

\* Updated 4/11/2025



AGENDA  
REGULAR MEETING OF THE NEVADA CITY COUNCIL  
MONDAY, APRIL 14, 2025 – 6:00 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.**

<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, April 14, 2025***

1. Call the Meeting to Order
2. Roll Call
3. Approval of the Agenda
4. PUBLIC HEARING(S)
  - A. Rezoning of 630 6<sup>th</sup> Street
    1. Public Hearing
    2. 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 Dwelling District) to R-4 (Multiple Family Dwelling District), first reading
  - B. Fiscal Year 2025/2026 Budget
    1. Public Hearing
    2. Resolution No. 075 (2024/2025): A Resolution Adopting the Fiscal Year 2025/2026 Annual Budget with FY2025/2026 Budget Transfers Worksheet
  - C. West Indian Creek (Project A)

1. Public hearing on proposed plans, specifications, form of contract and estimate of cost for the West Indian Creek Project (Project A)
  2. Resolution No. 076 (2024/2025): A Resolution finally approving and confirming plans, specifications, form of contract and estimate of cost for the West Indian Creek Project (Project A)
  3. Consideration of bids for the West Indian Creek Project (Project A)
  4. Resolution No. 077 (2024/2025): Resolution awarding contract for the West Indian Creek Project (Project A)
- D. Tributary to Indian Creek (Project B)
1. Public hearing on proposed plans, specifications, form of contract and estimate of cost for the Tributary to West Indian Creek Project (Project B)
  2. Resolution No. 078 (2024/2025): A Resolution finally approving and confirming plans, specifications, form of contract and estimate of cost for the Tributary to West Indian Creek Project (Project B)
  3. Consideration of bids for the Tributary to West Indian Creek Project (Project B)
  4. Resolution No. 079 (2024/2025): Resolution awarding contract for the Tributary to West Indian Creek Project (Project B)
5. 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 March 24, 2025
  - B. Approve Payment of Cash Disbursements, including Check Numbers 88074-88155 and Electronic Numbers 1876-1890 (Inclusive) Totaling \$367,509.92 (See attached list) and the First Interstate Card Purchases for the April 19, 2024 Statement, total \$15,066.85
  - C. ReSchedule Public Hearing on Fiscal Year 2025/2026 Capital Improvements Program for April 28, 2025 at 6:00 p.m. and Authorize Publication of Notice
  - D. Approve Renewal of Class C Retail Alcohol License for Farmhouse Catering LC d/b/a/ Gatherings, 1024 6<sup>th</sup> Street, Effective April 25, 2025
  - E. Approve Renewal of Class C Retail Alcohol License for Stohaker, LLC d/b/a/ Cubbies on Main, 1220 6<sup>th</sup> Street, Effective April 25, 2025
  - F. Resolution No. 080 (2024/2025): A Resolution Authorizing Ryan Condon, Mayor, Kerin Wright, City Clerk, and Donna Mosinski, Deputy City Clerk, as the Authorized Signatures on All Accounts at Financial Institutions
  - G. Approve Tax Abatement
    1. Permit #BP2023-0048, 403 Maple Ave, New Garage
6. MAYOR'S APPOINTMENTS
- A. Mayor Pro-tem – Jason Sampson
7. 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.
8. OLD BUSINESS

- A. Approve Pay Request No. 35 for WWTF Improvements – Phase 3 from Boomerang Corp. in the amount of \$0.00
- B. Approve Change Order No. 3 for WWTF Improvements – Phase 4 from OnTrack Construction in the amount of \$13,970.00

9. NEW BUSINESS

- A. Approve Well #6 Rehab for Water Department
- B. Resolution No. 081 (2024/2025): Resolution to Allow Paid Leave to Be Converted to Health Insurance Premiums upon Retirement
- C. Resolution No. 082 (2024/2025): Resolution Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Nevada Urban Revitalization Area
- D. Approve 5-Day Special Class C Retail Alcohol License for NEVADA JAYCEES, d/b/a/ Nevada Jaycees, on 6<sup>th</sup> Street, for Pizza Pie Looza, effective May 8, 2025 through May 12, 2025
- E. Approve 5-Day Class C Retail Alcohol License for MUCKY DUCK PUB L.L.C. d/b/a/ Mucky Duck Pub, on 220 H Avenue, for Legal Aid Society Event, effective April 26, 2025 through April 30, 2025
- F. Approve 5-Day Special Class C Retail Alcohol License for CLOUD WINE, LLC d/b/a/ Lucky Wife Wine Slushies, on 6<sup>th</sup> Street between K Avenue and Lincoln Highway, for downtown Farmers Markets effective on the following dates:
  - a. May 30, 2025 through June 3, 2025
  - b. June 13, 2025 through June 17, 2025
  - c. July 4, 2025 through July 8, 2025
  - d. July 18, 2025 through July 22, 2025
- G. Discussion and Appropriate Follow-up Regarding 2025 Fireworks Show
- H. Resolution No. 083 (2024/2025): Resolution amending City Administrator Cook’s Employment Agreement

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

11. Review of Voting System from Saltech

12. ADJOURN

The agenda was posted on the official bulletin board on April 10, 2025, in compliance with the requirements of the open meetings law.

Posted \_\_\_\_\_

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

F:\OFFICE\COUNCIL\AGENDAS-COUNCIL\2024-2025\2025-04-14.DOC



**MEMO FOR  
REGULAR MEETING OF THE NEVADA CITY COUNCIL  
MONDAY, APRIL 14, 2025 – 6:00 P.M.**

**8. OLD BUSINESS**

- A. Approve Pay Request No. 35 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.**
- B. Approve Change Order No. 3 for WWTF Improvements – Phase 4 from OnTrack Construction in the amount of \$13,970.00  
**Enclosed you shall find the pay request and engineer’s recommendation.**

**9. NEW BUSINESS**

- A. Approve Well #6 Rehab for Water Department  
**Enclosed you shall find the action form and staff’s recommendation.**
- B. Resolution No. 081 (2024/2025): Resolution to Allow Paid Leave to Be Converted to Health Insurance Premiums upon Retirement  
**Enclosed you shall find an action form with history regarding Resolution No. 081 and the resolution**
- C. Resolution No. 082 (2024/2025): Resolution Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Nevada Urban Revitalization Area  
**Enclosed you shall find the resolution to amend the revitalization plan**
- D. Approve 5-Day Special Class C Retail Alcohol License for NEVADA JAYCEES, d/b/a/ Nevada Jaycees, on 6<sup>th</sup> Street, for Pizza Pie Looza, effective May 8, 2025 through May 12, 2025  
**Enclosed you shall find the liquor license application for Pizza Pie Looza**
- E. Approve 5-Day Class C Retail Alcohol License for MUCKY DUCK PUB L.L.C. d/b/a/ Mucky Duck Pub, on 220 H Avenue, for Legal Aid Society Event, effective April 26, 2025 through April 30, 2025  
**Enclosed you shall find the liquor license application for a Legal Aid Society Event**
- F. Approve 5-Day Special Class C Retail Alcohol License for CLOUD WINE, LLC d/b/a/ Lucky Wife Wine Slushies, on 6<sup>th</sup> Street between K Avenue and Lincoln Highway, for downtown Farmers Markets effective on the following dates:
  - a. May 30, 2025 through June 3, 2025
  - b. June 13, 2025 through June 17, 2025



- c. July 4, 2025 through July 8, 2025
- d. July 18, 2025 through July 22, 2025

**Enclosed you shall find the liquor license applications for four Nevada Farmer's Market dates. There will be additional applications as we near the second half of summer.**

- G. Discussion and Appropriate Follow-up Regarding 2025 Fireworks Show  
**Enclosed you shall find a memo from Chief Reynolds with a brief history on fireworks. Seeking direction on how to proceed with future displays.**
- H. Resolution No. 083 (2024/2025): Resolution amending City Administrator Cook's Employment Agreement, Addendum 2  
**Enclosed you shall find the resolution and Addendum 2 to the agreement.**

Order Number:  
LIOW0263332  
Classification:  
Govt Public Notices

Thu Apr 3, 2025  
Nevada Journal  
All Zones

Item # 4A  
Date: 4/14/25

## 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 6th 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).

Package:  
General Package  
Additional Options:  
† Affidavit \$0.00  
Total payment:  
\$43.20

### Account Details

City Of Nevada  
1209 6th ST. CITY CLERK'S  
OFFICE  
Nevada, IA 50201-1536  
515-382-5466  
[emousef@cityofnevadaiaowa.org](mailto:emousef@cityofnevadaiaowa.org)  
City Of Nevada

*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 6th St:*

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

*Parcel 11 072 503 60 – The parking lot at 5th 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 6th 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 6th 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 14th day of April, 2025 at the City Council Meeting which is set to begin at 6:00 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 14th day of April, 2025.

Kerin Wright  
City Clerk  
April 3 2025  
LIOW0263332

**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 N½ 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

## Kerin Wright

---

**From:** Patrick Clem <ClemP@ALMACO.com>  
**Sent:** Wednesday, April 9, 2025 2:19 PM  
**To:** Kerin Wright  
**Subject:** Housing options

---

**Warning: Unusual sender** <clemp@almaco.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Pls confirm receipt and forward to Mayor and Council Members:

Dear Mayor and Council Members:

As a long-time employer in Nevada for over 40 years, we know firsthand the importance of housing options when it comes to recruiting and retaining quality employees.

We employ on average about 225 employees from many different demographics and skillsets. These range from professional degreed engineers and executives to skilled tradesmen and women. Ironically, less than 25% of our workforce has resided in Nevada and one factor that contributes to this is the lack of housing options.

We continue to need a range of housing options in Nevada to support economic growth in our schools, businesses, and community. I ask that you continue to be proactive in governance that promotes housing options for Nevada's employers.

Thanks for your leadership,



### Patrick Clem

Chief Executive Officer

P 515-382-3506 x 229 E [clemp@almaco.com](mailto:clemp@almaco.com)  
W [www.almaco.com](http://www.almaco.com) A 99 M Ave. Nevada, IA 50201



This e-mail and any attachments may contain confidential information. If you are not the Intended recipient, please notify the sender immediately by return e-mail, delete this e-mail, and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. Unless otherwise stated, opinions expressed in this e-mail are those of the author and are not endorsed by the author's employer.

## Kerin Wright

---

**From:** Holly Schnur <Holly.Schnur@verbio.us>  
**Sent:** Friday, April 4, 2025 12:53 PM  
**To:** Kerin Wright  
**Cc:** Greg Faith  
**Subject:** Verbio's continued housing needs.

**Warning: Unusual sender** <holly.schnur@verbio.us>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

### Mayor and Council.

Verbio continues to grow in the Nevada community. In addition to our employee base, we have several ongoing long-term visitors that are on our campus assisting with our efforts to continue to diversify our product offerings. We are supportive of the City and NEDC's efforts to expand the number and types of housing in Nevada. Not only will these efforts provide the opportunity for more of our employees to live in Nevada, but it will also allow us to provide a good housing option for long term visitors close to our plant.

Sincerely,

**Holly Schnur**

Agricultural Relations & Administrative Manager

**VERBIO Nevada LLC**

Nevada Biorefinery  
59219 Lincoln Highway  
Nevada, IA 50201

T: (866) 306 4777 x2005

C: (515) 210-1984

[Holly.schnur@verbio.us](mailto:Holly.schnur@verbio.us)

[www.verbio.us](http://www.verbio.us)

The Verbio logo is written in a bold, italicized, sans-serif font. The letters are black and have a slight shadow or depth to them.

Nevada City Council and Mayor Condon,

I am writing in support of the Capstone Project (Nevada Flats) being considered at the former Story Medical Building and I would encourage you to support this wonderful project as well.

As a life-long Nevada resident and business owner, I have seen the direct impact a lack of housing has had on our community. Our inability to provide affordable options for young people and newcomers to live in our community has pushed many of them and their families to live elsewhere - leaving opportunities for our local businesses and schools on the table. This is why Nevada's Vision 2040 identified housing as a top priority. Our community has invested too much in amazing amenities like the Fieldhouse, the Fawcett Family Aquatic Center, SCORE, and Main Street Nevada to see our population growth continue to stagnate. I firmly believe that Nevada's near stagnant population growth has been limited by the lack of housing of all kinds. Supporting this project helps change that! Nevada Flats brings 60 additional market-rate units to the market and one of them could be a catalyst for bringing a new family to town. My great-grandparents moved to Nevada in the 1950's and now 5 generations have called Nevada home - this could be the beginning of another's family's story like my own.

I also believe it is important to have a variety of housing options available within a community, creating opportunities for existing families to move up as their family and/or income grows. As many of you know, my brother and I have embarked on creating a single-family residential development on the north side of town because we believe having a variety of "steps on the housing ladder" is imperative to keeping families in our community. However, not every newcomer to Nevada will be able to purchase a home and may need to start as a renter. Adding 60 units to our rental options better supports them finding a place that best suits their needs. Increased competition is not a bad thing either. It will force existing rental owners to continue to reinvest in their properties providing better living conditions for members of our community.

One last note, often times in public processes a vocal minority can dominate open forums, public hearings, and social media; making it seem like there is little to no support for a project when in fact the overwhelming majority of the public is in support of the project, or at the very least neutral. Given the tone of certain individuals and commentary that has dominated this issue so far, much of which has been based on ill-informed opinions or false information, I decided I needed to publicly voice my support. I ask that you not be swayed or intimidated by untruthful fear mongering and maintain an open mind when you consider this project. When you do, I hope you will see it for what it is - another great opportunity helping push our community forward.

Regards,

Scott Henry



**Opposition Letters Turned in regarding the Capstone Project**

*\*Updated*

**Duplicate Address**

**Hutton's Mailing List**

Allen  
Bartleson, Clara 522 6th St  
Bartleson, Linda  
Bode  
Borton  
Caryl  
Cyclone, Residential Ames, IA  
Darrah-Jarnagan, Leora 521 G Ave  
Deters

Donner  
Dry Bones Restoration Ames, IA  
Edwards, Joseph 523 4th St  
Feldpausch, Jacob 415 F Ave  
Finepoint Construction 534 4th St  
Fulker  
Grant, Kenneth & Jill 513 6th St  
Habimana  
Hadaway  
Heintz, Judy & Dan 512 F Ave  
Herzberg, Amanda 405 F Ave  
Hill, Bradley 619 4th St  
Huckvale, Tonda Ankeny, IA

Kelly  
Kitten  
Klaas, Breann 615 E Ave  
Knapp  
Landhuis, Zachariah & Kayla 504 6th St  
Lendt, Brandon 525 6th St  
Manternach  
McCarty, Stephanie 525 5th St  
Myhre  
Nevada Housing  
Nevada Housing  
Nevada Housing  
Patterson  
Patterson  
Pearce

*Allen Judith 621 6th St*

*Bartleson Kelly & Linda 705 6th St*

*Bode Bryton & Sarah 520 5th St*

*Borton Aaron & Jean 605 6th St*

*Caryl Garrett 706 6th St*

*Donner Ryan & Ashley 718 7th St*

*Fulker Michael 708 5th St*

*Habimana Martin 506 F Ave*

*Hadaway Jordan 507 G Ave*

*Herzberg Amanda 405 F Ave*

*Hill Bradley 619 4th St*

*Kitten Joseph & Ashley 717 6th St*

*Knapp Jordan & Clara 522 6th St*

*Manternach Steve & Kathy Solko 717 5th St*

*Myhre Jim & Dorian 622 5th St*

*Patterson Ann 520 5th St*

*Patterson Ann 428 F Ave*

*Pearce Kari Ann 611 F Ave*

Procter

Progressive Real Est

1001 5th

Rima, Neil

521 6th St

*Rima*

*Neil & Marcia*

*521 6th St*

Rogers

*Rogers*

*Dean & Charlene*

*616 5th St*

Sengphirom, Phouangphanh

503 1/2 5th St

Shill,

406 F Ave

Smith

*Smith*

*Christopher*

*408 F Ave*

TKZ

tolle, Halladay

Trow

Wissler

*Wissler*

*Tim & Elizabeth*

*633 6th St*

**Kruse**

*Kruse*

*Charles*

*706 7th St*

**NOT IN THE 200' BOUNDARY**

RECEIVED

APR 10 2025

CITY OF NEVADA

RE: Zoning Ordinance No. 1064 (2024/2025)  
TO: Honorable Mayor and City Council Nevada Iowa

We, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6<sup>th</sup> Street, Nevada IA

Parcel 11 072 503 60 – The parking lot at 5<sup>th</sup> St and F Ave

Parcel 11 072 556 60 – The parking lot at 6<sup>th</sup> St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all of the members of the city council in accordance with 414.5 of the Code of Iowa.

Neil M. Rima

Marcia R. Wefel-Rima

Owners of address 521 6<sup>th</sup> St, Nevada Iowa

Neil M. Rima

4.10.2025

Marcia Wefel-Rima

4-10-2025

**RECEIVED**

**MAR 21 2025**

**CITY OF NEVADA**

RE: Zoning Ordinance No. 1064 (2024/2025)  
TO: Honorable Mayor and City Council Nevada Iowa

I, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6<sup>th</sup> Street, Nevada IA

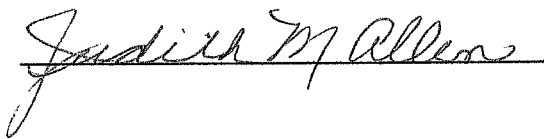
Parcel 11 072 503 60 – The parking lot at 5<sup>th</sup> St and F Ave

Parcel 11 072 556 60 – The parking lot at 6<sup>th</sup> St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all of the members of the city council in accordance with 414.5 of the Code of Iowa.

Judith M Allen

Owner of address 621 6<sup>th</sup> St, Nevada Iowa





We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Kelly Bartleson

Linda Bartleson, owners of address 705 6th St

[Signature]

3/21/25 (Date)

[Signature]

3/21/25 (Date)

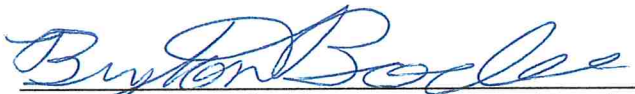


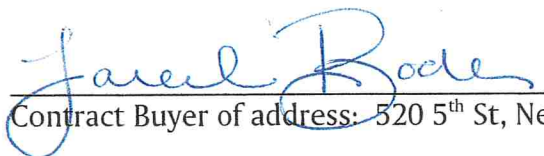
We, contract buyers of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

- Parcel 11 072 554 00 – 630 N 6<sup>th</sup> Street, Nevada, IA
- Parcel 11 072 503 60 – The parking lot at 5<sup>th</sup> St and F Ave
- Parcel 11 072 556 60 – The parking lot at 6<sup>th</sup> and F Ave

This protest is signed with the intention that such reasoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Dated this 23<sup>RD</sup> day of March, 2025.

  
Contract Buyer of address: 520 5th St, Nevada, IA

  
Contract Buyer of address: 520 5<sup>th</sup> St, Nevada, IA

**RECEIVED**

MAR 24 2025

CITY OF NEVADA



RE: Zoning Ordinance No. 1064 (2024/2025)

TO: Honorable Mayor and City Council Nevada Iowa

We, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6<sup>th</sup> Street, Nevada IA

Parcel 11 072 503 60 – The parking lot at 5<sup>th</sup> St and F Ave

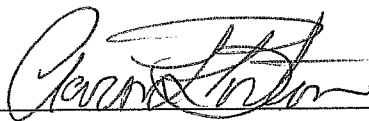
Parcel 11 072 556 60 – The parking lot at 6<sup>th</sup> St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all of the members of the city council in accordance with 414.5 of the Code of Iowa.

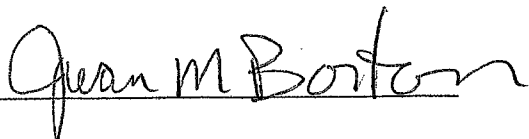
Aaron L Borton

Jean M Borton

Owners of address 605 6<sup>th</sup> St, Nevada Iowa



3-27-2025



10 " "

RE: Zoning Ordinance No. 1064 (2024/2025)

TO: Honorable Mayor and City Council Nevada Iowa

I, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6<sup>th</sup> Street, Nevada IA

Parcel 11 072 503 60 – The parking lot at 5<sup>th</sup> St and F Ave

Parcel 11 072 556 60 – The parking lot at 6<sup>th</sup> St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all of the members of the city council in accordance with 414.5 of the Code of Iowa.

*Caryl*  
Garrett ~~Carol~~

Owner of address 706 6<sup>th</sup> St, Nevada Iowa

*Garrett Caryl*

*3/22/20*

**RECEIVED**  
MAR 26 2025  
CITY OF NEVADA

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Ryan Donner

Ashley Donner, owners of address 718 7<sup>th</sup> St.

Ashley Donner

03/25/25 (Date)

Ryan Donner


03/25/25 (Date)

I, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following property:

Parcel 11 072 554 00 - 630 6th Street, Nevada IA

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Michael Fulker, owner of 708 5th St.

      3/18/25 (Date)

**RECEIVED**  
MAR 18 2025  
CITY OF NEVADA

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

\_\_\_\_\_  
Amanda Herberg, owners of address 405 F AVE.

Amanda Herberg 4/9/2025 (Date)

\_\_\_\_\_ (Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

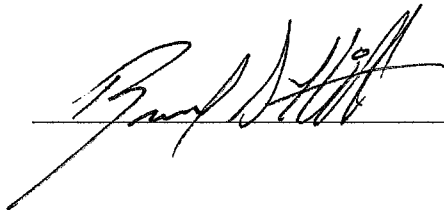
Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

\_\_\_\_\_

Bradley S. Hill, owners of address 619 4<sup>th</sup> St. Nevada, IA 50201

  
\_\_\_\_\_

4-8-25 (Date)

\_\_\_\_\_

\_\_\_\_\_ (Date)



We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

- Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA
- Parcel 11 072 503 60 - The parking lot at 5th St and F Ave
- Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

RECEIVED  
MAR 24 2025  
CITY OF NEVADA

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

\_\_\_\_\_  
Martin Habimang, owners of address 506 F Ave

  
\_\_\_\_\_

3-23-25 (Date)

\_\_\_\_\_

\_\_\_\_\_ (Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

- Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA
- Parcel 11 072 503 60 - The parking lot at 5th St and F Ave
- Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Jordan Hadaway, owners of address 507 G Avenue  
Nevada

Jordan Hadaway 4.7.2025 (Date)

\_\_\_\_\_  
(Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

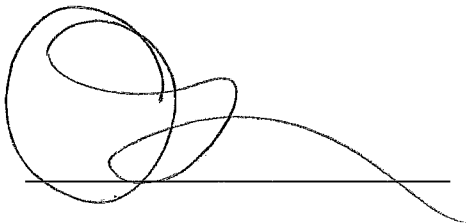
**RECEIVED**

**MAR 21 2025**

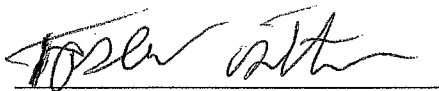
**CITY OF NEVADA**

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Joseph Kitten and Ashley Kitten, Owners of address 717 6<sup>th</sup> Street, Nevada IA 50201.



3/20/25 (Date)



3/20/25 (Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Clara Knapp

Jordan Knapp, owners of address 522 6<sup>th</sup>.

Clara Knapp 3-27-25 (Date)

[Signature] 3-27-25 (Date)

RE: Zoning Ordinance No. 1064 (2024/2025)

TO: Honorable Mayor and City Council Nevada Iowa

We, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6<sup>th</sup> Street, Nevada IA

Parcel 11 072 503 60 – The parking lot at 5<sup>th</sup> St and F Ave

Parcel 11 072 556 60 – The parking lot at 6<sup>th</sup> St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all of the members of the city council in accordance with 414.5 of the Code of Iowa.

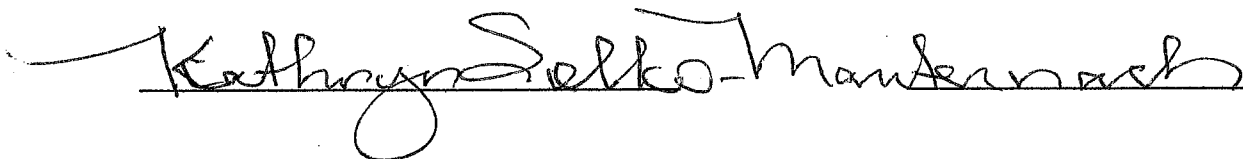
Steven P Manternach

Kathryn E Solko-Manternach

Owners of address 717 5<sup>th</sup> St, Nevada Iowa



3-20-25

 3-20-25

**RECEIVED**  
MAR 26 2025  
CITY OF NEVADA

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

\_\_\_\_\_  
Jim & Doran Myke, owners of address 622 5th St  
Nevada IA

*Dorothy Myke* 3-19-25 (Date)

*James I Myke* 3-19-25 (Date)



I, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

- Parcel 11 072 554 00 – 630 N 6<sup>th</sup> Street, Nevada, IA
- Parcel 11 072 503 60 – The parking lot at 5<sup>th</sup> St and F Ave
- Parcel 11 072 556 60 – The parking lot at 6<sup>th</sup> and F Ave

This protest is signed with the intention that such reasoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Dated this 20<sup>th</sup> day of March, 2025.

Ann Patterson  
Owner of address: 520 5<sup>th</sup> Street, Nevada, IA

**RECEIVED**  
MAR 21 2025  
CITY OF NEVADA

I, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6<sup>th</sup> Street, Nevada, IA

Parcel 11 072 503 60 – The parking lot at 5<sup>th</sup> St and F Ave

Parcel 11 072 556 60 – The parking lot at 6<sup>th</sup> and F Ave

This protest is signed with the intention that such reasoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Dated this 20<sup>th</sup> day of March, 2025.

**RECEIVED**

**MAR 21 2025**

**CITY OF NEVADA**



Owner of address: 428 F Ave, Nevada, IA

RE: Zoning Ordinance No. 1064 (2024/2025)

TO: Honorable Mayor and City Council Nevada Iowa

I, being the owner of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 – 630 N 6<sup>th</sup> Street, Nevada IA

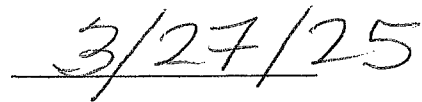
Parcel 11 072 503 60 – The parking lot at 5<sup>th</sup> St and F Ave

Parcel 11 072 556 60 – The parking lot at 6<sup>th</sup> St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all of the members of the city council in accordance with 414.5 of the Code of Iowa.

Kari Ann Pierce

Owner of address 611 F, Nevada Iowa



We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Dean Rogers

Dean & Charlene, owners of address 616 5th St.

Dean Rogers

3-19-25 (Date)

Charlene Rogers

3-19-25 (Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

RECEIVED  
MAR 24 2025  
CITY OF NEVADA

- Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA
- Parcel 11 072 503 60 - The parking lot at 5th St and F Ave
- Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Christopher L Smith

X \_\_\_\_\_, owners of address 408 F AVE NEVADA

Christopher L Smith 3-20-25 (Date)

\_\_\_\_\_ (Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA

Parcel 11 072 503 60 - The parking lot at 5th St and F Ave

Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Tom J. Wissler

, owners of address 633 6<sup>th</sup>.

Elizabeth C. Wissler

Tom J. Wissler

3/21/25 (Date)

M. Jesse Wissler

3/21/25 (Date)

We, being the owners of property located within two hundred feet of the boundaries of the property for which the zoning change is proposed, do hereby protest Ordinance 1064's rezoning of the following properties:

- Parcel 11 072 554 00 - 630 N 6th Street, Nevada IA
- Parcel 11 072 503 60 - The parking lot at 5th St and F Ave
- Parcel 11 072 556 60 - The parking lot at 6th St and F Ave

This protest is signed with the intention that such rezoning shall not become effective except by favorable vote of at least three-fourths of all the members of the city council, in accordance with 414.5 of the Code of Iowa.

Charles Knuse, owners of address 706 7<sup>th</sup>

Charles E Knuse 3-25-25 (Date)

\_\_\_\_\_ (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.
- Phase II Relocation of Medical Clinics and Therapy
  - 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.

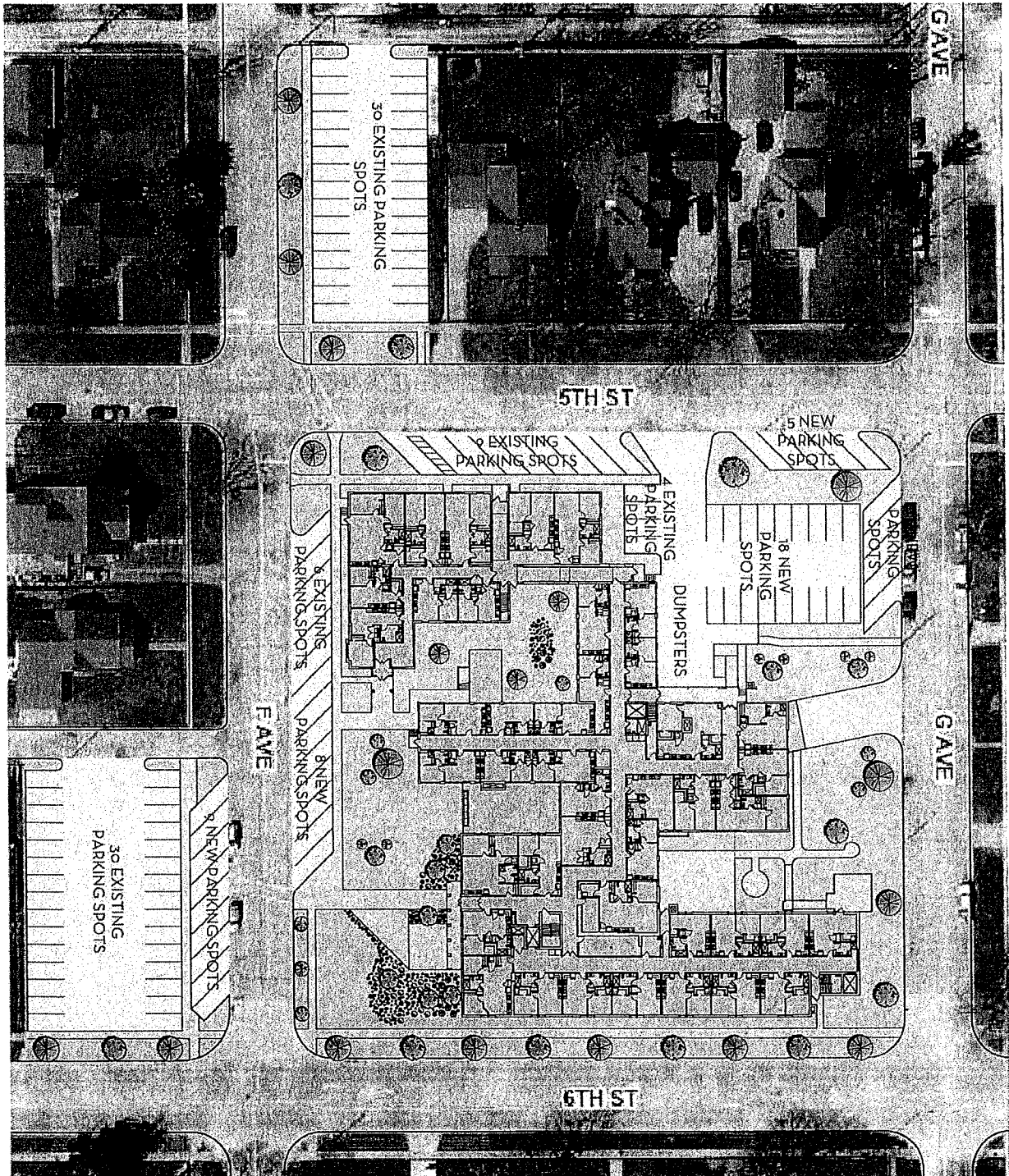
The entire complex will be secured with an electronic security system accessed by fobs and a secure phone app for tenants only.

**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"

ASO <small>ARCHITECTS</small>	MEYADA HOUSING 430 5TH STREET NEVADA, IOWA			PROJECT NO. 2011-01 DATE: 08/14/11 DRAWN BY: J. H. HARRIS CHECKED BY: J. H. HARRIS SCALE: 1" = 30'-0"	<b>ASPECT</b> <small>architecture+design</small>	<small>430 5TH STREET          NEVADA, IOWA 50201          515.281.1111          WWW.ASPECTDESIGN.COM</small>
	ARCHITECTURAL SITE PLAN			<small>© COPYRIGHT 2011 BY ASPECT ARCHITECTURE+DESIGN, INC.</small>		



# 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

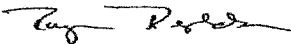
vulnerable residents in our community. The fact is occupied buildings are safer for residents, the neighborhood, and firefighters. Early notification of fire always makes outcomes better compared to discovering a fire when it is blowing out the roof or windows as reported by a person driving by the vacant 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

# Memo

**To:** Planning & Zoning Commission

**From:** Ryan Hutton, Zoning Supervisor

**CC:** Jordan Cook, City Administrator

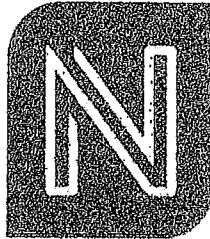
**Date:** 01/06/2024

**RE: Rezoning of 630 6th Street & Parcel 11-07-250-360 & Parcel 11-07-255-660**

The City of Nevada has received a Rezoning Application. The proposed rezoning location is 630 6th Street & Parcel 11-07-250-360 & Parcel 11-07-255-660. The location is currently zoned as R-3 (Urban Family Residential District). The applicant is requesting to be rezoned to R-4 (Multiple Family Dwelling District). The proposed location requires a public hearing from Planning and Zoning Commission. The Planning and Zoning Commission has made a recommendation to send the rezoning application to be reviewed by the City Council. Included in your packet is a copy of the application and location map. The location was formally the Story County Long Term Care. The new owner has proposed turning the property into an apartment complex with storage.

If you have any questions please contact me at work, 515-382-5466, or at home, 515-720-3545, and prior to Monday night's meeting





## Rezoning Application Form

(This form must be filled out completely before your application will be accepted.)

