City staff and the Owner, hereby declare Annie to be a vicious animal as that term is defined in Nevada City Code §55.01(14); and

**WHEREAS**, the City Council determined that Annie could reside in City limits provided the Owner comply with all requirements of Nevada City Code §55.08—Keeping of Vicious Animals; and

**WHEREAS**, the City Council determined that if Owner fails to comply with any requirement of Nevada City Code §55.08—Keeping of Vicious Animals—or if any future bite incidents are reported to the City, Owner will be required to immediately and permanently remove Annie from City limits.

**NOW THEREFORE, IT IS ORDERED** that the Owner is hereby directed to comply with the following:

1. Owner shall comply with all provisions of Nevada City Code §55.08—Keeping of Vicious Animals—as follows:
  - a. **Leash and Muzzle**—Any time Annie is outside the kennel or pen area of Owner’s dwelling, Annie shall be securely leashed with a leash no longer than six (6) feet in length. Annie shall not be kept on a chain, rope, or other type of leash outside its kennel or pen unless both the dog and leash are under the control of a person 18 years of age or older. Annie shall not be tied to an inanimate object such as trees, posts, fences, buildings or any other object or structure. At all times when Annie is outside the kennel, she must be muzzled by a muzzling device sufficient to prevent the animal from biting persons or other animals.
  - b. **Enclosure**—Annie shall be securely confined within the house or in a securely enclosed and locked pen or kennel, except with leashed and muzzled as provided above. Such pen, kennel or structure must have secure sides at least six (6) feet in height and secure top attached to the sides. The kennel must be locked with a key or combination lock anytime Annie is within the structure. Annie shall not be kept on a porch, patio or any other part of the house that would allow her to exit. All other enclosure requirements of Nevada City Code §55.08(1)(B) must be met.

- c. **Insurance**—Owner shall secure and maintain insurance of not less than \$500,000 per occurrence for bodily injury to or death of any person or persons or for damage to property which may result from the ownership, keeping or maintenance of such vicious animal. The policy must be provided to the City upon request. Such policy shall provide that no cancellation of the policy shall be made unless ten (10) calendar days' notice is first given to the City Clerk.
  - d. **Signs**—Owner shall display in a prominent place on the property where Annie is housed a sign easily readable by the public using the words “Beware of Dog.” A similar sign shall be posted on the kennel, pen or other enclosure of such animal.
  - e. **Identification**—Owner shall provide to the City Clerk two color photographs of the animal clearly showing the color and approximate size of Annie.
  - f. **Reporting**—Owner must report to the City Clerk within ten (10) calendar days of its occurrence in writing to the City Clerk—(i) Annie’s removal from the City or death, or (ii) the new address where Annie is located if the Owner moves or Annie is sold or transferred to another owner within the City.
2. If Owner fails to comply with any requirement of this Order or Nevada City Code §55.08—Keeping of Vicious Animals—or if any future bite incidents are reported to the City, Owner will be required to immediately and permanently remove Annie from City limits. The Owner will not be entitled to any future hearings on this matter.
  3. The City shall perform spot checks at Owner’s residence as needed and without advanced notice to Owner to ensure Owner’s compliance with this Order and Nevada City Code §55.08. Owner shall provide City staff with access to the pen, kennel or other structure where Annie is kept. Failure to allow access shall be a violation of this Order.

**BE IT FURTHER ORDERED** that the City Clerk or enforcement officer be and is hereby directed to serve a copy of this Order upon the Owner.

Dated: March \_\_, 2025, as directed by City Council action on February 24, 2025.

---

Brian Hanson, Mayor





▶ 5525 Merle Hay Road | Suite 200  
Johnston, IA 50131  
Main 515.278.2913 + Fax 713.965.0044  
▶ [HRGREEN.COM](http://HRGREEN.COM)

March 5, 2025

Mr. Jordan Cook  
City Administrator  
City of Nevada  
1209 6th Street  
Nevada, IA 50201

Re: Nevada WWTF Improvements – Phase 3: Recommendation on Contractor's Application for Payment No. 34

Dear Jordan:

Attached is an electronic copy of Payment Application No. 34 from Boomerang Corp. for the Nevada WWTF Improvements – Phase 3 project.

- **Division 01 General Requirements:** No work completed this period;
- **Division 02 Existing Conditions:** No work completed this period;
- **Division 03 Concrete:** Lift Station Concrete Labor;
- **Division 04 Unit Masonry:** No work completed this period;
- **Division 05 Metals:** Embeds/Lintels, Ladder/Grating/Stairs Labor and Materials;
- **Division 06 Rough Carpentry:** No work completed this period;
- **Division 07 Thermal & Moisture:** No work completed this period;;
- **Division 08 Doors and Hardware:** No work completed this period;
- **Division 09 Finishes:** No work completed this period;
- **Division 10 Specialties:** No work completed this period;
- **Divisions 22, 23, 35 Plumbing/HVAC/Gates:** Hydropneumatic Surge Tank Labor, Process Valves/Gates Labor and Materials, Plumbing/HVAC Materials, Plumbing HVAC Labor, Process Piping Labor, Submittals;
- **Divisions 25, 27 Integrated Automation, Comm.:** No work completed this period;
- **Division 26 Electrical:** Branch Wire Labor and Materials, Electrical Gear Labor and Materials, Generator Labor;
- **Division 28 Electronic Safety and Security:** No work completed this period;
- **Division 31 Earthwork:** No work completed this period;
- **Division 32 Exterior Improvements:** No work completed this period;
- **Division 33 Utilities:** No work completed this period;
- **Division 41 Materials Processing:** No work completed this period;
- **Division 43 Process Gas, Purification:** No work completed this period;
- **Division 46 Water and Wastewater Equipment:** Vilcan Bar Screens Labor.

The total for Work Completed this Period for Pay Application No. 34 is \$183,969.75.

As of this Pay Application, Boomerang Corp. has previously been paid 82.3% of the total contract value and is now requesting payment that would reflect a cumulative payment of approximately 89.5% of the total contract value. As of this Pay Application, 182.6% of the current contract time has been used. Boomerang Corp. appears to be approximately 21 months behind schedule based on the current contract time, work completed, work remaining, and Boomerang's latest progress schedule. HRG would also like to note that our estimate relies on the progress





schedules required of, and as furnished by Boomerang which have been periodically revised to change activity durations for work completion as well as other factors.

We have verified that all received certified payroll records for the corresponding pay application period are conforming. We are awaiting some certified payrolls for the corresponding pay application and have requested these by the next pay period.

As you are aware, there has been a significant delay in the Contractor's progress of Work with regard to meeting the requirements of Substantial Completion. Attached is a letter dated March 5, 2025 from HR Green to Boomerang Corporation which identifies the potential assessment of liquidated damages corresponding to Boomerang's projected 663-calendar day delay through April 2, 2025. Due to the ongoing delay, we recommend withholding the combined value of retainage on work completed & stored materials to date and potential liquidated damages from future payment applications including Payment Application No. 34. As of Boomerang's submittal of Payment Application No. 34, this combined value is currently \$1,507,935.19. The remaining Contract "Balance to Finish, Including Retainage" amount is \$1,244,117.27 due to Boomerang based on the approved payment from Payment Application No. 33. Currently, the amount remaining is less than the combined value recommended to withhold from payment.

**Therefore, we recommend a maximum payment to Boomerang for Payment Application No. 34 of \$0.00.** See attached calculation summary sheet for this recommended payment amount. Additional payments to Boomerang may be recommended if the combined value of recommended withholding is reduced due to reduction of potential liquidated damages.

If you have any questions regarding this payment application, please feel free to contact me at (515) 657-5304.

Sincerely,  
HR GREEN, INC.

A handwritten signature in blue ink, appearing to read 'Michael Roth'.

**Michael Roth, P.E.**  
Project Manager

Cc : Kerin Wright & Harold See - City (via email)  
Keith Brockhohn, Marianne Wainwright, Bryce Ricklefs - Boomerang Corp. (via email)

### Nevada WWTF Improvements - Phase 3

Pay App # 34

#### Recommended Payment Amount Calculation Summary

Line	Item	Amount
1	Requested "Amount Due" in this Payment Application	\$ 183,969.75
2	Retainage on work completed & stored materials to date	\$ 329,465.44
3	Potential liquidated damages	\$ 994,500.00
4	Total	<u>\$ 1,507,935.19</u>
5	Balance to Finish, Including Retainage from previous approved payment application	\$ 1,244,117.27
6	Current Payment Application reduction (Line 5 - Line 4)	\$ (263,817.92)
7	Recommended payment amount for this Payment Application (Line 1 + Line 6)	\$ -



▶ 5525 Merle Hay Road | Suite 200  
Johnston, IA 50131  
Main 515.278.2913 + Fax 713.965.0044  
▶ HRGREEN.COM

March 5, 2025

(VIA EMAIL)

Marianne Wainwright  
Boomerang Corp  
13225 Circle Drive, Suite A  
Anamosa, IA 52205

**Re: Nevada WWTF Improvements - Phase 3  
Withholding Payment for Liquidated Damages**

Dear Marianne,

This letter provides updated notification to Boomerang Corp and its surety that HR Green is recommending to the City of Nevada that the City withhold payment to Boomerang Corp for potential liquidated damages related to achieving Substantial Completion for the project as identified herein and in accordance with Article 3 of Section 00520 – Agreement, and Articles 15.01.C.5, 15.01.E.1.e, and 15.01.E.1.j of the General Conditions. This withholding amount will be in addition to the amount of retainage as stipulated in Article 5 of Section 00520 – Agreement.

The contractual Substantial Completion date is June 9, 2023.

Per the construction progress schedule provided by Boomerang on February 26, 2025, the projected Substantial Completion date is April 2, 2025.

Therefore, based on these dates and projections the length of delay and corresponding potential liquidated damages related to achieving Substantial Completion is as follows:

- Substantial Completion: 663 calendar days @ \$1,500/calendar day = \$994,500.00

Withholding payment is anticipated to occur once the sum of:

1. Requested payment,
2. Retainage on work completed & stored materials to date, and
3. Potential liquidated damages;

exceeds the previous month's Contract "Balance to Finish, Including Retainage" value.

As of the date of this letter, the sum of the "Retainage on work completed & stored materials to date" and "Potential liquidated damages" values exceeds the "Balance to Finish, Including Retainage" value. Therefore, HR Green will not recommend current or future partial payment amounts unless the potential liquidated damages amount significantly decreases.

Note the actual amount of final liquidated damages will be determined upon any approved time extensions and the actual completion dates.

Sincerely,

**HR GREEN, INC.**

**Michael Roth, P.E.**  
Project Manager

cc: Keith Brockhohn, Boomerang (via email)  
Bryce Ricklefs, Boomerang (via email)  
Jordan Cook, City (via email)

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**APPLICATION AND CERTIFICATION FOR PAYMENT**

TO OWNER: City of Nevada PROJECT: Nevada Wastewater Improvements APPLICATION NO: 34  
 PERIOD TO: 2.28.25  
 PROJECT NOS:

CONTRACT DATE:

FROM CONTRACTOR: Boomerang Corp  
 PO Box 227 13225 Circle Dr. Suite A  
 Anamosa, Iowa 52205

VIA ENGINEER: HR Green  
 Michael Roth

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

- 1. ORIGINAL CONTRACT SUMI ..... \$ 7,077,000.00
- 2. Net change by Change Orders ..... \$ (50,180.84)
- 3. CONTRACT SUM TO DATE (Line 1 + 2) ..... \$ 7,026,819.16
- 4. TOTAL COMPLETED & STORED TO DATE ..... \$ 6,589,308.86

**5. RETAINAGE:**

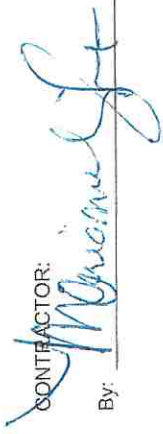
- a. 5% of Work Completed (Not including water main) ..... \$ 329,465.44  
(Columns D + E on Continuation Sheet)
- b. 5 % of Stored Material ..... \$ -  
(Column F on Continuation Sheet)
- Total Retainage (Line 5a + 5b)** ..... \$ 329,465.44  
(Total in Column 1 on Continuation Sheet)

**6. TOTAL EARNED LESS RETAINAGE** ..... \$ 6,259,843.42  
(Line 4 less Line 5 Total)

**7. LESS PREVIOUS CERTIFICATES FOR PAYMENT** ..... \$ 6,075,873.67  
(Line 6 from prior Certificate)

**8. CURRENT PAYMENT DUE** ..... \$ 183,969.75

**9. BALANCE TO FINISH, INCLUDING RETAINAGE** ..... \$ 766,975.74  
(Line 3 less Line 6)

CONTRACTOR:  Date: 3/3/25

**ENGINEER'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 0.00

(Attached explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified)

ENGINEER:  Date: 3/5/25

OWNER'S APPROVAL: \_\_\_\_\_ Date: \_\_\_\_\_



**CONTINUATION SHEET**

APPLICATION NO: 34

APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing Contractor's signed Certification, is attached.

2.26.25

PERIOD TO:  
ENGINEER'S PROJECT NO.:

In tabulations below, amounts are stated to the nearest dollar.  
Use Column I on Contracts where variable retainage for line items may apply.