**1. Property Address for this Rezoning Request:**

630 N 6th St, Nevada IA 50201

**2. Legal Description (attach, if lengthy):**

Parcel 11 072 554 00 - The old medical center at 630 N 6th St:

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

Parcel 11 072 503 60 - The parking lot at 5th 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 6th St and F Ave

Lot One (1) and the N 1/2 of Lot Four (4), Block Forty-Five (45), Original Town of  
Nevada, Story County, Iowa

**3. Applicant:** Nevada Housing, LLC

**Address:**

3831 Fenway Crossing Marietta GA 30062  
(Street) (City) (State) (Zip)

**Telephone:**

770-578-8830 770-578-1754 N/A  
(Home) (Business) (Fax)

**4. Property Owner:**

Nevada Housing, LLC

**Address:**

Same as above

(Street) (City) (State) (Zip)

**Telephone:**

(Home) (Business) (Fax)

**5. Contact Person:**  
Michael A. Michaud

---

Address:  
Same as above

---

(Street)	(City)	(State)	(Zip)
----------	--------	---------	-------

Telephone:

---

770-578-8830	770-578-1754	770-313-8034
(Home)	(Business)	<del>(Fax)</del> (Cell)

**Reasons for Rezoning**

Rezoning is requested because the property will be repurposed from providing medical services to being a 60-unit, multi-family Workforce Housing apartment complex named Nevada Flats on the first and second floors and a temperature controlled public self-storage facility in the basement. Apartments and storage will be on the 90,000 SF parcel. Tenant parking will be on the other two parcels as well as the streets.

**Consistence with the Comprehensive Plan**

This rezoning request is consistent with the Comprehensive Plan, as it contributes to the achievement of several goals:

**Goal: Nevada's downtown will be a core of community life, an active district that provides a lively civic and commercial center for the city**

By adding 60+ residents within walking distance of downtown, new purchasing power will increase activity in the district and promote commercial viability of current and new businesses.

**Goal: Nevada will increase economic opportunities for residents**

Again, residents of Nevada Flats will increase retail sales, thereby creating opportunities for new businesses to be opened, particularly within walking distance downtown, and employment opportunities for current and future community members.

**Goal: Nevada will provide a physical framework which supports economic growth.**

One of the tactics detailed in the Comprehensive Plan to achieve this goal is to, "Provide adequate housing to serve potential employers," which Nevada Flats will certainly do.

**Goal: Nevada will be identified as an important destination or location for new or expanding businesses.**

The roughly \$10,000,000 investment in converting the soon to be abandoned medical campus into an appealing Workforce Housing apartment complex should help identify Nevada as an attractive destination for expansion

**Goal: Nevada will develop adequate housing resources to support a growing community.**

While Nevada Flats will only introduce 60 new apartment units, it will contribute to the Comprehensive Plan's objective to develop 1,000 housing units during the next 20 years.

**Goal: Nevada should assure that a substantial amount of its housing stock remains affordable to mixed income people.**

While market rate, the \$2,500,000 in grants awarded by the Iowa Economic Development Authority to help fund the project will keep rental rates significantly lower than they would otherwise be, consistent with the goal of providing high quality housing to those essentially entering the workforce. Additionally, as a nonprofit organization, our long-term borrowing costs will be lower than they would be for a for-profit organization, which will contribute to the affordability of the apartments in the long term.

**Goal: Nevada will provide adequate development areas for new housing.**

Nevada Flats will complement the Plans objective to, "Create a framework of equal distribution of development to maintain a concentric, unified community" as it will be on the south side of the downtown area

**Goal: Nevada will develop a traffic circulation system which supports overall community growth objectives.**

This may be a stretch, but the location of Nevada Flats will lend itself to residents walking to downtown rather than driving, which will reduce the traffic burden and related expenses of road maintenance.

#### **GENERAL PRINCIPLES CONCENTRIC DEVELOPMENT CENTERS**

Nevada Flats will be just to the south of the city center, consent with this general principal, "Growth should occur in multiple growth centers, generally concentric around the city center, with residential growth occurring to the west, north and south

#### **QUALITY COMMUNITY DESIGN**

Nevada Flats will meet the objective to, "... maintain high standards in order to preserve Nevada's image as one of America's highest quality small towns."

#### **REDEVELOPMENT PRINCIPLES NEVADA TOWN CENTER**

Redeveloping the medical campus as a new offering (The buildings will be totally gutted and rebuilt within the existing structures), Nevada Flats will help meet the objective stated in the plan that, "Nevada's city center should maintain and expand its status as a local and regional mixed use commercial district..." Additionally, providing temperature controlled self-storage will provide for a currently unmet need on the part of residents, businesses, and likely local government.

**Housing Goals:**

**Goal 1: Create an Environment in Nevada that Offers Better Housing Opportunities for All.**

**Goal 2: Build an Environment that Allows People from all Parts of the City to Participate in its Growth and Development**

Nevada Flats will not discriminate in any way and will uniformly apply application procedures, rules, and regulations to all residents, and self-storage customers, for their benefit and safety.

In summary, Nevada Flats should contribute to meeting every one of these goals as stated in the Comprehensive Plan:

“Downtown Nevada can maintain and strengthen its role as a mixed-use center, a place that combines shopping, working, civic life, and living in a vital, richly textured way. The district should be alive with people, and use its distinctive environment to the best advantage. To position itself to meet the district’s future needs, the city should:

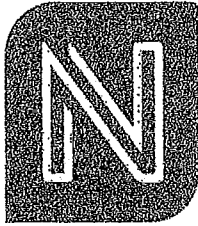
**STRENGTHEN DOWNTOWN’S ROLE AS A “FLAGSHIP” DISTRICT FOR THE CITY.**

**MAINTAIN AND EXPAND A MIX OF USES AND ACTIVITIES.**

**STRENGTHEN THE DOWNTOWN RETAIL ENVIRONMENT.**

**INCREASE THE ECONOMIC REWARDS OF BUILDING OWNERSHIP IN DOWNTOWN NEVADA.**

**ENCOURAGE A VIEW OF DOWNTOWN AS PART OF A COMMUNITY SYSTEM OF RELATED DEVELOPMENT PROJECTS.”**



Obtaining approval of this Rezoning does not absolve the applicant from obtaining all other applicable permits, such as Building Permits, IDOT access permits, et cetera.

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Nevada, and have submitted all the required information which is accurate, true and correct.

Signed by: *[Signature]* Date: \_\_\_\_\_  
November 12, 2024

**Applicant)**  
(Note: No other signature may be substituted for the Property Owner's Signature)

and: *[Signature]* Date: \_\_\_\_\_  
November 12, 2024

**(Property Owner)**

and: *[Signature]* Date: \_\_\_\_\_  
November 12, 2024

**(Contact Person)**

NOTICE OF PUBLIC HEARING - PROPOSED BUDGET				
Fiscal Year July 1, 2025 - June 30, 2026				
City of: NEVADA				
The City Council will conduct a public hearing on the proposed Budget at: Nevada City Hall, 1209 6th Street, Nevada IA 50201				
Meeting Date: 4/14/2025 Meeting Time: 06:00 PM				
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.				
City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <a href="https://dom.iowa.gov/local-budget-appeals">https://dom.iowa.gov/local-budget-appeals</a> .				
The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.				
The estimated Total tax levy rate per \$1000 valuation on regular property				14.60948
The estimated tax levy rate per \$1000 valuation on Agricultural property is				3.00375
At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.				
Phone Number		City Clerk/Finance Officer's NAME		
(515) 382-5466 ext: 225		Kerin Wright		
		Budget FY 2026	Re-estimated FY 2025	Actual FY 2024
<b>Revenues &amp; Other Financing Sources</b>				
Taxes Levied on Property	1	4,809,946	4,470,755	4,237,264
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
<b>Net Current Property Taxes</b>	<b>3</b>	<b>4,809,946</b>	<b>4,470,755</b>	<b>4,237,264</b>
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	1,240,499	1,546,568	585,327
Other City Taxes	6	1,273,464	1,169,559	1,413,482
Licenses & Permits	7	89,150	92,300	72,580
Use of Money and Property	8	691,550	327,010	1,507,750
Intergovernmental	9	2,129,368	1,638,524	1,802,148
Charges for Fees & Service	10	8,990,463	8,718,130	7,542,255
Special Assessments	11	0	0	0
Miscellaneous	12	6,002,370	362,020	276,285
Other Financing Sources	13	1,500,000	11,700,000	11,595,752
Transfers In	14	7,925,651	9,316,939	8,598,169
<b>Total Revenues and Other Sources</b>	<b>15</b>	<b>34,522,451</b>	<b>39,341,805</b>	<b>37,630,992</b>
<b>Expenditures &amp; Other Financing Uses</b>				
Public Safety	16	2,427,589	2,577,929	1,818,756
Public Works	17	1,622,972	1,296,165	1,271,472
Health and Social Services	18	65,000	48,000	39,771
Culture and Recreation	19	2,281,803	2,192,755	1,801,529
Community and Economic Development	20	1,464,299	1,489,313	879,423
General Government	21	1,096,234	939,858	754,631
Debt Service	22	1,983,543	1,870,691	0
Capital Projects	23	6,270,000	3,875,000	7,536,967
<b>Total Government Activities Expenditures</b>	<b>24</b>	<b>17,211,440</b>	<b>14,289,711</b>	<b>14,202,549</b>
Business Type / Enterprises	25	8,612,403	18,522,487	17,292,721
<b>Total ALL Expenditures</b>	<b>26</b>	<b>25,823,843</b>	<b>32,812,198</b>	<b>31,495,270</b>
Transfers Out	27	7,925,651	9,316,939	8,598,169
Total ALL Expenditures/Transfers Out	28	33,749,494	42,129,137	40,093,439
<b>Excess Revenues &amp; Other Sources Over (Under) Expenditures/Transfers Out</b>	<b>29</b>	<b>872,957</b>	<b>-2,787,332</b>	<b>-2,462,447</b>
Beginning Fund Balance July 1	30	27,634,360	30,421,692	32,884,139
Ending Fund Balance June 30	31	28,507,317	27,634,360	30,421,692

## Kerin Wright

---

**From:** Young, Kristi <KYoung2@localiq.com>  
**Sent:** Thursday, March 27, 2025 9:20 AM  
**To:** Kerin Wright  
**Cc:** Gannett Legals Public Notices 5; Erin Mousel  
**Subject:** Order 11169298 | Proof Review = FY26 Proposed Budget to publish in the Nevada Journal  
**Attachments:** AT-41546871.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Warning: Unusual sender** <kyoung2@localiq.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Good morning, Kerin,

I work with the Legal Department for the Nevada Journal and have your creative attached and ready for your review.

Please let me know if you'd like any updates to your ad or if this is approved for publication.

Order Details are noted below for your records:

Order # 11169298 | Material # 41546871  
Publication = Nevada Journal  
Affidavit = yes  
Section = Legal Classified  
Run Dates = April 3  
Ad Size = 3 column by 6 inches  
Total Cost = \$130.83

Please note, our final deadline for creative approval is April 2 at 10:00 AM CT.

Thank you,

Kristi Young  
Account Coordinator - Client Success  
SMB-Legals



[legal-clientsuccess@gannett.com](mailto:legal-clientsuccess@gannett.com) • [kyoung2@localiq.com](mailto:kyoung2@localiq.com)

Office: 605.622.2254

Seize your potential at [LocaliQ.com](http://LocaliQ.com)



**RESOLUTION NO. 075 (2024/2025)**

**A RESOLUTION ADOPTING THE FISCAL YEAR 2025/2026  
ANNUAL BUDGET WITH TRANSFERS**

**WHEREAS**, the Ordinances of the City of Nevada and the statutes of the State of Iowa provide that an annual budget shall be adopted by the Corporate Authorities of the City of Nevada; and

**WHEREAS**, the City Council of the City of Nevada has held the necessary hearings after having caused to be made the publication and notice required by law; and

**WHEREAS**, the City Council of the City of Nevada has reviewed the FY2025/2026 Budgeted transfers per the attached Transfers worksheet; and

**WHEREAS**, the City Council of the City of Nevada has reviewed the budget for Fiscal Year 2025/2026 as presented by the City staff and to be in the best interest of the City of Nevada; and

**NOW THEREFORE BE IT RESOLVED BY THE CITY OF NEVADA CITY COUNCIL, STORY COUNTY, IOWA**, that the Fiscal Year 2025/2026 budget and FY2025/2026 budgeted transfers for the City of Nevada, Iowa, on file in the City Clerk's Office and the Nevada Public Library is hereby adopted and approved.

Passed and approved this 14<sup>th</sup> day of April, 2025, by the City Council of the City of Nevada, Iowa.

\_\_\_\_\_  
Ryan Condon, Mayor

ATTEST:

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

**FISCAL YEAR JULY 1, 2025 - JUNE 30, 2026**  
**ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES**  
**The City of : NEVADA County Name: STORY COUNTY**

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric	
Regular	2a	326,058,310	2b	323,571,198	City Number: 85-820 Last Official Census: 6,925
DEBT SERVICE	3a	367,026,859	3b	364,539,747	
Ag Land	4a	1,772,063			

**Consolidated General Fund Levy Calculation**

	CGFL Rate	CGFL Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
<b>FY 2025 Budget Data</b>	8.33824	2,511,475	301,199,706	8.25
	<b>Limitation Percentage</b>			
	3			
	<b>CGFL Max Rate</b>	<b>CGFL Max Dollars</b>	<b>Revenue Growth %</b>	
<b>Max Allowed CGFL for FY 2026</b>	8.09538	2,639,566	5.10	

**TAXES LEVIED**

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW		(A) Request with Utility Replacement	(B) Property Taxes Levied		(C) Rate
384.1	8.09538	Consolidated General Fund			5	2,639,566	2,619,432	43 8.09538
		<b>Non-Voted Other Permissible Levies</b>						
384.12(1)	0.95000	Opr & Maint publicly owned Transit			7		0	45 0.00000
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)			11		0	49 0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs			14	298,812	296,534	52 0.91644
384.12(5)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.			462		0	465 0.00000
		<b>Voted Other Permissible Levies</b>						
28E.22	1.50000	Unified Law Enforcement			24		0	62 0.00000
		<b>Total General Fund Regular Levies (5 thru 24)</b>			25	2,938,378	2,915,966	
384.1	3.00375	Ag Land			26	5,323	5,323	63 3.00375
		<b>Total General Fund Tax Levies (25 + 26)</b>			27	2,943,701	2,921,289	<b>Do Not Add</b>
		<b>Special Revenue Levies</b>						
384.6	Amt Nec	Police & Fire Retirement			29		0	0.00000
	Amt Nec	FICA & IPERS (if general fund at levy limit)			30	500,974	497,154	1.53646
Rules	Amt Nec	Other Employee Benefits			31	529,047	525,010	1.62255
		<b>Subtotal Employee Benefit Levy (29,30,31)</b>			32	1,030,021	1,022,164	65 3.15901
			<b>Valuation</b>					
386	As Req	With Gas & Elec		Without Gas & Elec				
	SSMID 1 (A)	0 (B)		0	34		0	66 0.00000
	SSMID 2 (A)	0 (B)		0	35		0	67 0.00000
	SSMID 3 (A)	0 (B)		0	36		0	68 0.00000
	SSMID 4 (A)	0 (B)		0	37		0	69 0.00000
	SSMID 5 (A)	0 (B)		0	555		0	565 0.00000
	SSMID 6 (A)	0 (B)		0	556		0	566 0.00000
	SSMID 7 (A)	0 (B)		0	1177		0	1179 0.00000
	SSMID 8 (A)	0 (B)		0	1185		0	1187 0.00000
		<b>Total Special Revenue Levies</b>			39	1,030,021	1,022,164	
384.4	Amt Nec	Debt Service Levy 76.10(6)			40	693,550	688,849	70 1.88964
384.7	0.67500	Capital Projects (Capital Improv. Reserve)			41	179,008	177,644	71 0.54901
		<b>Total Property Taxes (27+39+40+41)</b>			42	4,846,280	4,809,946	72 14.60948

**COUNTY AUDITOR - I certify the budget is in compliance with ALL the following: Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.**

\_\_\_\_\_  
( City Representative )

\_\_\_\_\_  
( Date )

\_\_\_\_\_  
( County Auditor )

\_\_\_\_\_  
( Date )

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:  
**Meeting Date: 3/24/2025 Meeting Time: 06:00 PM Meeting Location: Nevada City Hall, 1209 6th St, Nevada, IA**

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)  
[www.cityofnevadaiaowa.org](http://www.cityofnevadaiaowa.org)

City Telephone Number  
 (515) 382-5466 ext: 225

Iowa Department of Management	Current Year Certified Property Tax 2024 - 2025	Budget Year Effective Property Tax 2025 - 2026	Budget Year Proposed Property Tax 2025 - 2026
Taxable Valuations for Non-Debt Service	298,675,571	323,571,198	323,571,198
Consolidated General Fund	2,490,429	2,490,429	2,619,432
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	212,561	212,561	296,534
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	495,810	495,810	497,154
Other Employee Benefits	425,060	425,060	525,010
Capital Projects (Capital Improv. Reserve)	168,307	168,307	177,644
Taxable Value for Debt Service	351,367,995	364,539,747	364,539,747
Debt Service	673,709	673,709	688,849
<b>CITY REGULAR TOTAL PROPERTY TAX</b>	<b>4,465,876</b>	<b>4,465,876</b>	<b>4,804,623</b>
<b>CITY REGULAR TAX RATE</b>	<b>14.61400</b>	<b>13.04769</b>	<b>14.60948</b>
Taxable Value for City Ag Land	1,624,165	1,772,063	1,772,063
Ag Land	4,879	4,879	5,323
<b>CITY AG LAND TAX RATE</b>	<b>3.00375</b>	<b>2.75329</b>	<b>3.00375</b>
<b>Tax Rate Comparison-Current VS. Proposed</b>			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	<b>Current Year Certified 2024/2025</b>	<b>Budget Year Proposed 2025/2026</b>	<b>Percent Change</b>
City Regular Residential	677	762	12.56
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	<b>Current Year Certified 2024/2025</b>	<b>Budget Year Proposed 2025/2026</b>	<b>Percent Change</b>
City Regular Commercial	2,989	3,406	13.95

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

**Reasons for tax increase if proposed exceeds the current:**

Rising costs for equipment replacement, Alliant Energy (electricity), Property insurance, and repairs for city buildings. Additional staff and building costs.

**FUND BALANCE**

City Name: NEVADA  
 Fiscal Year July 1, 2025 - June 30, 2026

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
<b>Annual Report FY 2024</b>									
Beginning Fund Balance July 1	1 6,840,227	5,339,050	1,674,020	630,829	5,500,307	177,682	20,162,315	12,721,824	32,884,139
Actual Revenues Except Beg Balance	2 5,328,928	3,895,587	756,238	1,690,298	3,023,745	3,200	14,697,996	22,932,996	37,630,992
Actual Expenditures Except End Balance	3 4,588,434	4,108,825	1,090,099	1,908,938	7,394,905	0	19,091,201	21,002,238	40,093,439
Ending Fund Balance June 30	4 7,580,721	5,125,812	1,340,159	412,189	1,129,347	180,882	15,769,110	14,652,582	30,421,692
<b>Re-Estimated FY 2025</b>									
Beginning Fund Balance	5 7,580,721	5,125,812	1,340,159	412,189	1,129,347	180,882	15,769,110	14,652,582	30,421,692
Re-Est. Revenues	6 5,224,252	3,855,651	1,665,285	1,901,526	5,595,298	0	18,242,012	21,099,793	39,341,805
Re-Est. Expenditures	7 6,028,669	4,421,197	2,219,370	1,870,691	3,969,428	0	18,509,355	23,619,782	42,129,137
Ending Fund Balance	8 6,776,304	4,560,266	786,074	443,024	2,755,217	180,882	15,501,767	12,132,593	27,634,360
<b>Budget FY 2026</b>									
Beginning Fund Balance	9 6,776,304	4,560,266	786,074	443,024	2,755,217	180,882	15,501,767	12,132,593	27,634,360
Revenues	10 5,804,381	4,382,311	1,336,119	2,003,504	6,566,526	5,000	20,097,841	14,524,610	34,622,451
Expenditures	11 5,886,846	5,024,843	1,063,649	1,983,543	7,160,693	0	21,119,574	12,629,920	33,749,494
Ending Fund Balance	12 6,693,839	3,917,734	1,058,544	462,985	2,161,050	185,882	14,480,034	14,027,283	28,507,317

LOCAL EMC SUPPORT

City Name: NEVADA  
 Fiscal Year July 1, 2025 - June 30, 2026

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 6 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer. Input the amount of General Fund Levy request to be used for support of an Emergency Management Commission. The total below will reflect the total amount of Emergency Management Commission support provided by the City.

	Request with Utility Replacement	Property Taxes Levied
Portion of General Fund Levy Used for Emerg. Mgmt. Comm.	0	0
Support of a Local Emerg. Mgmt. Comm.	0	0
TOTAL FOR FY 2026	0	0

GOVERNMENT ACTIVITIES CONT.	GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
<b>PUBLIC SAFETY</b>									
Police Department/Crime Prevention	1	1,572,001	78,000					1,650,001	1,457,850
Jail	2							0	0
Emergency Management	3	1,600	0					1,600	1,019
Flood Control	4		27,400					27,400	5,968
Fire Department	5	787,582	0					787,582	261,538
Ambulance	6	43,652	0					43,652	39,341
Building Inspections	7	61,694						61,694	48,779
Miscellaneous Protective Services	8							0	0
Animal Control	9	6,000						6,000	4,261
Other Public Safety	10							0	0
TOTAL (lines 1 - 10)	11	2,472,529	105,400			0		2,577,929	1,818,756
<b>PUBLIC WORKS</b>									
Roads, Bridges, & Sidewalks	12	2,000	979,290					981,290	1,019,560
Parking - Meter and Off-Street	13							0	0
Street Lighting	14	0	179,100					179,100	106,584
Traffic Control and Safety	15		10,000					10,000	17,409
Snow Removal	16		95,775					95,775	49,771
Highway Engineering	17							0	0
Street Cleaning	18							0	0
Airport (if not Enterprise)	19							0	0
Garbage (if not Enterprise)	20		0					0	0
Other Public Works	21		30,000					30,000	78,148
TOTAL (lines 12 - 21)	22	2,000	1,294,165			0		1,296,165	1,271,472
<b>HEALTH &amp; SOCIAL SERVICES</b>									
Welfare Assistance	23							0	0
City Hospital	24							0	0
Payments to Private Hospitals	25							0	0
Health Regulation and Inspection	26							0	0
Water, Air, and Mosquito Control	27		13,000					13,000	185
Community Mental Health	28							0	0
Other Health and Social Services	29		35,000					35,000	39,586
TOTAL (lines 23 - 29)	30	0	48,000			0		48,000	39,771
<b>CULTURE &amp; RECREATION</b>									
Library Services	31	556,139	52,650					608,789	544,069
Museum, Band and Theater	32	0	1,500					1,500	2,146
Parks	33	843,521	42,200					885,721	863,506
Recreation	34	172,023	32,750					204,773	137,282
Cemetery	35	192,629	6,500					199,129	180,076
Community Center, Zoo, & Marina	36	291,643	1,200					292,843	174,450
Other Culture and Recreation	37		0					0	0
TOTAL (lines 31 - 37)	38	2,055,955	136,800			0		2,192,755	1,901,529

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 2

City Name: NEVADA  
Fiscal Year July 1, 2024 - June 30, 2025

GOVERNMENT ACTIVITIES CONT.	GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
<b>COMMUNITY &amp; ECONOMIC DEVELOPMENT</b>									
Community Beautification	39	0						0	0
Economic Development	40	7,000	516,319					738,319	723,607
Housing and Urban Renewal	41	0	475,000					475,000	5,657
Planning & Zoning	42	166,894	100,000					266,894	135,719
Other Com & Econ Development	43	2,600	6,500					9,100	14,440
TIF Rebates	44							0	0
TOTAL (lines 39 - 44)	45	176,494	991,319			0		1,489,313	879,423
<b>GENERAL GOVERNMENT</b>									
Mayor, Council, & City Manager	46	38,204						78,204	55,190
Clerk, Treasurer, & Finance Adm.	47	506,033	0					506,033	417,928
Elections	48	10,000						10,000	2,643
Legal Services & City Attorney	49	121,250	1,500					122,750	119,820
City Hall & General Buildings	50	123,711	0					123,711	87,652
Tort Liability	51	79,160						79,160	58,707
Other General Government	52	0	20,000					20,000	12,691
TOTAL (lines 46 - 52)	53	878,358	61,500	1,870,691	3,875,000	0		939,858	754,631
<b>DEBT SERVICE</b>									
Gov Capital Projects	54			1,870,691	3,875,000			1,870,691	0
TIF Capital Projects	55							3,875,000	1,908,938
TOTAL CAPITAL PROJECTS	56				3,875,000			0	5,628,029
TOTAL Governmental Activities Expenditures (lines 11+22-30+38+44+52+53+54)	57	0	0	1,870,691	3,875,000	0		3,875,000	7,536,967
TOTAL Governmental Activities Expenditures (lines 11+22-30+38+44+52+53+54)	58	5,585,336	1,967,365	991,319	3,875,000	0		14,289,711	14,202,549
<b>BUSINESS TYPE ACTIVITIES Proprietary: Enterprise &amp; Budgeted ISF</b>									
Water Utility	59							1,654,491	1,243,395
Sewer Utility	60							8,665,980	918,042
Electric Utility	61							0	0
Gas Utility	62							0	0
Airport	63							75,800	73,561
Landfill/Garbage	64							0	0
Transit	65							0	0
Cable TV, Internet & Telephone	66							0	0
Housing Authority	67							65,900	30,207
Storm Water Utility	68							0	0
Other Business Type (city hosp., ISF, parking, etc.)	69							2,984,316	2,463,133
Enterprise DEBT SERVICE	70							5,076,000	12,564,583
Enterprise CAPITAL PROJECTS	71							0	0
Enterprise TIF CAPITAL PROJECTS	72							18,522,487	17,292,721
TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)	73				3,875,000	0		32,812,198	31,495,270
TOTAL ALL EXPENDITURES (lines 58+73)	74	5,585,336	1,967,365	1,870,691	94,428	0		8,088,888	7,836,575
Regular Transfers Out	75	443,333	2,453,832					1,228,051	761,594
Internal TIF Loan Transfers Out	76							0	0
Total ALL Transfers Out	77	443,333	2,453,832		94,428	0		5,097,295	8,598,169
Total Expenditures and Other Fin Uses (lines 74+77)	78	6,028,669	4,421,197	1,870,691	3,969,428	0		23,619,782	40,093,439
Ending Fund Balance June 30	79	6,776,304	4,560,266	786,074	2,755,217	180,882		12,132,593	30,421,692

RE-ESTIMATED REVENUES DETAIL

City Name: NEVADA  
Fiscal Year July 1, 2024 - June 30, 2025

REVENUES & OTHER FINANCING SOURCES	GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
Taxes Levied on Property	1 2,707,869	920,870		673,709	168,307			4,470,755	4,237,264
Less: Uncollected Property Taxes - Levy Year	2							0	0
Net Current Property Taxes (line 1 minus line 2)	3 2,707,869	920,870		673,709	168,307			4,470,755	4,237,264
Delinquent Property Taxes	4							0	0
TIF Revenues	5		1,546,568					1,546,568	585,327
Other City Taxes:									
Utility Tax Replacement Excise Taxes	6 22,844	7,783		4,841	1,421			36,889	37,748
Utility franchise tax (Iowa Code Chapter 364.2)	7							0	0
Parish/religious tax	8							0	0
Gaming wager tax	9							0	0
Mobile Home Taxes	10 17,470	4,000		5,000	1,200			27,670	28,622
Hotel/Motel Taxes	11 5,000							5,000	1,347,112
Other Local Option Taxes	12	1,100,000						1,100,000	0
Subtotal - Other City Taxes (lines 6 thru 12)	13 45,314	1,111,783		9,841	2,621			1,169,559	1,413,482
Licenses & Permits	14 91,800	500						92,300	72,580
Use of Money & Property	15 120,000	52,010	12,000	6,000	50,000	0	87,000	327,010	1,507,750
Intergovernmental:									
Federal Grants & Reimbursements	16 17,000	100,000			50,000			167,000	145,139
Road Use Taxes	17	950,000						950,000	978,174
Other State Grants & Reimbursements	18 90,430	133,809	0	20,285	160,000			404,524	488,169
Local Grants & Reimbursements	19 117,000	0						117,000	190,666
Subtotal - Intergovernmental (lines 16 thru 19)	20 224,430	1,183,809	0	20,285	210,000			1,638,524	1,802,148
Charges for Fees & Service:									
Water Utility	21							2,922,635	3,120,280
Sewer Utility	22							5,303,000	3,780,213
Electric Utility	23							0	0
Gas Utility	24							0	0
Parking	25							0	0
Airport	26							0	0
Landfill/Garbage	27						73,700	73,700	72,519
Hospital	28							0	0
Transit	29							0	0
Cable TV, Internet & Telephone	30							0	0
Housing Authority	31							0	0
Storm Water Utility	32						170,900	170,900	181,047
Other Fees & Charges for Service	33 223,795	24,100			0			247,895	388,196
Subtotal - Charges for Service (lines 21 thru 33)	34 223,795	24,100		0	0	0	8,470,255	8,718,130	7,542,255
Special Assessments	35 0	0		0	0			0	0
Miscellaneous	36 309,000	26,720		0	0		26,300	362,020	276,265
Other Financing Sources:									
Regular Operating Transfers In	37 1,487,973	535,859		94,428	1,954,370		4,016,258	8,088,888	7,836,575
Internal TIF Loan Transfers In	38 14,071			1,097,263	10,000			1,228,051	761,594
Subtotal ALL Operating Transfers In	39 1,502,044	535,859		1,191,691	1,964,370	0	4,016,258	9,316,939	8,598,169
Proceeds of Debt (Excluding TIF Internal Borrowing)	40		0	0	3,200,000		8,500,000	11,700,000	11,595,752
Proceeds of Capital Asset Sales	41 0	0			0		0	0	0
Subtotal-Other Financing Sources (lines 36 thru 38)	42 1,502,044	535,859		1,191,691	5,164,370	0	12,516,258	21,016,939	20,193,921
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43 5,224,252	3,855,651		1,901,526	5,595,298	0	21,099,793	39,341,805	37,630,992
Beginning Fund Balance July 1	44 7,580,721	5,125,812		412,189	1,129,347	180,882	14,652,582	30,421,692	32,884,139
TOTAL REVENUES & BEGIN BALANCE (lines 41+42)	45 12,804,973	8,981,463		2,313,715	6,724,645	180,882	35,752,375	69,763,497	70,515,131



EXPENDITURES SCHEDULE PAGE 1

City Name: NEVADA  
Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF/SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
<b>PUBLIC SAFETY</b>										
Police Department/Crime Prevention	1 1,607,649	84,000						1,691,649	1,650,001	1,457,850
Jail	2 0							0	0	0
Emergency Management	3 2,100	0						2,100	1,600	1,019
Flood Control	4 27,400	27,400						27,400	27,400	5,968
Fire Department	5 618,800	0						618,800	787,582	261,538
Ambulance	6 17,153	0						17,153	43,652	39,341
Building Inspections	7 64,487							64,487	61,694	48,779
Miscellaneous Protective Services	8							0	0	0
Animal Control	9 6,000							6,000	6,000	4,261
Other Public Safety	10							0	0	0
TOTAL (lines 1 - 10)	11 2,316,189	111,400				0		2,427,589	2,577,929	1,818,756
<b>PUBLIC WORKS</b>										
Roads, Bridges, & Sidewalks	12 500	1,335,990						1,336,490	981,290	1,019,560
Parking - Meter and Off-Street	13							0	0	0
Street Lighting	14 0	164,000						164,000	179,100	106,584
Traffic Control and Safety	15 10,000	10,000						10,000	10,000	17,409
Snow Removal	16 92,482	92,482						92,482	95,775	49,771
Highway Engineering	17							0	0	0
Street Cleaning	18							0	0	0
Airport	19							0	0	0
Garbage (if not Enterprise)	20 0	0						0	0	0
Other Public Works	21 20,000	20,000						20,000	30,000	78,148
TOTAL (lines 12 - 21)	22 500	1,622,472				0		1,622,972	1,296,165	1,271,472
<b>HEALTH &amp; SOCIAL SERVICES</b>										
Welfare Assistance	23							0	0	0
City Hospital	24							0	0	0
Payments to Private Hospitals	25							0	0	0
Health Regulation and Inspection	26							0	0	0
Water, Air, and Mosquito Control	27 30,000	30,000						30,000	13,000	185
Community Mental Health	28							0	0	0
Other Health and Social Services	29 35,000	35,000						35,000	35,000	39,586
TOTAL (lines 23 - 29)	30 0	65,000				0		65,000	48,000	39,771
<b>CULTURE &amp; RECREATION</b>										
Library Services	31 605,711	52,500						638,211	608,789	544,069
Museum, Band and Theater	32 0	1,500						1,500	1,500	2,146
Parks	33 921,152	42,000						963,152	885,721	863,506
Recreation	34 155,127	13,750						168,877	204,773	137,282
Cemetery	35 179,117	8,000						187,117	199,129	180,076
Community Center, Zoo, & Marina	36 296,746	6,200						302,946	292,843	174,450
Other Culture and Recreation	37 0	0						0	0	0
TOTAL (lines 31 - 37)	38 2,157,853	123,950				0		2,281,803	2,192,755	1,901,529

EXPENDITURES SCHEDULE PAGE 2

City Name: NEVADA  
Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
<b>COMMUNITY &amp; ECONOMIC DEVELOPMENT</b>										
Community Beautification		5,000						5,000	0	0
Economic Development	7,500	340,000	427,229					774,729	738,319	723,607
Housing and Urban Renewal		90,000	140,000					230,000	475,000	5,657
Planning & Zoning	165,570	275,000						440,570	266,894	135,719
Other Com & Econ Development	5,000	9,000						14,000	9,100	14,440
TIF Rebates								0	0	0
TOTAL (lines 39 - 44)	178,070	719,000	567,229			0		1,464,299	1,489,313	879,423
<b>GENERAL GOVERNMENT</b>										
Mayor, Council, & City Manager	40,204	40,000						80,204	78,204	55,190
Clerk, Treasurer, & Finance Adm.	600,722	0						600,722	506,033	417,928
Elections	6,000							6,000	10,000	2,643
Legal Services & City Attorney	176,000	2,000						178,000	122,750	119,820
City Hall & General Buildings	132,148	0						132,148	123,711	87,652
Tort Liability	79,160							79,160	79,160	58,707
Other General Government	0	20,000						20,000	20,000	12,691
TOTAL (lines 46 - 52)	1,034,234	62,000	0	1,983,543	6,270,000	0		1,983,543	3,875,000	754,631
<b>DEBT SERVICE</b>										
Gov Capital Projects					6,270,000					
TIF Capital Projects										
TOTAL CAPITAL PROJECTS	0	0	0		6,270,000	0		6,270,000	3,875,000	7,530,967
TOTAL Government Activities Expenditures (lines 11+22-30-38+45+53+54+57)	5,686,846	2,703,822	567,229	1,983,543	6,270,000	0		17,211,440	14,289,711	14,202,549
<b>BUSINESS TYPE ACTIVITIES</b>										
<b>Proprietary: Enterprise &amp; Budgeted ISF</b>										
Water Utility					1,933,780			1,933,780	1,654,491	1,243,395
Sewer Utility					3,074,406			3,074,406	8,665,980	918,042
Electric Utility					0			0	0	0
Gas Utility					0			0	0	0
Airport					0			0	0	0
Landfill/Garbage					80,800			80,800	75,800	73,361
Transit					0			0	0	0
Cable TV, Internet & Telephone					0			0	0	0
Housing Authority					0			0	0	0
Storm Water Utility					80,900			80,900	65,900	30,207
Other Business Type (city hosp., ISF, parking, etc.)					3,442,517			3,442,517	2,984,316	2,463,133
Enterprise DEBT SERVICE					0			0	5,076,000	12,564,583
Enterprise CAPITAL PROJECTS					0			0	0	0
Enterprise TIF CAPITAL PROJECTS					0			0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	5,686,846	2,703,822	567,229	1,983,543	6,270,000	0		8,612,403	18,522,487	17,292,721
TOTAL ALL EXPENDITURES (lines 58 + 73)	200,000	2,321,021	496,420	0	890,693	0		4,017,517	8,088,888	7,836,575
Regular Transfers Out								496,420	1,228,051	761,394
Internal TIF Loan / Repayment Transfers Out	200,000	2,321,021	496,420	0	890,693	0		4,017,517	9,316,939	8,598,169
Total ALL Transfers Out	5,886,846	5,024,843	1,063,649	1,983,543	7,160,693	0		12,629,920	42,129,137	40,093,439
Total Expenditures & Fund Transfers Out (lines 74+77)	6,693,839	3,917,734	1,058,544	462,985	2,161,050	185,882		14,027,283	27,634,360	30,421,692
Ending Fund Balance June 30								28,507,317		

REVENUES DETAIL

City Name: NEVADA  
Fiscal Year July 1, 2025 - June 30, 2026

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
<b>REVENUES &amp; OTHER FINANCING SOURCES</b>										
1	2,921,289	1,022,164		688,849	177,644			4,809,946	4,470,755	4,237,264
2								0	0	0
3	2,921,289	1,022,164		688,849	177,644			4,809,946	4,470,755	4,237,264
4								0	0	0
5			1,240,499					1,240,499	1,546,568	585,327
Other City Taxes:										
6	22,412	7,857		4,701	1,364			36,334	36,889	37,748
7								0	0	0
8								0	0	0
9								0	0	0
10	21,500	4,200		5,400	30			31,130	27,670	28,622
11	6,000							6,000	5,000	1,347,112
12		1,200,000						1,200,000	1,100,000	0
13	49,912	1,212,057		10,101	1,394			1,273,464	1,169,559	1,413,482
14	88,650	500						89,150	92,300	72,580
15	322,600	135,450	25,000	0	16,500	0	192,000	691,550	327,010	1,507,750
Intergovernmental:										
16	27,000	100,000			405,000		0	532,000	167,000	145,139
17		985,000						985,000	950,000	978,174
18	83,000	313,809		14,561	988			412,358	404,524	488,169
19	200,000	0						200,000	117,000	190,666
20	310,000	1,398,809	0	14,561	405,988		0	2,129,358	1,638,524	1,802,148
Charges for Fees & Service:										
21								2,907,193	2,922,635	3,120,280
22								5,626,000	5,303,000	3,780,213
23								0	0	0
24								0	0	0
25								0	0	0
26								82,800	73,700	72,519
27								0	0	0
28								0	0	0
29								0	0	0
30								0	0	0
31								170,900	170,900	181,047
32								173,570	247,895	388,196
33	168,570	0			0	5,000		8,786,893	8,718,130	7,542,255
34	168,570	0			0	5,000		8,786,893	8,718,130	7,542,255
35	0	0			0			0	0	0
36	412,650	36,520			5,525,000		28,200	6,002,370	362,020	276,265
Miscellaneous										
37	1,514,210	576,811		890,693	450,000			7,429,231	8,088,888	7,836,575
38	16,500		70,620	399,300	10,000			496,420	1,228,051	761,594
39	1,530,710	576,811		1,289,993	440,000			7,925,651	9,316,939	8,598,169
40			0	0				1,500,000	11,700,000	11,595,752
41	0	0						0	0	0
42	1,530,710	576,811	70,620	1,289,993	440,000			5,517,517	21,016,939	20,193,921
43	5,804,381	4,382,311	1,336,119	2,003,504	6,566,526	5,000	14,524,610	34,622,451	39,341,805	37,630,992
44	6,776,304	4,560,266	786,074	443,024	2,755,217	180,882	12,132,393	27,634,360	30,421,692	32,884,139
45	12,580,685	8,942,577	2,122,193	2,446,528	9,321,743	185,882	26,657,203	62,256,811	69,765,497	70,515,131
<b>TOTAL REVENUES &amp; BEGIN BALANCE (lines 42-43)</b>										

ADOPTED BUDGET SUMMARY

City Name: NEVADA  
Fiscal Year July 1, 2025 - June 30, 2026

	GENERAL	SPECIAL REVENUES	TIF/SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
<b>Revenues &amp; Other Financing Sources</b>										
Taxes Levied on Property	2,921,289	1,022,164		688,849	177,644			4,809,946	4,470,755	4,237,264
Less: Uncollected Property Taxes-Levy Year	0	0		0	0			0	0	0
Net Current Property Taxes	2,921,289	1,022,164		688,849	177,644			4,809,946	4,470,755	4,237,264
Delinquent Property Taxes	0	0		0	0			0	0	0
TIF Revenues			1,240,499					1,240,499	1,546,568	585,327
Other City Taxes	49,912	1,212,057		10,101	1,394			1,273,464	1,169,559	1,413,482
Licenses & Permits	88,650	500					0	89,150	92,300	72,580
Use of Money and Property	322,600	135,450	25,000	0	16,500	0	192,000	691,550	327,010	1,507,750
Intergovernmental	310,000	1,398,809	0	14,561	405,988		0	2,129,358	1,638,524	1,802,148
Charges for Fees & Service	168,570	0	0	0	0	5,000	8,786,893	8,960,463	8,718,130	7,542,255
Special Assessments	0	0	0	0	0	0	0	0	0	0
Miscellaneous	412,650	36,520			5,525,000	0	28,200	6,002,370	362,020	276,265
Sub-Total Revenues	4,273,671	3,805,500	1,265,499	713,511	6,126,526	5,000	9,007,093	25,196,800	18,324,866	17,437,071
<b>Other Financing Sources:</b>										
Total Transfers In	1,530,710	576,811	70,620	1,289,993	440,000	0	4,017,517	7,925,651	9,316,939	8,598,169
Proceeds of Capital Asset Sales	0	0	0	0	0	0	1,500,000	1,500,000	11,700,000	11,595,752
Proceeds of Debt	0	0	0	0	0	0	0	0	0	0
Proceeds of Capital Asset Sales	5,804,381	4,382,311	1,336,119	2,003,504	6,566,526	5,000	14,524,610	34,622,451	39,341,805	37,650,992
<b>Expenditures &amp; Other Financing Uses</b>										
Public Safety	2,316,189	111,400				0		2,427,589	2,577,929	1,818,756
Public Works	500	1,622,472				0		1,622,972	1,296,165	1,271,472
Health and Social Services	0	65,000				0		65,000	48,000	39,771
Culture and Recreation	2,157,853	123,950				0		2,281,803	2,192,755	1,901,529
Community and Economic Development	178,070	719,000	567,229			0		1,464,299	1,489,313	879,423
General Government	1,034,234	62,000				0		1,096,234	939,858	754,631
Debt Service	0	0		1,983,543		0		1,983,543	1,870,691	0
Capital Projects	0	0			6,270,000	0		6,270,000	3,875,000	7,536,967
Total Government Activities Expenditures	5,686,846	2,703,822	567,229	1,983,543	6,270,000	0		17,211,440	14,289,711	14,202,549
Business Type Proprietary: Enterprise & ISF							8,612,403	8,612,403	18,522,487	17,292,721
Total Gov & Bus Type Expenditures	5,686,846	2,703,822	567,229	1,983,543	6,270,000	0	8,612,403	25,823,843	32,812,198	31,495,270
Total Transfers Out	200,000	2,321,021	496,420		890,693	0	4,017,517	7,925,651	9,316,939	8,598,169
Total ALL Expenditures/Fund Transfers Out	5,886,846	5,024,843	1,063,649	1,983,543	7,160,693	0	12,629,920	33,749,494	42,129,137	40,093,439
Excess Revenues & Other Sources Over	-82,465	-642,532	272,470	19,961	-594,167	5,000	1,894,690	872,957	-2,787,332	-2,462,447
(Under) Expenditures/Transfers Out	6,176,304	4,560,266	786,074	443,024	2,755,217	180,882	12,132,593	27,634,360	30,421,692	32,884,139
Beginning Fund Balance July 1	6,693,839	3,917,734	1,058,544	462,985	2,161,050	185,882	14,027,283	28,507,317	27,634,360	30,421,692
Ending Fund Balance June 30										

LONG TERM DEBT SCHEDULE - LT DEBT

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
Series 2012B Bond, Ref-CH/PSD/LIB Addition, Improvements	1	7,320,000	GO	26(12/13)	95,000	2,043	97,043	450	97,493	0
Series 2017-Ref Dupont/Airport Rd/2013 CIP Proj (Final Pymt, FY26)	2	2,850,000	GO	17(17/18)	140,000	3,850	143,850	450	144,300	0
Series 2020-Central Business District Project (CBD)	3	8,905,000	GO	48(19/20)	780,000	168,100	948,100	450	255,000	693,550
Series 2020B-WTR Revenue (Refinanced 2012C)	4	2,765,000	NON-GO	4(20/21)	445,000	12,600	457,600	450	458,050	0
Series 2021 SRF-WWTF Phase 1 SRF#C1151R	5	1,360,000	NON-GO	61(20/21)	63,000	20,598	83,598	2,943	86,541	0
Series 2021B SRF-WWTF Phase 2(A) SRF#C1180RT	6	10,000,000	NON-GO	80(20/21)	465,000	151,532	616,532	21,648	638,180	0
Series 2022 SRF-WWTF Phase 2(B) SRF#C1242RT	7	10,000,000	NON-GO	40(21/22)	455,000	159,495	614,495	22,785	637,280	0
Series 2022A SRF-WWTF SRF#C1307R	8	20,838,000	NON-GO	30(22/23)	1,000	364,613	365,613	52,087	417,700	0
Series 2023A-Field House Bond	9	2,205,000	GO	74(22/23)	755,000	37,750	792,750	450	793,200	0
Series 2023-WWTF SRF#C1406RT	10	16,120,000	NON-GO	29(23/24)	618,000	547,997	1,165,997	38,810	1,204,807	0
	11		-			0	0			0
	12		-			0	0			0
	13		-			0	0			0
	14		-			0	0			0
	15		-			0	0			0
	16		-			0	0			0
	17		-			0	0			0
	18		-			0	0			0
	19		-			0	0			0
	20		-			0	0			0
	21		-			0	0			0
	22		-			0	0			0
	23		-			0	0			0
	24		-			0	0			0
	25		-			0	0			0
	26		-			0	0			0
	27		-			0	0			0
	28		-			0	0			0
	29		-			0	0			0
	30		-			0	0			0
<b>TOTALS</b>					3,817,000	1,468,578	5,285,578	140,523	4,732,551	693,550

LONG TERM DEBT SCHEDULE - GRAND TOTALS

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2026	Interest Due FY 2026	Total Obligation Due FY 2026	Bond Reg./ Paying Agent Fees Due FY 2026	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Sources OTHER THAN Budget Year Debt Service Levy	Amount Paid Budget Year Debt Service Levy
GO - TOTAL	1,770,000	211,743	1,981,743	1,800	0	1,289,993	693,550
NON GO - TOTAL	2,047,000	1,256,835	3,303,835	138,723	0	3,442,558	0
GRAND - TOTAL	3,817,000	1,468,578	5,285,578	140,523	0	4,732,551	693,550

**NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET**

Fiscal Year July 1, 2025 - June 30, 2026

City of: NEVADA

The City Council will conduct a public hearing on the proposed Budget at: (entered upon publish) Meeting Date: (entered upon publish) Meeting Time: (entered upon publish)

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.				
The estimated Total tax levy rate per \$1000 valuation on regular property				14.60948
The estimated tax levy rate per \$1000 valuation on Agricultural property is				3.00375
At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.				
Phone Number (515) 382-5466 ext: 225			City Clerk/Finance Officer's NAME (entered upon publish)	
		Budget FY 2026	Re-estimated FY 2025	Actual FY 2024
<b>Revenues &amp; Other Financing Sources</b>				
Taxes Levied on Property	1	4,809,946	4,470,755	4,237,264
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
<b>Net Current Property Taxes</b>	3	4,809,946	4,470,755	4,237,264
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	1,240,499	1,546,568	585,327
Other City Taxes	6	1,273,464	1,169,559	1,413,482
Licenses & Permits	7	89,150	92,300	72,580
Use of Money and Property	8	691,550	327,010	1,507,750
Intergovernmental	9	2,129,358	1,638,524	1,802,148
Charges for Fees & Service	10	8,960,463	8,718,130	7,542,255
Special Assessments	11	0	0	0
Miscellaneous	12	6,002,370	362,020	276,265
Other Financing Sources	13	1,500,000	11,700,000	11,595,752
Transfers In	14	7,925,651	9,316,939	8,598,169
<b>Total Revenues and Other Sources</b>	15	34,622,451	39,341,805	37,630,992
<b>Expenditures &amp; Other Financing Uses</b>				
Public Safety	16	2,427,589	2,577,929	1,818,756
Public Works	17	1,622,972	1,296,165	1,271,472
Health and Social Services	18	65,000	48,000	39,771
Culture and Recreation	19	2,281,803	2,192,755	1,901,529
Community and Economic Development	20	1,464,299	1,489,313	879,423
General Government	21	1,096,234	939,858	754,631
Debt Service	22	1,983,543	1,870,691	0
Capital Projects	23	6,270,000	3,875,000	7,536,967
<b>Total Government Activities Expenditures</b>	24	17,211,440	14,289,711	14,202,549
Business Type / Enterprises	25	8,612,403	18,522,487	17,292,721
<b>Total ALL Expenditures</b>	26	25,823,843	32,812,198	31,495,270
Transfers Out	27	7,925,651	9,316,939	8,598,169
Total ALL Expenditures/Transfers Out	28	33,749,494	42,129,137	40,093,439
<b>Excess Revenues &amp; Other Sources Over (Under) Expenditures/Transfers Out</b>	29	872,957	-2,787,332	-2,462,447
Beginning Fund Balance July 1	30	27,634,360	30,421,692	32,884,139
<b>Ending Fund Balance June 30</b>	31	28,507,317	27,634,360	30,421,692

## **FISCAL YEAR 2025/2026 BUDGET HIGHLIGHTS**

The City of Nevada is proposing a levy rate of 14.60948 for the FY26 Budget year. This is slightly less than the current FY25 levy rate of 14.614. However, with the increase in our property valuations due to new residential, commercial and industrial additions the City will see an increase in property tax dollars of approximately \$340,000. Of those dollars only \$129,003 will go to the General Fund. An additional \$185,267 will be used for property insurance and benefit levies, with the remaining going toward the library and downtown debt. Most residential properties could see an estimate of 2.5% increase in the amount of tax they will pay from the FY25 year.

The City is seeing increases in services for repairs (equipment and building), legal, IT, and maintenance contracts (cameras/GIS/elevators/generators). We are also seeing increases in purchases for equipment, vehicles, apparatus, paper, books, supplies for programs and shipping just to name a few. There is also an estimated 20% increase in Alliant Energy and Property insurance which would include all our buildings. The City is also providing more services through the Field House and Splashpad Project that have operating costs associated with them that weren't there before.

The City is always evaluating ways to save costs, including reviewing our agreements and contracts for services, bidding out for the larger ticket items and going after grants whenever possible.

### **Projects and Purchases for the FY26 Budget year**

**Projects include:**

Splashpad, 6<sup>th</sup> Street Trail connection, 2025 Overlay, Bridge Approaches, Decommission old Wastewater plant, SRF Projects (West Indian Creek Stabilization), Downtown Façade Grant.

**Other items include:**

School Resource officer training, Upgrade mobile & staff computers, taser/handgun upgrades, fire engine, bunker gear & hoses, additional programming (library, park & rec, FH), Teen furniture, stump grinding and tree inventory, mowers and power tools, financial software upgrade, building repairs, IT services, replacing storm intakes, purchasing dump trucks.



RESOLUTION NO. 076 (2024/2025)

Resolution finally approving and confirming plans, specifications, form of contract and estimate of cost for the West Indian Creek Project (Project A)

WHEREAS, the City Council of the City of Nevada, Iowa, has heretofore given preliminary approval to the plans, specifications, form of contract and estimate of cost (the "Contract Documents") for the proposed West Indian Creek Project (Project A) (the "Project"), as described in the notice of hearing on the Contract Documents for the Project; and

WHEREAS, a hearing has been held on the Contract Documents on April 14, 2025;

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

Section 1. The Contract Documents referred to in the preamble hereof are hereby finally approved, and the prior action of the City Council giving preliminary approval is hereby finally confirmed, and the Project, as provided for in the Contract Documents, is necessary and desirable.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved April 14, 2025.

\_\_\_\_\_  
Ryan Condon, Mayor

Attest:

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

HR Green, Inc.  
Project No. 191900

WEST INDIAN CREEK (PROJECT A)  
SRF SPONSORED PROJECT  
CITY OF NEVADA, IOWA

**PROPOSAL  
NEVADA, IA – SRF SPONSORED PROJECT  
WEST INDIAN CREEK (PROJECT A)  
NEVADA, IA**

**PROPOSAL: PART A – SCOPE**

The City of Nevada, IA, hereinafter called the "Jurisdiction", has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the City Clerk at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

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

**PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA**

The Bidder hereby acknowledges that all addenda become a part of the contract documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below and certifies that said addenda were utilized in the preparation of this bid.

ADDENDUM NUMBER   1   ADDENDUM NUMBER \_\_\_\_\_  
ADDENDUM NUMBER \_\_\_\_\_ ADDENDUM NUMBER \_\_\_\_\_

**PROPOSAL: PART C – BID ITEMS, QUANTITIES AND PRICES**

**UNIT BID PRICE CONTRACTS:** The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Jurisdiction shall only use the Total Construction Cost for comparison of the bids. The Total Construction Cost, including any Add-Alternates shall be used for determining the sufficiency of the bid security.

**BASE BID CONTRACTS:** The bidder must provide any Bid Prices, and alternate Prices, and the Total of the Base Bid plus any Add-alternates on the Proposal Attachment: Part C-Bid Items, Quantities, and the Prices. The Jurisdiction shall only use the Total Construction Cost for comparison of the bids. The Total Construction Cost, including any Add-Alternates shall be used for determining the sufficiency of the bid security.

**PROPOSAL: PART D – GENERAL**

The Bidder hereby acknowledges that the Jurisdiction, in advertising for bids for this project reserves the right to:

1. Reject any or all bids. Award of the contract, if any, to be to the lowest responsible, responsive bidder; and
2. Reject any or all alternates in determining the items to be included in the contract. Designation of the lowest responsible, responsive bidder to be based on the comparison of the total bid only, not including any alternates; and
3. Make such alterations in the documents or in the proposal quantities as it determines necessary in accordance with the contract documents after execution of the contract. Such alterations shall not be considered a waiver of any conditions of the contract documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a contract, if this proposal is selected, in the form approved by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a performance, maintenance, and payment bond; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such contract and/or furnish said bond; and
3. Commence the work on this project within 10 days of the date specified on the Notice to Proceed; and
4. Substantially Complete the project on or before August 31, 2025
5. Fully complete the project on or before May 30, 2026.
6. Pay liquidated damages for noncompliance with said completion provisions at the rate of \$500 for each calendar day thereafter the work remains incomplete.

**PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT**

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the Jurisdiction; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and
4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought,

HR Green, Inc.  
Project No. 191900

WEST INDIAN CREEK (PROJECT A)  
SRF SPONSORED PROJECT  
CITY OF NEVADA, IOWA

by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and

- 5. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Bidder.

**PROPOSAL: PART F – ADDITIONAL REQUIREMENTS**

The Bidder hereby agrees to comply with the additional requirements listed below which are included in this proposal and identified as proposal attachments:

ITEM NO.	DESCRIPTION OF ATTACHMENT
1.	Bidder Status Form and Worksheet: Authorization to Transact Business
2.	Section 00430 – Bid Bond (Submitted in Separate Sealed Envelope)
3.	SRF Attachments 1, 2, & 5

**PROPOSAL: PART G – IDENTITY OF BIDDER**

The Bidder shall indicate whether the bid is Submitted by a/an:

- Individual, Sole Proprietorship
- Partnership
- Corporation
- Joint-venture: all parties must join-in and execute all documents
- Other

RW Excavating Solutions, LC  
Bidder

Leah Wilson  
Signature

By Leah Wilson  
Name (Print/Type)

Admin. Manager  
Title

The Bidder shall enter its Public Registration Number C 1290-47 issued By the Iowa Commissioner of Labor Pursuant Section 91C.5 of the Iowa Code.

13293 S 88th Ave W  
Street Address

Prairie City, IA 50228  
City, State, Zip Code

515-994-2648  
Telephone Number

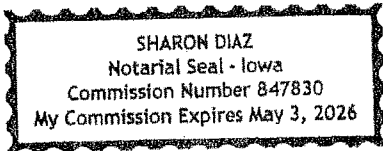
NOTE: The signature on this proposal must be an original signature in ink; copies or facsimile of any signature will not be accepted.


Subscribed and sworn to before me this 31<sup>st</sup> day of March, 20 25.

PROPOSAL

HR Green, Inc.  
Project No. 191900

WEST INDIAN CREEK (PROJECT A)  
SRF SPONSORED PROJECT  
CITY OF NEVADA, IOWA



  
\_\_\_\_\_  
Notary Public in and for  
State of Iowa  
County of Jasper  
My commission expires May 3, 2026

PROPOSAL  
NEVADA, IA – SRF SPONSORED PROJECT  
WEST INDIAN CREEK (PROJECT A)  
NEVADA, IOWA

PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES AND PRICES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Unit Bid Price, the Total Bid Price, and the Total Construction Cost; in case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities and Prices are approximately only, but are considered sufficiently adequate for the purpose of comparing bids. The Jurisdiction shall only use the Total Construction Cost for comparison of bids.

ITEM NO.	BID ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL
1	TEMPORARY TRAFFIC CONTROL	1	LS	\$4,500.00	\$4,500.00
2	CLEAR AND GRUBBING	1	LS	\$25,000.00	\$25,000.00
3	TOPSOIL, ONSITE, 6 INCH DEPTH (STRIP, SALVAGE, AND RESPREAD)	4,306	CY	\$6.50	\$27,989.00
4	EXCAVATION, CLASS 10 HAUL OFF-SITE	350	CY	\$15.00	\$5,250.00
5	EXCAVATION, CLASS 10 RESPREAD ON-SITE	3,423	CY	\$11.00	\$37,653.00
6	EXCAVATION, CLASS 10 REUSE ON-SITE	8,715	CY	\$5.00	\$43,575.00
7	REMOVAL OF SHARED USE PATH	60	SY	\$20.00	\$1,200.00
8	SHARED USE PATH REPLACEMENT, MATCH EXISTING HMA	60	SY	\$60.00	\$3,600.00
9	PERMANENT CONVENTIONAL SEEDING, FERTILIZING, AND MULCH (SUDAS TYPE 1)	0.3	AC	\$7,000.00	\$2,100.00
10	TEMPORARY HYDRAULIC SEEDING AND MBFM (SUDAS TYPE 4)	5.3	AC	\$7,000.00	\$37,100.00
11	PERMANENT HYDRAULIC SEEDING, FERTILIZING, AND MBFM (SUDAS NATIVE GRASSES)	5	AC	\$7,000.00	\$35,000.00
12	WARRANTY, 3 YEAR ESTABLISHMENT AND MAINTENANCE	1	LS	\$3,000.00	\$3,000.00
13	SWPPP PREPARATION	1	LS	\$3,500.00	\$3,500.00
14	SWPPP MANAGEMENT	1	LS	\$7,500.00	\$7,500.00
15	RECP, TYPE 3B, NATURAL FIBER ONLY	15,300	SY	\$2.25	\$34,425.00
16	WATTLE, NATURAL FIBER ONLY, 9-INCH DIAMETER	8,700	LF	\$2.75	\$23,925.00
17	WATTLE, REMOVAL	8,700	LF	\$0.50	\$4,350.00
18	RIP RAP, CLASS B (RIFFLES)	44	TON	\$70.00	\$3,080.00

HR Green, Inc.  
Project No. 191900

WEST INDIAN CREEK (PROJECT A)  
SRF SPONSORED PROJECT  
CITY OF NEVADA, IOWA

19	RIP RAP, CLASS E (RIFFLES, OUTFALL PROTECTION, AND TOE ROCK)	4,468	TON	\$70.00	\$312,760.00
20	STABILIZED CONSTRUCTION ENTRANCE	367	SY	\$15.00	\$5,505.00
21	REMOVAL OF EXISTING CROSSING STRUCTURE	1	EA	\$3,000.00	\$3,000.00
22	MOBILIZATION	1	LS	\$35,000.00	\$35,000.00
23	CONSTRUCTION SURVEY	1	LS	\$7,000.00	\$7,000.00
				TOTAL	\$412,612.00

NOTE: IT IS UNDERSTOOD THAT THE ABOVE QUANTITIES ARE ESTIMATED FOR THE PURPOSE OF THIS BID. ALL QUANTITIES ARE SUBJECT TO REVISION BY THE CITY. QUANTITY CHANGES WHICH AMOUNT TO TWENTY (20) PERCENT OR LESS OF THE TOTAL BID SHALL NOT AFFECT THE UNIT PRICE BID.

RW Excavating Solutions, LLC  
Bidder

**SRF Front-End Specifications  
FOR NONPOINT SOURCE & SPONSORED PROJECTS**



**PLEASE NOTE: Attachment 5 is a new program requirement and is effective for all SRF projects bid after January 2021.**

- Attachment 1: Certification of Non-Segregated Facilities Form
- Attachment 2: Statement in Advertisement for Bids on Debarment and Suspension/Certification Regarding Debarment and Suspension Form
- Attachment 3: Other Federal Requirements Language
  - A. Standard Equal Employment Opportunity Specifications
  - B. Preservation of Open Competition and Government Neutrality
  - C. Historical and Archeological Finds
  - D. Prohibitions on Procurement from Violating Facilities
- Attachment 4: Right of Entry and Records Retention
- Attachment 5: Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment

**NOTE: Attachments 1, 2, and 5 must be signed by the Prime Contractor and submitted with the bid.**



Attachment 1  
SRF Required Front-End Specifications

**This form must be signed by the Prime Contractor and submitted with the bid.**

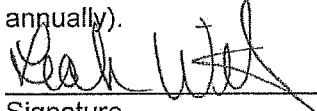
U.S. Environmental Protection Agency  
**Certification of Non-Segregated Facilities**

*(Applicable to contracts, subcontracts, and agreements with applicants who are themselves performing Federally assisted construction contracts, exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause.)*

By the submission of this bid, the bidder, offeror, applicant, or subcontractor certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. He certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The bidder, offeror, applicant, or subcontractor agrees that a breach of this certification is a violation of the Equal Opportunity clause in this contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin, because of habit, local custom, or otherwise. He further agrees that (except where he has obtained identical certifications from proposed subcontractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause; that he will retain such certifications in his files; and that he will forward the following notice to such proposed subcontractors (except where the proposed subcontractors have submitted identical certifications for specific time periods):

**NOTICE TO PROSPECTIVE SUBCONTRACTORS OF REQUIREMENT FOR  
CERTIFICATIONS OF NON-SEGREGATED FACILITIES**

A Certification of Non-segregated Facilities, as required by the May 9, 1967, order (33 F.R. 7808, May 28, 1968) on Elimination of Segregated Facilities, by the Secretary of Labor, must be submitted prior to the award of a subcontract exceeding \$10,000 which is not exempt from the provisions of the Equal Opportunity clause. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

  
Signature

3-31-2025  
Date

Leah Wilson Admin Manager  
Name and Title of Signer (Please Type)

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

EPA-7 5720-4.2

October 2022

Attachment 2  
SRF Required Front-End Specifications

**This form must be signed by the Prime Contractor and submitted with the bid.**

**Debarments and Suspensions**

Any bidder or equipment supplier whose firm or affiliate is listed in on the U.S. General Services Administration Excluded Parties List will be prohibited from the bidding process. The excluded parties records search engine is located at the System for Award Management (SAM) website: <https://www.sam.gov/SAM/>. Pursuant to 2 CFR Part 180, as supplemented by 2 CFR 1532, any entity submitting a bid while the SAM website lists that entity as having an active exclusion will be determined by the DNR to be a non-responsive bidder and will not be able to receive SRF funding.

United States Environmental Protection Agency Washington, DC 20460  
**Certification Regarding Debarment, Suspension, and  
Other Responsibility Matters**

The prospective participant certifies to the best of its knowledge and belief that it and the principals:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction: violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1) (b) of this certification; and
- (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 U SC Sec. 10 01, a false statement may result in a fine of up to \$10,000 or imprisonment for up to 5 years, or both.

Leah Wilson Admin Manager  
Typed Name & Title of Authorized Representative  
Leah Wilson 3-31-2025  
Signature of Authorized Representative Date

I am unable to certify to the above statements. My explanation is attached.

Attachment 3  
SRF Required Front-End Specifications

**Other Federal Requirements Language**

- A. Standard Federal Equal Employment Opportunity Construction Contract Specifications (Executive Order 11246)**
1. As used in these specifications:
    - a. "Covered area" means the geographical area described in the solicitation from which this contract resulted;
    - b. "Director" means Director, Office of Federal Contract Compliance Programs, United States Department of Labor, or any person to whom the Director delegates authority;
    - c. "Employer identification number" means the Federal Social Security number used on the Employer's Quarterly Federal Tax Return, U.S. Treasury Department Form 941.
    - d. "Minority" includes:
      - (i) Black (all persons having origin in any of the Black African racial groups not of Hispanic origin);
      - (ii) Hispanic (all persons of Mexican, Puerto Rican, Cuban, Central or South American or other Spanish Culture or origin, regardless of race);
      - (iii) Asian and Pacific Islander (all persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Sub-continent, or the Pacific Islands); and
      - (iv) American Indian or Alaskan Native (all persons having origins in any of the original peoples of North America and maintaining identifiable tribal affiliations through membership and participation or community identification).
  2. Whenever the Contractor, or any Subcontractor at any tier subcontracts a portion of the work involving any construction trade, it shall physically include in each subcontract in excess of \$10,000 the provisions of these specifications and the Notice which contains the applicable goals for minority and female participation and which is set forth in the solicitations from which this contract resulted.
  3. If the Contractor is participating (pursuant to 41 CFR 6-4.5) in a Hometown Plan approved by the U.S. Department of Labor in the covered area either individually or through an association, its affirmative action obligations on all work in the Plan area (including goals and timetables) shall be in accordance with that Plan for those trades which have unions participating in the Plan. Contractors must be able to demonstrate their participation in and compliance with the provisions of any such Hometown Plan. Each Contractor or Subcontractor participating in an approved Plan is individually required to comply with its obligations under the EEO clause, and to make a good faith effort to achieve each goal under the Plan in each trade in which it has employees. The overall good faith performance by other Contractors or Subcontractors toward a goal in an approved Plan does not excuse any covered Contractor's or Subcontractor's failure to take good faith efforts to achieve the Plan goals and timetables.
  4. The Contractor shall implement the specific affirmative action standards provided in paragraphs 7a through p of these specifications. The goals set forth in the solicitation from which this contract resulted are expressed as percentages of the total hours of employment and training of minority and female utilization the Contractor should reasonably be able to achieve in each construction trade in which it has employee in the covered area. Covered construction contractors performing construction work in geographical areas where they do not have a

October 2022

Federal or federally assisted construction contract shall apply the minority and female goals established for the geographical area where the work is being performed. Goals are published periodically in the Federal Register in notice form, and such notices may be obtained from any Office of Federal Contract Compliance Programs office or from Federal procurement contracting officers. The Contractor is expected to make substantially uniform progress in meeting its goals in each craft during the period specified.

5. Neither the provisions of any collective bargaining agreement, nor the failure by a union with whom the Contractor has a collective bargaining agreement, to refer either minorities or women shall excuse the Contractor's obligations under these specifications, Executive Order 11246, or the regulations promulgated pursuant thereto.

6. In order for the nonworking training hours of apprentices and trainees to be counted in meeting the goals, such apprentices and trainees must be employed by the Contractor during the training period, and the Contractor must have made a commitment to employ the apprentices and trainees at the completion of their training, subject to the availability of employment opportunities. Trainees must be trained pursuant to training programs approved by the U.S. Department of Labor.