A Item No.	B Description of Work	C Scheduled Value		D Work Completed		E This Period	F Materials Presently Stored (not in D or E)	G Total Completed & Stored to Date (D + E + F)	H Balance to Finish (C - G)	I Retainage (if Variable Rate)
				From Previous Application (D + E)						
1	Division 01 General Requirements Bonds / Permits / Insurance Administration/Project Management Mobilization Toilets/Dumpsters, Etc SWPPP/Erosion Control Survey Bypass Pumping	\$ 95,000.00	\$ 95,000.00	\$ 95,000.00	\$ -	\$ -	\$ -	\$ 95,000.00	\$ -	\$ 4,750.00
		\$ 50,000.00	\$ 47,500.00	\$ 47,500.00	\$ -	\$ -	\$ -	\$ 47,500.00	\$ 2,500.00	\$ 2,375.00
		\$ 78,000.00	\$ 74,100.00	\$ 74,100.00	\$ -	\$ -	\$ -	\$ 74,100.00	\$ 3,900.00	\$ 3,705.00
		\$ 8,000.00	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	\$ -	\$ 7,500.00	\$ 400.00	\$ 380.00
		\$ 5,000.00	\$ 4,750.00	\$ 4,750.00	\$ -	\$ -	\$ -	\$ 4,750.00	\$ 250.00	\$ 237.50
		\$ 10,000.00	\$ 9,500.00	\$ 9,500.00	\$ -	\$ -	\$ -	\$ 9,500.00	\$ 600.00	\$ 475.00
2	Division 02 Existing Conditions Pavement/Gravel Removal Manhole/pipe removal Pipe Abandonment	\$ 6,000.00	\$ 6,000.00	\$ 1,200.00	\$ -	\$ -	\$ -	\$ 1,200.00	\$ 4,800.00	\$ 60.00
		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -
		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -
3	Division 3 Concrete Lift Station Reinforcing Materials Lift Station Reinforcing Labor Lift Station Concrete Materials Lift Station Concrete Labor Bypass Structure Reinforcing Materials Bypass Structure Reinforcing Labor Bypass Structure Concrete Materials Bypass Concrete Labor Generator Pad/Bollards/Miscellaneous Hollow Core Roof Planks/ Precast Stairs Labor and Materials Hollow Core Planks/ Stairs Submittal Drawings	\$ 320,486.00	\$ 320,486.00	\$ 320,486.00	\$ -	\$ -	\$ -	\$ 320,486.00	\$ -	\$ 16,024.30
		\$ 475,000.00	\$ 475,000.00	\$ 475,000.00	\$ -	\$ -	\$ -	\$ 475,000.00	\$ -	\$ 23,750.00
		\$ 235,000.00	\$ 235,000.00	\$ 235,000.00	\$ -	\$ -	\$ -	\$ 235,000.00	\$ -	\$ 11,750.00
		\$ 687,000.00	\$ 618,300.00	\$ 618,300.00	\$ 68,700.00	\$ -	\$ -	\$ 687,000.00	\$ -	\$ 34,350.00
		\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ -	\$ -	\$ -	\$ 6,500.00	\$ -	\$ 325.00
		\$ 9,500.00	\$ 9,500.00	\$ 9,500.00	\$ -	\$ -	\$ -	\$ 9,500.00	\$ -	\$ 475.00
		\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ -	\$ -	\$ -	\$ 6,500.00	\$ -	\$ 325.00
		\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	\$ -	\$ 1,000.00
		\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	\$ -	\$ 1,000.00
		\$ 105,000.00	\$ 105,000.00	\$ 105,000.00	\$ -	\$ -	\$ -	\$ 105,000.00	\$ -	\$ 5,250.00
4	Division 4 Unit Masonry Submittals CMU Labor and Materials Brick Labor and Materials	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 1,500.00	\$ -	\$ 75.00
		\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	\$ -	\$ -	\$ -	\$ 125,000.00	\$ -	\$ 6,250.00
		\$ 95,000.00	\$ 95,000.00	\$ 95,000.00	\$ -	\$ -	\$ -	\$ 95,000.00	\$ -	\$ 4,750.00
		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00	\$ -	\$ 100.00
5	Division 5 Metals Submittals Embed/ Linels Labor and Materials Ladder/Greasing/Stairs and Handrail Materials Ladder/Greasing/Stairs and Handrail Labor	\$ 45,000.00	\$ 45,000.00	\$ 40,500.00	\$ -	\$ 4,500.00	\$ -	\$ 45,000.00	\$ -	\$ 2,250.00
		\$ 95,000.00	\$ 85,959.24	\$ 85,959.24	\$ 9,040.76	\$ -	\$ -	\$ 95,000.00	\$ -	\$ 4,750.00
		\$ 15,000.00	\$ 11,250.00	\$ 11,250.00	\$ 3,000.00	\$ -	\$ -	\$ 14,250.00	\$ 750.00	\$ 712.50
6	Division 6 Rough Carpentry Roof Nailor Labor and Material Masonry Bucks at openings Labor and Materials Mourning Boards, Miscellaneous Nailers Labor and Materials	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ 9,000.00	\$ -	\$ 450.00
		\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ -	\$ -	\$ -	\$ 6,500.00	\$ -	\$ 325.00
		\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00	\$ -	\$ 125.00
7	Division 7 Thermal and Moisture Resistant Waterproofing Materials Bentonite Waterproofing Labor Cavity Wall Insulation at Masonry Labor and Materials Perimeter Foundation Wall Insulation Labor and Materials	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00	\$ -	\$ 1,250.00
		\$ 32,500.00	\$ 32,500.00	\$ 32,500.00	\$ -	\$ -	\$ -	\$ 32,500.00	\$ -	\$ 1,625.00
		\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	\$ -	\$ 1,500.00
		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00	\$ -	\$ 1,250.00
		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00	\$ -	\$ 1,250.00

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.

2.28.25

PERIOD TO: ENGINEER'S PROJECT NO.:

In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

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		From Previous Application (D + E)	This Period	From Previous Application (D + E)	This Period					
	Caulking and Sealants Labor and Materials	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ 500.00
	Weather Barrier at Masonry Materials	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -	\$ -	\$ 4,500.00	\$ -	\$ 225.00
	Weather Barrier at Masonry Labor	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	\$ -	\$ 7,500.00	\$ -	\$ 375.00
	TPO Roofing Submittals	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -	\$ -	\$ 4,500.00	\$ -	\$ 225.00
	TPO Roofing Materials	\$ 55,000.00	\$ 55,000.00	\$ 55,000.00	\$ -	\$ -	\$ -	\$ 55,000.00	\$ -	\$ 2,750.00
	TPO Roofing Labor	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ -	\$ -	\$ -	\$ 9,000.00	\$ -	\$ 450.00
	Sheet Metal Flashings and Trims Labor and Materials	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 6,000.00	\$ -	\$ 300.00
	Roofing Accessories Labor and Materials	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 1,500.00	\$ -	\$ 75.00
	Firestopping/Miscellaneous Installation Labor and Materials	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 1,500.00	\$ -	\$ 75.00
3	Division 8 Doors and Hardware	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ 250.00
	ALL door and Hardware Submittals	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	\$ -	\$ 1,000.00
	Aluminum Doors Frames Materials	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	\$ -	\$ -	\$ -	\$ 13,500.00	\$ 1,350.00	\$ 607.50
	Aluminum Doors Frames Labor	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ 500.00
	Hardware Materials	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ -	\$ -	\$ -	\$ 12,500.00	\$ -	\$ 625.00
	FRP Doors and Frames Materials	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	\$ -	\$ 8,000.00	\$ -	\$ 200.00
	FRP Doors and Frames Labor	\$ 90,000.00	\$ 90,000.00	\$ 90,000.00	\$ -	\$ -	\$ -	\$ 90,000.00	\$ -	\$ 2,500.00
	Floor Hatches Labor and Materials	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ -	\$ -	\$ -	\$ 11,000.00	\$ 963.75	\$ 501.51
	Overhead Colling Doors Materials	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00	\$ -	\$ 150.00
	Overhead Colling Doors Labor/Shipping	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00	\$ -	\$ 375.00
	Translucent Roof Assemblies Materials	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	\$ -	\$ 7,500.00	\$ -	\$ 375.00
	Translucent Roof Assemblies Labor	\$ 43,000.00	\$ 43,000.00	\$ 43,000.00	\$ -	\$ -	\$ -	\$ 43,000.00	\$ 4,300.00	\$ 1,935.00
9	Division 9 Finishes	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ -	\$ -	\$ -	\$ 130,000.00	\$ -	\$ 6,500.00
	Painting Labor and Materials	\$ 285,000.00	\$ 285,000.00	\$ 285,000.00	\$ -	\$ -	\$ -	\$ 285,000.00	\$ -	\$ 13,250.00
	Corrosion Protective Linear Materials	\$ 900.00	\$ 900.00	\$ 900.00	\$ -	\$ -	\$ -	\$ 900.00	\$ -	\$ -
	Corrosion Protection Liner Labor	\$ 800.00	\$ 800.00	\$ 800.00	\$ -	\$ -	\$ -	\$ 800.00	\$ -	\$ -
10	Division 10 Specialties	\$ 900.00	\$ 900.00	\$ 900.00	\$ -	\$ -	\$ -	\$ 900.00	\$ 800.00	\$ -
	Storage Labor and Materials	\$ 800.00	\$ 800.00	\$ 800.00	\$ -	\$ -	\$ -	\$ 800.00	\$ 800.00	\$ -
	Toilet Accessories Labor and Materials	\$ 800.00	\$ 800.00	\$ 800.00	\$ -	\$ -	\$ -	\$ 800.00	\$ 800.00	\$ -
	Fire Extinguishers Labor and Materials	\$ 900.00	\$ 900.00	\$ 900.00	\$ -	\$ -	\$ -	\$ 900.00	\$ -	\$ -
22	Division 22, 23, 35 Plumbing/HVAC/Gases	\$ 32,000.00	\$ 32,000.00	\$ 32,000.00	\$ -	\$ -	\$ -	\$ 32,000.00	\$ -	\$ 1,600.00
	Hydro pneumatic Surge Tanks Materials Down Payment	\$ 288,000.00	\$ 288,000.00	\$ 288,000.00	\$ -	\$ -	\$ -	\$ 288,000.00	\$ -	\$ 14,400.00
	Hydro pneumatic Surge Tanks Materials - Balance	\$ 10,125.00	\$ 10,125.00	\$ 10,125.00	\$ -	\$ -	\$ -	\$ 10,125.00	\$ 1,350.00	\$ 607.50
	Hydro pneumatic Surge Tank Labor	\$ 243,000.00	\$ 243,000.00	\$ 243,000.00	\$ 2,025.00	\$ 2,025.00	\$ -	\$ 243,000.00	\$ -	\$ 12,150.00
	Process Valves/ Gates Materials	\$ 25,900.00	\$ 25,900.00	\$ 25,900.00	\$ 47,294.91	\$ 47,294.91	\$ -	\$ 25,900.00	\$ -	\$ 1,211.25
	Process Valves/ Gates Labor	\$ 260,934.00	\$ 260,934.00	\$ 260,934.00	\$ 3,825.00	\$ 3,825.00	\$ -	\$ 260,934.00	\$ -	\$ 11,742.03
	Plumbing/ HVAC Materials	\$ 25,066.00	\$ 25,066.00	\$ 25,066.00	\$ 13,046.70	\$ 13,046.70	\$ -	\$ 25,066.00	\$ -	\$ 1,174.20
	Liebert Mini Split Materials	\$ 197,000.00	\$ 197,000.00	\$ 197,000.00	\$ -	\$ -	\$ -	\$ 197,000.00	\$ -	\$ 8,865.00
	Plumbing HVAC Labor	\$ 19,350.00	\$ 19,350.00	\$ 19,350.00	\$ 19,700.00	\$ 19,700.00	\$ -	\$ 19,350.00	\$ -	\$ 967.50
	Process Piping Materials Down Payment	\$ 109,650.00	\$ 109,650.00	\$ 109,650.00	\$ -	\$ -	\$ -	\$ 109,650.00	\$ -	\$ 5,482.50
	Process Piping Balance Materials	\$ 76,000.00	\$ 76,000.00	\$ 76,000.00	\$ 11,400.00	\$ 11,400.00	\$ -	\$ 76,000.00	\$ -	\$ 3,610.00
	Process Piping Labor	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 3,800.00	\$ -
	AIS/ O&M Documentation	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -
	Training/ Start Ups	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 1,000.00	\$ -
	Submittals	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -
25	Division 25, 27 Integrated Automation, Comm. Jctco Submittals	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	\$ 6,000.00	\$ 1,200.00
	Jctco Production Labor and Materials	\$ 320,000.00	\$ 320,000.00	\$ 320,000.00	\$ -	\$ -	\$ -	\$ 320,000.00	\$ -	\$ 16,000.00
	Final Checks Start up	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00	\$ -



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		From Previous Application (D + E)	This Period	From Previous Application (D + E)	This Period					
23	Division 26 Electrical									
	Demo	\$ 1,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,360.00	\$ 1,700.00	\$ -
	Underground Labor	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,522.00	\$ 640.00	\$ 1,988.00
	Underground Materials	\$ 41,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,000.00	\$ 478.00	\$ 2,028.10
	Branch Conduit Labor	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,800.00	\$ 6,000.00	\$ 2,200.00
	Branch Conduit Materials	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,370.00	\$ 1,200.00	\$ 1,440.00
	Feeder Conduit Labor	\$ 28,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,840.00	\$ 680.00	\$ 1,388.50
	Feeder Conduit Materials	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,350.00	\$ 360.00	\$ 1,732.00
	Branch Wire Labor	\$ 13,000.00	\$ -	\$ 3,900.00	\$ -	\$ -	\$ -	\$ 15,400.00	\$ 850.00	\$ 617.50
	Branch Wire Materials	\$ 16,000.00	\$ -	\$ 2,340.00	\$ -	\$ -	\$ -	\$ 15,400.00	\$ 800.00	\$ 770.00
	Feeder Wire Labor	\$ 42,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,000.00	\$ 1,000.00	\$ 2,080.00
	Feeder Wire Materials	\$ 11,000.00	\$ -	\$ 800.00	\$ -	\$ -	\$ -	\$ 11,000.00	\$ -	\$ 590.00
	Electrical Gear Labor	\$ 33,500.00	\$ -	\$ 270.00	\$ -	\$ -	\$ -	\$ 33,300.00	\$ -	\$ 1,675.00
	Electrical Gear Materials	\$ 8,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000.00	\$ -	\$ 550.00
	Lighting Protection Labor and Materials	\$ 11,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,000.00	\$ 880.00	\$ 1,690.00
	Lighting Materials	\$ 33,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,120.00	\$ 3,400.00	\$ 680.00
	Lighting Labor	\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,600.00	\$ -	\$ 300.00
	Devices Labor	\$ 17,000.00	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 5,000.00	\$ 1,000.00
	Devices Materials	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,400.00	\$ 3,800.00	\$ 1,620.00
	Generator Labor	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,800.00	\$ -	\$ 6,880.00
	Controls Labor	\$ 36,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,595.46	\$ -	\$ 279.77
	Submittals/CAD Design	\$ 137,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,035.01	\$ -	\$ 251.75
	Committee Generator Transfer Switch Materials									
28	Electronic Safety and Security	\$ 6,595.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 6,250.00	\$ 937.50
	Security Camera Down Payment	\$ 6,035.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 90,000.00	\$ -
	Security Camera Labor and Materials Balance							\$ 4,500.00	\$ 5,000.00	\$ 225.00
31	Division 31 Earthwork									
	Lay down /storage areas	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000.00	\$ 3,000.00	\$ 1,260.00
	Strip/ Respread topsoil	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000.00	\$ 5,000.00	\$ 2,250.00
	Mass Excavation	\$ 85,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	\$ -	\$ 1,000.00
	Dewatering	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00	\$ 125.00
	Backfill Structures	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,750.00	\$ 6,250.00	\$ 937.50
	Final Grade	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000.00	\$ -
32	Division 32 Exterior Improvements									
	Aggregate Base Courses Labor and Materials	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 225.00
	Paving Labor and Materials	\$ 90,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500.00	\$ -	\$ -
	Asphalt Patch	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00	\$ -
	Temporary Access Road	\$ 4,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	\$ -
	Granular Surfacing	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ -
	Chain Link Fence and Gates	\$ 27,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bollard Covers	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Seeding	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00	\$ -	\$ 75.00
33	Division 33 Utilities									
	Disinfection of Watermain	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 58,500.00	\$ 600.00	\$ 2,925.00
	Videoaping of Sanitary Sewer	\$ 600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,000.00	\$ 3,000.00	\$ 1,350.00
	Precast Manholes Materials with Liner Materials	\$ 65,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ -	\$ 300.00
	Precast Manholes Labor	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tapping Sleeve Labor and Materials	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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		From Previous Application (D + E)	This Period	From Previous Application (D + E)	This Period					
	Watermain Materials	\$ 28,000.00	\$ -	\$ 28,000.00	\$ -	\$ -	\$ 28,000.00	100%	\$ -	\$ 1,250.00
	Hydrostatic Testing	\$ 28,000.00	\$ -	\$ 28,000.00	\$ -	\$ -	\$ 28,000.00	100%	\$ -	\$ 1,400.00
	Sanitary Piping Materials	\$ 800.00	\$ -	\$ 800.00	\$ -	\$ -	\$ 800.00	100%	\$ -	\$ 40.00
	Sanitary Piping Labor	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	100%	\$ -	\$ 2,500.00
	Sanitary Sewer/Manhole Testing	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	100%	\$ -	\$ 1,250.00
	Submain Labor and Materials	\$ 1,200.00	\$ -	\$ 800.00	\$ -	\$ -	\$ 600.00	50%	\$ 600.00	\$ 30.00
	Storm sewer Materials	\$ 4,500.00	\$ -	\$ 4,500.00	\$ -	\$ -	\$ 4,500.00	100%	\$ -	\$ 225.00
	Storm sewer Labor	\$ 15,000.00	\$ -	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	100%	\$ -	\$ 750.00
		\$ 12,000.00	\$ -	\$ 12,000.00	\$ -	\$ -	\$ 12,000.00	100%	\$ -	\$ 600.00
41	Division 41 Materials Processing	\$ 7,000.00	\$ -	\$ 7,000.00	\$ -	\$ -	\$ 7,000.00	100%	\$ -	\$ 350.00
	Monorail Beam	\$ 9,000.00	\$ -	\$ 7,980.00	\$ -	\$ -	\$ 7,980.00	89%	\$ 1,020.00	\$ 398.00
	Monorail Hoist Labor and Materials									
43	Division 43 Process Gas, Purification	\$ 270,000.00	\$ -	\$ 202,500.00	\$ -	\$ -	\$ 202,500.00	75%	\$ 67,500.00	\$ 10,125.00
	Cornell Pumps Materials	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	100%	\$ -	\$ 250.00
	Cornell Pumps Submittals	\$ 7,000.00	\$ -	\$ 5,250.00	\$ -	\$ -	\$ 5,250.00	75%	\$ 1,750.00	\$ 282.50
	Cornell Pumps Install	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,000.00	\$ -
	Submersible Sump Pumps Materials	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,500.00	\$ -
	Submersible Sump Pumps Labor									
46	Division 46 Water and Wastewater Equipment	\$ 412,053.00	\$ -	\$ 391,478.85	\$ 2,460.00	\$ -	\$ 391,478.85	95%	\$ 20,604.15	\$ 19,573.94
	Vulcan Bar Screens Materials	\$ 12,000.00	\$ -	\$ 9,000.00	\$ -	\$ -	\$ 9,000.00	100%	\$ -	\$ 600.00
	Vulcan Labor to Install									
	Change Orders	\$ (50,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ (50,000.00)	\$ -
	Change Order #1.1 - HTM pumps	\$ (10,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ (10,000.00)	\$ -
	Change Order #1.2 - Hatches									
	Change Order #2	\$ 9,819.16	\$ -	\$ 9,819.16	\$ -	\$ -	\$ 9,819.16	100%	\$ -	\$ 490.96
		\$ 7,026,819.16	\$ -	\$ 6,395,658.49	\$ 183,652.37	\$ 0.00	\$ 6,580,308.86		\$ 437,510.30	\$ 329,485.44

RESOLUTION NO. 071 (2024/2025)

Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the West Indian Creek Project (Project A), and the taking of bids therefor

WHEREAS, it has been proposed that the City Council of the City of Nevada, Iowa (the "City"), undertake the authorization of a public improvement to be constructed as described in the proposed plans and specifications and form of contract prepared by HR Green, Inc. (the "Project Engineers"), which may be hereafter referred to as the "West Indian Creek Project (Project A)" (and is sometimes hereinafter referred to as the "Project"), which proposed plans, specifications, notice of hearing and letting, and form of contract and estimate of cost (the "Contract Documents") are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of a public hearing on the Contract Documents and to advertise for sealed bids for the Project;

NOW, THEREFORE, Be It Resolved by the City Council (the "Council") of the City of Nevada, Iowa, as follows:

Section 1. The Contract Documents referred to in the preamble hereof are hereby approved in their preliminary form.

Section 2. The Project is hereby determined to be necessary and desirable for the City, and, furthermore, it is hereby found to be in the best interests of the City to proceed toward the construction of the Project.

Section 3. April 14, 2025, at 6:00 p.m., in the City Hall, Council Chambers, Nevada, Iowa, is hereby fixed as the time and place of hearing on the Contract Documents. The foregoing date and time may be changed at the discretion of the City Clerk, and in compliance with the publication requirements pursuant to Iowa law.

Section 4. The City Clerk is hereby authorized and directed to publish notice (the "Notice of Hearing") of the hearing on the Contract Documents for the Project in a newspaper of general circulation in the City, which publication shall be made at least once, not less than four (4) and not more than twenty (20) days prior to the date of the hearing. The Notice of Hearing shall be in substantially the following form, with such conforming changes as approved by the Mayor and/or the City Clerk:

(Form of Notice of Hearing)

**NOTICE OF PUBLIC HEARING ON PROPOSED  
PLANS AND SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE  
NEVADA, IA – SRF SPONSORED PROJECT  
WEST INDIAN CREEK (PROJECT A)  
NEVADA, IA**

Notice is Hereby Given: That at 6:00 PM, at the City Hall, Council Chambers, 1209 6<sup>th</sup> Street, Nevada, IA 50201 on April 14, 2025 the City Council of Nevada, IA (The "City") will hold a public hearing on the proposed plans and specifications, form of contract and estimate of cost (the "Contract Documents") for the proposed Nevada, IA – SRF Sponsored Project West Indian Creek (the "Project").

The Project shall consist of:

Measures to stabilize and restore West Indian Creek including rock placement, grading, removal of trees, and vegetation seeding and establishment.

The Project is located along West Indian Creek, south of Lincoln Highway, starting at approximately 42.022451, -93.465634 and ending at approximately 42.017557, -93.459983.

A copy of the proposed Contract Documents is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

---

Kerin Wright  
City Clerk

Section 5. The City Council hereby delegates to the City Clerk the duty of receiving bids for the construction of the Project before 9:00 a.m., on March 31, 2025, at the office of the City Clerk, Nevada, Iowa. At such time and place, the City Council hereby delegates to the City Clerk and/or the Project Engineers the duty of opening and announcing the results of the bids received. April 14, 2025, at 6:00 p.m., in the City Hall, Council Chambers, Nevada, Iowa, is hereby fixed as the time and place that the Council will consider the bids received by the City Clerk in connection therewith. The foregoing dates and times may be changed at the discretion of the City Clerk, and in compliance with the public bidding requirements pursuant to Iowa law.

Section 6. The amount of the bid security to accompany each bid is hereby fixed at 5% of the total amount of the bid.

Section 7. The City Clerk and/or the Project Engineers are hereby directed to give notice of the bid letting for the Project by posting notice (the "Notice to Bidders") at least once, not less than thirteen (13) and not more than forty-five (45) days prior to the date set for receipt of bids, in each of the following three places: (i) in a relevant contractor plan room service with statewide circulation; (ii) in a relevant construction lead generating service with statewide circulation; and (iii) on an internet site sponsored by either the City or a statewide association that represents the City. The Notice to Bidders shall be in substantially the following form, with such conforming changes as approved by the Mayor and/or the City Clerk:

(Form of Notice to Bidders)

**NOTICE TO BIDDERS  
NEVADA, IA – SRF SPONSORED PROJECT  
WEST INDIAN CREEK (PROJECT A)  
NEVADA, IA**

Time and Place for Filing Sealed Proposals. Sealed bids for the work comprising the improvement as stated below must be filed before 9:00 AM on March 31, 2025 in the office of the City Clerk, City Hall, 1209 6<sup>th</sup> Street, Nevada, IA 50201.

Time and Place Sealed Proposals Will be Opened and Considered. Sealed proposals will be opened and bids tabulated at 9:00 AM on March 31, 2025 in the office of the City Clerk, 1209 6<sup>th</sup> Street, Nevada, IA 50201 for consideration by the City Council of Nevada, IA at its meeting on April 14, 2025 at 6:00 PM in the City Hall, Council Chambers, 1209 6<sup>th</sup> Street, Nevada, IA 50201. The City of Nevada reserves the right to reject any and all bids.

The City of Nevada, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Time for Commencement and Completion of Work. Work on the improvement shall commence within 10 days of the date specified on the Notice to Proceed. Notice to Proceed shall be no later than 10 days after the execution of the agreement, work shall be substantially completed by August 31, 2025 and work shall be fully completed on or before May 30, 2026. Damages in the amount of \$500 per day will be assessed for each day the work remains incomplete.

Bid Security. Each bidder shall accompany its bid with bid security, as defined in Section 26.8 of the Iowa Code in an amount equal to 5% percent of the total amount of the bid.

Contract Documents. Copies of the Plans and Specifications for this project may be obtained from HR Green, Inc., by e-mail request to kate.barnes@hrgreen.com. Plans and Specifications are available at no cost

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement. A public hearing will be held by the City Council of Nevada, IA on the proposed contract documents (plans, specifications and form of contract) and estimated cost for the improvement at its meeting at 6:00 PM on April 14, 2025 in the City Hall, Council Chambers, 1209 6<sup>th</sup> Street, Nevada, IA 50201.

Preference of Products and Labor. Preference shall be given to domestic construction materials by the contractor, subcontractors, material, men, and suppliers in performance of the contract and, further, by virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa, and to Iowa domestic labor, to the extent lawfully required under Iowa statutes.

Sales Tax Exemption Certificates. The bidder shall not include sales tax in the bid. The «Owner» will distribute tax exemption certificates and authorization letters to the Contractor and all



subcontractors who are identified. The Contractor and subcontractor may make copies of the tax exemption certificates and provide a copy to each supplier providing construction materials. These tax exemption certificates and authorization letters are applicable only for this specific project under the Contract.

General Nature of Public Improvement. Measures to stabilize and restore West Indian Creek including rock placement, grading, removal of trees, and vegetation seeding and establishment.

This Notice is given by authority of the City of Nevada

---

Kerin Wright, City Clerk  
Nevada, IA

Section 8. All provisions set out in the attached forms of notice are hereby recognized and prescribed by the City Council and all resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

Passed and approved March 10, 2025.

\_\_\_\_\_  
Brian Hanson, Mayor

Attest:

\_\_\_\_\_  
Kerin Wright, City Clerk

....

On motion and vote, the meeting adjourned.

\_\_\_\_\_  
Brian Hanson, Mayor

Attest:

\_\_\_\_\_  
Kerin Wright, City Clerk

RESOLUTION NO. 072 (2024/2025)

Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the Tributary to West Indian Creek Project (Project B), and the taking of bids therefor

WHEREAS, it has been proposed that the City Council of the City of Nevada, Iowa (the "City"), undertake the authorization of a public improvement to be constructed as described in the proposed plans and specifications and form of contract prepared by HR Green, Inc. (the "Project Engineers"), which may be hereafter referred to as the "Tributary to West Indian Creek Project (Project B)" (and is sometimes hereinafter referred to as the "Project"), which proposed plans, specifications, notice of hearing and letting, and form of contract and estimate of cost (the "Contract Documents") are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of a public hearing on the Contract Documents and to advertise for sealed bids for the Project;

NOW, THEREFORE, Be It Resolved by the City Council (the "Council") of the City of Nevada, Iowa, as follows:

Section 1. The Contract Documents referred to in the preamble hereof are hereby approved in their preliminary form.

Section 2. The Project is hereby determined to be necessary and desirable for the City, and, furthermore, it is hereby found to be in the best interests of the City to proceed toward the construction of the Project.

Section 3. April 14, 2025, at 6:00 p.m., in the City Hall, Council Chambers, Nevada, Iowa, is hereby fixed as the time and place of hearing on the Contract Documents. The foregoing date and time may be changed at the discretion of the City Clerk, and in compliance with the publication requirements pursuant to Iowa law.

Section 4. The City Clerk is hereby authorized and directed to publish notice (the "Notice of Hearing") of the hearing on the Contract Documents for the Project in a newspaper of general circulation in the City, which publication shall be made at least once, not less than four (4) and not more than twenty (20) days prior to the date of the hearing. The Notice of Hearing shall be in substantially the following form, with such conforming changes as approved by the Mayor and/or the City Clerk:

(Form of Notice of Hearing)

**NOTICE OF PUBLIC HEARING ON PROPOSED  
PLANS AND SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE  
NEVADA, IA – SRF SPONSORED PROJECT  
TRIBUTARY TO WEST INDIAN CREEK (PROJECT B)  
NEVADA, IA**

Notice is Hereby Given: That at 6:00 PM, at the City Hall, Council Chambers, 1209 6<sup>th</sup> Street, Nevada, IA 50201 on April 14, 2025 the City Council of Nevada, IA (The "City") will hold a public hearing on the proposed plans and specifications, form of contract and estimate of cost (the "Contract Documents") for the proposed Nevada, IA – SRF Sponsored Project Tributary to West Indian Creek (the "Project").

The Project shall consist of:

Measures to stabilize and restore a tributary to West Indian Creek including rock placement, grading, and vegetation seeding and establishment.

The Project is located along the tributary to West Indian Creek, south of Lincoln Highway, east of Dakota Ct., north of Apache and Story Street, west of West Indian Creek.