7. The Contractor shall take specific affirmative actions to ensure equal employment opportunity. The evaluation of the Contractor's compliance with these specifications shall be based upon its effort to achieve maximum results from its actions. The Contractor shall document these efforts fully, and shall implement affirmative action steps at least as extensive as the following:

- a. Ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which the Contractor employees are assigned to work. The Contractor, where possible will assign two or more women to each construction project. The Contractor shall specifically ensure that all foremen, superintendents, and other on-site supervisory personnel are aware of and carry out the Contractor's obligation to maintain such a working environment, with specific attention to minority or female individuals working at such sites or in such facilities.
- b. Establish and maintain a current list of minority and female recruitment sources, provide written notification to minority and female recruitment sources and to community organizations when the Contractor or its unions have employment opportunities available and maintain a record of the organizations' responses.
- c. Maintain a current file of the names, addresses and telephone numbers of each minority and female off-the-street applicant and minority or female referral from a union, a recruitment source or community organization and of what action was taken with respect to each such individual. If such individual was sent to the union hiring hall for referral and was not referred back to the Contractor by the union or, if referred, not employed by the Contractor, this shall be documented in the file with the reason therefore, along with whatever additional actions the Contractor may have taken.
- d. Provide immediate written notification to the Director when the union or unions with which the Contractor has a collective bargaining agreement has not referred to the Contractor a minority person or woman sent by the Contractor, or when the Contractor has other information that the union referral process has impeded the Contractor's effort, to meet its obligations.
- e. Develop on-the-job training opportunities and/or participate in training programs for the area which expressly include minorities and women, including upgrading programs and apprenticeship and trainee programs relevant to the Contractor's employment needs, especially those programs funded or approved by the Department of Labor. The

Contractor shall provide notice of these programs to the source complied under 7b above.

f. Disseminate the Contractor's EEO policy by providing notice of the policy to unions and training programs and requesting their cooperation in assisting the Contractor in meeting its EEO obligations; by including it in any policy manual and collective bargaining agreement; by publicizing it in the company newspaper, annual report, etc.; by specific review of the policy with all management personnel and with all minority and female employees at least once a year; and by posting the company EEO policy on bulletin boards accessible to all employees at each location where construction work is performed.

g. Review, at least annually, the company's EEO policy and affirmative action obligations under these specifications with all employees having any responsibility for hiring, assignment, layoff, termination or other employment decisions including specific review of these items with onsite supervisory personnel such as Superintendents, General Foremen, etc., prior to the initiation of construction work at any job site. A written record shall be made and maintained identifying the time and place of these meetings, persons attending, subject matter discussed, and disposition of the subject matter.

h. Disseminate the Contractor's EEO policy externally by including it in any advertising in the news media, specifically including minority and female news media, and providing written notification to and discussing the Contractor's EEO policy with other Contractors and Subcontractors with whom the Contractor does or anticipates doing business.

i. Direct its recruitment efforts, both oral and written, to minority, female and community organizations, to schools with minority and female students and to minority and female recruitment and training organizations serving the Contractor's recruitment area and employment needs. Not later than one month prior to the date for the acceptance of applications for apprenticeship or other training by any recruitment source, the Contractor shall send written notification to organizations such as the above, describing the openings, screening procedures, and test to be used in the selection process.

j. Encourage present minority and female employees to recruit other minority persons and women and, where reasonable, provide after school, summer and vacation employment to minority and female youth both on the site and in other areas of a Contractor's workforce.

k. Validate all tests and other selection requirements where there is an obligation to do so under 41 CFR Part 60-3.

1. Conduct, at least annually, an inventory and evaluation at least of all minority and female personnel for promotional opportunities and encourage these employees to seek or to prepare for, through appropriate training, etc., such opportunities.

m. Ensure that seniority practices, job classifications work assignments and other personnel practices, do not have a discriminatory effect by continually monitoring all personnel and employment related activities to ensure that the EEO policy and the Contractor's obligations under these specifications are being carried out.

n. Ensure that all facilities and company activities are nonsegregated except that separate or single-user toilet and necessary changing facilities shall be provided to assure privacy between the sexes.

o. Document and maintain a record of all solicitations of offers for subcontracts from minority and female construction contractors and suppliers, including circulation of solicitations to minority and female contractor associations and other business associations.

p. Conduct a review, at least annually, of all supervisors' adherence to and performance under the Contractor's EEO policies and affirmative action obligations.

8. Contractors are encouraged to participate in voluntary associations which assist in fulfilling one or more of their affirmative action obligations (7a through p). The efforts of a contractor association, joint contractor-union, contractor-community, or other similar group of which the contractor is a member and participant, may be asserted as fulfilling any one or more of its obligations under 7a through p of these Specifications provided that the contractor actively participates in the group, makes every effort to assure that the group has a positive impact on the employment of minorities and women in the industry, ensures that the concrete benefits of the program are reflected in the Contractor's minority and female workforce participation, makes a good faith effort to meet its individual goals and timetables, and can provide access to documentation which demonstrates the effectiveness of actions taken on behalf of the Contractor. The obligation to comply, however, is the Contractor's and failure of such a group to fulfill an obligation shall not be a defense for the Contractor's noncompliance.

9. A single goal for minorities and a separate single goal for women have been established. The Contractor, however, is required to provide equal employment opportunity and to take affirmative action for all minority groups, both male and female, and all women, both minority and non-minority. Consequently, the Contractor may be in violation of the Executive Order if a particular group is employed in a substantially disparate manner (for example, even though the Contractor has achieved its goals for women generally, the Contractor may be in violation of the Executive Order if a specific minority group of women is underutilized).

10. The Contractor shall not use the goals and timetable or affirmative action standards to discriminate against any person because of race, color, religion, sex, or national origin.

11. The Contractor shall not enter into any Subcontract with any person or firm debarred from Government contracts pursuant to Executive Order 11246.

12. The Contractor shall carry out such sanctions and penalties for violation of these specifications and of the Equal Opportunity Clause, including suspension, termination and cancellation of existing subcontracts as may be imposed or ordered pursuant to Executive Order 11246, as amended, and its implementing regulations, by the Office of Federal Contract Compliance Programs. Any Contractor who fails to carry out such sanctions and penalties shall be in violation of these specifications and Executive Order 11246, as amended.

13. The Contractor, in fulfilling its obligations under these specifications, shall implement specific affirmative action steps at least as extensive as those standards prescribed in paragraph 7 of these specifications so as to achieve maximum results from its efforts to ensure equal employment opportunity. If the Contractor fails to comply with the requirements of the Executive Order, the implementing regulations, or these specifications, the Director shall proceed in accordance with 41 CFR 60-4.8.

14. The Contractor shall designate a responsible official to monitor all employment related activity to ensure that the company EEO policy is being carried out, to submit reports relating to the provisions hereof as may be required by the Government and to keep records. Records shall at least include for each employee the name, address, telephone numbers, construction trade, union affiliation if any, employee identification number when assigned, social security number, race, sex, status (e.g., mechanic, apprentice, trainee, helper, or laborer), dates of changes in status, hours worked per week in the indicated trade, rate of pay, and locations at which the work was performed. Records shall be maintained in an easily understandable and retrievable form; however, to the degree that existing records satisfy this requirement, contractors shall not be required to maintain separate records.

15. Nothing herein provided shall be construed as a limitation upon the application of other laws which establish different standards of compliance or upon the application of requirements for the hiring of local or other area residents (e.g., those under the Public Works Employment Act of 1977 and the Community Development Block Grant Program).

Federal Register, Vol. 43, No. 68 - Friday, April 7, 1978 (Corrected May 5, 1978).

Effective Date: May 8, 1978

Federal Register, Vol. 45, No. 194. Paragraph 4, revised October 3, 1980

Effective Date: September 30, 1980

#### **APPENDICES A and B-80**

#### **Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity (Executive Order 11246)**

1. The Offerors or Bidder's attention is called to the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Specifications" set forth herein.
2. The goals and timetables for minority and female participation, expressed in percentage terms for the Contractor's aggregate workforce in each trade on all construction work in the covered area, are as follows:  
(See Appendix B-80 and Appendix A Below)

These goals are applicable to all the Contractor's construction work (whether or not it is Federal or federally assisted) performed in the covered area. If the contractor performs construction work in a geographical area located outside of the covered area, it shall apply the goals established for such geographical area where the work is actually performed. With regard to this second area, the contractor also is subject to the goals for both its federally involved and non-federally involved construction.

The Contractor's compliance with the Executive Order and in the regulations in 41 CFR Part 60—4 shall be based on its implementation of the Equal Opportunity Clause, specific affirmative action obligations required by the specifications set forth in 41 CFR 60—4.3(a), and its efforts to meet the goals. The hours of minority and female employment and training must be substantially uniform throughout the length of the contract, and in each trade, and the contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from Contractor to Contractor or from project to project for the sole purpose of meeting the Contractor's goals shall be a violation of the contract, the Executive Order and the regulations in 41 CFR Part 60—4. Compliance with the goals will be measured against the total work hours performed.

3. The Contractor shall provide written notification to the Director of the Office of Federal Contract Compliance Programs within 10 working days of award of any construction subcontract in excess of \$10,000 at any tier for construction work under the contract resulting from this solicitation. The notification shall list the name, address and telephone number of the subcontractor, employer Identification number of the subcontractor, estimated dollar amount of the subcontract, and the geographical area in which the subcontract is to be performed.

October 2022

4. As used in this Notice, and in the contract resulting from this solicitation, the "covered area" is (State of Iowa).

#### APPENDIX A

The following goals and timetables for female utilization shall be included in all Federal and federally assisted construction contracts and subcontracts in excess of \$10,000. The goals are applicable to the contractor's aggregate on-site construction workforce whether or not part of that workforce is performing work on a Federal or federally assisted construction contract or subcontract.

Area covered: Goals for Women apply nationwide.

Timetable Goals (percent)

From Apr. 1, 1978 until March 31, 1979 . . . . .	3.1
From Apr. 1, 1979 until March 31, 1980 . . . . .	5.0
From Apr. 1, 1980 until March 31, 1981 . . . . .	6.9

Published, Federal Register May 5, 1978

#### APPENDIX B-80

Until further notice, the following goals for minority utilization in each construction craft and trade shall be included in all Federal or federally assisted construction contracts and subcontracts in excess of \$10,000 to be performed in the respective geographical areas. The goals are applicable to each nonexempt contractor's total onsite construction workforce, regardless of whether or not part of that workforce is performing work in a Federal, federally assisted or nonfederally related project, contract or subcontract. Construction contractors which are participating in an approved Hometown Plan (see 41 CFR 60—4.5) are required to comply with the goals of the Hometown Plan with regard to construction work they perform in the area covered by the Hometown Plan. With regard to all their other covered construction work, such contractors are required to comply with the applicable SMSA of EA goal contained in this appendix B-80.



Economic Areas

State: Iowa	Goal %
096 Dubuque IA:	
SMSA Counties:	
2200 Dubuque, IA .....	0.6
IA Dubuque	
Non-SMSA	
Counties .....	0.5
IA Allamakee, IA Clayton, IA Delaware, IA, Jackson IA, Winneshiek	
099 Davenport Rock Island Moline, IA-IL:	
SMSA Counties:	
1960 Davenport Rock Island Moline, IA-IL .....	4.6
IL Henry, IL Rock Island Moline, IA Scott	
Non-SMA	
Counties .....	3.4
IL Carroll, IL Hancock, IL Henderson, IL ,Mercer, IL Whiteside, IA Clinton, IA Des Moines, IA Henry, IA Lee, IA Louisa, IA, Muscatine, MO Clark	
100 Cedar Rapids, IA:	
SMSA Counties:	
1360 Cedar Rapids, IA .....	1.7
IA Linn	
Non-SMSA Counties .....	
IA Benton, IA Cedar, IA Iowa, IA Johnson, IA, Jones, IA, Washington	1.5
101 Waterloo, IA:	
SMSA Counties:	
8920 Waterloo-Cedar Falls, IA .....	4.7
IA Black Hawk	
Non-SMSA Counties .....	
IA Bremer, IA Buchanan, IA Butler, IA Cerro Gordo, IA Chickasaw, IA Fayette, IA Floyd, IA Franklin, IA Grundy, IA Hancock, IA Hardin, IA Howard, IA Mitchell, IA Winnebago, IA Worth	2.0
102 Fort Dodge, IA:	
Non-SMSA Counties .....	
IA Buena Vista, IA Calhoun, IA Carroll, IA Clay, IA Dickinson, IA Emmet, IA Greene, IA Hamilton, IA Humboldt, IA Kossuth, IA Palo Alto, IA Pocahontas, IA Sac, IA Webster, IA Wright	0.4
103 Sioux City, IA:	
SMSA Counties:	
7720 Sioux City, IA-NE .....	1.9
IA Woodbury, NE Dakota	

Non-SMSA Counties .....	1.2
IA Cherokee, IA Crawford, IA Ida, IA Monona, IA O'Brien, IA Plymouth, IA Sioux, NE Antelope, NE Cedar, NE Cuming, NE Dixon, NE Knox, NE Madison, NE Pierce, NE Stanton, NE Thurston, NE Wayne, SD Bon Homme, SD Clay, SD Union, SD Yankton	
104 Des Moines, IA:	
SMSA Counties:	
2120 Des Moines, IA .....	4.5
IA Polk, IA Warren	
Non SMSA Counties: .....	2.4
IA Adair, IA Appanoose, IA Boone, IA Clarke, IA Dallas, IA Davis, IA Decatur, IA Guthrie, IA Jasper, IA Jefferson, IA Keokuk, IA Lucas, IA Madison, IA Mahaska, IA Marion, IA Marshall, IA Monroe, IA Poweshiek, IA Ringgold, IA Story, IA Tama, IA Union, IA Van Buren, IA Wapello, IA Wayne	
143 Omaha, NE:	
SMSA Counties:	
5920 Omaha, NE-IA .....	7.6
IA Pottawattamie, NE Douglas, NE Sarpy	
Non-SMSA Counties .....	5.3
IA Adams, IA Audubon, IA Cass, IA Fremont, IA Harrison, IA Mills, IA Montgomery, IA Page, IA Shelby, IA Taylor, NE Burt, NE Cass, NE Colfax, NE Dodge, NE Platte, NE Saunders, NE Washington	

Published, Federal Register October 3, 1980

**B. Preservation of Open Competition and Government Neutrality Towards Government Contractors' Labor Relations on Federal and Federally Funded Construction Projects (Executive Order 13202, as amended by Executive Order 13208)**

Executive Order 13202, signed February 17, 2001 and amended April 4, 2001, requires all executive agencies that issue grants to ensure Government neutrality toward contractors' labor relations. This applies to recipients of SRF assistance. The Executive Order prohibits discrimination against contractors and their employees in construction contracts based upon labor affiliation or lack thereof.

SRF assistance recipients and any construction managers acting on their behalf must ensure that bidding specifications, project agreements, and other controlling documents do not require, prohibit, or otherwise discriminate, with respect to labor affiliation or lack thereof.

**C. Historical and Archeological Finds**

If, during the course of construction, evidence of deposits of historical or archeological interest is found, the contractor shall cease operations affecting the find. The owner shall then notify the State Revolving Fund Environmental Review Specialist, who shall in turn notify the State Historic Preservation Office. The SRF shall consult with the SHPO and other interested parties

to determine the proper course of action regarding the discovery. No further disturbance of the deposits shall ensue until the SRF Environmental Review Specialist determines that the project activities in that area may proceed. Compensation to the contractor, if any, for lost time or changes in construction to avoid the find, shall be determined in accordance with changed conditions or change order provisions of the specifications.

Authority for this derives from the National Historic Preservation Act (16 U.S.C. §§ 470 *et seq.*) and 36 CFR Part 800. If human remains are discovered then state law also applies IC 263B.

**D. Prohibitions on Procurement from Violating Facilities (Section 306, Clean Air Act; Section 508, Clean Water Act; Executive Order 11738)**

Both the Clean Water Act and the Clean Air Act prohibit federal agencies from extending assistance by way of loans or contracts to persons who have been convicted of violations of either law. Executive Order 11738 was issued to coordinate enforcement by the U.S. Environmental Protection Agency, which shall designate facilities which have given rise to a conviction for an offense under the criminal provisions of the Clean Air Act and the Clean Water Act.

The Executive Order also prohibits agencies from extending assistance to facilities that are not in compliance with either Act.

SRF assistance recipients may not procure goods, services, or materials from suppliers listed by the EPA as violators.

The Excluded Parties Listing search engine is located at the System for Award Management (SAM) website: <https://www.sam.gov/SAM/>.

Attachment 4  
SRF Required Front-End Specifications

**Right of Entry and Records Retention**

The recipient shall provide access at all times for the Department of Natural Resources, the Iowa Finance Authority, the state auditor, and the U.S. EPA Office of the Inspector General to all project records and documents for inspection and audit purposes for a period of three years after the date of last loan payment. The same access to the project site(s) shall be provided for inspection purposes.

567 Iowa Administrative Code paragraph 92.8(2).e. State inspections. Personnel of the department shall have the right to examine all construction aspects of the project, including materials and equipment delivered and stored on site for use on the project.

Attachment 5  
SRF Required Front-End Specifications

This form must be signed by the Prime Contractor and submitted with the bid.

**PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT**

This term and condition implements 2 CFR 200.216 and is effective for obligations and expenditures of EPA financial assistance funding on or after 8/13/2020. EPA recipients and subrecipients, including borrowers under EPA funded revolving loan fund programs, are prohibited from obligating or expending loan or grant funds to:

- (a) Procure or obtain, extend or renew a contract to procure or obtain;
- (b) Enter into a contract (or extend or renew a contract) to procure; or
- (c) Obtain the equipment, services, or systems that use "covered telecommunications equipment or services" identified in the regulation as a substantial or essential component of any system, or as critical technology as part of any system.

Certain equipment, systems, or services, including equipment, systems, or services produced or provided by entities subject to the prohibition are recorded in the System for Award Management exclusion list, website: <https://www.sam.gov/SAM/>.

- (1) As described in Public Law 115-232, section 889, covered telecommunications equipment or services includes:
  - (i) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).
  - (ii) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).
  - (iii) Telecommunications or video surveillance services provided by such entities or using such equipment.
  - (iv) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.
- (2) Consistent with 2 CFR 200.471, costs incurred for telecommunications and video surveillance services or equipment such as phones, internet, video surveillance, and cloud servers are allowable except for the following circumstances:
  - (i) Obligating or expending EPA funds for covered telecommunications and video surveillance services or equipment or services to procure (enter into, renew or extend contracts) or obtain the equipment, services, or systems as described in 2 CFR 200.216.

I understand the above prohibitions and certify that the project will be in compliance with all the requirements.

Leah Wilson Admin Manager  
Typed Name & Title of Authorized Representative  
Leah Wilson 3-31-2025  
Signature of Authorized Representative Date



# Operations and Maintenance (O&M) Plan For West Indian Creek (Project A) & Tributary to West Indian Creek (Project B) City of Nevada Iowa

January 2025

HR Green Project No: 191900.01

Prepared for:





## Table of Contents

Development of Operations and Maintenance (O&M) Plan .....	2
Responsible Party .....	2
Inspection Plan .....	2
Maintenance Plan – Native Establishment.....	3
Maintenance Plan – Stream Items .....	5
Certification .....	5



## Development of Operations and Maintenance (O&M) Plan

The operations and maintenance (O&M) plan have been developed for the City of Nevada to aid in the maintenance and planning of resources for the West Indian Creek and Tributary to West Indian Creek projects. These proposed (O&M) plans follow State Revolving Fund guidance including the tasks and their frequency.

### Responsible Party

The first three growing seasons are covered by the bid documents. After the first three growing seasons, the City of Nevada Parks and Recreation Department shall be responsible for operations, inspections, and maintenance tasks recommended in the plans henceforth.

### Inspection Plan

An inspection plan is critical to maintaining native plantings and attaining successful growth.

A minimum of two site visits shall occur annually during the first three growing seasons (2024-2026), once in the spring and once in the fall. One annual visit will be conducted long-term. Additional site visits after a rainfall of greater than 1" are also recommended.

Inspection site visits will consist of

- The general integrity of all improved side slopes to the creek, specifically looking for areas of spot erosion and water conveyance in unintended areas.
- Vegetation monitoring to observe
  - the percentage of vegetative cover by native and non-native vegetation.
- Observation of all practices installed as a part of this project, to ensure that all key elements of each practice remain in place, as designed.
- Observation of possible debris buildup areas, and how they might compare in location and size to existing pre-construction debris jam locations in the creek.

See Maintenance Plan for detailed inspection and maintenance notes.





## Maintenance Plan – Native Establishment

Establishment-First Year	Schedule	Responsible Persons
<p>Method 1 - Existing vegetation must be dead before seeding. Remove existing vegetation and all pieces of roots with sod cutter. Seed as soon as possible after preparing the bed. Seed with a native grass drill. Broadcast seeding is sufficient if seed can be worked into the soil with a harrow or similar tool that ultimately establishes good seed-to-soil contact. It is very important that seed is placed at the proper depth to encourage quick germination/emergence (1/4" or less).</p>	<p>April-June or Nov 15-freeze up for dormant seeding</p>	<p>Contractor</p>
<p>Method 2 - Existing vegetation must be dead before seeding. Smother vegetation with cardboard or other material for a growing season. The earliest time to seed is a dormant seeding in the fall or waiting until the following spring or next fall. Seed with a native grass drill. Broadcast seeding is sufficient if the seed can be worked into the soil with a harrow or similar tool that ultimately establishes good seed-to-soil contact. It is very important that seed is placed at the proper depth to encourage quick germination/emergence (1/4" or less).</p>	<p>April-Oct for smothering or Nov 15-freeze up for dormant seeding or Seed following spring April-June</p>	<p>Contractor</p>
<p>Method 3 - Existing vegetation must be dead before seeding. Chemical applications may be used to kill sod or other vegetation. Apply in the fall for the next growing season and in the spring prior to planting. Follow all label directions. Seed with a no-till drill. It is very important that the seed is placed at the proper depth to encourage quick germination/emergence (1/4" or less).</p>	<p>Sept-Oct 15 and following May for chemical spraying or May-June seeding</p>	<p>Contractor</p>
<p>Method 4 - Existing vegetation must be dead before seeding. Remove existing vegetation with multiple tillage passes. (new weed seed will germinate with tillage) Prepare a good firm seedbed. When you walk on the surface, you don't want to sink. You barely want to see your footprint. Seed with a native grass drill. Broadcast seeding is sufficient if the seed can be worked into the soil with a harrow or similar tool that ultimately establishes good seed-to-soil contact. It is very important that seed is placed at the proper depth to encourage quick germination/emergence (1/4" or less).</p>	<p>April-June Nov 15-freeze up for dormant seeding</p>	<p>Contractor</p>
<p>Temporary RECP to be installed per plans</p>	<p>Immediately after seeding</p>	<p>Contractor</p>
<p>If it doesn't rain, water the seed. Water enough to moisten the surrounding soil, but water lightly so seedlings are not dislodged. As seedlings emerge and develop, irrigate less frequently but enough to prevent drought stress.</p>	<p>Spring until established</p>	<p>Contractor</p>



<b>Establishment-First Year</b>	<b>Schedule</b>	<b>Responsible Persons</b>
Persistent attention to weed control is required. Keep weeds cut back to a height of 6 inches when they reach a height of 12 inches. The first mowing if done early enough can be to a height of 3-4 inches. Flat-type mowers work best because they chop weeds and prevent clippings from smothering small seedlings. Weed trimmers are excellent for smaller areas. Rotary or bar-sickle mowers may be used but can smother seedlings because they do not chop weeds. Hand weeding may also be necessary.	One to two times per month depending on rainfall, not after Aug 1	Contractor
Do not mow the first year's growth after August 1. This will protect young plants over winter.	First-year	Contractor
Do not spray any broadleaf chemicals in the first year. Broadleaf chemicals will kill forbs and damage or kill grasses.	First-year	Contractor
Evaluate the prairie stand.	Fall	Contractor

<b>Establishment - Second Year</b>	<b>Schedule</b>	<b>Responsible Persons</b>
Persistent attention to weed control is required. Keep weeds cut back. Mow seedlings at a height of 6 inches when vegetation has a height of 12 inches. Flat-type mowers work best because they chop weeds and prevent clippings from smothering small seedlings. Weed trimmers are excellent for smaller areas. Rotary or bar-sickle mowers may be used but can smother seedlings because they do not chop weeds. Hand weeding may also be necessary.	One time per month depending on rainfall	Contractor
Water only enough to maintain growth and prevent dormancy. Be careful not to overwater, as this can increase competition with weeds and may increase the incidence of disease.	As needed	Contractor
Overseed bare patches. Keep overseeded areas moist for the first few weeks.	April-July 1 <sup>st</sup>	Contractor
Do not spot-treat with chemicals until year 3.	After year 2	Contractor
Evaluate the prairie stand	After year 2	Contractor

<b>Establishment - Third Year</b>	<b>Schedule</b>	<b>Responsible Persons</b>
Evaluate the stand. Continue controlling weeds with spot treatment or mowing. Cut and stump treat woody species. Utilize prescribed burning to stimulate native growth and control woody species, but check with local jurisdictions on burning regulations.	April - Nov	Contractor



Establishment - After the Third Year	Schedule	Responsible Persons
Evaluate the stand. Continue controlling weeds with spot treatment or mowing. Cut and stump treat woody species. Utilize prescribed burning to stimulate native growth and control woody species, but check with local jurisdictions on burning regulations.	April - Nov	City

## Maintenance Plan – Stream Items

Activity	Schedule	Responsible Persons
If erosion control blankets or TRM are used to control erosion during the establishment of vegetative cover, inspect to ensure they are staying in place, installed per manufacturer, and providing protection.	During vegetative establishment	City
Inspect to ensure that no erosion is occurring. Install needed erosion control measures and/or re-seed as needed.	Annually	City
Riprap: inspect to ensure rip rap has not moved and is performing as designed for both the toe protection and riffles	After Major Storm Events	City
Inspect to ensure there are no log or debris jams or other obstructions restricting or deflecting flows in a manner that causes erosion or other problems.	After Major Storm Events	City

## Certification

I certify that the City of Nevada, Iowa commits to the specific work elements in this plan for the duration of 20 years from date of the practice certified as completed.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

# WEST INDIAN CREEK (PROJECT A) SRF SPONSORED PROJECT

## CITY OF NEVADA IOWA NEVADA, IOWA

### 2025

#### CERTIFICATION

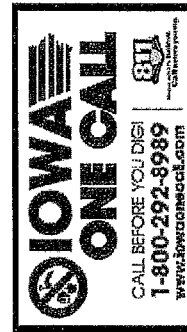
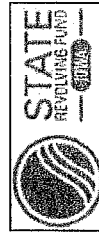
I hereby certify that this application document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

DATE: 11/19/25

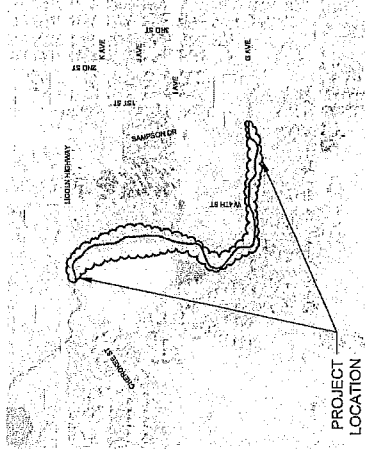
NAME: KATE R. BARNES, P.E.  
2428

My license number is 18190033, expires on 12/31/2025.

PAUL S. STEIN



#### LOCATION MAP



5525 MERLE HAY ROAD, SUITE 200 | JOHNSTON, IOWA 50131  
Phone: 515.278.2913 | Toll Free: 800.728.7805 | Fax: 515.278.1846 | HRGreen.com

#### SHEET INDEX

Sheet Number	Sheet Title
C001	GENERAL
C002	COVER SHEET
C003	LEGENDS, SYMBOLS AND GENERAL NOTES
C004	ABBREVIATIONS
C005	QUANTITIES
C006	EM NOTES - ESTIMATE REFERENCE
C007	EM NOTES - ESTIMATE REFERENCE
C008	SURVEY & MARKING
C009	VEGETATION
C010	VEGETATION
C011	VEGETATION
C012	VEGETATION
C013	VEGETATION
C014	VEGETATION
C015	VEGETATION
C016	VEGETATION
C017	VEGETATION
C018	VEGETATION
C019	VEGETATION
C020	VEGETATION
C021	VEGETATION
C022	VEGETATION
C023	VEGETATION
C024	VEGETATION
C025	VEGETATION
C026	VEGETATION
C027	VEGETATION
C028	VEGETATION
C029	VEGETATION
C030	VEGETATION
C031	VEGETATION
C032	VEGETATION
C033	VEGETATION
C034	VEGETATION
C035	VEGETATION
C036	VEGETATION
C037	VEGETATION
C038	VEGETATION
C039	VEGETATION
C040	VEGETATION
C041	VEGETATION
C042	VEGETATION
C043	VEGETATION
C044	VEGETATION
C045	VEGETATION
C046	VEGETATION
C047	VEGETATION
C048	VEGETATION
C049	VEGETATION
C050	VEGETATION
C051	VEGETATION
C052	VEGETATION
C053	VEGETATION
C054	VEGETATION
C055	VEGETATION
C056	VEGETATION
C057	VEGETATION
C058	VEGETATION
C059	VEGETATION
C060	VEGETATION
C061	VEGETATION
C062	VEGETATION
C063	VEGETATION
C064	VEGETATION
C065	VEGETATION
C066	VEGETATION
C067	VEGETATION
C068	VEGETATION
C069	VEGETATION
C070	VEGETATION
C071	VEGETATION
C072	VEGETATION
C073	VEGETATION
C074	VEGETATION
C075	VEGETATION
C076	VEGETATION
C077	VEGETATION
C078	VEGETATION
C079	VEGETATION
C080	VEGETATION
C081	VEGETATION
C082	VEGETATION
C083	VEGETATION
C084	VEGETATION
C085	VEGETATION
C086	VEGETATION
C087	VEGETATION
C088	VEGETATION
C089	VEGETATION
C090	VEGETATION
C091	VEGETATION
C092	VEGETATION
C093	VEGETATION
C094	VEGETATION
C095	VEGETATION
C096	VEGETATION
C097	VEGETATION
C098	VEGETATION
C099	VEGETATION
C100	VEGETATION
C101	VEGETATION
C102	VEGETATION
C103	VEGETATION
C104	VEGETATION
C105	VEGETATION
C106	VEGETATION
C107	VEGETATION
C108	VEGETATION
C109	VEGETATION
C110	VEGETATION
C111	VEGETATION
C112	VEGETATION
C113	VEGETATION
C114	VEGETATION
C115	VEGETATION
C116	VEGETATION
C117	VEGETATION
C118	VEGETATION
C119	VEGETATION
C120	VEGETATION
C121	VEGETATION
C122	VEGETATION
C123	VEGETATION
C124	VEGETATION
C125	VEGETATION
C126	VEGETATION
C127	VEGETATION
C128	VEGETATION
C129	VEGETATION
C130	VEGETATION
C131	VEGETATION
C132	VEGETATION
C133	VEGETATION
C134	VEGETATION
C135	VEGETATION
C136	VEGETATION
C137	VEGETATION
C138	VEGETATION
C139	VEGETATION
C140	VEGETATION
C141	VEGETATION
C142	VEGETATION
C143	VEGETATION
C144	VEGETATION
C145	VEGETATION
C146	VEGETATION
C147	VEGETATION
C148	VEGETATION
C149	VEGETATION
C150	VEGETATION
C151	VEGETATION
C152	VEGETATION
C153	VEGETATION
C154	VEGETATION
C155	VEGETATION
C156	VEGETATION
C157	VEGETATION
C158	VEGETATION
C159	VEGETATION
C160	VEGETATION
C161	VEGETATION
C162	VEGETATION
C163	VEGETATION
C164	VEGETATION
C165	VEGETATION
C166	VEGETATION
C167	VEGETATION
C168	VEGETATION
C169	VEGETATION
C170	VEGETATION
C171	VEGETATION
C172	VEGETATION
C173	VEGETATION
C174	VEGETATION
C175	VEGETATION
C176	VEGETATION
C177	VEGETATION
C178	VEGETATION
C179	VEGETATION
C180	VEGETATION
C181	VEGETATION
C182	VEGETATION
C183	VEGETATION
C184	VEGETATION
C185	VEGETATION
C186	VEGETATION
C187	VEGETATION
C188	VEGETATION
C189	VEGETATION
C190	VEGETATION
C191	VEGETATION
C192	VEGETATION
C193	VEGETATION
C194	VEGETATION
C195	VEGETATION
C196	VEGETATION
C197	VEGETATION
C198	VEGETATION
C199	VEGETATION
C200	VEGETATION
C201	VEGETATION
C202	VEGETATION
C203	VEGETATION
C204	VEGETATION
C205	VEGETATION
C206	VEGETATION
C207	VEGETATION
C208	VEGETATION
C209	VEGETATION
C210	VEGETATION
C211	VEGETATION
C212	VEGETATION
C213	VEGETATION
C214	VEGETATION
C215	VEGETATION
C216	VEGETATION
C217	VEGETATION
C218	VEGETATION
C219	VEGETATION
C220	VEGETATION
C221	VEGETATION
C222	VEGETATION
C223	VEGETATION
C224	VEGETATION
C225	VEGETATION
C226	VEGETATION
C227	VEGETATION
C228	VEGETATION
C229	VEGETATION
C230	VEGETATION
C231	VEGETATION
C232	VEGETATION
C233	VEGETATION
C234	VEGETATION
C235	VEGETATION
C236	VEGETATION
C237	VEGETATION
C238	VEGETATION
C239	VEGETATION
C240	VEGETATION
C241	VEGETATION
C242	VEGETATION
C243	VEGETATION
C244	VEGETATION
C245	VEGETATION
C246	VEGETATION
C247	VEGETATION
C248	VEGETATION
C249	VEGETATION
C250	VEGETATION
C251	VEGETATION
C252	VEGETATION
C253	VEGETATION
C254	VEGETATION
C255	VEGETATION
C256	VEGETATION
C257	VEGETATION
C258	VEGETATION
C259	VEGETATION
C260	VEGETATION
C261	VEGETATION
C262	VEGETATION
C263	VEGETATION
C264	VEGETATION
C265	VEGETATION
C266	VEGETATION
C267	VEGETATION
C268	VEGETATION
C269	VEGETATION
C270	VEGETATION
C271	VEGETATION
C272	VEGETATION
C273	VEGETATION
C274	VEGETATION
C275	VEGETATION
C276	VEGETATION
C277	VEGETATION
C278	VEGETATION
C279	VEGETATION
C280	VEGETATION
C281	VEGETATION
C282	VEGETATION
C283	VEGETATION
C284	VEGETATION
C285	VEGETATION
C286	VEGETATION
C287	VEGETATION
C288	VEGETATION
C289	VEGETATION
C290	VEGETATION
C291	VEGETATION
C292	VEGETATION
C293	VEGETATION
C294	VEGETATION
C295	VEGETATION
C296	VEGETATION
C297	VEGETATION
C298	VEGETATION
C299	VEGETATION
C300	VEGETATION
C301	VEGETATION
C302	VEGETATION
C303	VEGETATION
C304	VEGETATION
C305	VEGETATION
C306	VEGETATION
C307	VEGETATION
C308	VEGETATION
C309	VEGETATION
C310	VEGETATION
C311	VEGETATION
C312	VEGETATION
C313	VEGETATION
C314	VEGETATION
C315	VEGETATION
C316	VEGETATION
C317	VEGETATION
C318	VEGETATION
C319	VEGETATION
C320	VEGETATION
C321	VEGETATION
C322	VEGETATION
C323	VEGETATION
C324	VEGETATION
C325	VEGETATION
C326	VEGETATION
C327	VEGETATION
C328	VEGETATION
C329	VEGETATION
C330	VEGETATION
C331	VEGETATION
C332	VEGETATION
C333	VEGETATION
C334	VEGETATION
C335	VEGETATION
C336	VEGETATION
C337	VEGETATION
C338	VEGETATION
C339	VEGETATION
C340	VEGETATION
C341	VEGETATION
C342	VEGETATION
C343	VEGETATION
C344	VEGETATION
C345	VEGETATION
C346	VEGETATION
C347	VEGETATION
C348	VEGETATION
C349	VEGETATION
C350	VEGETATION
C351	VEGETATION
C352	VEGETATION
C353	VEGETATION
C354	VEGETATION
C355	VEGETATION
C356	VEGETATION
C357	VEGETATION
C358	VEGETATION
C359	VEGETATION
C360	VEGETATION
C361	VEGETATION
C362	VEGETATION
C363	VEGETATION
C364	VEGETATION
C365	VEGETATION
C366	VEGETATION
C367	VEGETATION
C368	VEGETATION
C369	VEGETATION
C370	VEGETATION
C371	VEGETATION
C372	VEGETATION
C373	VEGETATION
C374	VEGETATION
C375	VEGETATION
C376	VEGETATION
C377	VEGETATION
C378	VEGETATION
C379	VEGETATION
C380	VEGETATION
C381	VEGETATION
C382	VEGETATION
C383	VEGETATION
C384	VEGETATION
C385	VEGETATION
C386	VEGETATION
C387	VEGETATION
C388	VEGETATION
C389	VEGETATION
C390	VEGETATION
C391	VEGETATION
C392	VEGETATION
C393	VEGETATION
C394	VEGETATION
C395	VEGETATION
C396	VEGETATION
C397	VEGETATION
C398	VEGETATION
C399	VEGETATION
C400	VEGETATION

FINAL PLANS

SHEET NO. 6000

GENERAL COVER SHEET

WEST INDIAN CREEK (PROJECT A)  
CITY OF NEVADA IOWA  
NEVADA, IOWA

HRGreen.com  
HRGreen

NO.	DATE	BY	REVISION DESCRIPTION

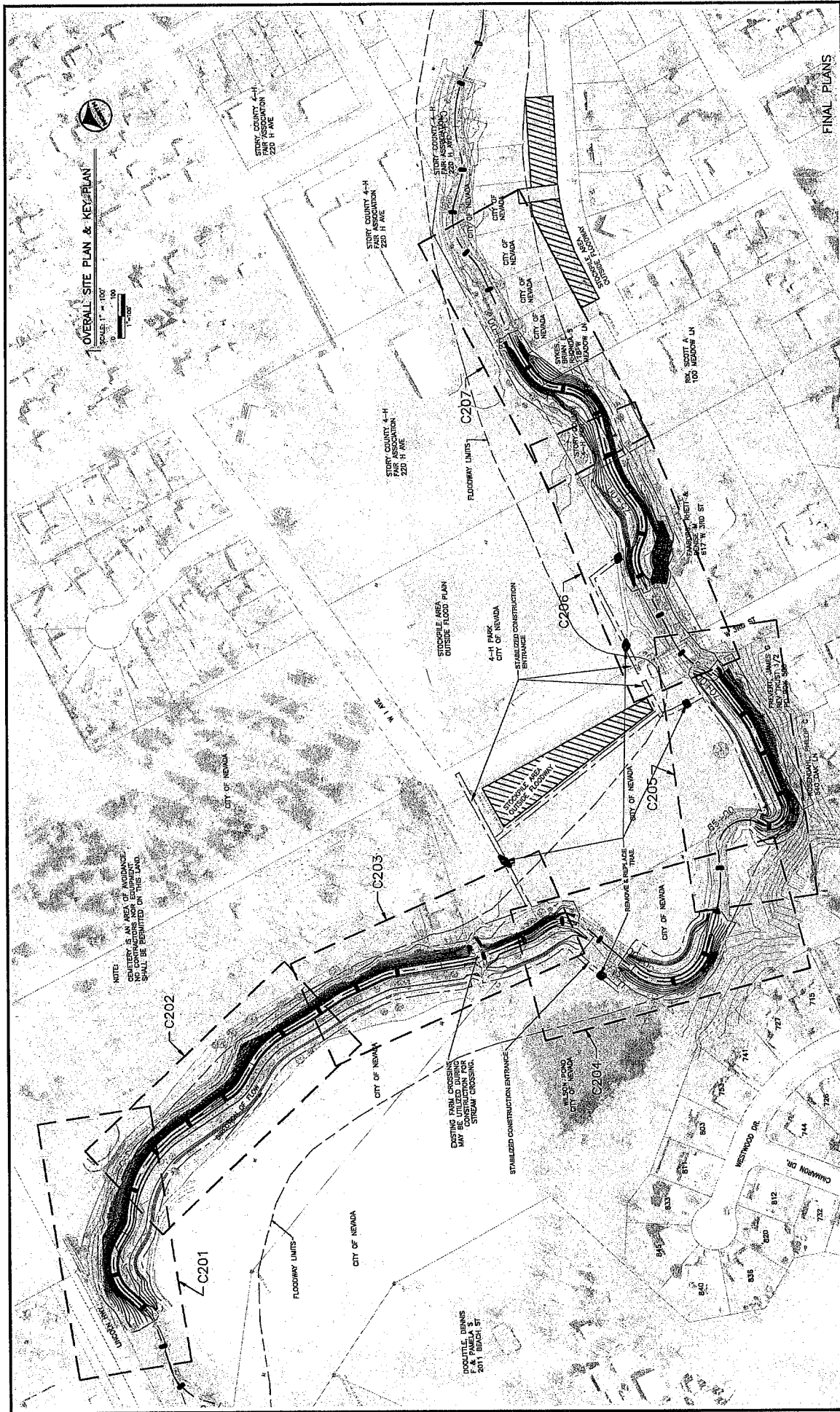
DRAWN BY: ZCD  
APPROVED: KRS  
JOB DATE: 11/17/25  
JOB NUMBER: 18190033  
JOB TITLE: DESIGNER

DATE: 11/19/25  
JOB NUMBER: 18190033  
JOB TITLE: DESIGNER

DATE: 11/19/25  
JOB NUMBER: 18190033  
JOB TITLE: DESIGNER







OVERALL SITE PLAN & KEY PLAN

SCALE: 1" = 100'



NOTE:  
CREEK IS AN AREA OF AVIATION  
NO CONSTRUCTION SHALL BE PERMITTED ON THIS LAND

EXISTING FARM CONSTRUCTION  
MAY BE RECONSTRUCTED FOR  
STREAM CROSSING

STORAGE AREA  
OUTSIDE FLOOD PLAIN

STABILIZED CONSTRUCTION  
ENTRANCE

SHEET NO.  
C101

CIVIL  
OVERALL SITE PLAN & KEY PLAN

WEST INDIAN CREEK (PROJECT A)  
CITY OF NEVADA IOWA  
NEVADA, IOWA

HRGreen.com  
HRGreen

NO.	DATE	BY	REVISION DESCRIPTION

DATE OF THE PLAN: 2/23/23  
JOB NUMBER: 101900.03  
JOB DATE: 1/11/2023 12:42:48 PM  
JOB FILE: J:\2019\101900\03 - Indian Creek\Design\CD101 OVERALL SITE PLAN.dwg  
JOB FILE: J:\2019\101900\03 - Indian Creek\Design\CD101 OVERALL SITE PLAN.dwg

The Mayor announced that bids for the construction of the West Indian Creek Project (Project A) had been received before 9:00 a.m., on March 31, 2025, at the office of the City Clerk, Nevada, Iowa, and that on the same day, at the same time, in the same place, such bids had been opened and read, and that this was the time and place set for the consideration of such bids.

Thereupon, the results of the bidding were reported, and HR Green, Inc. (the "Project Engineers") made their recommendations thereon to the City Council. The bids received for the construction of the West Indian Creek Project (Project A) are as follows:

<u>Name and Address of Bidder</u>	<u>Amount of Bid</u>
<b>RW Excavating Solutions, LC</b> <b>13293 S 88<sup>th</sup> Ave West, Prairie City, IA</b>	<b>\$666,012.00</b>
<b>Con-Struct, Inc</b> <b>305 S Dayton Ave, Ames IA</b>	<b>\$698,482.00</b>
<b>TK Grading &amp; Seeding, LLC</b> <b>PO Box 333, Maxwell, IA</b>	<b>\$718,233.00</b>
<b>Jones Contractors, LLC</b> <b>13635 Route 52, Dyersville, IA</b>	<b>\$758,894.19</b>
<b>Country Landscapes, Inc.</b> <b>3801 E Lincoln Way, Ames IA</b>	<b>\$788,982.09</b>
<b>Peterson Contractors, Inc.</b> <b>PO Box A, Reinbeck, IA</b>	<b>\$1,023,955.75</b>

**See Attached bid sheet.**





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

4/1/2025

City of Nevada  
1209 6<sup>th</sup> Street  
Nevada, Iowa 50201

Re: Recommendation for Project Award – West Indian Creek (Project A)

Dear City of Nevada,

After a thorough review of the submitted proposals, bid documents, and bid bonds for the West Indian Creek (Project A), as well as the tabulation of all the bids received, we have identified discrepancies in the bid submitted by Jones Contractors, LLC. Given these inconsistencies, we believe that their bid should be removed from consideration for this project.

After careful evaluation, it is our recommendation that the project be awarded to **RW Excavating Solutions, LC**, whose bid meets all required criteria and is in compliance with the specifications outlined in the project documents. The total bid amount submitted by RW Excavating Solutions, LC is **\$666,012.00**.

We trust that this recommendation aligns with the objectives of the project and that the award of this contract to RW Excavating Solutions, LC will result in a successful and efficient execution of the project.

Please feel free to contact me if you have any questions or require further information.

Thank you for your attention to this matter. We look forward to your confirmation and approval of this recommendation.

Sincerely,

**HR GREEN, INC.**

A handwritten signature in black ink that reads 'Kate Barnes'.

**Kate Barnes, PM**  
Project Manager and Lead Engineer



West Indian Creek (Project A)  
 Bid Tabulation  
 Prepared by HR Green, Inc.

ITEM NUMBER	ITEM CODE	BID ITEM	UNITS	QUANTITY	ENGINEERS ESTIMATE		RW Excavating Solutions, LC		Con-Struct, Inc.		TK Grating & Seeding, LLC		Jones Contractors, LLC		Country Landscapes, Inc.		Peltason Contractors, Inc.		
					UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST
<b>DIVISION 1 - GENERAL</b>																			
1	1070-208-A	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 4,500.00	\$ 4,500.00	\$ 4,300.00	\$ 4,300.00	\$ 4,500.00	\$ 4,500.00	\$ 4,000.00	\$ 4,000.00	\$ 4,655.00	\$ 4,655.00	\$ 10,000.00	\$ 10,000.00	
<b>DIVISION 2 - EXCAVATION</b>																			
2	2010-108-C	CLEAR AND GRUBBING	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 80,000.00	\$ 80,000.00	\$ 78,750.00	\$ 78,750.00	\$ 26,000.00	\$ 26,000.00	\$ 63,750.00	\$ 63,750.00	\$ 105,000.00	\$ 105,000.00	
3	2010-108-D-1	TOPSOIL CONSTRUCTION SPECIFIC (15% TOP, SILTY, AND REDBROWN)	CY	4,306	\$ 10.00	\$ 43,060.00	\$ 6.50	\$ 27,969.00	\$ 10.00	\$ 43,060.00	\$ 8.00	\$ 34,448.00	\$ 6.50	\$ 27,969.00	\$ 8.00	\$ 34,448.00	\$ 25.00	\$ 107,650.00	
4	2010-108-E	EXCAVATION, CLASS 10 HAUL OFF-SITE	CY	350	\$ 20.00	\$ 7,000.00	\$ 15.00	\$ 5,250.00	\$ 20.00	\$ 7,000.00	\$ 15.00	\$ 5,250.00	\$ 2.86	\$ 1,001.00	\$ 10.00	\$ 3,500.00	\$ 40.00	\$ 14,000.00	
5	2010-108-E	EXCAVATION, CLASS 10 REUSE OFF-SITE	CY	3,423	\$ 15.00	\$ 51,345.00	\$ 11.00	\$ 37,653.00	\$ 11.00	\$ 37,653.00	\$ 19.50	\$ 66,748.50	\$ 7.01	\$ 23,956.23	\$ 2.30	\$ 7,872.90	\$ 14.00	\$ 47,922.00	
6	2010-108-E	EXCAVATION, CLASS 10 REUSE ON-SITE	CY	8,715	\$ 10.00	\$ 87,150.00	\$ 5.00	\$ 43,575.00	\$ 10.00	\$ 87,150.00	\$ 7.00	\$ 61,005.00	\$ 6.77	\$ 59,000.25	\$ 15.83	\$ 137,658.45	\$ 16.25	\$ 141,618.75	
<b>DIVISION 7 - STREETS AND RELATED WORK</b>																			
7	7030-108-A-2	REMOVAL OF SHARED USE PATH	SY	60	\$ 8.00	\$ 480.00	\$ 20.00	\$ 1,200.00	\$ 17.00	\$ 1,020.00	\$ 10.00	\$ 600.00	\$ 66.67	\$ 4,000.20	\$ 24.33	\$ 1,459.80	\$ 40.00	\$ 2,400.00	
8	7030-108-C	SHARED USE PATH REPLACEMENT, MATCH EXISTING HMA	SY	80	\$ 35.00	\$ 2,800.00	\$ 60.00	\$ 4,800.00	\$ 155.00	\$ 9,300.00	\$ 100.00	\$ 6,000.00	\$ 83.33	\$ 4,999.80	\$ 118.50	\$ 7,110.00	\$ 200.00	\$ 12,000.00	
<b>DIVISION 9 - SITE WORK AND LANDSCAPING</b>																			
9	9010-108-A	PERMANENT CONVENTIONAL SEEDING, FERTILIZING, AND MULCH (SUDAS TYPE 1)	AC	0.3	\$ 750.00	\$ 225.00	\$ 7,000.00	\$ 2,100.00	\$ 3,090.00	\$ 927.00	\$ 5,000.00	\$ 1,500.00	\$ 3,333.33	\$ 1,000.00	\$ 5,300.00	\$ 1,590.00	\$ 10,000.00	\$ 3,000.00	
10	9010-108-B	TEMPORARY HYDRAULIC SEEDING AND MBFM (SUDAS TYPE 4)	AC	5.3	\$ 750.00	\$ 3,975.00	\$ 7,000.00	\$ 37,100.00	\$ 4,810.00	\$ 25,493.00	\$ 2,055.00	\$ 10,891.50	\$ 4,490.57	\$ 23,800.02	\$ 4,495.00	\$ 23,823.50	\$ 5,000.00	\$ 26,500.00	
11	9010-108-B	PERMANENT HYDRAULIC SEEDING, FERTILIZING, AND MBFM (SUDAS NATIVE GRASSES)	AC	5	\$ 7,000.00	\$ 35,000.00	\$ 7,000.00	\$ 35,000.00	\$ 6,700.00	\$ 33,500.00	\$ 4,200.00	\$ 21,000.00	\$ 4,790.00	\$ 23,800.00	\$ 6,350.00	\$ 31,750.00	\$ 6,000.00	\$ 30,000.00	
12	9010-108-E	WARRANTY, 3 YEAR ESTABLISHMENT AND MAINTENANCE	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 3,000.00	\$ 3,000.00	\$ 4,120.00	\$ 4,120.00	\$ 12,000.00	\$ 12,000.00	\$ 30,000.00	\$ 30,000.00	\$ 5,000.00	\$ 5,000.00	\$ 15,000.00	\$ 15,000.00	
13	9040-108-A-1	SWPPP PREPARATION	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 3,500.00	\$ 3,500.00	\$ 1,250.00	\$ 1,250.00	\$ 2,000.00	\$ 2,000.00	\$ 4,000.00	\$ 4,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00	\$ 5,000.00	
14	9040-108-A-2	SWPPP MANAGEMENT	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 7,500.00	\$ 7,500.00	\$ 4,100.00	\$ 4,100.00	\$ 5,000.00	\$ 5,000.00	\$ 6,800.00	\$ 6,800.00	\$ 8,000.00	\$ 8,000.00	\$ 7,500.00	\$ 7,500.00	
15	9040-108-E	RECIP. TYPE 3B, NATURAL FIBER ONLY	SY	15,300	\$ 7.00	\$ 107,100.00	\$ 2.25	\$ 34,425.00	\$ 1.40	\$ 21,420.00	\$ 1.65	\$ 25,245.00	\$ 0.62	\$ 9,486.00	\$ 2.96	\$ 45,288.00	\$ 2.00	\$ 30,600.00	
16	9040-108-F-1	WATTLE, NATURAL FIBER ONLY, 9-INCH DIAMETER	LF	8,700	\$ 4.00	\$ 34,800.00	\$ 2.75	\$ 23,925.00	\$ 2.50	\$ 21,750.00	\$ 2.70	\$ 23,490.00	\$ 3.28	\$ 28,536.00	\$ 2.35	\$ 20,445.00	\$ 3.00	\$ 26,100.00	
17	9040-108-F-2	WATTLE, NATURAL FIBER ONLY, 9-INCH DIAMETER	LF	8,700	\$ 1.00	\$ 8,700.00	\$ 0.50	\$ 4,350.00	\$ 0.25	\$ 2,175.00	\$ 0.50	\$ 4,350.00	\$ 1.08	\$ 9,396.00	\$ 0.30	\$ 2,610.00	\$ 0.50	\$ 4,350.00	
18	9040-108-J	RIP RAP, CLASS B (RIFLES)	TON	44	\$ 65.00	\$ 2,860.00	\$ 70.00	\$ 3,080.00	\$ 66.00	\$ 2,904.00	\$ 65.00	\$ 2,860.00	\$ 227.27	\$ 9,999.88	\$ 236.50	\$ 10,406.00	\$ 300.00	\$ 13,200.00	
19	9040-108-K	RIP RAP, CLASS E (RIFLES), OUTFALL PROTECTION, AND TOE ROCK)	TON	4,468	\$ 65.00	\$ 290,420.00	\$ 70.00	\$ 312,760.00	\$ 66.00	\$ 294,888.00	\$ 65.00	\$ 290,420.00	\$ 67.59	\$ 301,952.12	\$ 76.58	\$ 337,691.44	\$ 75.00	\$ 335,100.00	
20	9040-108-O-2	STABILIZED CONSTRUCTION ENTRANCE	SY	367	\$ 12.00	\$ 4,404.00	\$ 15.00	\$ 5,505.00	\$ 16.00	\$ 5,872.00	\$ 25.00	\$ 9,175.00	\$ 8.17	\$ 2,998.39	\$ 32.00	\$ 11,744.00	\$ 45.00	\$ 16,515.00	
<b>DIVISION 10 - DEMOLITION</b>																			
21	10010-108-A-0	REMOVAL OF EXISTING CROSSING STRUCTURE	EA	1	\$ 10,000.00	\$ 10,000.00	\$ 3,000.00	\$ 3,000.00	\$ 1,700.00	\$ 1,700.00	\$ 5,000.00	\$ 5,000.00	\$ 28,800.00	\$ 28,800.00	\$ 3,760.00	\$ 3,760.00	\$ 5,500.00	\$ 5,500.00	
<b>DIVISION 11 - MISCELLANEOUS</b>																			
22	11020-108-A-0	MOBILIZATION	LS	1	\$ 80,000.00	\$ 80,000.00	\$ 35,000.00	\$ 35,000.00	\$ 5,000.00	\$ 5,000.00	\$ 38,000.00	\$ 38,000.00	\$ 75,300.00	\$ 75,300.00	\$ 20,120.00	\$ 20,120.00	\$ 55,000.00	\$ 55,000.00	
23	11010-108-A-0	CONSTRUCTION SURVEY	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 7,000.00	\$ 7,000.00	\$ 3,900.00	\$ 3,900.00	\$ 10,000.00	\$ 10,000.00	\$ 50,000.00	\$ 50,000.00	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	
<b>SUBTOTAL</b>						\$ 828,119.00	\$ 828,119.00	\$ 666,012.00	\$ 666,012.00	\$ 698,482.00	\$ 698,482.00	\$ 718,233.00	\$ 718,233.00	\$ 756,654.19	\$ 756,654.19	\$ 768,982.09	\$ 768,982.09	\$ 1,023,955.75	\$ 1,023,955.75

Indicates Value Calculated Incorrectly on Proposal

RESOLUTION NO. 077 (2024/2025)

Resolution awarding contract for the West Indian Creek Project (Project A)

WHEREAS, pursuant to notice duly posted in the manner and form prescribed by resolution of the City Council of the City of Nevada, Iowa, and as required by law, bids and proposals were received by this Council for the West Indian Creek Project (Project A) (the "Project"); and

WHEREAS, all of the said bids and proposals have been carefully considered, and it is necessary and advisable that provision be made for the award of the contract for the Project;

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

Section 1. The bid for the Project submitted by the following contractor is fully responsive to the plans and specifications for the Project, is heretofore approved by the City Council, and is the lowest responsible bid received, such bid being as follows:

<u>Name and Address of Contractor</u>	<u>Amount of Bid</u>
<u>RW Excavating Solutions, LC</u>	<u>\$666,012.00</u>
<u>13293 S 88<sup>th</sup> Ave West, Prairie City, IA</u>	
<u> </u>	
<u> </u>	

Section 2. The contract for the Project is hereby awarded to such contractor at the total estimated cost set out above, the final settlement to be made on the basis of the unit prices therein set out and the actual final quantities of each class of materials furnished, the said contract to be subject to the terms of the aforementioned resolution, the notice of hearing and letting, the plans and specifications and the terms of the bidder's written proposal.

Section 3. The Mayor and City Clerk are hereby authorized and ordered to enter into a written contract with said contractor for the Project, but only after the contractor submits the performance and/or payment bonds which are required by the contract documents, and after the Project Engineers submit a written determination that such surety bonds and the other contract documents are satisfactory. No additional City Council action shall be required to approve the executed contract or surety bonds.

Section 4. The amount of the contractor's performance and/or payment bonds is hereby fixed and determined to be 100% of the amount of the contract.

RESOLUTION NO. 078 (2024/2025)

Resolution finally approving and confirming plans, specifications, form of contract and estimate of cost for the Tributary to West Indian Creek Project (Project B)

WHEREAS, the City Council of the City of Nevada, Iowa, has heretofore given preliminary approval to the plans, specifications, form of contract and estimate of cost (the "Contract Documents") for the proposed Tributary to West Indian Creek Project (Project B) (the "Project"), as described in the notice of hearing on the Contract Documents for the Project; and

WHEREAS, a hearing has been held on the Contract Documents on April 14, 2025;

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

Section 1. The Contract Documents referred to in the preamble hereof are hereby finally approved, and the prior action of the City Council giving preliminary approval is hereby finally confirmed, and the Project, as provided for in the Contract Documents, is necessary and desirable.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved April 14, 2025.

\_\_\_\_\_  
Ryan Condon, Mayor

Attest:

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



# TRIBUTARY TO INDIAN CREEK (PROJECT B) SRF SPONSORED PROJECT

## CITY OF NEVADA IOWA NEVADA, IOWA

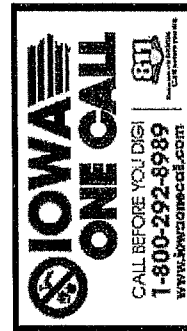
2025

### CERTIFICATION

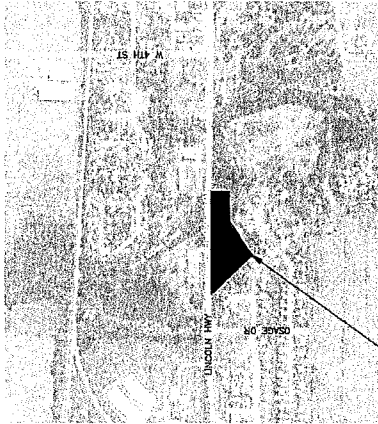
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

**KATE E. BARNES, P.E., CEM**  
 License Number: 26428  
 My license renewal date is 12/31/2025.  
 My signature was created by AutoCAD

DATE \_\_\_\_\_



### LOCATION MAP



PROJECT LOCATION



8710 EARHART LANE SW | CEDAR RAPIDS, IOWA 52404  
 Phone: 319.841.4000 | Toll Free: 800.728.7805 | Fax: 319.841.4012 | HRGreen.com

### SHEET INDEX

Sheet Number	Sheet Title
GENERAL	COVER SHEET
G000	LEGENDS, SYMBOLS AND GENERAL NOTES
G001	ABBREVIATIONS
G002	QUANTITIES
G003	ERI NOTES - ESTIMATE REFERENCE
G004	SURVEY CONTROL
G005	OVERALL SITE PLAN, EROSION CONTROL & KEY PLAN
C101	ADJUSTION PLAN
C102	EROSION CONTROL PLAN
C103	PLAN & PROFILE - STA 10+00 TO 14+00
C201	PLAN & PROFILE - STA 14+00 TO 18+40
C202	PLAN & PROFILE - STA 19+80 TO 25+00
C203	RESTORATION - STA 8+80 TO 14+00
C204	RESTORATION - STA 14+00 TO 18+40
C205	RESTORATION - STA 18+80 TO 25+00
C301	CROSS SECTIONS
C302	CROSS SECTIONS
C303	CROSS SECTIONS
C304	CROSS VANE DETAIL
C305	STONE TIE PROTECTION DETAIL
C306	REPAIR ACTION DETAIL

FINAL PLANS

SHEET NO. <b>G000</b>	GENERAL COVER SHEET	TRIBUTARY TO INDIAN CREEK (PROJECT B) CITY OF NEVADA NEVADA, IOWA	HRGreen.com 	REVISION DESCRIPTION NO.   DATE   BY
--------------------------	------------------------	---	-----------------	---

ITEM NO.	ITEM CODE	ITEM DESCRIPTION
1	2010-108-A	TEMPORARY TRAFFIC CONTROL A. CONTRACTOR TO PLACE TEMPORARY TRAFFIC CONTROL BORDER TO ALLOW FOR NORMAL USE OF ROADS IN ACCORDANCE WITH SUDAS
2	2010-108-C	CLEAR AND GRUBBING, TREE BRUSH AND ROCK REMOVAL A. CONTRACTOR TO BURN ALL TOOLS, EQUIPMENT, LABOR AND MATERIALS NECESSARY TO CLEAR AND GRUBBING IN COMPLIANCE WITH THE CONTRACT DOCUMENTS B. CONTRACTOR TO REMOVE DISPOSAL OF TREES, SHRUBS, OR OTHER MATERIALS AND PLACEMENT OF BACKFILL IN AREA WHERE PROTECTIVE ROOTS HAVE BEEN REMOVED C. PROTECTION OF TREES AND SHRUBS TO REMAIN SHALL BE INCIDENTAL. TO THIS ITEM, CONTRACTOR IS NOT TO CLEAR AND GRUB COURSE OF THE CONSTRUCTION LIMITS NOTED ON THE PLAN AND PROFILE SHEETS. ONLY THE MINIMUM CLEARING AND GRUBBING REQUIRED FOR THE PROJECT SHALL BE PERFORMED EXCEPT WHERE UNDER 3B, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. BURNING AND BURIAL ON THE PROJECT SITE IS NOT ALLOWED. REMOVAL OF MISCELLANEOUS DEBRIS AND TRASH SHALL BE CONSIDERED INCIDENTAL
3	2010-108-D-1	A. TOPSOIL, ON-SITE, SINGLE DEPTH (18" MINIMUM) WITH NEWLY GRADDED AREAS BEFORE SEEDING B. ANY EXCESS TOPSOIL IS THE PROPERTY OF THE OWNER AND TO BE STOCKPILED AT A LOCATION ON-SITE AT THE DISCRETION OF THE OWNER C. APPROPRIATE EROSION CONTROL MEASURES FOR STOCKPILED SOIL SHALL BE PROVIDED BY THE CONTRACTOR, AND ARE INCIDENTAL TO THIS BID ITEM
4	2010-108-E	EXCAVATION CLASS 13, RESEED OFF-SITE A. ITEM TO BE USED AT THE DIRECTION OF THE OWNER B. CONTRACTOR WILL NOT BE PAID FOR HALLOFF EXCAVATION WITHOUT PRIOR PERMISSION FROM THE OWNER AND AGREEMENT ON QUANTITY C. ITEM TO BE MEASURED BY TRUCK LOAD
5	2010-108-F	EXCAVATION CLASS 13, RESEED ON-SITE A. C/D QUANTITIES - 2.58 CY A FULL = 132 CY B. RESEED ON-SITE = 1.35 X FULL = 1.35 X 132 = 179.1 CY C. EXCAVATION QUANTITIES ESTIMATED COMPARING EXISTING SURFACE TO PROPOSED SURFACE AND A 1.35 FILL FACTOR D. IT IS THE INTENTION TO RESEED OR STOCKPILE ALL EXCESS SOIL AT 443 11TH STREET. HOWEVER, IF ANY SOIL IS DEEMED UNSALVAGEABLE BY THE OWNER DUE TO EXCESS ROOTS, ROCK, DEBRIS, ETC. THIS SOIL WILL BE HULLED OFF-SITE IN A SEPARATE BID TRANSPORTED TO ITEM 4
6	2010-108-G	EXCAVATION CLASS 13, RESEED ON-SITE A. C/D QUANTITIES - 1.35 X FULL = 1.35 X 132 = 179.1 CY B. RESEED ON-SITE = 1.35 X FULL = 1.35 X 179.1 = 241.785 CY C. EXCAVATION QUANTITIES ESTIMATED COMPARING EXISTING SURFACE TO PROPOSED SURFACE AND A 1.35 FILL FACTOR D. CONTRACTOR SHALL BE PAID THE PLAN QUANTITY
7	2010-108-H	PERMANENT CONVENTIONAL SEEDING, FERTILIZING, AND MULCH, TYPE B A. CONTRACTOR TO USE THE TYPE B MATIURE ACCORDING TO SUDAS B. THE CONTRACTOR SHALL WATER THE SEEDED AREAS NO LESS THAN TWICE PER WEEK FOR THE FIRST TWO WEEKS, NO LESS THAN ONCE PER WEEK FOR THE NEXT TWO WEEKS, AND AS NECESSARY UNTIL SEEDING AREAS ACCEPTED BY THE OWNER C. WATERING IS INCIDENTAL AND NO SEPARATE PAYMENT SHALL BE MADE D. CONTRACTOR TO OBTAIN SEED BED PREP APPROVAL PRIOR TO SEEDING E. TO BE PAID PLAN QUANTITY F. TO BE PAID PLAN QUANTITY G. IMMEDIATELY COVER ALL SEEDING AREAS WITH MULCH AND RECIP
8	2010-108-I	TEMPORARY HYDRAULIC SEEDING AND MULCH (SUDDS TYPE 2) A. CONTRACTOR TO USE THE TYPE 2 MATIURE ACCORDING TO SUDAS B. THE CONTRACTOR SHALL WATER THE SEEDED AREAS NO LESS THAN TWICE PER WEEK FOR THE FIRST TWO WEEKS, NO LESS THAN ONCE PER WEEK FOR THE NEXT TWO WEEKS, AND AS NECESSARY UNTIL SEEDING AREAS ACCEPTED BY THE OWNER C. WATERING IS INCIDENTAL AND NO SEPARATE PAYMENT SHALL BE MADE D. CONTRACTOR TO OBTAIN SEED BED PREP APPROVAL PRIOR TO SEEDING E. TO BE PAID PLAN QUANTITY F. TO BE PAID PLAN QUANTITY G. IMMEDIATELY COVER ALL SEEDING AREAS WITH MULCH AND RECIP
9	2010-108-J	PERMANENT HYDRAULIC SEEDING, FERTILIZING, AND MULCH (SUDDS NATIVE GRASSES AND WIDE COWERS) A. CONTRACTOR TO USE THE NATIVE GRASSES MATIURE ACCORDING TO SUDAS B. THE CONTRACTOR SHALL WATER THE SEEDING AREAS NO LESS THAN TWICE PER WEEK FOR THE FIRST TWO WEEKS, NO LESS THAN ONCE PER WEEK FOR THE NEXT TWO WEEKS, AND AS NECESSARY UNTIL SEEDING AREAS ACCEPTED BY THE OWNER C. WATERING IS INCIDENTAL AND NO SEPARATE PAYMENT SHALL BE MADE D. CONTRACTOR TO OBTAIN SEED BED PREP APPROVAL PRIOR TO SEEDING E. TO BE PAID PLAN QUANTITY F. TO BE PAID PLAN QUANTITY G. IMMEDIATELY COVER ALL SEEDING AREAS WITH MULCH AND RECIP H. CONTRACTOR SHALL SUBMIT A LETTER OF CORROBORATION OF SEED VARIETIES AND MATERIAL SOURCE PRIOR TO PROCUREMENT AND INSTALLATION I. CONTRACTOR PROVIDES PROOF OF 3 PROJECTS USING NATIVE PLANTS OR UTILIZE QUALIFIED SUB J. ICA YELLOW TAG CERTIFIED SEED ONLY. ALL SEED MUST BE SOURCED WITHIN A 200-MILE RADIUS OF THE PROJECT (GENETIC ORIGIN NOT NURSERY LOCATION). DOCUMENTATION MUST BE PROVIDED. K. IMMEDIATELY COVER ALL SEEDING AREAS WITH RECIP