A copy of the proposed Contract Documents is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

---

Kerin Wright  
City Clerk

Section 5. The City Council hereby delegates to the City Clerk the duty of receiving bids for the construction of the Project before 9:00 a.m., on April 3, 2025, at the office of the City Clerk, Nevada, Iowa. At such time and place, the City Council hereby delegates to the City Clerk and/or the Project Engineers the duty of opening and announcing the results of the bids received. April 14, 2025, at 6:00 p.m., in the City Hall, Council Chambers, Nevada, Iowa, is hereby fixed as the time and place that the Council will consider the bids received by the City Clerk in connection therewith. The foregoing dates and times may be changed at the discretion of the City Clerk, and in compliance with the public bidding requirements pursuant to Iowa law.

Section 6. The amount of the bid security to accompany each bid is hereby fixed at 5% of the total amount of the bid.

Section 7. The City Clerk and/or the Project Engineers are hereby directed to give notice of the bid letting for the Project by posting notice (the "Notice to Bidders") at least once, not less than thirteen (13) and not more than forty-five (45) days prior to the date set for receipt of bids, in each of the following three places: (i) in a relevant contractor plan room service with statewide circulation; (ii) in a relevant construction lead generating service with statewide circulation; and (iii) on an internet site sponsored by either the City or a statewide association that represents the City. The Notice to Bidders shall be in substantially the following form, with such conforming changes as approved by the Mayor and/or the City Clerk:

(Form of Notice to Bidders)

**NOTICE TO BIDDERS  
NEVADA, IA – SRF SPONSORED PROJECT  
TRIBUTARY TO WEST INDIAN CREEK (PROJECT B)  
NEVADA, IA**

Time and Place for Filing Sealed Proposals. Sealed bids for the work comprising the improvement as stated below must be filed before 9:00 AM on April 3, 2025 in the office of the City Clerk, City Hall, 1209 6<sup>th</sup> Street, Nevada, IA 50201.

Time and Place Sealed Proposals Will be Opened and Considered. Sealed proposals will be opened and bids tabulated at 9:00 AM on April 3, 2025 in the office of the City Clerk, 1209 6<sup>th</sup> Street, Nevada, IA 50201 for consideration by the City Council of Nevada, IA at its meeting on April 14, 2025 at 6:00 PM in the City Hall, Council Chambers, 1209 6<sup>th</sup> Street, Nevada, IA 50201. The City of Nevada reserves the right to reject any and all bids.

The City of Nevada, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Time for Commencement and Completion of Work. Work on the improvement shall commence within 10 days of the date specified on the Notice to Proceed. Notice to Proceed shall be no later than 10 days after the execution of the agreement, work shall be fully completed on or before June 30, 2025. Damages in the amount of \$500 per day will be assessed for each day the work remains incomplete.

Bid Security. Each bidder shall accompany its bid with bid security, as defined in Section 26.8 of the Iowa Code in an amount equal to 5% percent of the total amount of the bid.

Contract Documents. Copies of the Plans and Specifications for this project may be obtained from HR Green, Inc., by e-mail request to kate.barnes@hrgreen.com. Plans and Specifications are available at no cost

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement. A public hearing will be held by the City Council of Nevada, IA on the proposed contract documents (plans, specifications and form of contract) and estimated cost for the improvement at its meeting at 6:00 PM on April 14, 2025 in the City Hall, Council Chambers, 1209 6<sup>th</sup> Street, Nevada, IA 50201.

Preference of Products and Labor. Preference shall be given to domestic construction materials by the contractor, subcontractors, material, men, and suppliers in performance of the contract and, further, by virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa, and to Iowa domestic labor, to the extent lawfully required under Iowa statutes.

Sales Tax Exemption Certificates. The bidder shall not include sales tax in the bid. The «Owner» will distribute tax exemption certificates and authorization letters to the Contractor and all



subcontractors who are identified. The Contractor and subcontractor may make copies of the tax exemption certificates and provide a copy to each supplier providing construction materials. These tax exemption certificates and authorization letters are applicable only for this specific project under the Contract.

General Nature of Public Improvement. Measures to stabilize and restore a tributary to West Indian Creek including rock placement, grading, and vegetation seeding and establishment.

This Notice is given by authority of the City of Nevada

---

Kerin Wright, City Clerk  
Nevada, IA

Section 8. All provisions set out in the attached forms of notice are hereby recognized and prescribed by the City Council and all resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

Passed and approved March 10, 2025.

\_\_\_\_\_  
Brian Hanson, Mayor

Attest:

\_\_\_\_\_  
Kerin Wright, City Clerk

....

On motion and vote, the meeting adjourned.

\_\_\_\_\_  
Brian Hanson, Mayor

Attest:

\_\_\_\_\_  
Kerin Wright, City Clerk

# \_\_\_\_\_

Date: March 10, 2025

**COUNCIL ACTION FORM**

**Agenda Item:** Consideration for Purchase of Zero Turn Mower – Cemetery.

**History:**

As part of our ongoing equipment replacement program, we budget various pieces of equipment to purchase each year. These are pieces of equipment that we use on a regular day-to-day basis to carry out our job duties. This recommendation is for the purchase of a zero-turn mower, which has been included in our current fiscal year budget.

This piece of equipment is used almost daily in our maintenance operation at cemetery. This mower will replace a 2019 John Deere model that has been used for six (6) seasons, and is included as trade for the new mower. This will be housed at the cemetery maintenance shop.

**Quotes**

The following quotes were received in response to our RFP.

- Van Wall Equipment – Nevada, IA – John Deere.....\$10,900.00
- MTI Distributing – Grimes, IA – Toro.....No Bid
- Ames Outdoor Supply – Ames, IA – eXmark.....No Bid

**Options:**

1. Accept the quote from Van Wall Equipment at cost of \$10,900.00.
2. Attempt to do further research for additional options.
3. Reject all quotes and do nothing at this time.

**Recommendation:**

Park Board and staff recommend that the City Council accept Option 1. Accept the quote from Van Wall Equipment at cost of \$10,900.00.

If you have any questions, please feel free to contact me at 382-4352 (office) or by email at [thansen@cityofnevadaiaowa.org](mailto:thansen@cityofnevadaiaowa.org).

# Written Quotation Form

## For: Zero Turn Commercial Mower Nevada Cemetery

**Minimum Specifications:**

- Zero Turn Hydrostatic Drive
- 35 HP, 999cc twin cylinder air cooled gasoline engine.
- 60 inch side discharge mower deck with anti-scalp wheels.
- Deluxe suspension seat with: arm rests, forward/back adjustment, back angle adjustment, lumbar support, weight adjustment, and vibration isolation.
- Roll-Over Protection System with seat belt.

**Options:**

- Tweel Turf Tires.
- Controls for power deck lift and emergency PTO shut off in the steering handles.

**Trade:**

- Purchase price must reflect the trade in value of a 2019 John Deere Z970R with 60" mower deck. Hours are unknown. This mower will continue to be used in spring of 2025 until delivery of the new mower.
- Delivery date is on or before April 30, 2025.
- Payment will be made at the first City Council meeting after delivery.

Additional requirements/specifications may be included on the back of this sheet.

\*Please direct questions to Tim Hansen @ 515-382-4352 or Gene Fritz @ 515-382-6240.

**Quotations Received from:**

Vendor	Contact Name	Price
Van Wall Equipment Attn: Rick Hawbaker 1468 West A Ave. Nevada, IA 50201	<i>Rick Hawbaker</i>	<i>Trade difference \$10,900</i>

Quotations due by 4:00 pm, January 31, 2025. Please return to:

Tim Hansen – Director of Parks and Recreation  
City of Nevada – City Hall  
1209 6<sup>th</sup> Street  
Nevada, IA 50201  
thansen@cityofnevadaiaowa.org  
(515) 382-4352

The City of Nevada reserves the right to reject and all proposals for parts there-of.

**Quote Summary**

**Prepared For:**  
 NEVADA PARKS AND REC  
 1209 6TH ST  
 NEVADA, IA 50201  
 Mobile: 515-291-0747  
 THANSEN@CITYOFNEVADAIA.ORG

**Prepared By:**  
 Rick Hawbaker  
 Van-Wall Equipment, Inc.  
 1468 West A Avenue  
 Nevada, IA 50201  
 Phone: 515-382-2222  
 rick.hawbaker@vanwall.com

**Quote Id:** 32274751  
**Created On:** 30 January 2025  
**Last Modified On:** 31 January 2025  
**Expiration Date:** 06 February 2025

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE Z970R ZTrak	\$ 21,732.00	\$ 16,400.00 X	1 =	\$ 16,400.00

**Equipment Total** **\$ 16,400.00**

Trade In Summary	Qty	Each	Extended
2019 JOHN DEERE Z970R - 1TC970RCCCKT070273	1	\$ 5,500.00	\$ 5,500.00
PayOff			\$ 0.00
Total Trade Allowance			\$ 5,500.00

**Trade In Total** **\$ 5,500.00**

<b>Quote Summary</b>	
Equipment Total	\$ 16,400.00
Trade In	\$ (5,500.00)
SubTotal	\$ 10,900.00
Est. Service Agreement Tax	\$ 0.00
Total	\$ 10,900.00
Down Payment	(0.00)
Rental Applied	(0.00)
<b>Balance Due</b>	<b>\$ 10,900.00</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_



**JOHN DEERE**

# Selling Equipment

Quote Id: 32274751

Customer: NEVADA PARKS AND REC

<b>JOHN DEERE Z970R ZTrak</b>				
<b>Hours:</b>				<b>Suggested List</b>
<b>Stock Number:</b>				\$ 21,732.00
				<b>Selling Price</b>
				\$ 16,400.00
<b>Code</b>	<b>Description</b>	<b>Qty</b>	<b>Unit</b>	<b>Extended</b>
2215TC	Z970R ZTrak	1	\$ 20,569.00	\$ 20,569.00
<b>Standard Options - Per Unit</b>				
001A	United States/Canada	1	\$ 0.00	\$ 0.00
1040	24x12N12 Michelin X Tweel Turf for 54 In. and 60 In. Decks	1	\$ 1,448.00	\$ 1,448.00
1504	60 In. Side Discharge Mower Deck	1	\$ -750.00	\$ -750.00
2093	Fully Adjustable Suspension Seat with Armrests (24" High Back)	1	\$ 0.00	\$ 0.00
<b>Standard Options Total</b>				<b>\$ 698.00</b>
<b>Value Added Services Total</b>				<b>\$ 0.00</b>
<b>Other Charges</b>				
	Freight	1	\$ 400.00	\$ 400.00
	EnviroCrate	1	\$ 65.00	\$ 65.00
<b>Other Charges Total</b>				<b>\$ 465.00</b>
<b>Suggested Price</b>				<b>\$ 21,732.00</b>
<b>Customer Discounts</b>				
<b>Customer Discounts Total</b>			<b>\$ -5,332.00</b>	<b>\$ -5,332.00</b>
<b>Total Selling Price</b>				<b>\$ 16,400.00</b>

Confidential





# Trade In

Quote Id: 32274751

Customer: NEVADA PARKS AND REC

<b>2019 JOHN DEERE Z970R</b>	
<b>SN# 1TC970RCCKT070273</b>	
<b>Machine Details</b>	
<b>Description</b>	<b>Net Trade Value</b>
2019 JOHN DEERE Z970R	\$ 5,500.00
SN# 1TC970RCCKT070273	
<b>Your Trade In Description</b>	
<b>Additional Options</b>	
Hour Meter Reading	699
<b>Total</b>	
	<b>\$ 5,500.00</b>

<b>Original Factory Build Codes</b>	
<b>Code</b>	<b>Description</b>
001A	COUNTRY CODES - US/CANADA
1038	54-60" TWEEL TURF TIRE
1504	60" DECK
2002	SUSP SEAT ASSEMBLY KIT

<b>Warranty Coverage</b>			
<b>Warranty Type</b>	<b>Coverage Term</b>	<b>Expiration Date</b>	<b>Days Remaining</b>
JD PROMISE	JD PROMISE 10 DAYS	10-Jun-2019	0
LIMITED BASIC	24 MONTHS	31-May-2021	0
EMISSIONS WARRANTY	EMISSIONS 24M	31-May-2021	0
BASIC WARRANTY	BASIC 36 M / 1500 HR	31-May-2022	0

Confidential

ITEM # \_\_\_\_\_  
DATE: \_\_\_\_\_

**COUNCIL ACTION FORM**

**AGENDA ITEM: Lab Equipment**

**HISTORY:**

These items will be lab equipment for the new treatment plant. The equipment will be used for daily monitoring of the plant for operational purposes and compliance with IDNR.

Prices were obtained through online vendors

USA BLUEBOOK \$23,427.95 Shipping included  
COLE-PARMER \$24,306.06 Shipping not included  
HACH \$13,099 This price does not include all equipment some items were not available

**OPTIONS:**

1. Purchase Equipment from USABB in the amount of \$23,427.95 shipping included
2. Purchase Equipment from COLE-PARMER in the amount of \$24,306.06 plus shipping
3. Do nothing at this time and try and find other vendors

**STAFF RECOMMENDATION:**

Staff recommends purchasing equipment from USABB in the amount of 23,427.95 This is the lowest cost and shipping was included

## USA Bluebook Lab Equipment Comparable to Indianola

### HQ Series 2200 Kit (Portable DO/pH) -

The Importance of this portable meter is to verify that the oxidation ditch meters are correctly calibrated and working properly so the stages can treat what they are intended to treat depending on the bacterial environment.

### VanGuard Microscope -

The importance of a microscope is to visually confirm the age of the sludge in the oxidation ditch. Different organisms can help the operators troubleshoot issues within the system.

### Vacuum Pump- 2014B-01 -

The vacuum pump is required to take daily monitoring samples for Total Solids, Total Suspended Solids, Total Dissolved Solids, and Total Volatile Solids. Without this equipment the filtration would be inaccurate.

### OHAUS Adventurer scale -

The scale is required to accurately measure the test results and parameters of those tests. The draft shield protects the samples from contamination or accidental changes in mass due to stray winds from ventilation or opening/closing of doors directing drafts that could blow ashes away and off the dishes.

### HACH DR3900 -

The Indianola staff highly recommend this particular equipment, the wide variety of tests that can be performed can help operators pin point issues within the system, allowing them to troubleshoot and correct problems that could go unnoticed until certified labs return results which could by that point be too late to address and correct putting the city at risk of a violation with the DNR or EPA.

### Thermolyne Muffle Furnace -

Muffle furnaces get up to 1100+ degrees Fahrenheit, allowing the lab tech to determine Volatile Solids and Fixed Solids within the wastewater samples. This gives the operators a better idea what is coming in and out of the plant to stay compliant with the DNR.

### Digital Lab Oven –

Oven is required for burning off organics prior to using the muffle furnace to give the lab tech an accurate TSS and TVSS reading.