ITEM NO.	ITEM CODE	ITEM DESCRIPTION
10	2010-108-K	WARRANTY, 3 YEAR ESTABLISHMENT AND MAINTENANCE A. DURING THE ESTABLISHMENT WINDOW A COMPLETED NATURE POINT SURVEY WILL MONITOR THE SITE 7 TIMES IN YEAR 1 AND 2 TIMES IN YEAR 2 AND 3 AND PROVIDE AN ESTABLISHMENT REPORT THAT INCLUDES MAINTENANCE ITEMS PERFORMED AND % COVERAGE B. SATISFACTORY ESTABLISHMENT INCLUDES 70% COVERAGE AFTER 1 GROWING SEASON, 80% COVERAGE AFTER 2 GROWING SEASONS, AND 95% COVERAGE AFTER 3 GROWING SEASONS C. MAINTENANCE ITEMS INCLUDE: WEEDING, TREE AND SHRUB PRUNING, MULCHING, AND WEEDING D. YEAR 2 ESTABLISHMENT ITEMS INCLUDE: MOVING 1" TREE ONCE WEEDS ARE 3-4 FT TALL TO AND 8-17" HEIGHT E. YEAR 3 PRESCRIBED BURN ACCORDING TO EXHIBIT 1-4-1, PRESCRIBED BURN SCHEDULE IN THE SWMM DOCUMENTATION F. CONTRACTOR SHALL SUBMIT A LETTER OF CORROBORATION OF SEED VARIETIES AND MATERIAL SOURCE PRIOR TO PROCUREMENT AND INSTALLATION G. CONTRACTOR PROVIDES PROOF OF 3 PROJECTS USING NATIVE PLANTS OR UTILIZE QUALIFIED SUB H. CONTRACTOR SHALL SUBMIT A LETTER OF CORROBORATION OF SEED VARIETIES AND MATERIAL SOURCE PRIOR TO PROCUREMENT AND INSTALLATION I. CONTRACTOR PROVIDES PROOF OF 3 PROJECTS USING NATIVE PLANTS OR UTILIZE QUALIFIED SUB J. ICA YELLOW TAG CERTIFIED SEED ONLY. ALL SEED MUST BE SOURCED WITHIN A 200-MILE RADIUS OF THE PROJECT (GENETIC ORIGIN NOT NURSERY LOCATION). DOCUMENTATION MUST BE PROVIDED. K. IMMEDIATELY COVER ALL SEEDING AREAS WITH RECIP
11	2010-108-L-1	SWPPP PREPARED BY THE ENGINEER A. SWPPP TO BE APPROVED BY THE ENGINEER
12	2010-108-A-2	SWPPP MANAGEMENT A. ITEM INCLUDES ALL WORK RELATED TO COMPLY WITH THE ADMINISTRATIVE PROVISIONS OF THE IOWA DNR UPDES GENERAL PERMITS, INCLUDING THE SWPPP, RECORD KEEPING, DOCUMENTATION, UPDATING THE SWPPP, WEEDS INSPECTIONS, PLANS THE NOTE OF DISCONTINUATION, ETC. B. ITEM INCLUDES FURNISHING ALL TOOLS, EQUIPMENT, LABOR, AND MATERIALS NECESSARY TO COMPLY WITH THE SWPPP AS NEEDED FOR THE PROJECT. THIS MAY INCLUDE, BUT IS NOT LIMITED TO, INSTALLATION OF SILT FENCE AROUND SOIL STOCKPILES AND APPLICATION OF WATER FOR DUST CONTROL AND STORM MUD-P PRACTICES. INCIDENTAL CONDITIONS ARE NOT INCLUDED. C. TO BE PLACED IMMEDIATELY FOLLOWING SEEDING
13	2010-108-E	TEMPORARY RECIP, TYPE B, NATURAL FIBER ONLY A. ITEM TO BE NATURAL FIBER ONLY B. TO BE PAID PLAN QUANTITY C. TO BE PLACED IMMEDIATELY FOLLOWING SEEDING
14	2010-108-J	REF. PAF, CLASS E A. SEE SHEETS C-201-4-203 FOR PROTECTION, SERIALS, APPROXS, AND STONE TOE PROTECTION B. REFER TO SHEETS C-502 AND C-503 FOR DETAILS C. NO PAYMENT OF THE ITEM ABOVE PLAN QUANTITY UNLESS PRE-APPROVED D. FILTER FABRIC IS INCIDENTAL
15	2010-108-L	REF. PAF, CLASS E, SOIL CHECKED A. CONTRACTOR TO CHECK OFF THE SOIL CHECKED APPROPRIATE FOR NO WORK WITHIN A 100' BUFFER OF SOIL CHECKED TO CONFIRM RECIP B. NO PAYMENT OF THE ITEM ABOVE PLAN QUANTITY UNLESS PRE-APPROVED C. FILTER FABRIC IS INCIDENTAL D. FILTER FABRIC IS INCIDENTAL
16	2010-108-J	IMPAVEDMENT A. SEE SHEETS C-201-4-203 FOR PROTECTION AND PROFILE LOCATION B. REFER TO SHEETS C-502 FOR DETAILS C. NO PAYMENT OF THE ITEM ABOVE PLAN QUANTITY UNLESS PRE-APPROVED D. FILTER FABRIC IS INCIDENTAL
17	2010-108-A	LIMESTONE CROSS VANE A. ITEM SHALL INCLUDE THE PLACEMENT OF 12" X 24" X 2" 40% WY LIMESTONE BLOCKS AS CHECK DAMS IN LOCATIONS SHOWN ON PLANS B. TO BE PAID PLAN QUANTITY UNLESS PRE-APPROVED BY THE ENGINEER C. BLOCK SIZE AND PLACEMENT SUBJECT TO APPROVAL
18	2010-108-D-1	STABILIZED CONSTRUCTION ENTRANCES A. CONTRACTOR TO FURNISH ALL TOOLS, EQUIPMENT, LABOR, AND MATERIALS NECESSARY TO INSTALL, MAINTAIN, AND REMOVE STABILIZED CONSTRUCTION ENTRANCES B. MINIMUM 6" MINIMUM THICKNESS REQUIRED C. ITEM TO BE PAID PLAN QUANTITY UNLESS PRE-APPROVED BY THE ENGINEER D. BLOCK SIZE AND PLACEMENT SUBJECT TO APPROVAL
19	2010-108-L-1	INLET PROTECTION DEVICE A. ITEM SHALL INCLUDE THE INSTALLATION OF A FILTER SOCK WHERE SHOWN ON THE PLAN
20	2010-108-T-2	INLET PROTECTION DEVICE, MAINTENANCE A. ITEM INCLUDES FURNISHING LABOR AND MATERIALS NEEDED TO CLEAR SEDIMENT FROM PROTECTION DEVICES AS NEEDED
21	2100-A	EROSION CONTROL A. ITEM INCLUDES ALL NECESSARY SURVEY, STAKES, AND LAYOUT TO CONSTRUCT THE PROJECT, BASED ON CONTROL POINTS ESTABLISHED BY DESIGN SURVEYOR B. ALL PROJECT STAKES IS CONSIDERED INCIDENTAL C. ITEM INCLUDES RESETING AND PILING OF THE CERTIFICATES OF ALL UNDISTURBED SECTION OR LOT CORNERS
22	2100-A	MOBILIZATION A. CONTRACTOR TO NOTIFY ENGINEER AND CITY PRIOR TO MOBILIZATION

ESTIMATE REFERENCE INFORMATION

FINAL PLANS

SHEET NO. 6004

GENERAL ERI NOTES - ESTIMATE REFERENCE

TRIBUTARY TO INDIAN CREEK (PROJECT B)  
CITY OF NEVEDA  
NEVADA, IOWA

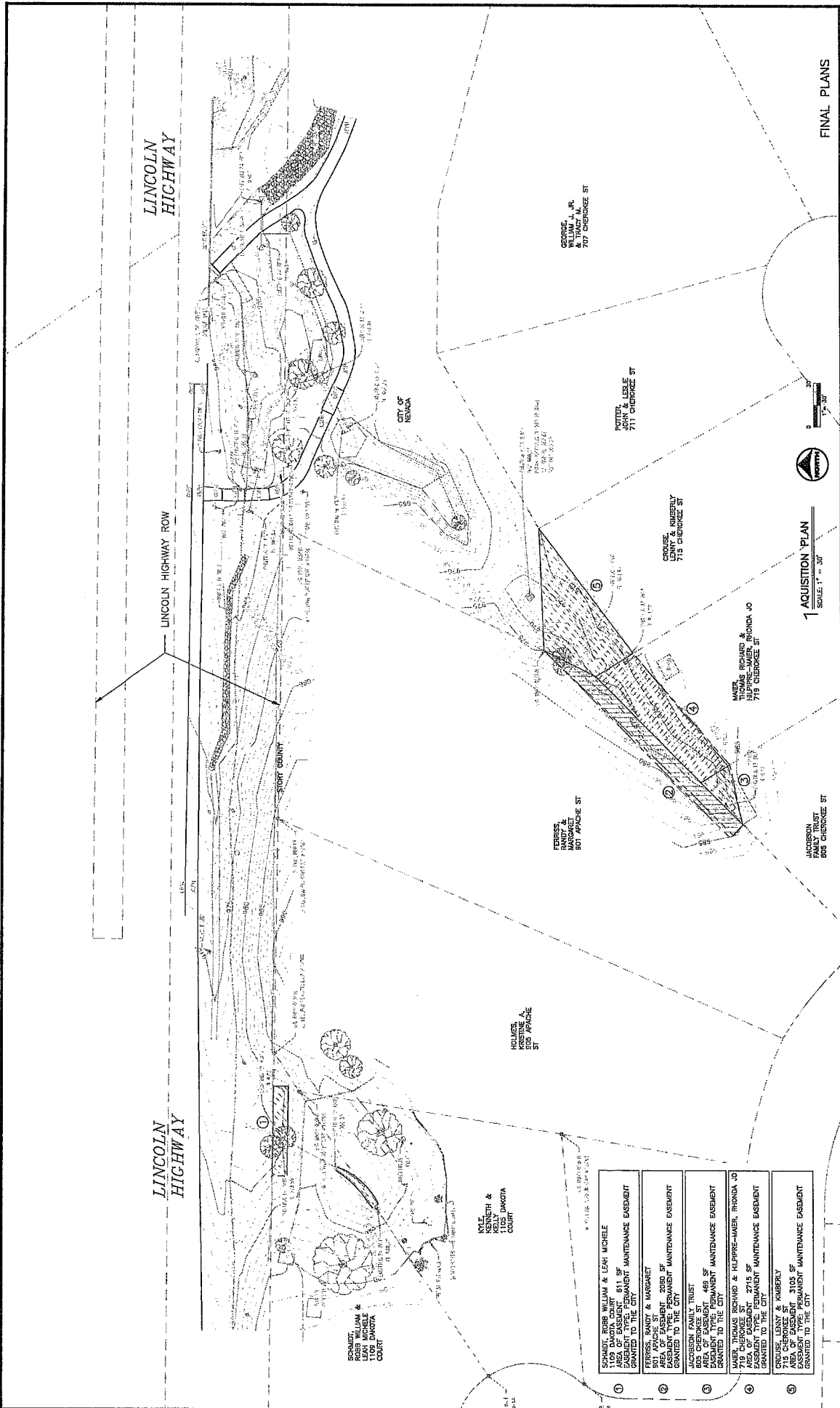
HRGreen.com



NO.	DATE	BY	REVISION DESCRIPTION

ISSUE DATE: 2025  
JOB NUMBER: 19100403  
JOB DATE: 3/10/2025 2:22:22 PM  
JOB FILE: J:\2025\19100403 - Tributary to Indian Creek - ERI NOTES.dwg





FINAL PLANS

SHEET NO. C102

CIVIL ACQUISITION PLAN

TRIBUTARY TO INDIAN CREEK (PROJECT B)  
CITY OF NEVADA  
NEVADA, IOWA

1 ACQUISITION PLAN  
SCALE: 1" = 30'

HRGreen.com  
HRGreen

NO.	DATE	BY	REVISION DESCRIPTION

DRAWN BY: ELC	APP DATE: 2025	SCALE: AS SHOWN ON ORIGINAL DRAWING
APPROVED: RS	JOB NUMBER: 13155033	DATE OF ISSUE: 08/20/25
JOB DATE: 7/29/2025	DATE OF ACQUISITION: 08/20/25	PROJECT: TRIBUTARY TO INDIAN CREEK
JOB FILE: 13155033-000 - 13155033-000	ACQUISITION ACCORDANCE: 13155033-000	PROJECT NUMBER: 13155033

- ① SCHMIDT, ERIC WILLIAM & LEAH MICHELE  
1109 IAWOTA COURT  
EASEMENT: PERMANENT MAINTENANCE EASEMENT  
GRANTED TO THE CITY
- ② FERRISS, RANDY & MARGARET  
501 AVONDA STREET  
EASEMENT: PERMANENT MAINTENANCE EASEMENT  
GRANTED TO THE CITY
- ③ JACOBSON FAMILY TRUST  
EASEMENT: PERMANENT MAINTENANCE EASEMENT  
GRANTED TO THE CITY
- ④ WILSON, ANDREW & HILPPE-WAHER, RONDA JO  
719 CHEROKEE ST  
AREA OF EASEMENT: 2715 SF  
EASEMENT: PERMANENT MAINTENANCE EASEMENT  
GRANTED TO THE CITY
- ⑤ PROUSE, LENNY & KIMBERLY  
715 CHEROKEE ST  
EASEMENT: PERMANENT MAINTENANCE EASEMENT  
GRANTED TO THE CITY

SCHEMPT, ROBIN WILLIAM & LEAH MICHELE COURT

KYLE, KELLY & IAWOTA COURT

HILLMAN, KRISTINE A. 505 APACHE ST

FERRISS, RANDY & MARGARET 501 AVONDA ST

JACOBSON TRUST 719 CHEROKEE ST

WILSON, ANDREW & HILPPE-WAHER, RONDA JO 719 CHEROKEE ST

PROUSE, LENNY & KIMBERLY 715 CHEROKEE ST

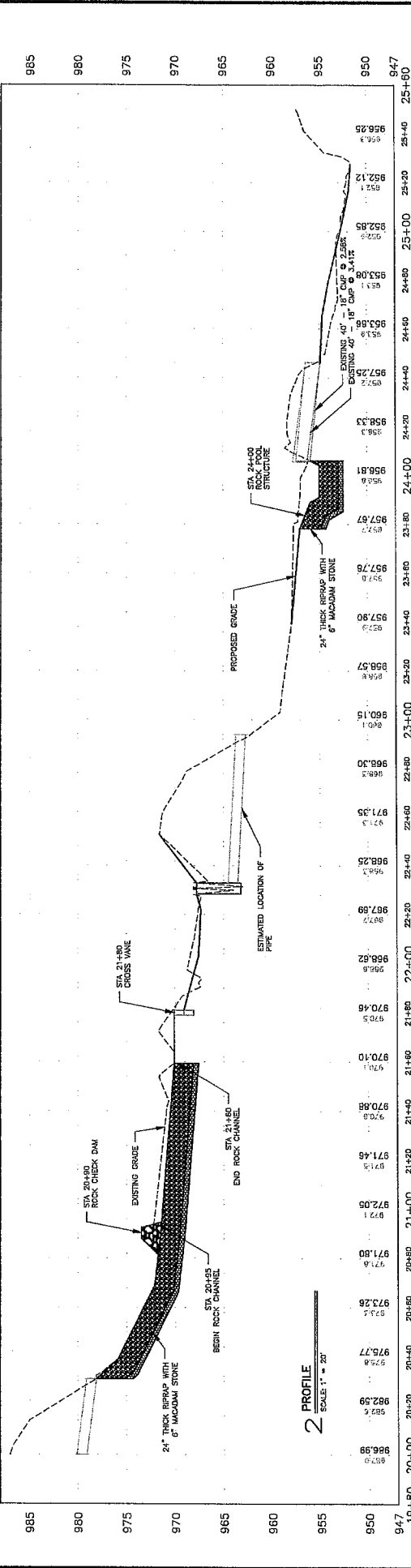
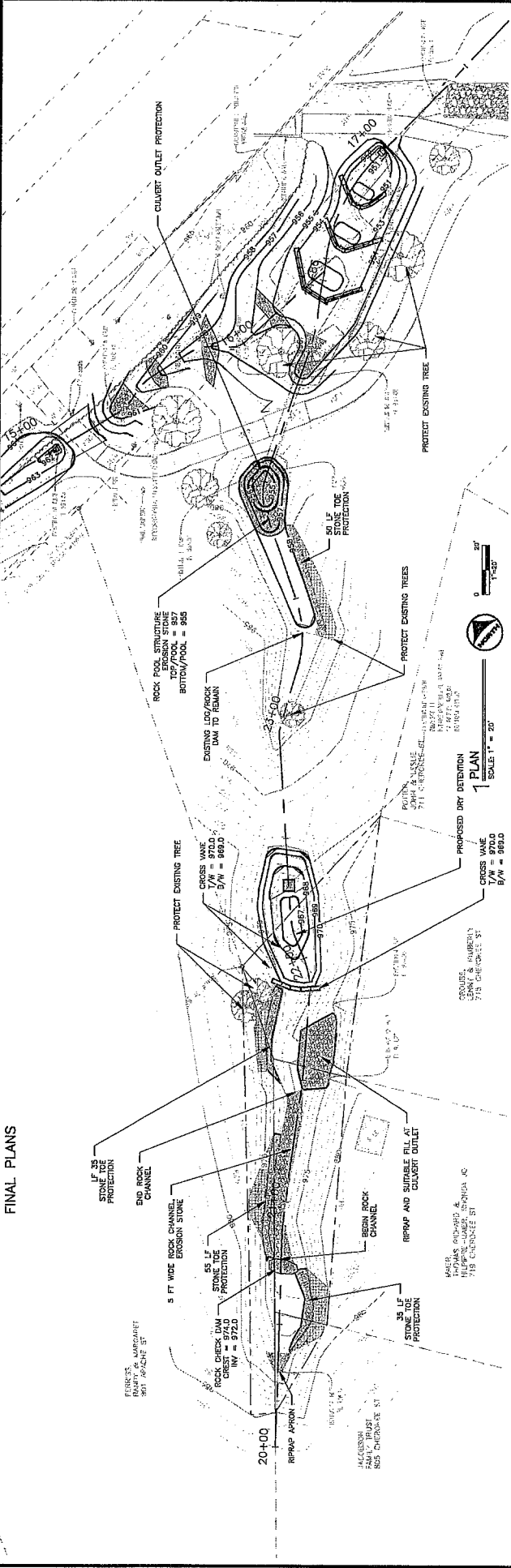
MAHE, THOMAS RICHARD & HILPPE-WAHER, RONDA JO 719 CHEROKEE ST

GEORGE, LENNY & KIMBERLY 715 CHEROKEE ST

ROTTER, JOHN & LESLIE 711 CHEROKEE ST

GEORGE, A. JR. & TRACY, M. 707 CHEROKEE ST





DRAWN BY: ELD		JOB DATE: 2/25		DATE OF REVISION:	
APPROVED BY: [Signature]		JOB NUMBER: 191900.03		DATE OF REVISION:	
JOB DATE: 2/12/2025 10:17:59 AM		DRAWN BY: [Signature]		DATE OF REVISION:	
JOB FILE: J:\2019\191900\030 - Tributory\Design\191900\030 PLAN & PROFILE - S19		JOB NUMBER: 191900.03		DATE OF REVISION:	
JOB DATE: 2/12/2025 10:17:59 AM		JOB NUMBER: 191900.03		DATE OF REVISION:	
JOB FILE: J:\2019\191900\030 - Tributory\Design\191900\030 PLAN & PROFILE - S19		JOB NUMBER: 191900.03		DATE OF REVISION:	

TRIBUTARY TO INDIAN CREEK (PROJECT E)  
 CITY OF NEVADA  
 NEVADA, IOWA

HRGreen.com  
 HRGreen

SHEET NO. C203  
 PLAN & PROFILE - STA 19+80 TO 25+80

HR Green, Inc.  
Project No. 191900

TRIBUTARY TO WEST INDIAN CREEK (PROJECT B)  
SRF SPONSORED PROJECT  
CITY OF NEVADA, IOWA

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

**PROPOSAL: PART A – SCOPE**

The City of Nevada, IA, hereinafter called the "Jurisdiction", has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the City Clerk at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

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

**PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA**

The Bidder hereby acknowledges that all addenda become a part of the contract documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below and certifies that said addenda were utilized in the preparation of this bid.

ADDENDUM NUMBER   1   ADDENDUM NUMBER \_\_\_\_\_  
ADDENDUM NUMBER \_\_\_\_\_ ADDENDUM NUMBER \_\_\_\_\_

**PROPOSAL: PART C – BID ITEMS, QUANTITIES AND PRICES**

**UNIT BID PRICE CONTRACTS:** The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Jurisdiction shall only use the Total Construction Cost for comparison of the bids. The Total Construction Cost, including any Add-Alternates shall be used for determining the sufficiency of the bid security.

**BASE BID CONTRACTS:** The bidder must provide any Bid Prices, and alternate Prices, and the Total of the Base Bid plus any Add-alternates on the Proposal Attachment: Part C-Bid Items, Quantities, and the Prices. The Jurisdiction shall only use the Total Construction Cost for comparison of the bids. The Total Construction Cost, including any Add-Alternates shall be used for determining the sufficiency of the bid security.

**PROPOSAL: PART D – GENERAL**

The Bidder hereby acknowledges that the Jurisdiction, in advertising for bids for this project reserves the right to:

1. Reject any or all bids. Award of the contract, if any, to be to the lowest responsible, responsive bidder; and
2. Reject any or all alternates in determining the items to be included in the contract. Designation of the lowest responsible, responsive bidder to be based on the comparison of the total bid only, not including any alternates; and
3. Make such alterations in the documents or in the proposal quantities as it determines necessary in accordance with the contract documents after execution of the contract. Such alterations shall not be considered a waiver of any conditions of the contract documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a contract, if this proposal is selected, in the form approved by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a performance, maintenance, and payment bond; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such contract and/or furnish said bond; and
3. Commence the work on this project within 10 days of the date specified on the Notice to Proceed; and
4. Substantially Complete the project on or before August 31, 2025
5. Fully complete the project on or before May 30, 2026.
6. Pay liquidated damages for noncompliance with said completion provisions at the rate of \$500 for each calendar day thereafter the work remains incomplete.

**PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT**

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the Jurisdiction; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and
4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought,

HR Green, Inc.  
Project No. 191900

TRIBUTARY TO WEST INDIAN CREEK (PROJECT B)  
SRF SPONSORED PROJECT  
CITY OF NEVADA, IOWA

by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and

- 5. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Bidder.

**PROPOSAL: PART F – ADDITIONAL REQUIREMENTS**

The Bidder hereby agrees to comply with the additional requirements listed below which are included in this proposal and identified as proposal attachments:

ITEM NO.	DESCRIPTION OF ATTACHMENT
1.	Bidder Status Form and Worksheet: Authorization to Transact Business
2.	Section 00430 – Bid Bond (Submitted in Separate Sealed Envelope)
3.	SRF Attachments 1, 2, & 5

**PROPOSAL: PART G – IDENTITY OF BIDDER**

The Bidder shall indicate whether the bid is Submitted by a/an:

- Individual, Sole Proprietorship
- Partnership
- Corporation
- Joint-venture: all parties must join-in and execute all documents
- Other

RW Excavating Solutions, LLC  
Bidder

Leah Wilson  
Signature

By Leah Wilson  
Name (Print/Type)

Admin Manager  
Title

The Bidder shall enter its Public Registration Number C1290-47 issued By the Iowa Commissioner of Labor Pursuant Section 91C.5 of the Iowa Code.

13293 S 88th Ave W  
Street Address

Prairie City, IA 50228  
City, State, Zip Code

515-994-2648  
Telephone Number

NOTE: The signature on this proposal must be an original signature in ink; copies or facsimile of any signature will not be accepted.

Subscribed and sworn to before me this 3<sup>rd</sup> day of April, 20 25.

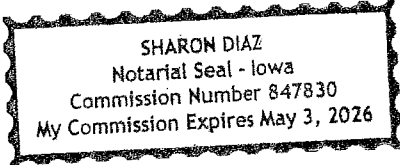
PROPOSAL

HR Green, Inc.  
Project No. 191900

TRIBUTARY TO WEST INDIAN CREEK (PROJECT B)  
SRF SPONSORED PROJECT  
CITY OF NEVADA, IOWA



\_\_\_\_\_  
Notary Public in and for



State of Iowa  
County of Jasper

My commission expires May 3, 2026

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

**PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES AND PRICES**

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Unit Bid Price, the Total Bid Price, and the Total Construction Cost; in case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities and Prices are approximately only, but are considered sufficiently adequate for the purpose of comparing bids. The Jurisdiction shall only use the Total Construction Cost for comparison of bids.


ITEM NO	BID ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL
1	TEMPORARY TRAFIC CONTROL	1	LS	\$2,500.00	\$2,500.00
2	CLEAR AND GRUBBING, TREE, BRUSH, AND ROCK REMOVAL	1	LS	\$10,000.00	\$10,000.00
3	TOPSOIL, ONSITE, 6-INCH DEPTH (STRIP, SALVAGE, AND RESPREAD)	400	CY	\$8.00	\$3,200.00
4	EXCAVATION, CLASS 13, HAUL OFF-SITE	75	CY	\$15.00	\$1,125.00
5	EXCAVATION, CLASS 13, RESPREAD OFF-SITE	640	CY	\$10.00	\$6,400.00
6	EXCAVATION, CLASS 13, REUSE ON-SITE	178	CY	\$10.00	\$1,780.00
7	REMOVAL OF SHARED USE PATH	94	SY	\$20.00	\$1,880.00
8	SHARED USE PATH REPLACEMENT, MATCH EXISTING HMA	94	SY	\$60.00	\$5,640.00
9	PERMANENT CONVENTIONAL SEEDING, FERTILIZING, AND MULCH, TYPE 6	269	SY	\$1.50	\$943.50
10	TEMPORARY HYDRAULIC SEEDING AND MBFM (SUDAS TYPE 4)	2,470	SY	\$1.50	\$3,705.00
11	PERMANENT HYDRAULIC SEEDING, FERTILIZING, AND MBFM (SUDAS NATIVE GRASSES AND WILDFLOWERS)	2,200	SY	\$1.50	\$3,300.00
12	WARRANTY, 3 YEAR ESTABLISHMENT AND MAINTENANCE	1	LS	\$2,000.00	\$2,000.00
13	SWPPP PREPARATION	1	LS	\$2,500.00	\$2,500.00
14	SWPPP MANAGEMENT	1	LS	\$2,500.00	\$2,500.00
15	TEMPORARY RECP, TYPE 3B, NATURAL FIBER ONLY	494	SY	\$3.00	\$1,482.00
16	RIP RAP, CLASS E	440	TON	\$75.00	\$33,000.00
17	RIP RAP, CLASS E, SOIL CHOKED	50	TON	\$80.00	\$4,000.00
18	MACADAM STONE	275	TON	\$55.00	\$15,125.00
19	LIMESTONE CROSS VANE	29	EA	\$1,100.00	\$31,900.00
20	STABILIZED CONSTRUCTION ENTRANCE	1	EA	\$4,000.00	\$4,000.00

HR Green, Inc.  
Project No. 191900

TRIBUTARY TO WEST INDIAN CREEK (PROJECT B)  
SRF SPONSORED PROJECT  
CITY OF NEVADA, IOWA

21	INLET PROTECTION DEVICE	4	EA	\$250.00	\$1,000.00
22	INLET PROTECTION DEVICE, MAINTENANCE	4	EA	\$50.00	\$200.00
23	CONSTRUCTION SURVEY	1	LS	\$2000.00	\$2,000.00
24	MOBILIZATION	1	LS	\$10,000.00	\$10,000.00
					TOTAL \$150,180.50

NOTE: IT IS UNDERSTOOD THAT THE ABOVE QUANTITIES ARE ESTIMATED FOR THE PURPOSE OF THIS BID. ALL QUANTITIES ARE SUBJECT TO REVISION BY THE CITY. QUANTITY CHANGES WHICH AMOUNT TO TWENTY (20) PERCENT OR LESS OF THE TOTAL BID SHALL NOT AFFECT THE UNIT PRICE BID.

  
Bidder

# Bidder Status Form

## To be completed by all bidders

Part A

Please answer "Yes" or "No" for each of the following:

- Yes  No My company is authorized to transact business in Iowa.  
*(To help you determine if your company is authorized, please review the worksheet on the next page).*
- Yes  No My company has an office to transact business in Iowa.
- Yes  No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.
- Yes  No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.
- Yes  No My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a nonresident bidder. Please complete Parts C and D of this form.

## To be completed by resident bidders

Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: 1 / 29 / 2017 to Current / \_\_\_\_\_ Address: 13293 S 88<sup>th</sup> Ave W  
City, State, Zip: Prairie City, IA 50228

Dates: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ to \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_

Dates: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ to \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Address: \_\_\_\_\_

*You may attach additional sheet(s) if needed.* City, State, Zip: \_\_\_\_\_

## To be completed by non-resident bidders

Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State:

2. Does your company's home state or foreign country offer preferences to resident bidders, resident labor force preferences or any other type of preference to bidders or laborers?  Yes  No

3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

*You may attach additional sheet(s) if needed.*

## To be completed by all bidders

Part D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: BW Excavating Solutions, LC

Signature: [Signature] Date: 4-3-2025

You must submit the completed form to the governmental body requesting bids per 875 Iowa Administrative Code Chapter 156. This form has been approved by the Iowa Labor Commissioner.



## Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

- Yes  No My business is currently registered as a contractor with the Iowa Division of Labor.
- Yes  No My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.
- Yes  No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.
- Yes  No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.
- Yes  No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa secretary of state, has filed its most recent biennial report with the secretary of state, and has neither received a certificate of withdrawal from the secretary of state nor had its authority revoked.
- Yes  No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.
- Yes  No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.
- Yes  No My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.
- Yes  No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.
- Yes  No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.
- Yes  No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.

**SRF Front-End Specifications**  
**FOR NONPOINT SOURCE & SPONSORED PROJECTS**



**PLEASE NOTE:** Attachment 5 is a new program requirement and is effective for all SRF projects bid after January 2021.

- Attachment 1: Certification of Non-Segregated Facilities Form
- Attachment 2: Statement in Advertisement for Bids on Debarment and Suspension/Certification Regarding Debarment and Suspension Form
- Attachment 3: Other Federal Requirements Language
  - A. Standard Equal Employment Opportunity Specifications
  - B. Preservation of Open Competition and Government Neutrality
  - C. Historical and Archeological Finds
  - D. Prohibitions on Procurement from Violating Facilities
- Attachment 4: Right of Entry and Records Retention
- Attachment 5: Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment

**NOTE: Attachments 1, 2, and 5 must be signed by the Prime Contractor and submitted with the bid.**

Attachment 1  
SRF Required Front-End Specifications

**This form must be signed by the Prime Contractor and submitted with the bid.**

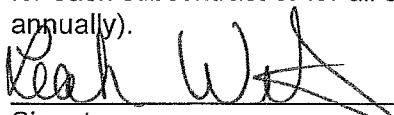
U.S. Environmental Protection Agency  
**Certification of Non-Segregated Facilities**

*(Applicable to contracts, subcontracts, and agreements with applicants who are themselves performing Federally assisted construction contracts, exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause.)*

By the submission of this bid, the bidder, offeror, applicant, or subcontractor certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. He certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The bidder, offeror, applicant, or subcontractor agrees that a breach of this certification is a violation of the Equal Opportunity clause in this contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin, because of habit, local custom, or otherwise. He further agrees that (except where he has obtained identical certifications from proposed subcontractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause; that he will retain such certifications in his files; and that he will forward the following notice to such proposed subcontractors (except where the proposed subcontractors have submitted identical certifications for specific time periods):

**NOTICE TO PROSPECTIVE SUBCONTRACTORS OF REQUIREMENT FOR  
CERTIFICATIONS OF NON-SEGREGATED FACILITIES**

A Certification of Non-segregated Facilities, as required by the May 9, 1967, order (33 F.R. 7808, May 28, 1968) on Elimination of Segregated Facilities, by the Secretary of Labor, must be submitted prior to the award of a subcontract exceeding \$10,000 which is not exempt from the provisions of the Equal Opportunity clause. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

  
Signature

4-3-2025  
Date

Leah Wilson Admin Manager  
Name and Title of Signer (Please Type)

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

EPA-7 5720-4.2

October 2022

Attachment 2  
SRF Required Front-End Specifications

This form must be signed by the Prime Contractor and submitted with the bid.

**Debarments and Suspensions**

Any bidder or equipment supplier whose firm or affiliate is listed in on the U.S. General Services Administration Excluded Parties List will be prohibited from the bidding process. The excluded parties records search engine is located at the System for Award Management (SAM) website: <https://www.sam.gov/SAM/>. Pursuant to 2 CFR Part 180, as supplemented by 2 CFR 1532, any entity submitting a bid while the SAM website lists that entity as having an active exclusion will be determined by the DNR to be a non-responsive bidder and will not be able to receive SRF funding.

United States Environmental Protection Agency Washington, DC 20460

**Certification Regarding Debarment, Suspension, and  
Other Responsibility Matters**

The prospective participant certifies to the best of its knowledge and belief that it and the principals:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction: violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1) (b) of this certification; and
- (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 U SC Sec. 10 01, a false statement may result in a fine of up to \$10,000 or imprisonment for up to 5 years, or both.

Leah Wilson Admin Manager  
Typed Name & Title of Authorized Representative

Leah Wilson 4-3-2025  
Signature of Authorized Representative Date

I am unable to certify to the above statements. My explanation is attached.

Attachment 3  
SRF Required Front-End Specifications

**Other Federal Requirements Language**

**A. Standard Federal Equal Employment Opportunity Construction Contract Specifications (Executive Order 11246)**

1. As used in these specifications:
  - a. "Covered area" means the geographical area described in the solicitation from which this contract resulted;
  - b. "Director" means Director, Office of Federal Contract Compliance Programs, United States Department of Labor, or any person to whom the Director delegates authority;
  - c. "Employer identification number" means the Federal Social Security number used on the Employer's Quarterly Federal Tax Return, U.S. Treasury Department Form 941.
  - d. "Minority" includes:
    - (i) Black (all persons having origin in any of the Black African racial groups not of Hispanic origin);
    - (ii) Hispanic (all persons of Mexican, Puerto Rican, Cuban, Central or South American or other Spanish Culture or origin, regardless of race);
    - (iii) Asian and Pacific Islander (all persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Sub-continent, or the Pacific Islands); and
    - (iv) American Indian or Alaskan Native (all persons having origins in any of the original peoples of North America and maintaining identifiable tribal affiliations through membership and participation or community identification).
2. Whenever the Contractor, or any Subcontractor at any tier subcontracts a portion of the work involving any construction trade, it shall physically include in each subcontract in excess of \$10,000 the provisions of these specifications and the Notice which contains the applicable goals for minority and female participation and which is set forth in the solicitations from which this contract resulted.
3. If the Contractor is participating (pursuant to 41 CFR 6-4.5) in a Hometown Plan approved by the U.S. Department of Labor in the covered area either individually or through an association, its affirmative action obligations on all work in the Plan area (including goals and timetables) shall be in accordance with that Plan for those trades which have unions participating in the Plan. Contractors must be able to demonstrate their participation in and compliance with the provisions of any such Hometown Plan. Each Contractor or Subcontractor participating in an approved Plan is individually required to comply with its obligations under the EEO clause, and to make a good faith effort to achieve each goal under the Plan in each trade in which it has employees. The overall good faith performance by other Contractors or Subcontractors toward a goal in an approved Plan does not excuse any covered Contractor's or Subcontractor's failure to take good faith efforts to achieve the Plan goals and timetables.
4. The Contractor shall implement the specific affirmative action standards provided in paragraphs 7a through p of these specifications. The goals set forth in the solicitation from which this contract resulted are expressed as percentages of the total hours of employment and training of minority and female utilization the Contractor should reasonably be able to achieve in each construction trade in which it has employee in the covered area. Covered construction contractors performing construction work in geographical areas where they do not have a

Federal or federally assisted construction contract shall apply the minority and female goals established for the geographical area where the work is being performed. Goals are published periodically in the Federal Register in notice form, and such notices may be obtained from any Office of Federal Contract Compliance Programs office or from Federal procurement contracting officers. The Contractor is expected to make substantially uniform progress in meeting its goals in each craft during the period specified.