### Digital Desiccator cabinet -

This cabinet allows for the lab technician to properly store samples without the worry of contamination and protect moisture sensitive materials. The digital display allows easy to understand conditions of the cabinet with indicators of when to change drying agents to absorb any moisture.

### Stationary D.O Meter -

The stationary D.O meter allows the lab tech to verify that the portable D.O meter is working properly within range. It will also allow for official records to comply with the method that is applied for reporting.

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 TOLL FREE : (800) 548-1234  
 F.E.I.N : 75-2007383

## QUOTE

DATE	3/4/2025
QUOTE	QUOT1133228-1
ACCOUNT NUMBER	849761
QUOTED TO	HAROLD SEE
QUOTED BY	Bianca
PAGE NUMBER	1 of 1

USE THIS QUOTE# QUOT1133228-1 ON PO's!

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NEVADA CITY OF  
 1209 6th St  
 Nevada, IA 50201  
 USA

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NEVADA CITY OF  
 1209 6th St  
 Nevada, IA 50201-1536  
 USA

CUSTOMER PO #	EXPIRES	SALES PERSON	TERMS	SHIP FROM	SHIP VIA
	4/3/2025	Yelena	Net 30 days	IL	R&L

ITEM #	DESCRIPTION	QTY	U/M	PRICE	EXTENSION
405016	Orion Pro Star DO213 dissolved oxygen bench meter standard DO kit, PSTAR2135	1	ea	\$2,327.15	\$2,327.15
38099	Secador 4.0 Auto Dessicator Cabinet, 1.9 Cubic Feet, 120V	1	ea	\$1,592.00	\$1,592.00
67485	Digital Mechanical Convection Oven, 2.86 cu ft	1	ea	\$1,576.35	\$1,576.35
39900	Benchtop Muffle Furnace Thermolyne FB1315M	1	ea	\$1,794.90	\$1,794.90
203706	(LI)DR3900 Spectrophotometer wit RFID, LPV440.99.00012	1	ea	\$6,646.20	\$6,646.20
39211	Ohaus Adventurer Analytical Balance, 120 g/0.1 mg, AX124/E	1	ea	\$2,485.49	\$2,485.49
92115	Welch Vacuum Pump 1.2 CFM	1	ea	\$2,146.67	\$2,146.67
33655	Binocular Microscope Brightfield, Plan Ach Obj	1	ea	\$1,479.69	\$1,479.69
90609	(LI)Hach HQ2200 Standard Kit, & DO with PHC10101 & LD10101	1	ea	\$3,230.00	\$3,230.00

MERCHANDISE	MISCELLANEOUS	FREIGHT	TAX	TOTAL
\$23,278.45	\$ 0.00	\$ 149.50	\$0.00	\$23,427.95

Authorized Signature

PO (If Required)

Please note that your order may be subject to applicable taxes based on current rates at the time your order is completed.






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**TO ORDER:** For your convenience, you may simply sign and return via email to [customerservice@usabluebook.com](mailto:customerservice@usabluebook.com). We will process your order promptly and email a confirmation so you know we have it. If you prefer to call your order in or have additional questions or concerns, you may contact our Customer Service Department at (800) 548-1234. Please note any changes to the quantities or shipping address.

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## Shopping Cart

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PRODUCT INFORMATION	UNIT PRICE	QUANTITY	AVAILABILITY	SUBTOTAL
 <p>Thermo Scientific STAR A213 Star A213 DO Benchtop Meter Kit EW-53101-04</p> <p style="text-align: center;"><a href="#">i</a></p> <p>Add calibration or other services for EW-53101-04 <span style="float: right;">+</span></p> <p>Add Accessories for EW-53101-04 <span style="float: right;">+</span></p>	\$2,830.00 USD / EACH	1	Ships by March 20	\$2,830.00 USD
 <p>Dry-Keeper H420580001 Desiccator Cabinets, Horizontal; Non-Electric EW-08909-50</p> <p>Add calibration or other services for EW-08909-50 <span style="float: right;">+</span></p>	\$1,806.00 USD / EACH	1	Call 1-888-358-4705 for Availability	\$1,806.00 USD
 <p>Cole-Parmer OVF-400-136-120 Mechanical Convection Drying Oven, 136 L; 120 VAC EW-52411-17</p> <p>Add calibration or other services for EW-52411-17 <span style="float: right;">+</span></p> <p>Add Accessories for EW-52411-17 <span style="float: right;">+</span></p>	\$1,635.00 USD / EACH	1	In Stock	\$1,635.00 USD
 <p>Thermo Scientific Thermolyne FB1315M Compact Benchtop Muffle Furnace; 76 cu in; 120V EW-33900-00</p> <p>Add calibration or other services for EW-33900-00 <span style="float: right;">+</span></p> <p>Add Accessories for EW-33900-00 <span style="float: right;">+</span></p>	\$2,277.00 USD / EACH	1	In Stock	\$2,277.00 USD
 <p>Hach DR3900 Benchtop Visible Spectrophotometer EW-99515-00</p>	\$6,996.00 USD / EACH	1	Ships by March 13	\$6,996.00 USD



PRODUCT INFORMATION

UNIT PRICE

QUANTITY

AVAILABILITY

SUBTOTAL



Add calibration or other services for EW-99515-00



Add Accessories for EW-99515-00



Ohaus AX124/E Adventurer Analytical Balance 120g  
x 0.1 Mg Excal  
EW-11019-01

\$2,877.56 USD / EACH

1

Ships by  
March 13

\$2,877.56  
USD

Add calibration or other services for EW-11019-01



Add Accessories for EW-11019-01



Welch 2014B-01 Vacuum Pump, PTFE, 40 torr, 35 L/  
min, 115V  
EW-79205-16

\$1,980.00 USD / EACH

1

In Stock

\$1,980.00  
USD

Add Accessories for EW-79205-16



Cole-Parmer MSU-100 Compound Binocular Micros-  
cope, 4/10/40/100x, 100-240 VAC  
EW-78903-90

\$504.50 USD / EACH

1

In Stock

\$504.50 USD



Hach HQ2200 Portable Multiparameter with Genera-  
l-Purpose pH and Dissolved Oxygen Electrodes, 1 m  
Cables  
EW-59005-25

\$3,400.00 USD / EACH

1

Ships by  
April 01

\$3,400.00  
USD

Add Accessories for EW-59005-25



Item Total:

\$24,306.06 USD

Estimated Shipping:

TBD

Estimated Tax:

TBD

You Saved:

Estimated Total:

TBD



## My Cart and Quotes

### Shopping Cart (3 Items)

[Move All to Quote](#)

### Shopping Cart Summary



**HQD HQ440D Laboratory Dual Input, Multi-Parameter Meter - pH, Conductivity, Optical Dissolved Oxygen, ORP, and ISE**

HQ440D

**Unit Price:**  
\$2,703.00

1

**Subtotal:**  
\$2,703.00

Available

3 Items

Subtotal \$13,099.00

Total\* \$13,099.00

\*may not include all shipping costs and taxes. You will receive an email confirming final order and shipment totals.



**DR3900 Laboratory VIS Spectrophotometer with RFID\* Technology**

LPV440.99.00012

**Unit Price:**  
\$6,996.00

1

**Subtotal:**  
\$6,996.00

Ships Next Day



**HQ2200 Portable Multi-Meter with Gel pH PHC101 and Dissolved Oxygen Electrodes, 1 m Cables**

LEV015.53.22005

**Unit Price:**  
\$3,400.00

1

**Subtotal:**  
\$3,400.00

Ships within 3-5 weeks

*Does not include all items*

# City Administrators Report

February 20-March 6, 2025

## RR Tracks

Joe and I will be meeting with Frank, the inspector for the Federal Railroad Association next week on Tuesday to review all the changes we will need to make on current tracks to comply. There are a lot of small items such as moving the signs closer or further for visibility purposes, but some of the larger items will require us to remove and add some of the existing medians. I am still working with him on changing the status of current tracks from SSM's (Supplementary Safety Measures) to ASM's (Alternative Safety Measures), there are different requirements for these and currently we do not meet the correct requirements being an SSM but both are substitutes for horn prevention.

## Sponsored Project

We are still on track for the timeline below. You will see the resolution for the public hearing on Monday's agenda. Excited to see the outcome for this project as it is overdue and we need to alleviate some of the long-term issues we are seeing, including the erosion and sediment issues.

1. 3/5 – Final Plans/Specs to City
2. 3/10 – Council Meeting – Resolution setting public hearing for Projects A&B
3. 3/11 – Bid advertisement for Projects A&B
4. 3/31 – Project A bid opening
5. 4/3 – Project B bid opening
6. 4/8 – Recommendation to award Projects A&B
7. 4/14 - Council approval to award Projects A&B

The final plans, specifications, and contract documents for Nevada's West Indian Creek (Project A) and Tributary to West Indian Creek (Project B) SRF Sponsored Projects have been reviewed. We will now be able to get everything submitted for the advertisement on the 11<sup>th</sup>. After we receive the bids, we will submit the following documents below to get an eligibility letter from SRF

- Bid document checklist (attached)
- Signed as-bid plans and specs
- Tabulation of bids as an excel file
- engineer's recommendation of award
- successful bid recipient chooses to accept
- maintenance plans signed by the applicant
- recorded easement or deed (if applicable)
- recorded 28E agreement (if applicable)
- any addenda not previously submitted and bidder acknowledgement of all addenda
- SRF Front End documents completed by successful bidder

## Employee Manual

We are waiting to get some verbiage from Erin on a few areas, when we get that back, I will send out a copy to all of you so you can review before we put it on the agenda.

## Ordinal

Had a meeting with Ordinal, a software that would integrate with the city website that combs through all of our information to provide answers that citizens would ask through a chatbot. I am not sure if it's something we would be interested in, but essentially, citizens would be able to go

to our website and ask a question to the chatbot on the lower right corner, and it would answer their question by skimming through all the data.

Phase 4 tile

### **Sewerage Testing**

Been working with Harold and Ed to get everything set up so we can retest locations that need to be retested and also get everything in order for the transmittance testing. The DNR would like all of this completed by the end of March, I believe they are a little lenient on that since they are requiring us to retest for more specific materials.

### **Embark**

Waiting to hear back on a date for them to install the last TV and get the wires ran for the back section of the chambers.

### **Development Agreement**

The Development Agreement is ready to be sent off pending the water review, I wanted to double check that we had enough capacity to serve that entire area. I believe it will come back positive as we have had these discussions before. There may be a need for another water tower in the future because we have always had lower pressure on the north side of town.

### **DOT**

Still waiting on the agreement from the DOT.

### **WW**

We are starting to meet weekly for this project as we are gearing up to the start-up. Several things need to happen and Boomerang is working on those now. One of the pipes and manholes need to be lined. Surge tanks still need touched up, but the HVAC is all installed, they just need to figure out what is wrong with the condenser. They plan to start testing on April 1 and pump to plant the following days. HrGreen and I have some concerns if they will be able to do this on that date due to lack of manpower; Mike is following up to get more questions answered.

### **Windmill**

Joe, who owns the windmill, has signed a contract with Sandia Labs to purchase and remove the blades and the cab. They will come and grab those sometime soon and will be off city property. He will then remit the check for the past due rent of the land. The tower itself will still need to be removed but he has been working with a company to cut it in pieces and remove it which will occur after the blades and cab are removed.

### **Monthly Meetings**

NEDC (Full and Exec)

PPL

MSN exec

Design

LHD

Foundation

Rotary



**STAFF MEETING AGENDA**  
March 3<sup>rd</sup>, 2025

**A. Old Business**

a. City Administrator

- i. Update and status of all projects happening in the city and area.



## MEMO

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To: Nevada Mayor and City Council

From: Brandon L. Mickelson, PE

Subject: Monthly Project Update from HR Green, February 2025

Date: March 5, 2025

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### **On-Call Engineering Services – 40100100**

HR Green provided the following on-call services:

- Attended City Council meetings
- Potential development water demand review

### **US 30/580<sup>th</sup> Interchange Well Water Main Relocation Project – 2302726**

This project consists of the relocation of Nevada's 16" Well Water Main in the vicinity of the new US 30/580<sup>th</sup> Avenue Interchange from the intersection of US 30 and Sand Hill Trail east to 580<sup>th</sup> Avenue and then north along the existing 580<sup>th</sup> Avenue right-of-way to the north end of the interchange project. The Iowa DOT will be responsible for all costs associated with this project, including construction, design, and construction phase services.

The project is complete. HRG is currently coordinating project closeout procedures including providing documentation required by the DOT. Reimbursement will occur once project closeout is complete.

### **Sponsored Projects - 191900**

#### Nevada Sponsored Project Final Design – 191900.03

- Project C – Harrington Park construction is nearly complete.
- Projects A&B - West Indian Creek (Lincoln Way to E Ave) and Tributary to West Indian Creek have received final regulatory approvals.
- Next steps
  - Projects A and B will be bid this month.
  - Harrington Park (Project C) sewer and water services will be restored to the restroom on the east side of the park in the spring.
  - Project ABC Vegetation contract will be bid within the next few months.

### **GIS Services – 181696**

- On-Going GIS Maintenance on GIS Server and Online Web Maps and Web Applications.
- South Glen Sub. and Oak Park Estates utilities that have been entered into GIS.
- Design Ticket Requests have been completed and are available for support on an as-needed bases.

### **Wastewater Treatment Facility – 160473**

- Phase 1, Site Preparation:
  - Work was completed as of 5/14/21.
- Phase 2, WWTF Plant:
  - Held construction progress meeting with WBCI on 2/26.

- Next construction progress meeting is scheduled for 3/12.
- On 5/21, a tornado impacted the WWTF site causing damage to multiple buildings and the site. WBCI has contacted their insurance carrier and adjusters were on-site on 5/29. HRG has been coordinating with WBCI regarding next steps and WBCI will be providing updates when available. WBCI is still "in-control" of the site and claim(s) would be made against the Builder's Risk insurance policy. Temporary roofing repairs and temporary Admin Building garage doors were installed by WBCI on 5/23. WBCI has not provided an updated project schedule showing impacts from the tornado damage. WBCI is expecting final report on damages from their insurance carrier very soon; Insurance adjusters report on building damage was received on 7/24/24; Engineer's report on the structural inspection for insurance claim was received on 8/27/24; As of 2/26, one tornado damage item (digester blower enclosure doors) remains to be completed within 2 weeks.
- Current work items underway includes: Scheduling for startups, various "cleanup" work throughout all buildings and site. Private well startup experienced issues with pressure switch that will need investigated; HRG coordinated with well contractor and others to discuss issue and issued a field order for corrective action to resolve and complete well startup; subsequent flushing/disinfection of the potable water piping throughout the facility to follow.
- HRG completed preliminary electrical and controls walkthroughs on 4/23 & 4/24; completed preliminary mechanical walkthrough on 5/2; completed site, process, structural/architectural walkthroughs on 9/13, 9/20 & 9/25.
- Progress schedule shows project is behind schedule to meet updated contract completion date; however, delays with Phase 3 completion will result in the inability to complete process startups and place the facility into operation until Spring 2025 assuming Phase 3 meets its scheduled startup date (see below).
- WBCI submitted a request for Substantial Completion on 7/23/24; after considerable discussion HRG recommended denial of the request based on the work not being considered Substantially Complete and ready for its intended use due to the tornado damages and the related outstanding claim; HRG was informed that the City's insurance carrier would not provide property insurance for the facility until the tornado damages and claim have been settled; The City and HRG discussed and decided to provide lists of observed outstanding items (not an official punchlist), formal written verification related to the assessment of liquidated damages for the work completed prior to the tornado event, and a schedule for plant startup based on Phase 3 progress schedule; WBCI submitted a formal request for Substantial Completion on 2/24/25 and this was discussed at the 2/26 progress meeting, City and HRG would like to have written confirmation from WBCI's insurer that the tornado damage claim has been "settled" in order for the City to be able to obtain property insurance as previously discussed, HRG to provide formal written recommendation on the 2/24/25 Substantial Completion request.
- Phase 3, Lift Station:
  - Held construction progress meeting with Boomerang on 2/26.
  - Next construction progress meeting is scheduled for 3/6 (virtual) and 3/12 (in-person).
  - Work performed this period includes:
    - Miscellaneous electrical install
    - Miscellaneous plumbing and HVAC installation
    - Process piping and pipe support installation
    - Surge tank anchoring preparation.
    - Standby generator/ATS testing
  - Wall pour issues update:
    - Major wall pour completed on 10/4. HRG is working with Boomerang for remedy on defective work from wall pour. Boomerang's subconsultant (Terracon) has



completed wall scanning effort and provided a summary report regarding voids (visual and subsurface). Additional issues with concrete cover over reinforcement was noted in Terracon report. HRG formally responded with comments on the Terracon report and requested Boomerang to provide formal response regarding plan to remedy and impact to schedule. Boomerang has hired a third-party structural engineer (Shuck-Britson) to assist them with further investigation and development of remedies to the defective work. Boomerang and their third-party structural engineer completed an on-site review/investigation on 2/13. They developed preliminary proposed remedies and submitted to HRG for review on 2/21. HRG review proposed remedies and provided feedback on 3/2. Boomerang submitted updated final proposed remedies on 3/27. HRG reviewed the updated remedies, met with City staff to review and discuss our recommendations on 3/28, and formally responded to Boomerang on 4/4. Decision and response to Boomerang is to allow commencing with proposed remedies with conditions to retain Shuck-Britson to assist with repair and providing a 10-year warranty bond on all repairs. Both conditions would be at no cost to the City. Boomerang's formal response accepting the City's conditions was received on 4/26; however no preliminary schedule to complete repairs accompanied their response. Boomerang has continued working on wall repairs within the screen room and screen room stairwell areas (interior and exterior); most repairs to the lower walls are complete. Boomerang and Shuck-Britson were on-site 2/26 to review wall patches that appeared to be "defective"; Boomerang completed rework of numerous patches under the direction/observation of Shuck-Britson; wall repairs are complete

- HRG is tracking labor effort related to defective wall pour activities separately from other construction administration/observation efforts so there is a record of related engineering costs to withhold/offset from project payment to Boomerang.
- Upper Wall & ground floor slab pour issues update:
  - HRG completed site visit for full observation of upper wall and ground floor slab pour on 9/28/23; HRG issued formal notice of defective work to Boomerang on 9/29/23; Boomerang has been completing wall repairs following the same repair procedures as the lower wall repairs; Boomerang developed and submitted a repair plan for the suspended slab and upper walls on 11/22/23 with additional information submitted on 11/28/23; HRG reviewed the repair plan and return comments/questions to Boomerang on 12/4/23 for further clarification; Boomerang responded to HRG's comments/questions on 12/15; Conference call with HRG, Boomerang, SBI, and City was held on 12/22 to further discuss repair proposal; City gave final direction for approval of repair proposal and HRG issued formal notice to Boomerang on 12/26; Boomerang has scheduled a meeting with City and HRG on Jan. 2<sup>nd</sup> to discuss City's condition of approval to provide a 10-year warranty on repair work; Boomerang and Shuck-Britson were on-site 2/26 to review wall patches that appeared to be "defective"; Boomerang completed rework of numerous patches under the direction/observation of Shuck-Britson; Boomerang has removed and reset all floor hatches in the Service Area to correct per plan elevation. Boomerang has ground the floor slab to the correct plan elevation; HRG and City staff noted three minor wall patching issues in the screen room and notified Boomerang to address on 6/19; Boomerang has reset and repaired the slab around the last floor hatch in the Service Area as of 8/2; HRG observed wall rub in lower Screen Room on 8/21 and finds the workmanship/quality to be unsatisfactory, HRG notified Boomerang of findings and requested the work be corrected; Boomerang completed repairs to non-conforming overhead door and walk door floor embeds per Shuck-Britson's repair plans; Boomerang applied/install flooring system to address ground level

slab flatness/levelness defective work in November but issues still remain to be resolved; onsite meeting held 12/4/24 with Boomerang, Shuck-Britson, and subcontractors to review ground level slab flatness/levelness issues and develop additional repair plan for areas of concern; As of 12/18/24, Boomerang has nearly completed correction to lower Screen Room wall rub; on 1/28/25 HRG noted significant cracking in one of the wall patches on the east wall of the pumphouse stairwell, documented with photos and notified Boomerang and requested Shuck-Britson be contacted to provide direction for repair; Shuck-Britson gave Boomerang direction to remove and replace the cracked wall patch found on 1/28/25 and Boomerang began repair on 1/30/25

- HRG is tracking labor effort related to defective upper wall & ground floor slab pour activities separately from other construction administration/observation efforts so there is a record of related engineering costs to withhold/offset from project payment to Boomerang.
- Boomerang forwarded "as-built" drawings of the lower and upper wall/ground level slab repairs from Shuck-Britson on 1/21/25; HRG to do a superficial review to determine if these documents include all repair areas that HRG has previously noted
- Boomerang's systems integrator subconsultant (Jetco) informed all parties at the 10/18/23 progress meeting about a new significant delay related to delivery of the project's electrical gear (Motor Control Centers). The systems integrator has presented an alternative electrical gear arrangement as a means to mitigate this issue. HRG evaluated this alternative, impacts to the project schedule, and cost impacts and presented this information to City staff in a virtual meeting on 11/16/23; City staff decided to reject the proposed substitution; Boomerang was formally notified of this decision on 11/17/23 and an updated progress schedule was requested; On 12/13 Jetco provided an updated MCC delivery ship date of 6/21/24 from the factory; Boomerang provided an updated construction progress schedule at the 4/24 progress meeting showing MCC delivery on-site at 6/28/24; MCC was delivered on-site on 7/23/24; As of 12/18, an on-site review of progress will be done with Jetco the week of 1/6/24 to determine schedule for controls/VFD startup schedule
- Boomerang was investigating if a temporary bypass pumping arrangement is an option to allow startup of Phase 2 work until Phase 3 is operational. On 10/24/23 HRG, Boomerang, and City staff discussed a temporary bypass pumping arrangement in detail and the general outcome of the discussion was this is not a feasible option due to multiple different factors
- Based on HRG's observations, the last received progress schedule (2/26/25), Boomerang appears to be at least 21 months behind schedule to meet the current contract substantial completion milestone/date (June 9, 2023) based on a lift station startup date of 4/2/25. The current construction progress schedule includes the project's final completion milestone/date; however, HRG would estimate the work being fully complete no earlier than the end of May 2025 (original: September 30, 2023).
- Phase 4, Force Main and Trunk Sewer:
  - The project was declared Substantially Complete as of 4/12/24.
  - Future construction progress meetings will be scheduled on an "as-needed" basis until the project is fully complete.
  - Abandonment of existing 8" gravity sewer is complete less the final ~300' due to potential service line connection conflict which is being investigated. There is apparently an active service line connection from the condo units on the south side of Highway 30 that are preventing this sewer line to be completely removed. The City will need to work with the property owner(s) to relocate their sewer service connection to another part of the collection system as the 8-inch gravity sewer in the Highway 30 right-of-way will ultimately need to be removed completely.

- Fiber optic cabling installation work commenced the week of 12/4/23 with reinstallation of damaged/destroyed conduit and handholes within the IDOT S14 project work area followed by aerial fiber optic cable installation. Note that end connections cannot be completed until Phases 2 & 3 will allow. The City will need to determine how/if to assess the IDOT for reinstallation of fiber optic conduit and handholes damaged as part of the IDOT S14 project by the IDOT's contractor. End connections and fiber optic cable installation is anticipated to begin once associated conduit and handholes on Phase 3 are installed (Phase 2 is ready).
- On 10/10/24 the fiber optic subcontractor expressed concerns with some clearance heights above driveways/field accesses/roadways on the aerial portion of the fiber optic cable route. HRG has taken field measurements to check clearances and is coordinating with all parties to provide required clearance heights, if needed; HRG provided a formal field order (FO#6) with revisions to the aerial fiber optic installation on 2/26/25, Phase 3 has completed installation of underground fiber optic conduit and handholes that will allow connection into the lift station electrical room.

#### **2024 Street Improvements, Division 1, Street Reconstruction – 2303452**

- Construction is substantially complete. Final grading/seeding/restoration will need to take place in the spring due to weather/temperatures/seeding windows.
- Frequent rainfall early in the construction season, when a majority of the work was underground slowed project progress. The stretch of dry weather in late summer/early fall allowed Con-Struct to make good progress to catch back up and substantially complete the project in 2024.

#### **North Well Field Exploration - 2303590**

- HR Green submitted Draft Report for the project to City staff to review.
- Next steps are to schedule a review meeting, receive feedback to incorporate, and finalize the report. The Report could be submitted to Iowa DNR for review as the basis for future raw water improvements (as needed).

#### **19<sup>th</sup> Street Trail – 2402192**

- This project consists of a 10' wide trail along 19<sup>th</sup> Street from South G Ave to Lincoln Highway.
- Division 1 work (earthwork/utilities) is complete. Division 2 (paving) is substantially complete. The remaining final grading/seeding will need to take place in the spring of 2025 when weather allows.

#### **Oak Park Estates Trail from 6<sup>th</sup> Street to 8<sup>th</sup> Street – 2502027**

- Survey was just completed, design to commence shortly.
- The goal is to complete design to be able to bid the project in mid-2025, with construction to be complete by the end of 2025.

1209 6th Street  
P.O. Box 530  
Nevada, IA 50201-0530



Kerin Wright  
City Clerk  
Phone: (515) 382-5466  
Fax: (515) 877-4502  
kwright@cityofnevadaiaowa.org

March 6, 2025

TO: Mayor - City Council Members  
City Administrator Jordan Cook

FROM: Kerin Wright, City Clerk

FY2025/2026 Budget: With the majority of the budget work completed the next steps in the process to get the budget officially approved are: On March 24th at 6:00 p.m. will be a separate meeting of the Nevada City Council which there will only be a public hearing regarding the proposed property tax levies on the agenda. The public hearing is only to give residents an opportunity to discuss the proposed levies. There is nothing else on the agenda and no action required of the council for this special meeting. The regular scheduled City Council meeting will begin at 6:15 p.m. where the City Council will set the public hearing for the full budget. The public hearing for the full budget is scheduled for April 14<sup>th</sup> at 6:00 and after the public hearing the full budget would be proposed to council for approval.

We had our first meeting with the Civic Systems representative that will be helping us with our software conversion. She was very knowledgeable and previously worked for a village so she understands from our perspective as well. We are all very excited for the new features that the new software will bring. It will be a process but they have a good model for their conversions.

We are closely monitoring legislation. The first funnel week deadline is March 7<sup>th</sup>. I have included the League of Cities Legislative Advocacy Toolkit with my report. It does a good job of explaining what the league does for cities and the legislative session timeline. It also includes the process and several tips.

With most of the budget work completed, we have begun to look at our current FY24/25 Budget to see if any amendments will be required. We have had a lot of unplanned repairs in the city hall building alone. A proposed amendment will be coming in the next few weeks.

We are also working on an appendix fees update and should be ready for council approval at the next regular meeting.

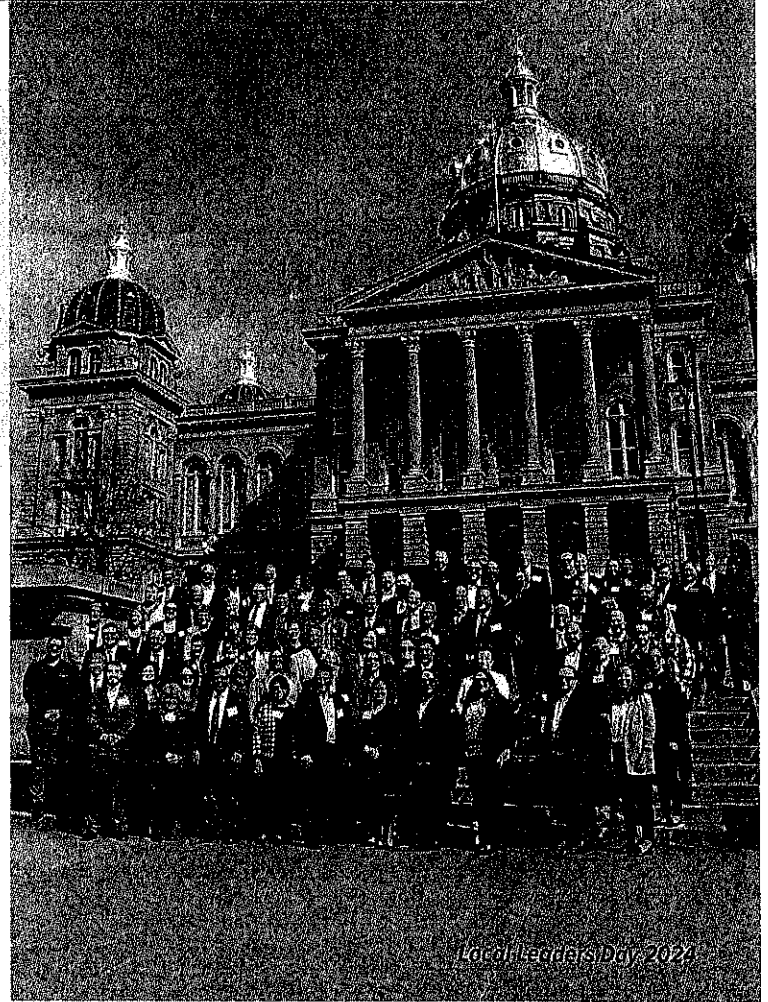
Kerin Wright  
City Clerk/Finance Director

# LEGISLATIVE ADVOCACY TOOLKIT

## About the League



The Iowa League of Cities serves as the unified voice of cities, providing advocacy, training and guidance to strengthen Iowa's communities. We recognize the need for strong leadership in our mission and in each of our values. These values represent the shared principles that guide all of our efforts and decisions.