5. Neither the provisions of any collective bargaining agreement, nor the failure by a union with whom the Contractor has a collective bargaining agreement, to refer either minorities or women shall excuse the Contractor's obligations under these specifications, Executive Order 11246, or the regulations promulgated pursuant thereto.

6. In order for the nonworking training hours of apprentices and trainees to be counted in meeting the goals, such apprentices and trainees must be employed by the Contractor during the training period, and the Contractor must have made a commitment to employ the apprentices and trainees at the completion of their training, subject to the availability of employment opportunities. Trainees must be trained pursuant to training programs approved by the U.S. Department of Labor.

7. The Contractor shall take specific affirmative actions to ensure equal employment opportunity. The evaluation of the Contractor's compliance with these specifications shall be based upon its effort to achieve maximum results from its actions. The Contractor shall document these efforts fully, and shall implement affirmative action steps at least as extensive as the following:

- a. Ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which the Contractor employees are assigned to work. The Contractor, where possible will assign two or more women to each construction project. The Contractor shall specifically ensure that all foremen, superintendents, and other on-site supervisory personnel are aware of and carry out the Contractor's obligation to maintain such a working environment, with specific attention to minority or female individuals working at such sites or in such facilities.
- b. Establish and maintain a current list of minority and female recruitment sources, provide written notification to minority and female recruitment sources and to community organizations when the Contractor or its unions have employment opportunities available and maintain a record of the organizations' responses.
- c. Maintain a current file of the names, addresses and telephone numbers of each minority and female off-the-street applicant and minority or female referral from a union, a recruitment source or community organization and of what action was taken with respect to each such individual. If such individual was sent to the union hiring hall for referral and was not referred back to the Contractor by the union or, if referred, not employed by the Contractor, this shall be documented in the file with the reason therefore, along with whatever additional actions the Contractor may have taken.
- d. Provide immediate written notification to the Director when the union or unions with which the Contractor has a collective bargaining agreement has not referred to the Contractor a minority person or woman sent by the Contractor, or when the Contractor has other information that the union referral process has impeded the Contractor's effort, to meet its obligations.
- e. Develop on-the-job training opportunities and/or participate in training programs for the area which expressly include minorities and women, including upgrading programs and apprenticeship and trainee programs relevant to the Contractor's employment needs, especially those programs funded or approved by the Department of Labor. The

Contractor shall provide notice of these programs to the source complied under 7b above.

f. Disseminate the Contractor's EEO policy by providing notice of the policy to unions and training programs and requesting their cooperation in assisting the Contractor in meeting its EEO obligations; by including it in any policy manual and collective bargaining agreement; by publicizing it in the company newspaper, annual report, etc.; by specific review of the policy with all management personnel and with all minority and female employees at least once a year; and by posting the company EEO policy on bulletin boards accessible to all employees at each location where construction work is performed.

g. Review, at least annually, the company's EEO policy and affirmative action obligations under these specifications with all employees having any responsibility for hiring, assignment, layoff, termination or other employment decisions including specific review of these items with onsite supervisory personnel such as Superintendents, General Foremen, etc., prior to the initiation of construction work at any job site. A written record shall be made and maintained identifying the time and place of these meetings, persons attending, subject matter discussed, and disposition of the subject matter.

h. Disseminate the Contractor's EEO policy externally by including it in any advertising in the news media, specifically including minority and female news media, and providing written notification to and discussing the Contractor's EEO policy with other Contractors and Subcontractors with whom the Contractor does or anticipates doing business.

i. Direct its recruitment efforts, both oral and written, to minority, female and community organizations, to schools with minority and female students and to minority and female recruitment and training organizations serving the Contractor's recruitment area and employment needs. Not later than one month prior to the date for the acceptance of applications for apprenticeship or other training by any recruitment source, the Contractor shall send written notification to organizations such as the above, describing the openings, screening procedures, and test to be used in the selection process.

j. Encourage present minority and female employees to recruit other minority persons and women and, where reasonable, provide after school, summer and vacation employment to minority and female youth both on the site and in other areas of a Contractor's workforce.

k. Validate all tests and other selection requirements where there is an obligation to do so under 41 CFR Part 60-3.

1. Conduct, at least annually, an inventory and evaluation at least of all minority and female personnel for promotional opportunities and encourage these employees to seek or to prepare for, through appropriate training, etc., such opportunities.

m. Ensure that seniority practices, job classifications work assignments and other personnel practices, do not have a discriminatory effect by continually monitoring all personnel and employment related activities to ensure that the EEO policy and the Contractor's obligations under these specifications are being carried out.

n. Ensure that all facilities and company activities are nonsegregated except that separate or single-user toilet and necessary changing facilities shall be provided to assure privacy between the sexes.

o. Document and maintain a record of all solicitations of offers for subcontracts from minority and female construction contractors and suppliers, including circulation of solicitations to minority and female contractor associations and other business associations.

p. Conduct a review, at least annually, of all supervisors' adherence to and performance under the Contractor's EEO policies and affirmative action obligations.

8. Contractors are encouraged to participate in voluntary associations which assist in fulfilling one or more of their affirmative action obligations (7a through p). The efforts of a contractor association, joint contractor-union, contractor-community, or other similar group of which the contractor is a member and participant, may be asserted as fulfilling any one or more of its obligations under 7a through p of these Specifications provided that the contractor actively participates in the group, makes every effort to assure that the group has a positive impact on the employment of minorities and women in the industry, ensures that the concrete benefits of the program are reflected in the Contractor's minority and female workforce participation, makes a good faith effort to meet its individual goals and timetables, and can provide access to documentation which demonstrates the effectiveness of actions taken on behalf of the Contractor. The obligation to comply, however, is the Contractor's and failure of such a group to fulfill an obligation shall not be a defense for the Contractor's noncompliance.

9. A single goal for minorities and a separate single goal for women have been established. The Contractor, however, is required to provide equal employment opportunity and to take affirmative action for all minority groups, both male and female, and all women, both minority and non-minority. Consequently, the Contractor may be in violation of the Executive Order if a particular group is employed in a substantially disparate manner (for example, even though the Contractor has achieved its goals for women generally, the Contractor may be in violation of the Executive Order if a specific minority group of women is underutilized).

10. The Contractor shall not use the goals and timetable or affirmative action standards to discriminate against any person because of race, color, religion, sex, or national origin.

11. The Contractor shall not enter into any Subcontract with any person or firm debarred from Government contracts pursuant to Executive Order 11246.

12. The Contractor shall carry out such sanctions and penalties for violation of these specifications and of the Equal Opportunity Clause, including suspension, termination and cancellation of existing subcontracts as may be imposed or ordered pursuant to Executive Order 11246, as amended, and its implementing regulations, by the Office of Federal Contract Compliance Programs. Any Contractor who fails to carry out such sanctions and penalties shall be in violation of these specifications and Executive Order 11246, as amended.

13. The Contractor, in fulfilling its obligations under these specifications, shall implement specific affirmative action steps at least as extensive as those standards prescribed in paragraph 7 of these specifications so as to achieve maximum results from its efforts to ensure equal employment opportunity. If the Contractor fails to comply with the requirements of the Executive Order, the implementing regulations, or these specifications, the Director shall proceed in accordance with 41 CFR 60-4.8.

14. The Contractor shall designate a responsible official to monitor all employment related activity to ensure that the company EEO policy is being carried out, to submit reports relating to the provisions hereof as may be required by the Government and to keep records. Records shall at least include for each employee the name, address, telephone numbers, construction trade, union affiliation if any, employee identification number when assigned, social security number, race, sex, status (e.g., mechanic, apprentice, trainee, helper, or laborer), dates of changes in status, hours worked per week in the indicated trade, rate of pay, and locations at which the work was performed. Records shall be maintained in an easily understandable and retrievable form; however, to the degree that existing records satisfy this requirement, contractors shall not be required to maintain separate records.



15. Nothing herein provided shall be construed as a limitation upon the application of other laws which establish different standards of compliance or upon the application of requirements for the hiring of local or other area residents (e.g., those under the Public Works Employment Act of 1977 and the Community Development Block Grant Program).

Federal Register, Vol. 43, No. 68 - Friday, April 7, 1978 (Corrected May 5, 1978).

Effective Date: May 8, 1978

Federal Register, Vol. 45, No. 194. Paragraph 4, revised October 3, 1980

Effective Date: September 30, 1980

#### **APPENDICES A and B-80**

##### **Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity (Executive Order 11246)**

1. The Offerors or Bidder's attention is called to the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Specifications" set forth herein.
2. The goals and timetables for minority and female participation, expressed in percentage terms for the Contractor's aggregate workforce in each trade on all construction work in the covered area, are as follows:  
(See Appendix B-80 and Appendix A Below)

These goals are applicable to all the Contractor's construction work (whether or not it is Federal or federally assisted) performed in the covered area. If the contractor performs construction work in a geographical area located outside of the covered area, it shall apply the goals established for such geographical area where the work is actually performed. With regard to this second area, the contractor also is subject to the goals for both its federally involved and non-federally involved construction.

The Contractor's compliance with the Executive Order and in the regulations in 41 CFR Part 60—4 shall be based on its implementation of the Equal Opportunity Clause, specific affirmative action obligations required by the specifications set forth in 41 CFR 60—4.3(a), and its efforts to meet the goals. The hours of minority and female employment and training must be substantially uniform throughout the length of the contract, and in each trade, and the contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from Contractor to Contractor or from project to project for the sole purpose of meeting the Contractor's goals shall be a violation of the contract, the Executive Order and the regulations in 41 CFR Part 60—4. Compliance with the goals will be measured against the total work hours performed.

3. The Contractor shall provide written notification to the Director of the Office of Federal Contract Compliance Programs within 10 working days of award of any construction subcontract in excess of \$10,000 at any tier for construction work under the contract resulting from this solicitation. The notification shall list the name, address and telephone number of the subcontractor, employer Identification number of the subcontractor, estimated dollar amount of the subcontract, and the geographical area in which the subcontract is to be performed.

October 2022

4. As used in this Notice, and in the contract resulting from this solicitation, the "covered area" is (State of Iowa).

#### **APPENDIX A**

The following goals and timetables for female utilization shall be included in all Federal and federally assisted construction contracts and subcontracts in excess of \$10,000. The goals are applicable to the contractor's aggregate on-site construction workforce whether or not part of that workforce is performing work on a Federal or federally assisted construction contract or subcontract.

Area covered: Goals for Women apply nationwide.

Timetable Goals (percent)

From Apr. 1, 1978 until March 31, 1979 . . . . .	3.1
From Apr. 1, 1979 until March 31, 1980 . . . . .	5.0
From Apr. 1, 1980 until March 31, 1981 . . . . .	6.9

Published, Federal Register May 5, 1978

#### **APPENDIX B-80**

Until further notice, the following goals for minority utilization in each construction craft and trade shall be included in all Federal or federally assisted construction contracts and subcontracts in excess of \$10,000 to be performed in the respective geographical areas. The goals are applicable to each nonexempt contractor's total onsite construction workforce, regardless of whether or not part of that workforce is performing work in a Federal, federally assisted or nonfederally related project, contract or subcontract. Construction contractors which are participating in an approved Hometown Plan (see 41 CFR 60—4.5) are required to comply with the goals of the Hometown Plan with regard to construction work they perform in the area covered by the Hometown Plan. With regard to all their other covered construction work, such contractors are required to comply with the applicable SMSA of EA goal contained in this appendix B-80.

Economic Areas

State: Iowa	Goal %
096 Dubuque IA:	
SMSA Counties:	
2200 Dubuque, IA .....	0.6
IA Dubuque	
Non-SMSA	
Counties .....	0.5
IA Allamakee, IA Clayton, IA Delaware, IA, Jackson IA, Winneshiek	
099 Davenport Rock Island Moline, IA-IL:	
SMSA Counties:	
1960 Davenport Rock Island Moline, IA-IL .....	4.6
IL Henry, IL Rock Island Moline, IA Scott	
Non-SMA	
Counties .....	3.4
IL Carroll, IL Hancock, IL Henderson, IL ,Mercer, IL Whiteside, IA Clinton, IA Des Moines, IA Henry, IA Lee, IA Louisa, IA, Muscatine, MO Clark	
100 Cedar Rapids, IA:	
SMSA Counties:	
1360 Cedar Rapids, IA .....	1.7
IA Linn	
Non-SMSA Counties .....	
IA Benton, IA Cedar, IA Iowa, IA Johnson, IA, Jones, IA, Washington	1.5
101 Waterloo, IA:	
SMSA Counties:	
8920 Waterloo-Cedar Falls, IA .....	4.7
IA Black Hawk	
Non-SMSA Counties .....	
IA Bremer, IA Buchanan, IA Butler, IA Cerro Gordo, IA Chickasaw, IA Fayette, IA Floyd, IA Franklin, IA Grundy, IA Hancock, IA Hardin, IA Howard, IA Mitchell, IA Winnebago, IA Worth	2.0
102 Fort Dodge, IA:	
Non-SMSA Counties .....	
IA Buena Vista, IA Calhoun, IA Carroll, IA Clay, IA Dickinson, IA Emmet, IA Greene, IA Hamilton, IA Humboldt, IA Kossuth, IA Palo Alto, IA Pocahontas, IA Sac, IA Webster, IA Wright	0.4
103 Sioux City, IA:	
SMSA Counties:	
7720 Sioux City, IA-NE .....	1.9
IA Woodbury, NE Dakota	

Non-SMSA Counties .....	1.2
IA Cherokee, IA Crawford, IA Ida, IA Monona, IA O'Brien, IA Plymouth, IA Sioux, NE Antelope, NE Cedar, NE Cuming, NE Dixon, NE Knox, NE Madison, NE Pierce, NE Stanton, NE Thurston, NE Wayne, SD Bon Homme, SD Clay, SD Union, SD Yankton	
104 Des Moines, IA:	
SMSA Counties:	
2120 Des Moines, IA .....	4.5
IA Polk, IA Warren	
Non SMSA Counties: .....	2.4
IA Adair, IA Appanoose, IA Boone, IA Clarke, IA Dallas, IA Davis, IA Decatur, IA Guthrie, IA Jasper, IA Jefferson, IA Keokuk, IA Lucas, IA Madison, IA Mahaska, IA Marion, IA Marshall, IA Monroe, IA Poweshiek, IA Ringgold, IA Story, IA Tama, IA Union, IA Van Buren, IA Wapello, IA Wayne	
143 Omaha, NE:	
SMSA Counties:	
5920 Omaha, NE-IA .....	7.6
IA Pottawattamie, NE Douglas, NE Sarpy	
Non-SMSA Counties .....	5.3
IA Adams, IA Audubon, IA Cass, IA Fremont, IA Harrison, IA Mills, IA Montgomery, IA Page, IA Shelby, IA Taylor, NE Burt, NE Cass, NE Colfax, NE Dodge, NE Platte, NE Saunders, NE Washington	

Published, Federal Register October 3, 1980

**B. Preservation of Open Competition and Government Neutrality Towards Government Contractors' Labor Relations on Federal and Federally Funded Construction Projects (Executive Order 13202, as amended by Executive Order 13208)**

Executive Order 13202, signed February 17, 2001 and amended April 4, 2001, requires all executive agencies that issue grants to ensure Government neutrality toward contractors' labor relations. This applies to recipients of SRF assistance. The Executive Order prohibits discrimination against contractors and their employees in construction contracts based upon labor affiliation or lack thereof.

SRF assistance recipients and any construction managers acting on their behalf must ensure that bidding specifications, project agreements, and other controlling documents do not require, prohibit, or otherwise discriminate, with respect to labor affiliation or lack thereof.

**C. Historical and Archeological Finds**

If, during the course of construction, evidence of deposits of historical or archeological interest is found, the contractor shall cease operations affecting the find. The owner shall then notify the State Revolving Fund Environmental Review Specialist, who shall in turn notify the State Historic Preservation Office. The SRF shall consult with the SHPO and other interested parties

to determine the proper course of action regarding the discovery. No further disturbance of the deposits shall ensue until the SRF Environmental Review Specialist determines that the project activities in that area may proceed. Compensation to the contractor, if any, for lost time or changes in construction to avoid the find, shall be determined in accordance with changed conditions or change order provisions of the specifications.

Authority for this derives from the National Historic Preservation Act (16 U.S.C. §§ 470 *et seq.*) and 36 CFR Part 800. If human remains are discovered then state law also applies IC 263B.

**D. Prohibitions on Procurement from Violating Facilities (Section 306, Clean Air Act; Section 508, Clean Water Act; Executive Order 11738)**

Both the Clean Water Act and the Clean Air Act prohibit federal agencies from extending assistance by way of loans or contracts to persons who have been convicted of violations of either law. Executive Order 11738 was issued to coordinate enforcement by the U.S. Environmental Protection Agency, which shall designate facilities which have given rise to a conviction for an offense under the criminal provisions of the Clean Air Act and the Clean Water Act.

The Executive Order also prohibits agencies from extending assistance to facilities that are not in compliance with either Act.

SRF assistance recipients may not procure goods, services, or materials from suppliers listed by the EPA as violators.

The Excluded Parties Listing search engine is located at the System for Award Management (SAM) website: <https://www.sam.gov/SAM/>.

Attachment 4  
SRF Required Front-End Specifications

**Right of Entry and Records Retention**

The recipient shall provide access at all times for the Department of Natural Resources, the Iowa Finance Authority, the state auditor, and the U.S. EPA Office of the Inspector General to all project records and documents for inspection and audit purposes for a period of three years after the date of last loan payment. The same access to the project site(s) shall be provided for inspection purposes.

567 Iowa Administrative Code paragraph 92.8(2).e. State inspections. Personnel of the department shall have the right to examine all construction aspects of the project, including materials and equipment delivered and stored on site for use on the project.

Attachment 5  
SRF Required Front-End Specifications

This form must be signed by the Prime Contractor and submitted with the bid.

**PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE  
SERVICES OR EQUIPMENT**

This term and condition implements 2 CFR 200.216 and is effective for obligations and expenditures of EPA financial assistance funding on or after 8/13/2020. EPA recipients and subrecipients, including borrowers under EPA funded revolving loan fund programs, are prohibited from obligating or expending loan or grant funds to:

- (a) Procure or obtain, extend or renew a contract to procure or obtain;
- (b) Enter into a contract (or extend or renew a contract) to procure; or
- (c) Obtain the equipment, services, or systems that use "covered telecommunications equipment or services" identified in the regulation as a substantial or essential component of any system, or as critical technology as part of any system.

Certain equipment, systems, or services, including equipment, systems, or services produced or provided by entities subject to the prohibition are recorded in the System for Award Management exclusion list, website: <https://www.sam.gov/SAM/>.

(1) As described in Public Law 115-232, section 889, covered telecommunications equipment or services includes:

- (i) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).
- (ii) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).
- (iii) Telecommunications or video surveillance services provided by such entities or using such equipment.
- (iv) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

(2) Consistent with 2 CFR 200.471, costs incurred for telecommunications and video surveillance services or equipment such as phones, internet, video surveillance, and cloud servers are allowable except for the following circumstances:

- (i) Obligating or expending EPA funds for covered telecommunications and video surveillance services or equipment or services to procure (enter into, renew or extend contracts) or obtain the equipment, services, or systems as described in 2 CFR 200.216.

I understand the above prohibitions and certify that the project will be in compliance with all the requirements.

Leah Wilson Admin Manager  
Typed Name & Title of Authorized Representative

Leah Wilson 4-3-2025  
Signature of Authorized Representative Date

The Mayor announced that bids for the construction of the Tributary to West Indian Creek Project (Project B) had been received before 9:00 a.m., on April 3, 2025, at the office of the City Clerk, Nevada, Iowa, and that on the same day, at the same time, in the same place, such bids had been opened and read, and that this was the time and place set for the consideration of such bids.

Thereupon, the results of the bidding were reported, and HR Green, Inc. (the "Project Engineers") made their recommendations thereon to the City Council. The bids received for the construction of the Tributary to West Indian Creek Project (Project B) are as follows:

<u>Name and Address of Bidder</u>	<u>Amount of Bid</u>
<b>TK Grading &amp; Seeding L.L.C</b> <b>PO Box 333, Maxwell, IA</b> <b>(*Unresponsive)</b>	<b>\$125,378.00*</b>
<b>Con-Struct, Inc.</b> <b>305 S Dayton Ave, Ames IA</b>	<b>\$137,844.00</b>
<b>RW Excavating Solutions, L.C.</b> <b>13293 S 88<sup>th</sup> Ave West, Prairie City, IA</b> <b>(**Discrepancy, see bid tab)</b>	<b>\$149,640.50**</b>

**See attached bid document.**





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

4/8/2025

City of Nevada  
1209 6<sup>th</sup> Street  
Nevada, Iowa 50201

Re: Recommendation for Project Award – Tributary to Indian Creek (Project B)

Dear City of Nevada,

We have thoroughly reviewed the submitted proposals, bid documents, and bid bonds for the Tributary to Indian Creek (Project B), as well as the tabulation of all the bids received. TK Grading and Seeding LLC did not include all of the required SRF Attachments with their bid and is therefore deemed unresponsive at the recommendation of the City Attorney.

After careful evaluation, it is our recommendation that the project be awarded to **Con-struct, Inc.**, whose bid meets all required criteria and is in compliance with the specifications outlined in the project documents. The total bid amount submitted by Con-struct, Inc. is **\$137,844.00**.

We trust that this recommendation aligns with the objectives of the project and that the award of this contract to Con-struct, Inc. will result in a successful and efficient execution of the project.

Please feel free to contact me if you have any questions or require further information.

Thank you for your attention to this matter. We look forward to your confirmation and approval of this recommendation.

Sincerely,

**HR GREEN, INC.**

A handwritten signature in blue ink, appearing to read 'Mark Phipps'.

**Mark Phipps, PE, CFM, CPESC**  
Regional Manager



Tributary to West Indian Creek (Project B)  
 Bid Tabulation  
 Prepared by HR Green, Inc.

ITEM NUMBER	ITEM CODE	BID ITEM	UNITS	QUANTITY	ENGINEER'S ESTIMATE		TK Grading and Seeding LLC		Construct, Inc.		RW Excavating Solutions, LC	
					UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
DIVISION 1 - GENERAL												
1	1070-206-A	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 2,500.00	\$ 2,500.00	\$ 3,050.00	\$ 3,050.00	\$ 2,500.00	\$ 2,500.00
DIVISION 2 - EXCAVATION												
2	2010-108-C	CLEAR AND GRUBBING, TREE, BRUSH, AND ROCK REMOVAL	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 18,000.00	\$ 18,000.00	\$ 21,000.00	\$ 21,000.00	\$ 10,000.00	\$ 10,000.00
3	2010-108-D-1	TOPSOIL ON-SITE, 6-INCH DEPTH (STRIP, SALVAGE, AND RESPREAD)	CY	400	\$ 15.00	\$ 6,000.00	\$ 12.00	\$ 4,800.00	\$ 18.00	\$ 7,200.00	\$ 8.00	\$ 3,200.00
4	2010-108-E	EXCAVATION, CLASS 13, HAUL OFF-SITE	CY	75	\$ 25.00	\$ 1,875.00	\$ 20.00	\$ 1,500.00	\$ 16.00	\$ 1,200.00	\$ 15.00	\$ 1,125.00
5	2010-108-E	EXCAVATION, CLASS 13, RESPREAD OFF-SITE	CY	640	\$ 15.00	\$ 9,600.00	\$ 12.00	\$ 7,680.00	\$ 15.00	\$ 9,600.00	\$ 10.00	\$ 6,400.00
6	2010-108-E	EXCAVATION, CLASS 13, REUSE ON-SITE	CY	178	\$ 8.00	\$ 1,424.00	\$ 12.00	\$ 2,136.00	\$ 9.00	\$ 1,602.00	\$ 10.00	\$ 1,780.00
DIVISION 7 - STREETS AND RELATED WORK												
7	7030-108-A-2	REMOVAL OF SHARED USE PATH	SY	94	\$ 8.00	\$ 752.00	\$ 10.00	\$ 940.00	\$ 13.00	\$ 1,222.00	\$ 20.00	\$ 1,880.00
8	7030-108-C	SHARED USE PATH REPLACEMENT, MATCH EXISTING HMA	SY	94	\$ 35.00	\$ 3,290.00	\$ 25.00	\$ 2,350.00	\$ 154.50	\$ 14,523.00	\$ 60.00	\$ 5,640.00
DIVISION 9 - SITE WORK AND EROSION CONTROL												
9	9010-108-A	PERMANENT CONVENTIONAL SEEDING, FERTILIZING, AND MULCH, TYPE 6	SY	269	\$ 2.50	\$ 672.50	\$ 3.50	\$ 941.50	\$ 2.00	\$ 538.00	\$ 1.50	\$ 403.50
10	9010-108-B	TEMPORARY HYDRAULIC SEEDING AND MBFM (SUDAS TYPE 4)	SY	2470	\$ 2.00	\$ 4,940.00	\$ 0.75	\$ 1,852.50	\$ 1.00	\$ 2,470.00	\$ 1.50	\$ 3,705.00
11	9010-108-B	PERMANENT HYDRAULIC SEEDING, FERTILIZING, AND MBFM (SUDAS NATIVE GRASSES AND WILDFLOWERS)	SY	2200	\$ 2.00	\$ 4,400.00	\$ 1.45	\$ 3,190.00	\$ 2.00	\$ 4,400.00	\$ 1.50	\$ 3,300.00
12	9010-108-E	WARRANTY, 3 YEAR ESTABLISHMENT AND MAINTENANCE	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00	\$ 4,000.00	\$ 3,090.00	\$ 3,090.00	\$ 2,000.00	\$ 2,000.00
13	9040-108-A-1	SWPPP PREPARATION	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,030.00	\$ 1,030.00	\$ 2,500.00	\$ 2,500.00
14	9040-108-A-2	SWPPP MANAGEMENT	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 2,000.00	\$ 2,000.00	\$ 6,180.00	\$ 6,180.00	\$ 2,500.00	\$ 2,500.00
15	9040-108-E	TEMPORARY RECP, TYPE 3B, NATURAL FIBER ONLY	SY	494	\$ 5.00	\$ 2,470.00	\$ 2.00	\$ 988.00	\$ 3.00	\$ 1,482.00	\$ 3.00	\$ 1,482.00
16	9040-108-J	RIP RAP, CLASS E	TON	440	\$ 65.00	\$ 28,600.00	\$ 65.00	\$ 28,600.00	\$ 58.00	\$ 25,520.00	\$ 75.00	\$ 33,000.00
17	9040-108-J	RIP RAP, CLASS E, SOIL CHOKED	TON	50	\$ 65.00	\$ 3,250.00	\$ 65.00	\$ 3,250.00	\$ 58.00	\$ 2,900.00	\$ 80.00	\$ 4,000.00
18	9040-108-J	MACADAM STONE	TON	275	\$ 65.00	\$ 17,875.00	\$ 50.00	\$ 13,750.00	\$ 45.00	\$ 12,375.00	\$ 55.00	\$ 15,125.00
19	9040-999-A	LIMESTONE CROSS VANE	EA	29	\$ 500.00	\$ 14,500.00	\$ 400.00	\$ 11,600.00	\$ 360.00	\$ 10,440.00	\$ 1,100.00	\$ 31,900.00
20	9040-108-O-1	STABILIZED CONSTRUCTION ENTRANCE	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,700.00	\$ 1,700.00	\$ 4,000.00	\$ 4,000.00
21	9040-108-T-1	INLET PROTECTION DEVICE	EA	4	\$ 300.00	\$ 1,200.00	\$ 150.00	\$ 600.00	\$ 217.00	\$ 868.00	\$ 250.00	\$ 1,000.00
22	9040-108-T-2	INLET PROTECTION DEVICE, MAINTENANCE	EA	4	\$ 25.00	\$ 100.00	\$ 50.00	\$ 200.00	\$ 11.00	\$ 44.00	\$ 50.00	\$ 200.00
DIVISION 11 - SITE WORK AND EROSION CONTROL												
23	11010-A	CONSTRUCTION SURVEY	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 4,500.00	\$ 4,500.00	\$ 1,910.00	\$ 1,910.00	\$ 2,000.00	\$ 2,000.00
24	11020-A	MOBILIZATION	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 5,500.00	\$ 5,500.00	\$ 3,500.00	\$ 3,500.00	\$ 10,000.00	\$ 10,000.00
SUBTOTAL					\$ 156,448.50	\$ 125,378.00	\$ 137,844.00	\$ 149,640.50				

Indicates a discrepancy between submittal bid and correct bid

RESOLUTION NO. 079 (2024/2025)

Resolution awarding contract for the Tributary to West Indian Creek Project (Project B)

WHEREAS, pursuant to notice duly posted in the manner and form prescribed by resolution of the City Council of the City of Nevada, Iowa, and as required by law, bids and proposals were received by this Council for the Tributary to West Indian Creek Project (Project B) (the "Project"); and

WHEREAS, all of the said bids and proposals have been carefully considered, and it is necessary and advisable that provision be made for the award of the contract for the Project;

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

Section 1. The bid for the Project submitted by the following contractor is fully responsive to the plans and specifications for the Project, is heretofore approved by the City Council, and is the lowest responsible bid received, such bid being as follows:

<u>Name and Address of Contractor</u>	<u>Amount of Bid</u>
<u>Con-Struct, Inc</u> <u>305 S Dayton Ave, Ames IA</u>	\$137,844.00
<u> </u>	
<u> </u>	
<u> </u>	

Section 2. The contract for the Project is hereby awarded to such contractor at the total estimated cost set out above, the final settlement to be made on the basis of the unit prices therein set out and the actual final quantities of each class of materials furnished, the said contract to be subject to the terms of the aforementioned resolution, the notice of hearing and letting, the plans and specifications and the terms of the bidder's written proposal.

Section 3. The Mayor and City Clerk are hereby authorized and ordered to enter into a written contract with said contractor for the Project, but only after the contractor submits the performance and/or payment bonds which are required by the contract documents, and after the Project Engineers submit a written determination that such surety bonds and the other contract documents are satisfactory. No additional City Council action shall be required to approve the executed contract or surety bonds.

Section 4. The amount of the contractor's performance and/or payment bonds is hereby fixed and determined to be 100% of the amount of the contract.

April 10, 2025

**VIA EMAIL**

Kerin Wright  
City Clerk/City Hall  
Nevada, Iowa

Re: Tributary to West Indian Creek Project (Project B)  
Our File No. 420131-128

Dear Kerin:

We have prepared and attach the proceedings related to the hearing on the plans and specifications, receipt of construction bids and the award and approval of a contract for the Tributary to West Indian Creek Project (Project B).

The materials attached include the following items:

1. Minutes of the April 14, 2025, City Council meeting covering the hearing on the plans and specifications. If there are no objections filed and if there are no objectors present at the meeting, please insert the word “no” in the blank space provided. If there are objectors, they should be listed with their names and the nature of their objections.
2. Resolution finally approving and confirming plans, specifications and form of contract.
3. Further minutes of the April 14, 2025, City Council meeting to show the filing of the report with respect to the construction bids received for the Project. In the event the City Council desires to consider the proposals for a longer period of time, the minutes include a motion to adjourn the meeting to a later time. If the Council desires to award the contract immediately, this adjournment may be stricken from the minutes by drawing a line through it and the following two paragraphs which convene the subsequent meeting.
4. Resolution awarding the contract, fixing the amount of the performance and/or payment bonds and authorizing the execution of the contract, subject to the receipt of the performance and payment bonds and a written determination by the Project Engineers that such bonds and the other contract documents are satisfactory.
5. Attestation Certificate with respect to the validity of the entire transcript.

As these proceedings are completed, please return one fully executed copy to our office.

---

NEVADA CITY COUNCIL – MONDAY, MARCH 24, 2025 6:19 P.M.

---

1. CALL TO ORDER

The City Council of the City of Nevada, Iowa, met for a meeting in the Council Chambers of Nevada City Hall located at 1209 6<sup>th</sup> Street, Nevada, Iowa. Mayor Ryan Condon, convened the meeting at 6:19 p.m. on Monday, March 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: Luke Spence, Henry Corbin, Dane Nealson, Jason Sampson, Steve Skaggs, Sandy Ehrig. Absent: None.