## What We Do

The League's advocacy work is led by the members of the governmental affairs team, but relies heavily on the grassroots support from the League membership. The League represents and advocates for Iowa's cities year round:

- We have lobbyists at the Capitol throughout session speaking to legislators, keeping our members informed, and registering on proposed bills as For, Against, or Undecided.
- We convene a Legislative Policy Committee of city leaders to talk through proposed bills and determine strategy.
- The League helps cities tell their stories and navigate the legislative process.
- We host the annual Local Leaders Day at the Capitol in March to rally city leaders and connect them with their legislators.

## What We Stand For

Our values when approaching legislation remain the same each year. We advocate for:

### LOCAL CONTROL:

Local decisions should be made by locally elected government.

### FINANCIAL STABILITY:

Cities need predictability and consistency to plan for their community.

### ECONOMIC DEVELOPMENT:

Maintaining flexible economic development tools is essential to cities of all sizes.

### INFRASTRUCTURE:

Cities need the resources to meet infrastructure, technology, and human needs.

### PUBLIC SAFETY:

Cities must have the tools and resources to provide essential public safety services for their communities.

## The League's 2025 Legislative Priorities

### ★ Police Officers Recruitment, Training and Retention

Collaborate with state policy makers and others to address challenges and ensure all cities have access to trained and qualified police officers.

### ★ Sidewalk Maintenance & Liability

Return to allowing local governments to assign the care and maintenance of sidewalks to the adjacent property owner, like they can with snow and ice removal.

### ★ Public Notice Timing Disparity

Pursue uniformity in required publication dates to *Code of Iowa* Chapter 362.3.



# ■ Legislative Basics

## The Iowa Legislature

There are 150 legislators in Iowa split between two chambers. There are 100 members in the Iowa House of Representatives, or the "Iowa House." There are also 50 members of the Iowa Senate. Every individual has one Representative and one Senator who represents them at the Iowa Capitol. Republicans currently control the Iowa House by 14 votes and the Iowa Senate by 9 votes.

## The Legislative Session

Session runs from January to late spring each year, where the House and Senate work from the Capitol on legislation. There are a few key dates for session. The first funnel is the last day a bill can be voted out of committee. The second funnel is the last day a bill can be voted out of one chamber and out of committee in the opposite chamber. These two funnels narrow down the number of bills in play and are especially active times in session. One exception to the funnels are bills that spend money, such as appropriations or tax bills. The funnels do not apply to these bills. Finally, legislators are given a per diem to help with the expenses of living away from home. This per diem ends on the 110th day of session. Session typically ends very soon after per diem ends.

### 2025 Session Timeline

January 13 .... First Day of Session

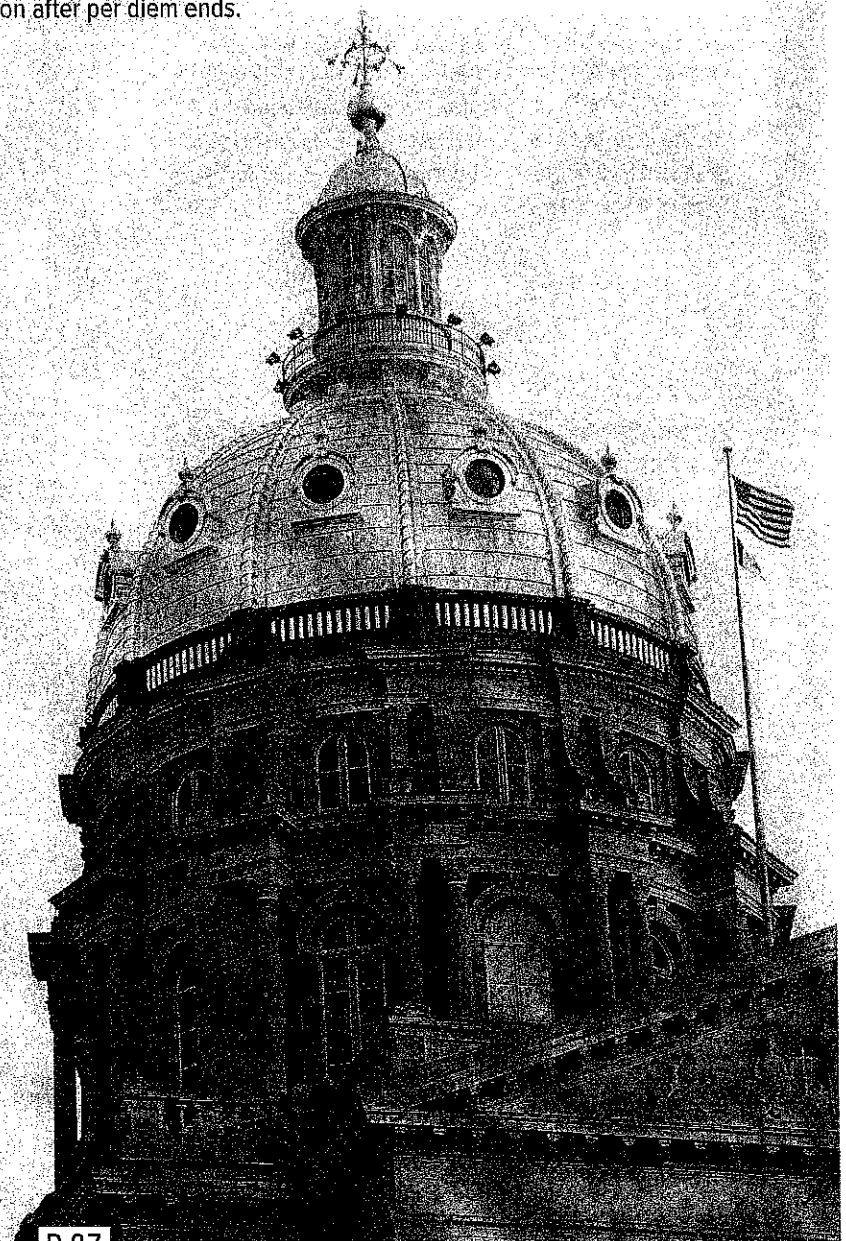
March 7 ..... First Funnel

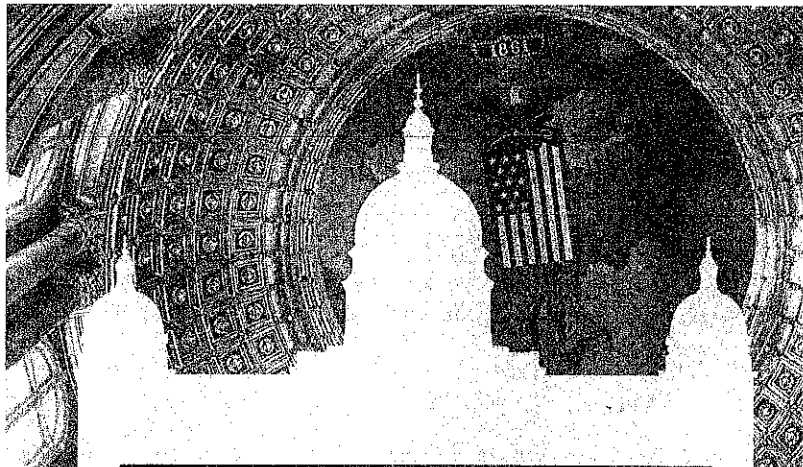
April 4 ..... Second Funnel

May 2 ..... Per Diem Ends

## The Legislative Process

- 1. A bill is introduced**  
Legislators, the Governor, or a state agency can introduce a bill to either chamber.
- 2. The bill is referred to committee**  
The bill is assigned to a standing committee in that chamber by either the House Majority Leader or the President of the Senate.
- 3. The bill is assigned to a subcommittee review**  
The committee chair assigns the bill to a subcommittee, which holds an open meeting where the public and lobbyists can express their views and ask for changes.
- 4. The committee takes action**  
If the majority of the subcommittee approves, the committee will then pass, amend or take no action on the bill. If no action, the bill dies in committee.
- 5. Debate**  
Once a bill passes out of committee, it heads to the floor where it is debated by the chamber.
- 6. Referral to the other chamber**  
If the bill passes in one chamber, it is then referred to the other chamber for approval.
- 7. Governor's approval**  
Once an identical bill passes in both chambers, it goes to the Governor for approval. When the Governor signs a bill, it becomes law.





## Navigating the Capitol at Session

The Capitol is busy and can be confusing for people newer to session. There are three ways to be heard at the Capitol during session.



First is the method that's always open, contact your legislator and request a meeting. Whether this is meeting over coffee or at the Capitol, this method works best if you have developed a relationship with them outside of session so they know your name and you have their contact information.



Second, meeting your legislators at the Capitol through the notes system. On the second floor of the Capitol, there is a door for the Senate and House Chambers. Go to the correct chamber door and send a note through the doorkeeper. You will be given a paper slip to fill out with the legislator's name, seat number (listed on a board near the door), your name, your cell number, and a space for a message. Staff will then take the slip to the legislator. Typically, if available the legislator will come out and meet you within 15 minutes. Check the daily schedules in the lobby to make sure they are not in debate or committees.



Finally, you can testify at subcommittee hearings on a bill. The times and locations of these hearings are assigned throughout session. Keep an eye on *Legislative Link* and reach out to our staff to assist with this process.

## ■ Advocacy Guide

### The Value of Advocacy

- *While the Iowa League of Cities advocates for Iowa's cities, the most effective advocacy comes from a legislator's own district.*
- *Cities represent a significant portion of a legislator's constituency and can have an influential voice.*
- *Many legislators have never served as a local official. They may not know how a bill will impact the cities in their district. It is critical that they hear from you before, during and after session.*

### Developing Legislative Relationships

The most important time to develop legislative relationships is in the offseason, when legislators are less busy. Legislators are often happy to meet with city officials in small meetings or larger forums. Once you identify your legislators, you can:

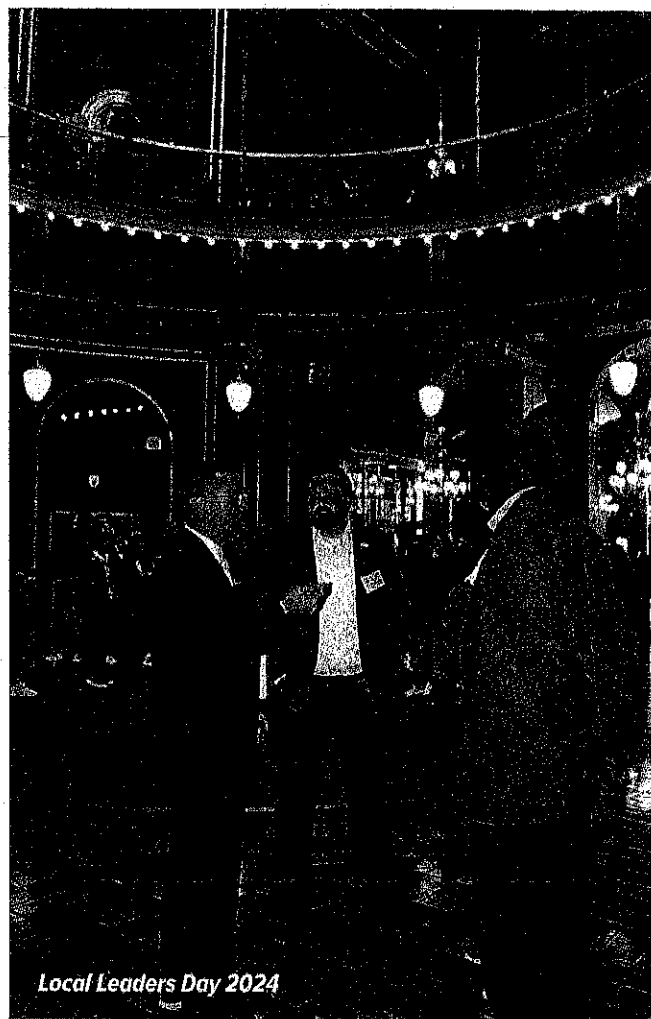


- Share how the city's tax dollars are spent. A summary of your city's budget and priorities helps give them an understanding of city operations and needs.
- Offer assistance. Starting a conversation by asking "what can I do for you?" can go a long way.
- Provide your legislators with summaries of issues that are important to your city, including facts and data.
- Invite them to address a council meeting, participate in a city-hosted event, or visit project sites.
- Conduct informal meetings with them and local business and community leaders.
- Get their cell phone number. When session kicks up and they're busy, you're competing with everyone else to get their attention. Having a more direct line of communication and an existing relationship helps you be heard amongst the noise.

## Tips for Effectively Communicating with Legislators

Like all elected officials, legislators are busy and hearing from many different people and organizations on many different topics. They are also wildly different from each other based on their profession, background, family, and other factors just like all of us. Getting to know them is step one. After that, some communication tips include:

<b>BE CIVIL:</b>	Be professional and courteous, even in disagreements.
<b>BE SPECIFIC:</b>	Tell your city's story with local data and impacts.
<b>BE CONCISE:</b>	Know what points you want to make and keep them brief.
<b>BE ACCURATE:</b>	Double check your facts and data.
<b>BE CLEAR:</b>	Make a specific ask, such as a yes or no vote.
<b>BE PERSISTENT:</b>	Stay active and engage. Most things take time and repeated efforts.
<b>BE TIMELY:</b>	During session, there's a lot on their plate. Gauge when to communicate based on where the bill is in the process.
<b>FOLLOW UP:</b>	Send a thank you or acknowledgement.
<b>INVOLVE THE LEAGUE:</b>	Our legislative staff is happy to assist and support you!



Local Leaders Day 2024

### How You Can Stay Informed

Sign up for *Legislative Link*, every Friday during the Legislative session you will be briefed on issues relevant to cities as well as ways you can participate in the legislative process.

## Tips for Testifying at Subcommittees

Subcommittee hearings are a crucial way to be heard during session. Many bills can be influenced at this stage and the deciding body is typically three legislators. Keep an eye on *Legislative Link* and reach out to League staff to help stay on top of legislative hearings as they are often scheduled only days in advance.

- Research the committee: Who's on it, does a legislator from your area serve on it, reach out to the members before the hearing.
- Prepare your remarks: You will usually have 1-3 minutes to speak. Be concise and on point.
- Introduce yourself and who you represent.
- Avoid duplication of prior testimony. Offer concrete information and local examples of how the bill will impact your city.
- Be honest. If committee members ask you questions and you don't have the information on hand, offer to find out and follow up with their office.

**(515) 244-7282 | [legislativestaff@iowaleague.org](mailto:legislativestaff@iowaleague.org) | [www.iowaleague.org](http://www.iowaleague.org)**

**Chelsea Hoye**  
*Director of Government Affairs*  
**(515) 974-5319**

**Cody Carlson**  
*Manager of Government Affairs*  
**(515) 974-5312**



# NEVADA PUBLIC SAFETY DEPARTMENT

1209 6<sup>th</sup> Street - P.O. Box 530 Nevada, Iowa 50201 Tele: 515-382-4593



*Chris Brandes*  
Public Safety Director  
Chief of Police

**To:** Mayor and City Council  
**From:** Chris Brandes, Public Safety Director/Chief of Police  
**Date:** Wednesday, March 5, 2025  
**Ref:** Report for City Council Meeting for Monday, March 10, 2025

## Staffing

Officer Meyer and Officer Morphew are scheduled to graduate from ILEA on April 25, 2025.

Officer Broc Davidson will be sworn in on March 10<sup>th</sup>, 2025. Broc is a certified officer and will begin his FTO period soon.

## Activity

The police department has either responded to or self-initiated 343 calls for service in the month of February.

*Highest number of calls listed below:*

Traffic Stops: 118  
General Info: 32  
Medical Assists: 35  
Animal Call: 14  
Suspicious Person: 10

Respectfully submitted,

Chris Brandes  
Public Safety Director  
Chief of Police





# NEVADA PUBLIC SAFETY DEPARTMENT

1209 6<sup>th</sup> Street - P.O. Box 530 Nevada, Iowa 50201 Tele: 515-382-4593



*Chris Brandes*  
*Public Safety Director*  
*Chief of Police*

TO: Chris Brandes, Public Safety Director  
FROM: Ray Reynolds, Director of Fire and EMS  
DATE: March 1, 2025  
REF: Activity report for Trustees, City Council and Honorable Mayor.

Calls to date in 2025: 125  
Calls to date same time last year (2024): 117

Fires for February 2025: 1  
EMS for February 2025: 53  
Rescue with Extrication February 2025: 1  
Good intent for February 2025: 12  
Community events for February 2025: 3

Current roster number of members: 44

### Membership:

The department has accepted a number of applications to be considered at the March 5<sup>th</sup> business meeting. The department is actively recruiting new members to add to the department in the roles of firefighter and support operations. All of the applicants live in Nevada.

Shannon Anderson works as a senior project accountant at Baker Group and owns her own remodel company. Seeking support operations rehab technician role.

Kim Stiele works at 3M and is on the safety and medical team. She is seeking a support operations rehab technician role.

Donita Eickholt is a crisis counselor and teaches on mental health issues through the National Alliance on Mental Illness. She is seeking a support operations rehab technician role.

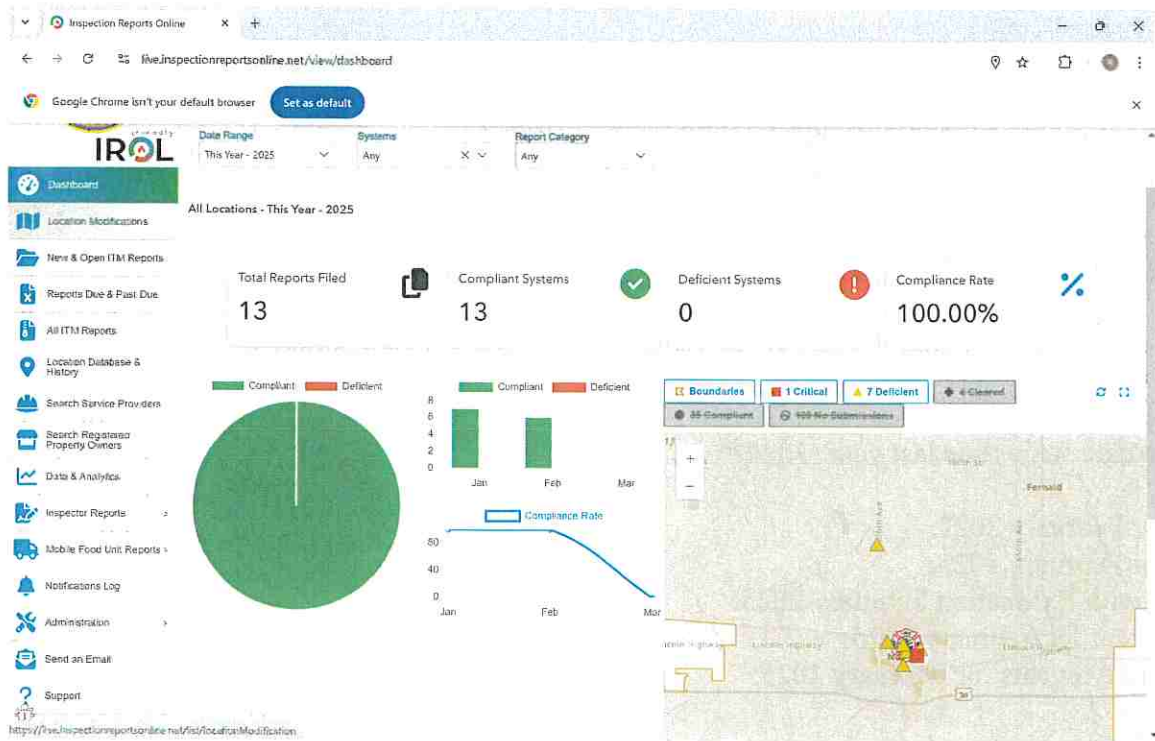
Bronzon Mason is a sprinkler fitter and is seeking to become a firefighter on the department.

### IROL Update:

There were 13 fire alarm and hood extinguishing systems submitted for review this month. The work coming out of the field is showing improved quality on our fire alarms in the community. It is freeing up some time to focus on the problem systems. Cubbies is dealing with a number of fire code issues in addition to their fire alarm not working properly due to poor maintenance. Their hood and duct systems have recently been inspected but I found the filters sitting in the sink while they were cooking and a towel



plugged into the grease trap instead of having the approved grease trap collector. The Fett apartments at 725 S. 11<sup>th</sup> Street show several faults and did not have a working dialer to notify the fire department of fire alarms. This program is directing us to those critical deficiencies. Below is a snapshot at the status dashboard.



**Calls Delayed or unable to support:**

- 1) 2-8-24 2pm **the department was asked by the school district to escort two women to the state wrestling tournament.** The limited notice did not allow us to staff this event.
- 2) 2-21-25 950am **sick person needed transported** (1 F/T staff responded, 0 vol. staff available)
- 3) 2-21-25 10:00am **fall with a lift assist of male who was recovering from surgery-large male** (1 F/T staff and 1 vol. staff. Waited for ambulance from Ames to arrive and help)
- 4) 2-25-25 8:14am **sick person requests to be transported to hospital** (1 vol responded)
- 5) 2-26-25 10:21 am **public Assist 67 year old needs help out of chair** (1 vol. staff responded)
- 6) 2-26-25 3:15 pm **motor vehicle crash with two people who were seriously injured and both trapped, both flown by helicopter to trauma center.** (The first response with engine 210 had 2 volunteers, 1 FT, 1 vol medical arrived within 8 min. Mutual aid called but disregarded after a second engine with 3 volunteers arrived)

**Goals for the FD in 2025:**

**FIRE SUPPRESSION SECTION**

- \*Increased focus on pre-planning the commercial and large properties
- \*Encouraging all firefighters to obtain formal firefighter 1 certification

\*Develop a clear mandate on training criteria and timelines for permanent membership

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#### EMS SECTION

- \*Focus on scene training and management
- \*Develop an ems training plan and expand our outreach to other ems agencies.
- \*Integrate hazmat into ems response training by conducting a drill with our industry partners.
- \*Assure an ambulance is dispatched to all structure fires.

#### SUPPORT OPERATIONS SECTION

- \*Institute more training and hands on training for staff
- \*Training to better understand the fire ground operations and needs during an emergency
- \*Develop more accountability and scheduling for the section to respond to fires

#### **Fire damaged property 1115 M Ave.:**

The city used Iowa code 515.139 Demolition Reserve to hold \$30,000 in insurance payments to assure the property is returned to habitable status. The owner has already listed the property for sale and is looking to walk away from the property. It took several calls to get the property cleaned of fire debris. The demolition reserve protects the city from the property remaining abandoned and not fixed to habitable status. Ryan Hutton and I have notified the owner the retainer does not get returned unless the property is returned to habitable status or removed within 180 days. The property can be remodeled and habitable. The difference between this property and the McVey property is the location of the fire origin and the length of time the attic was exposed to fire. The home on 4<sup>th</sup> Street had a fire inside the home started with gasoline. The M Ave property had a fire that extended up the side of the home into the attic through the soffit. Still, anything that has alligator charring needs removed and replaced.

The Nevada Street Department has been working on.

1. Snow removal
2. Streets vehicle repair
3. City vehicle maintenance
4. Sign inventory
5. One calls
6. Sign installs
7. Pot hole patching
8. Street sweeping
9. Assisting other departments as needed

March 10th / 2025

## Water Pollution Control Council Report

- Regular operation, monitoring & maintenance of the wastewater treatment plant, lift station, and remote flow basin.
- Repairs made to remote flow basin generator
- Logan and Jordan completed the 30 hour wastewater training at DMACC
- Serviced vehicles and tractor



March - 2025

To: Mayor Hanson & Nevada City Council  
City Administrator, Jordan Cook

From: Tim Hansen, Director of Parks and Recreation

Re: Monthly Information Report

- SRF Sponsored Projects: Process is moving forward. Hope to bid this month and award in April.
- Splash Pad Project: We will be scheduling our next meeting the week of March 12<sup>th</sup> or 13<sup>th</sup>.
- Oak Park Estates trail project: HRG is working on plans and details.
- Planning meeting on Wednesday, March 12<sup>th</sup>, for the Wall That Heals.
- Finalizing spring and summer seasonal staff.
- Tree removal.
- Lifeguard Training class.
- Turning the page to spring. We will start with outdoor activities at the end of March.
- Continuing education for staff.
- Staff, City Council, Safety, and Nevada Foundation meetings.

If you have any questions, please feel free to contact me at 382-4352 (Office), 291-0747 (Cell), or by email at [thansen@cityofnevadaiaowa.org](mailto:thansen@cityofnevadaiaowa.org).



For: March 10<sup>th</sup>, 2025 Council Meeting

To: Mayor  
Nevada City Council  
City Administrator

From: Emily Holm, Interim Library Director

**Nevada Public Library  
Council Report**

- We have completed our 2 interviews for the Library Director position and will hopefully be making an announcement about that soon.
- The Board has approved to have their March meeting on Friday, March 14<sup>th</sup> at 5:15 pm in the Nevada Public Library Meeting Room.

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LIBRARY BOARD OF TRUSTEES TUESDAY, FEBRUARY 18, 2025, 5:00 P.M.

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Chairperson Allison Severson presided and convened the regular meeting of Nevada Library Board of Trustees on Tuesday, February 18, 2025 at 5:04 p.m. at the Nevada Public Library, 631 K Avenue, Nevada, Iowa. The agenda was posted on the official bulletin board in compliance with the open-meeting law.

The roll was called indicating that the following named Trustees were present and absent. Present: Emma Cassabaum, Emily Fulton, Priscilla Gammon, Theresa Presley, and Allison Severson. Absent: Tim McLaughlin, and James Woodard (arrived at 5:26 p.m.).

Others in attendance were Interim Library Director Emily Holm, and Donna Mosinski.

Motion by Board Member Emma Cassabaum, seconded by Board Member Theresa Presley, to approve the agenda as posted. The roll being called, the following named members voted. Ayes: Cassabaum, Presley, Severson, Fulton, and Gammon. Nays: None. Chairperson Allison Severson declared the motion carried.

There was no one present who wished to address the Board at this time.

Motion by Board Member Theresa Presley, seconded by Board Member Emily Fulton, to approve the following consent agenda items as submitted:

- (1) Approve **minutes** of the January 13, 2025 regular meeting
- (2) Approve February 2025 **claims** totaling \$11,671.83 (see attached list)
- (3) Accept and place on file the Director's **memo** dated February 10, 2025
- (4) Accept and place on file January 2025 financial report

The roll being called, the following named board members voted. Ayes: Presley, Fulton, Gammon, Severson, and Cassabaum. Nays: None. Chairperson Allison Severson declared the motion carried.

Motion by Board Member Emma Cassabaum, seconded by Board Member Priscilla Gammon, to approve the Interlibrary Loan Policy as amended. The roll being called, the following named members voted. Ayes: Cassabaum, Gammon, Presley, Severson, and Fulton. Nays: None. Chairperson Allison Severson declared the motion carried.

The Director Search and Board Meeting Start Time will be moved to end of meeting.

Interim Library Director Emily Holm reported on:

- The water bottle filler has been installed. They need to look at getting a new server in the next two years.
- Adult Craft Nights have been successful and staff is looking at adding more nights.
- The Story County Board of Supervisors have added 5% to the budget for Story County libraries.

James Woodard arrived at 5:26 p.m.

- Nevada is part of a grant to receive hotspots and tablets. Ames Public Library will be in charge of the servicing.
- The board asked for an update on the alarm on the door in the back of the library.

The Board discussed the hiring of a new Library Director and the qualifications of applicants. The discussion lasted 30 minutes for continuing education.

The Board discussed the meeting start time and decided to change the order of the meeting and have the continuing education and reports at the beginning.

Due to a number of trustees being absent on March 17, the next meeting will be held at 5:15 p.m. Friday, March 14, 2025.

There being no further business to come before the Board, it was moved by Board Member Theresa Presley, seconded by Board Member Emma Cassabaum, to adjourn the meeting. The roll being called, the following board members voted. Ayes: Presley, Cassabaum, Fulton, Gammon, Severson, and Woodard. Nays: None. Chairperson Allison Severson declared the motion carried. At 6:11 p.m. she adjourned the meeting.

ATTEST:

\_\_\_\_\_  
Priscilla Gammon, Secretary

\_\_\_\_\_  
Allison Severson, Chairperson