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Erin Mousel, Chris Brandes, Joe Mousel, Ryan Hutton, Marlys Barker, Rhonda Maier, Tim Hansen, Ray Reynolds, Emily Holm, Harold See, Holly Manternach

Also in attendance were: Joe Anderson, Melissa Muschick, Laurie Shinn, Andy Kelly, Jim Samuelson, Ricardo Martinez, Karen Selby, Mike Potter, Teresa Wheelock, Jim & Dorian Myhre, Brian Hanson, Michael Falker, Brenda Dyer, Kathy Solko, Steve Manternach, Dario Zaffarano, Sam Walter, Mike Michaud

3. APPROVAL OF AGENDA

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

- A. Approve Minutes of the Work Session held on March 10, 2025
- B. Approve Minutes of the Regular Meeting held on March 10, 2025
- C. Approve Payment of Cash Disbursements, including Check Numbers 87998-88073 and Electronic Numbers 1864-1874 (Inclusive) Totaling \$330,174.58 (See attached list)
- D. Approve Financial Reports for Month of February, 2025
- E. Schedule Public Hearing on Fiscal Year 2025/2026 Budget for April 14, 2025 at 6:00 p.m. and Authorize Publication of Notice
- F. Schedule Public Hearing on Fiscal Year 2025/2026 Capital Improvements Program for April 14, 2025 at 6:00 p.m. and Authorize Publication of Notice
- G. Probationary Firefighters: Chris Andersen, Shannon Andersen, Kim Steiler, Arlene Santiago-Lopez, Donita Eickholt, Peyton Alderson
- H. Approve Tax Abatement
  1. Permit #BP2025-0058, 646 Academy Circle, New Home
  2. Permit #BP2025-0059, 648 Academy Circle, New Home

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

5. OLD BUSINESS

- A. Resolution No. 073 (2024/2025): A Resolution Setting the Time and Place to Conduct a Public Hearing to Amend the Zoning Ordinance of Nevada, Iowa

Motion by Sandy Ehrig, seconded by Dane Nealson, to **adopt Resolution No. 073 (2024/2025).** After due consideration and discussion the roll was called. Aye: Ehrig, Nealson, Sampson, Skaggs, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

6. NEW BUSINESS

- A. Resolution No. 074 (2024/2025): A Resolution Amending and Approving the Fee Appendix to the City Code

Motion by Jason Sampson, seconded by Steve Skaggs, to **adopt Resolution No. 074 (2024/2025).** Jason Sampson moved to amend the motion, Steve Skaggs seconded, to **adopt Resolution No. 074 (2024/2025) with all changes EXCEPT 510.10 CEMETERY Item 3. Infant Package to be Used in Babyland; the fee will remain unchanged at \$575.00.** After due consideration and discussion the roll was called. Aye: Sampson, Skaggs, Ehrig, Spence, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

- B. Approve Purchase of Office Furniture for new Waste Water Treatment Plant

Motion by Jason Sampson, seconded by Henry Corbin, to **approve Purchase of Office Furniture for new Waste Water Treatment Plant, Option 1: Purchase office furnishings from Work Space for \$8,144.30, including shipping and set-up.** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Nealson, Skaggs, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

7. ADJOURNMENT

There being no further business to come before the meeting, motion by Dane Nealson, seconded by Jason Sampson, to **adjourn the meeting.** Following voice vote, the Mayor declared the motion carried at 7:02 p.m. the meeting adjourned.

\_\_\_\_\_  
Ryan Condon, Mayor

ATTEST:

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

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

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



---

NEVADA CITY COUNCIL SPECIAL MEETING – MONDAY, MARCH 24, 2025 6:00 P.M.

---

1. CALL TO ORDER

The City Council of the City of Nevada, Iowa, met for a special meeting in the Council Chambers of Nevada City Hall located at 1209 6<sup>th</sup> Street, Nevada, Iowa. Mayor Ryan Condon, convened the meeting at 6:00 p.m. on Monday, March 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: Luke Spence, Henry Corbin, Dane Neelson, Jason Sampson, Steve Skaggs, Sandy Ehrig. Absent: None.

Staff Present: Erin Clanton, Jordan Cook, Kerin Wright, Erin Mousel, Chris Brandes, Joe Mousel, Ryan Hutton, Marlys Barker, Rhonda Maier, Tim Hansen, Ray Reynolds, Emily Holm, Harold See.

Also in attendance were: Joe Anderson, Melissa Muschick, Laurie Shinn, Andy Kelly, Jim Samuelson, Ricardo Martinez, Karen Selby, Mike Potter, Teresa Wheelock, Jim & Dorian Myhre, Brian Hanson, Michael Falker, Brenda Dryer, Kathy Solko, Steve Manternach, Dario Zaffarano, Sam Walter, Mike Michaud

3. APPROVAL OF AGENDA

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

4. PUBLIC HEARING(S)

- A. Proposed Property Tax Levy for the FY2025/2026 Budget  
1. Public Hearing –

At 6:01 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **March 6, 2025**. The public hearing is **regarding the proposed tax levy for the FY2025/2026 Budget**.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:18 p.m.

No action by council was taken during or after the public hearing.

5. ADJOURNMENT

There being no further business to come before the meeting, motion by Dane Neelson, seconded by Steve Skaggs, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 6:18 p.m. the meeting adjourned.

Item # 5B  
 Date: 4/14/25

CITY OF NEVADA  
 CLAIMS REPORT FOR APRIL 14, 2025  
 3/25/25 THRU 4/14/25

VENDOR	REFERENCE	AMOUNT	CHECK #
EMPLOYEE BEN SYSTEMS	BENEFITS PAID	945.46	1876
WAGeworks	FSA 2024 PMTS	813.45	1877
ALLIANT	ALL-UTILITIES	5,177.81	88074
NEVADA COMM SCHOOL	ALL-GAS	2,943.48	88075
FERGUSON	WTR-METERS	1,013.20	88076
QUADIENT	ALL-POSTAGE	1,000.00	88077
MENARDS	WWTF/CH-SUPPLIES	908.76	88078
MADISON NAT LIFE INS	ALL-LIFE INSURANCE	468.31	88079
IA INSURANCE DIV	CEM,ANNUAL REPORT	111	1878
ALLIANT	SIREN 1309 15TH ST	35.64	88083
WINDSTREAM	ALL-UTILITIES	280.97	88084
MENARDS	CH-TV MOUNT	27.05	88085
ACCESS	ALL-COPIER LEASE	683.94	88086
SAMS CLUB	SUPPLIES	74.42	1879
SAMS CLUB	SUPPLIES	76.93	1880
WAGeworks	FSA 2024 PMTS	601.07	1881
EMPLOYEE BENEFIT SYSTEMS	BENEFITS PAID	800.66	1882
WELLMARK	HEALTH 4/2025	35,722.84	88080
DELTA DENTAL	DENTAL 4/2025	3,907.08	88081
FIDELITY SECURITY LIFE	VISION 4/2025	1,035.92	88082
TREASURER STATE OF IA	SALES TAX 3/2025	12,692.49	1888
TREASURER STATE OF IA	WET 3/2025	9,043.36	1889
EFTPS	FED/FICA TAX	30,585.99	1884
HUTTON, RYAN	HSA	320.84	1885
SYDNES, KELLAN	HSA	50	1886
CORNISH, DEVIN	HSA	50	1887
MISSION SQUARE	DEFERRED COMP	715	88088
COLLECTION SERVICES	CHILD SUPPORT	305.71	88089
EMPLOYEE BEN SYSTEMS	SELF FUNDING FEES	280	1883
WAGeworks	FSA 2024 PMTS	707.44	1890
CENTRAL IA DIST	CH-SUPPLIES	254	88090
FAREWAYC	WWT-SUPPLIES	62.19	88091
HAWKINS	WTR-AZONE 15	3,542.18	88092
ALLIANT	ALL-UTILITIES	32,431.81	88093
MARTIN MARIETTA	STS-GRAVEL	698.68	88094
FAST LANE AUTO CARE	STS-SUPPLIES	180.86	88095
PRATT SANI INC	ALL-GARBAGE SVC	856.6	88096
VAN WALL	FD/FD/STS/PKM-SUPPLIES	249.1	88097
STATE HYGIENIC LAB	WWT-LAB ANALYSIS	2,529.50	88098
CAPITAL SANI SUPPLY	PKM/FH-SUPPLIES	964.48	88099
ARNOLDS	STS-CONNECTOR	13.69	88100
IA ONE CALL	WTR/WWT-ONE CALLS	21.5	88101
HACH CO	WTR-CHEMICALS	3,711.10	88102
STORY CO TREASURER	PD/WTR/WWT-FY25QTR4	11,945.62	88103



VERIZON	WTR/WWT/LIB-SVCS	280.07	88104
IA DEPT OF NAT RESO	WWTF-APP FEE	85	88105
HOKEL	PKM-MISC EQUIP RPR	93.32	88106
NEVADA COMM SCHOOL	ALL-GAS	3,439.21	88107
MCFARLAND	LIB/PD-BREWER/MEYER	338	88108
ACCO	POOL-PUMP MAINT	221.7	88109
GALLS	PD-DAVIDSON UNIFORM	139.66	88110
VESSCO	WTR-NEW SLEEVE RPR	3,849.73	88111
USA BLUEBOOK	WWTF-PH2-LAB SUPPLIES	2,327.15	88112
STORY CO AUDITOR	SP ELECTION 3-2025	6,119.66	88113
HENDERSON APPLIANCE	WWT-DEPT APPLIANCES	4,135.00	88114
WINDSTREAM	ALL-UTILITIES	233.63	88115
INTERSTATE ALL BATTERY	PKM-14 EXPLORER BATTERY	153.71	88116
HR GREEN	ENGINEERING	25,194.38	88117
MILAM CONCRETE	WWT-1026 CHEROKEE DRIVE APPRO	2,700.00	88118
ZIMCO SUPPLY	PKM-HERBICIDE/CHALK	2,243.00	88119
SIGLER	OUR NEVADA	2,602.68	88120
TILLOTSON, KEITH	PKM-SPRAY CERT REIMB	65	88121
NUCARA PHARMACY	EMS-MEDICAL SUPPLIES	103.69	88122
NEVADA SENIORS	WTR/WWT-UTILITY BILLS	225	88123
BEATY, RAY	EMS-CPR TRNG ALDERSON/ANDERSEN	16	88124
WEX BANK	ALL-GAS CARDS	1,067.37	88125
HARVEST HEATING	POOL-HVAC MAINT	3,740.00	88126
THE CTK GROUP	PD-FRIEDRICH INT TRNG	500	88127
MNG, INC	REC/FH-SUPPLIES	1,773.00	88128
RACOM	PD-BEON ACCESS FEES	118.8	88129
R&M AUTOMOTIVE	PD-#10 RPR	860.56	88130
BOUND TREE MEDICAL	EMS-MEDICAL SUPPLIES	439.97	88131
STANDARD & ASSOC	PD-OFFICER TEST FORM B	111	88132
SEYMOUR, SEAN	PD-MEAL REIMB	96.15	88133
MENARDS	ALL-SUPPLIES	523.86	88134
JMT TRUCKING	STS-TRUCKING	181.03	88135
MACQUEEN EQUIP	FD-GEAR	3,440.15	88136
T-MOBILE	ALL-GEOTABS	123.9	88137
COUNTRY PLASTICS	CH-ACRYLIC ENTRY CABINET	118.56	88138
CENTRALSQUARE TECH	PD-SOFTWARE ANNUAL FEE	15,862.41	88139
CELLEBRITE	PD-SUBSCRIPTIONS	7,350.00	88140
SALTECH SYSTEMS	WEBSITE HOSTING	59.95	88141
ASTRA SECURITY	CH-SWITCHBOX	1,975.00	88142
FIRSTNET	PD-COMPUTERS	412.7	88143
RANGEMASTERS	PD-MORPHEW/DAVIDSON UNIFORM	2,002.15	88144
LEAMAN, KELLY	REC-SCORING WEBSITE REIMB	22.17	88145
AMAZON CAPITAL SVCS	ALL-SUPPLIES	886.59	88146
MOTOROLA SOLUTIONS INC	PD-LOCK MOUNT	316	88147
METRONET	ALL-INTERNET SVC	292.2	88148
VANDERHART, LANE	PD-MEAL REIMB	54.25	88149
ASCENDANCE TRUCK CTR	STS-SUPPLIES	32.72	88150
MCKIM, LARRY	PKM-CHAIN SHARPENING	62	88151
CENTRAL IA BROADBAND	SCORE-INTERNET SVC	375	88152

BASES LOADED	REC-BALLS	2,493.05	88153
LIVE ACTION SAFETY	EMS-MEDICAL SUPPLIES	1,569.80	88154
FRIEDRICH, MADDI	PD-MEAL REIMB	29.93	88155

Refund Checks Total		
Accounts Payable Total	270,295.99	
Payroll Checks	97,213.93	
***** REPORT TOTAL *****	<u>367,509.92</u>	

GENERAL	168,878.31
ROAD USE TAX	22,694.14
LOCAL OPTION SALES TAX	16,998.13
TRAIL CIP RESERVE PROJTS	11,638.00
WATER	44,111.32
SEWER	50,965.66
SEWER CAP IMP PROJECT	4,925.97
SRF SPONSORED PROJECT	4,135.00
LANDFILL/GARBAGE	55.88
STORM WATER	76.44
REVOLVING FUND	3,440.15
FLEX BENEFIT REVOLVING	2,121.96
HEALTH INS, SELF FUND	<u>37,468.96</u>
TOTAL FUNDS	<u>367,509.92</u>

Vendor # 1170

20250401

Electronic Pymt #

FIRST INTERSTATE PURCHASING "P" CARD TRANSACTIONS PRESENTED AT COUNCIL MEETING 4/14/2025 W/CLAIMS

ACCOUNT

Tran Date	Merchant Name	Description	Amount	Invoice #	ACCOUNT
2/24/2025	Connecteam.com	POOL, Subscription	500.76	991090	001-435-6599
		FH, Subscription	500.76	991090	001-460-6220
3/11/2025	Ames Girls Softball	REC, Softball Registration	1,134.00	9310052	001-471-6599
	Ames Girls Softball	REC, Softball Registration	1,134.00	9310053	001-471-6599
	Ames Girls Softball	REC, Softball Registration	756.00	9310050	001-470-6599
	Ames Girls Softball	REC, Softball Registration	756.00	9310051	001-470-6599
3/1/2025	Go Daddy	ADM, Website/Emails	22.97	3617990327	121-613-6431
3/7/2025	Graduate by Hilton	CA, Conf Hotel	177.84	R5495493408	001-613-6240
3/12/2025	Sangoma	Water Plant	31.06		600-811-6373
		Wastewater Pl	31.06	825727	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
		Cemetery	31.05		001-431-6373
		Parks Mnt	31.05		001-431-6373
3/14/2025	Crutchfield	ADM, Vestibule Monitor	532.85	54403523	810-620-6727
3/18/2025	ISU Event Registration	COUN, Training	65.00	342995	001-612-6240
3/19/2025	Zoom	ADM, Website	76.78	INV297697937	121-613-6431
3/20/2025	Credit Voucher - ISU Event Registration	COUN, Training	-65.00	342995	001-612-6240
3/21/2025	IA DNR Fees	WWWT, Permit Application Fee	360.29	21041632	610-816-6474
3/5/2025	Hampton Inn	PSD, Training Hotel	465.06	82720282	001-110-6240
3/10/2025	GS-JJ.com	PSD, Medals	300.00	241121819408	001-110-6484
2/24/2025	Esri	PZ, GIS Software Renewal	512.50	94914451	001-170-6499
		PZ, GIS Software Renewal	512.50		110-210-6499
		PZ, GIS Software Renewal	2,000.00		600-811-6499
		PZ, GIS Software Renewal	2,000.00		610-816-6499
2/26/2025	Get Me Registered	ADM, Conference - Mousel	529.59	Q9642790	001-620-6240
2/26/2025	IMFOA	ADM, Conference - Mousel	175.00	1646-3721	610-816-6599
3/3/2025	Habitat for Humanity of Ames	WWWR, Furniture for New Plant	240.00	20250303	610-816-6599
3/11/2025	IMFOA	ADM, Conference - Wright	175.00	1942-8011	001-620-6240
3/12/2025	IAMU	ADM, Training - D Rouse	275.00	200012820	600-814-6240
	IAMU	ADM, Training - B Ellsworth	275.00	200012820	610-818-6240
3/17/2025	Twillio	ADM, Website	11.23	20250316	121-613-6431
3/24/2025	Eurofins Environment	WWWR, Lab Analysis	1,364.25	194748	610-816-6480

15,066.85

POSTING & PAYMENT DATE:

April 19, 2025

City Administrator

**Job Details**

Order Number:  
**LIOW0274665**  
Classification:  
Public Notices  
Package:  
General Package  
Additional Options:  
1 Affidavit \$0.00  
Total payment:  
\$13.20

**Account Details**

City Of Nevada  
1209 6Th ST CITY CLERK'S OFFICE  
Nevada, IA □ 50201-1536  
515-382-5466  
[emousel@cityofnevadaiaowa.org](mailto:emousel@cityofnevadaiaowa.org)  
City Of Nevada

**Schedule for ad number LIOW02746650**

Thu Apr 17, 2025  
**Nevada Journal**  
*All Zones*

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Nevada City Council will hold a Public Hearing on Monday, April 28, 2025 at 6:00 p.m. at the Nevada City Council Chambers, 1209 6th Street, to hear public input on the proposed FY25/26– FY 29/30 Capital Improvement Plan. The meeting may also be held via Zoom if available at:  
<https://us02web.zoom.us/j/85159572027?pwd=LzJ0V0F2aEtoOEZxSkY4VGVTdHBpdz09>

If you are unable to attend, written comments may be addressed to the City Clerk, 1209 6th Street, P O Box 530, Nevada, Iowa 50201-0530 and must be received by 4:00 p.m. on April 28, 2025.

Kerin Wright, City Clerk  
April 17 2025  
LIOW0274665

# CAPITAL IMPROVEMENT PROGRAM, FY24/25 through FY29/30

CITY OF NEVADA, IA		W:\Office\Finance\BUDGET\2025-2026\CIP					12/6/2024	
Project	Funding	2024-25	2025-2026	2026-2027	2027-28	2028-29	2029-30	Unscheduled
<b>Street Projects</b>								
Bridge Approach & Intakes E Ave	RUT	\$16,000	\$156,000					
#1 LHW Reconst, 1st St to 5th (3 parts)	TIF/GO			\$175,000	\$1,750,000		\$200,000	\$2,000,000
#2 LHW Reconst, 7th St to 15th	TIF/GO							\$4,040,000
#3 LHW Reconst, 1st St-Bridge, 15-19St	TIF/GO							
I & H Ave/9th Street, Total Recon	RESV	\$1,250,000						
G & F Ave (10th to 6th) HMA Overlay	RESV	\$1,300,000						
E(8-11th)&N(5-8th) - Overlay	GF/RUT Resv		\$1,000,000					\$3,000,000
600th Ave Overlay	STP							\$1,000,000
US 30 Interchange, W18th, Add'l roads	GO/STP				\$350,000	\$3,500,000		
<i>Total Streets - RUT/GF RESRV</i>		\$2,566,000	\$156,000					
<i>Total Streets - GO/TIF Funding</i>		\$0	\$1,000,000	\$175,000	\$2,100,000	\$3,500,000	\$200,000	\$6,040,000
<b>Project</b>								
<b>Sewer and Wastewater Projects</b>								
WWTP reserve, (transfer to WWCF)	O/M	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
WWTP, Plant build, then decommission old	REV SRF	\$2,000,000	\$250,000	\$2,500,000				\$0
I Ave & 9th St, 3 blocks	O&M	\$300,000						
SE lining CIPP/manhole rehab-17-18 blecks	GO/OM				\$440,000			
#1 LHW Reconst, - 1st St. to 3rd st	O/M			\$20,600	\$206,250		\$35,000	\$350,000
#2LHW Reconst, - 11th to 14th	O/M							
Public Infrastructure for Nevada Dev LLC	ARPE/TI	\$500,000	\$500,000	\$500,000				
<i>Total Wastewater GO/TIF</i>		\$500,000	\$750,000	\$3,020,600	\$440,000			\$350,000
<i>Total Wastewater REV</i>								\$0
<i>Total Wastewater O/M</i>		\$400,000	\$100,000	\$120,600	\$306,250	\$100,000	\$135,000	\$100,000

# CAPITAL IMPROVEMENT PROGRAM, FY24/25 through FY29/30

CITY OF NEVADA, IA							12/6/2024	
W:\Office\Finance\BUDGET\2025-2028\CIP								
Project	Funding	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Unscheduled
<b>Water Projects</b>								
Water Plant Improvements (2027) (xtr to WUPRS)	Wtr OM	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Water Plant Expansion	REV SRF			\$1,300,000	\$13,000,000			
WTR Ties -8th St, linking P Ave. & Q	O/M							\$33,000
WTR main (Adams Cycle N)	O/M			\$ 65,000				
2" /4" Wtr Main Replc - 16th, 17th & 18th St., H Ave. to F Ave. 15th-F Ave	O/M			\$ 500,000				
I&H 9th St	O&M	\$320,000						
LHW Reconstruction, #1	O/M			\$20,600	\$206,250		\$42,000	\$420,000
LHW Reconstruction, #2	O/M							\$536,250
LHW Reconstruction # 3	O/M							
<b>Total Water REV DEBT</b>				\$1,300,000	\$13,000,000			
<b>Total Water O/M</b>		\$520,000	\$200,000	\$720,600	\$406,250	\$200,000	\$42,000	\$433,000
<b>Project</b>	<b>Funding</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>Unscheduled</b>
<b>Storm Sewer Projects</b>								
I Ave-9th St/H Ave-9th to 10th 4 blks	O/M	\$280,000						
G & F Ave (10th to 6th) Storm Box on F	O/M	\$50,000						
15th to 18th/ H Ave to F Ave	Stm O/M			\$250,000				
LHW Reconstruction, #1	O/M			\$17,500	\$175,000			
LHW Reconstruction, #2	O/M						\$38,000	\$380,000
LHW Reconstruction # 3	O/M							\$505,000
SRF Sponsored Project	SRF							
<b>Total Storm Sewer O/M</b>		\$330,000	\$0	\$267,500	\$175,000		\$38,000	\$885,000

# CAPITAL IMPROVEMENT PROGRAM, FY24/25 through FY29/30

CITY OF NEVADA, IA		W:\Office\Finance\BUDGET\2025-2026\CP				12/6/2024		
Project	Funding	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Unschedule
<b>Capital Building Projects</b>								
6th Street Trail Connection	Trail levy/GF		\$250,000					
Splashpad	GF RSV /LOT	\$150,000	\$1,500,000					
19th Street Trail	Tri levy/Gnt	\$1,100,000						
Parks, Replace Playground Equipment	GF/LOT/ Grants		\$50,000		\$50,000		\$50,000	every other
Dog Park	Grants Donations				\$150,000			
<b>Total Capital Building Projects</b>		<b>\$1,250,000</b>	<b>\$1,750,000</b>	<b>\$0</b>	<b>\$200,000</b>		<b>\$50,000</b>	<b>\$0</b>



Item # 50  
Date: 4/14/25

BEER AND/OR LIQUOR RENEWAL CERTIFICATE OF INSPECTION

This application will be on the 4/14/25 Council Agenda

Business Name Gatherings Phone Number \_\_\_\_\_

Address 1024 6th St

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.

4-2-25  
Date

RAIZ  
FIRE INSPECTOR AND/OR BUILDING INSPECTOR

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

Fire Extinguishers expired inspection

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Farmhouse Catering LC	Gatherings	(515) 230-2717		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1024 6th St.		Nevada	Story	50201
MAILING ADDRESS	CITY	STATE	ZIP	
1024 6th St.	Nevada	Iowa	50201	

## Contact Person

NAME	PHONE	EMAIL
Evie Peterson	(515) 230-2717	owner@gatheringsnevada.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0041676	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Apr 25, 2025	Apr 24, 2026	

SUB-PERMITS

Class C Retail Alcohol License



# State of Iowa

Alcoholic Beverages Division

## PRIVILEGES

Catering, Outdoor Service

## Status of Business

### BUSINESS TYPE

Limited Liability Company

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Evie Hall	Nevada	Iowa	50201	owner	100.00	Yes

## Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

Apr 25, 2025

POLICY EXPIRATION DATE

Apr 25, 2026

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

Item # 5E  
Date: 4/14/25

BEER AND/OR LIQUOR RENEWAL CERTIFICATE OF INSPECTION

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

Business Name Cubbies on Main Phone Number \_\_\_\_\_

Address \_\_\_\_\_

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.

4-7-25  
Date

[Signature]  
FIRE INSPECTOR AND/OR BUILDING INSPECTOR

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

All orders attached have been addressed.  
\* Hood and Duct extended nozzles on order.

\* This is coming forward now that compliance  
with the fire code is achieved.

[Signature]

1) The fire alarm is in a state of supervisory trouble that was explained as a temperature issue in the back garage space. Often the manager is summoned to override the trouble. The last inspection I have in my records is two years ago when the system was replaced. In fact we approved the license and had not have a valid inspection last year. It was one of the orders to address. The fire alarm annunciator panel at the front door has been shut off for several months. Since the fire alarm inspection report is not entered into IROL (our 3<sup>rd</sup> party compliance program) as required by our ordinance, the fire alarm is in past due status. We are not able to approve your liquor license when it comes due if 1) an complete inspection of the system which is required annually for A-2 occupancies is conducted and 2) and the service provider enters the inspection report into IROL for our approval. It is never normal to have supervisory alarms. Temperature rarely is an actual cause for alarm unless the detectors are outside of their temperature range. Any alarm company that ok's trouble alarms as normal should be fired and you seek other companies. The fire alarm is the single most critical warning system for the public occupants.

2) A propane tank and fryer were being used in the garage or stored in the garage. Turkey grease fryers are not permitted to be used in public commercial buildings. It shall be removed.

3) The hood and duct extinguishing system over the pizza oven had a towel stuffed in the grease trap to collect grease instead of an approve grease trap container.

4) Three additional issues were listed in your last hood inspection.

5) The pull tap activation lever on the wall was not tagged with an inspection date tagged system to show compliance. However, the service provider did enter the report in IROL as required by our ordinance.

6) The second hood system over the fryer had no grease trap collection and all of the filters were sitting in the sink and have been for several weeks if not months. I know this is not permitted during use and inspection. The hood needs cleaned of fryer grease and filters placed back on to prevent the grease buildup on the fusible link activation cable.

7) There were two extension cords being used for permanent wiring because the outlet near the microwave keeps tripping the breaker. The electrical services should be fixed. The extension cord to the hot plate is also not permitted. Extension cords can only be used for temporary wiring not permanent wiring.

8) There was an extension cord used for the dough machine, however, if you removed the standup washer and dryer that does not work and is not properly vented to the outside, perhaps the dough maker could be moved to the closest outlet.

9) There were 5 CO2 cylinders not secured to prevent tipping and falling. They can be pushed back into the rack area and a chain installed to keep them from tipping.

10) The electrical panels were missing the doors in the fire alarm panel room.

11) The garage door exit on the West side has always been problematic with policies in place it would be raised and the exit door accessible if the back room was used or occupancy exceeded 50 people. The exit was blocked by the freezer unit that was gifted to the bar by the country club. The flexibility to keep allowing the garage door to secure the west exit is running thin because the seriousness of its non-compliance as policies are not being followed to lock the door in the upright position when the back room is being used. Now the exit is actually being blocked by an appliance. Failure to correct this will require construction of outward swinging doors with panic hardware. Unless an entryway is built the doors cannot swing outward into the alley. As such without compliance your bar could be limited to 49 people for occupancy load.

12) There was an orange extension cord in the ice maker room that extends above the ceiling to some other item or appliance. Extension cords are not permitted for permanent use.

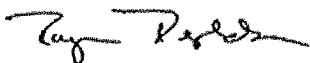
13) There was an orange extension cord near the front door strung over the ceiling to provide power to the TV on the east wall.

14) Doors were added to the back party room to keep the climate from being cold near the back exit. The doors serve as part of the path of egress and would require panic hardware.

Note: I will say the entire area is cleaner than I have ever seen the occupancy. The attention to detail on appearance meets the intent of neat and orderly requirements of the code. Well done from storage to amenities. The new manager is very well versed on the expectations needed to maintain this occupancy in good condition and once these issues are corrected, I do not anticipate a slide in fire code compliance. Very impressed with her work.

I am troubled over the issues with the fire alarm. Fire alarms are reliable and should not be giving you this much trouble. I would recommend a new company and set expectations of compliance. The fact that no one has entered the inspection report into IROL tells me this system is long overdue for inspection and compliance and is a major obstacle standing in the way of your license approval. I would encourage you to look at this list before I send the formal copy and address these issues permanently and not in methods that disrupt service. I suspect additional electrical services are needed so you can plug items into outlets directly. I am sending this email as a courtesy before the formal orders so your staff can get going on addressing them. I am troubled our fire violations have tripled in the last four years.

Raymond A. Reynolds, MA, CPM, CCP



Director of Fire & EMS/Police Officer

City of Nevada



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
STOHAKER, LLC	Cubbies on Main	(712) 574-9679

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1220 6th Street		Nevada	Story	50201

MAILING ADDRESS	CITY	STATE	ZIP
1981 4th Avenue SE	Le Mars	Iowa	51031

## Contact Person

NAME	PHONE	EMAIL
Kris Stoeffler	(712) 574-9679	kris.stoeffler@gmail.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0049603	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Apr 25, 2025	Apr 24, 2026	

SUB-PERMITS

Class C Retail Alcohol License



## Status of Business

BUSINESS TYPE

Limited Liability Company

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Amy Stoeffler	Nevada	Iowa	50201	Member	5.00	Yes
Matthew Streeter	Nevada	Iowa	50201	Member	32.00	Yes
Anthony Hakes	Nevada	Iowa	50201	Secretary	20.00	Yes
Kristen Stoeffler	Nevada	Iowa	50201	Managing Member	38.00	Yes
Shad Stoeffler	Nevada	Iowa	50201	Member	5.00	Yes

## Insurance Company Information

INSURANCE COMPANY

North Star Mutual Insurance Company

POLICY EFFECTIVE DATE

Apr 1, 2025

POLICY EXPIRATION DATE

Apr 1, 2026

DRAM CANCEL DATE

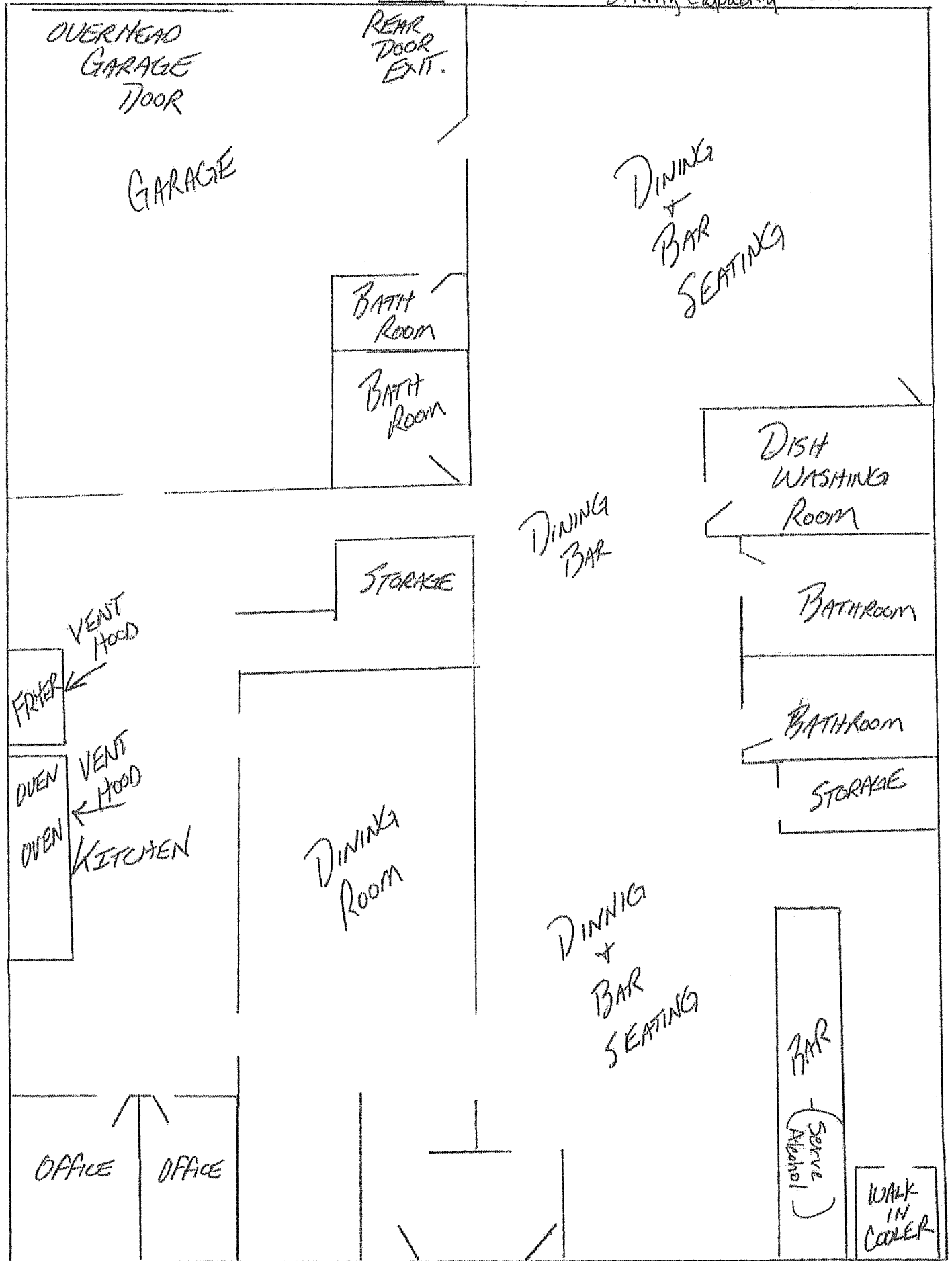
OUTDOOR SERVICE EFFECTIVE DATE  
P.154

OUTDOOR SERVICE EXPIRATION DATE



# ALLEY

Dining Capacity - 200





**RESOLUTION NO. 080 (2024/2025)**

**A RESOLUTION AUTHORIZING RYAN CONDON, MAYOR; KERIN WRIGHT, CITY CLERK; AND DONNA MOSINSKI, DEPUTY CITY CLERK; AS THE AUTHORIZED SIGNATURES ON ALL ACCOUNTS AT FINANCIAL INSTITUTIONS**

WHEREAS, the City of Nevada has from time to time established accounts at First Interstate Bank, Availa Bank, State Bank and Trust, and South Story Bank and Trust; and

WHEREAS, the City must designate authorized representatives as signatures on those accounts.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEVADA, IOWA, that Ryan Condon, Mayor; Kerin Wright, City Clerk; and Donna Mosinski, Deputy City Clerk; are hereby designated as the authorized signatures for all City accounts at financial institutions known as First Interstate Bank, Availa Bank, State Bank & Trust and South Story Bank & Trust.

PASSED AND APPROVED this 14<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
Ryan Condon, Mayor

ATTEST:

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

Item # 5G  
Date: 4/14/25

## Tax Abatement List

<u>Last Name</u>	<u>First</u>	<u>Permit#</u>	<u>Address</u>
Jones	Troy & Esther	BP2023-0048	403 Maple Ave (New Garage)



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

April 8, 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. 35

Dear Jordan:

Attached is an electronic copy of Payment Application No. 35 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:** No work completed this period;
- **Division 04 Unit Masonry:** No work completed this period;
- **Division 05 Metals:** No work completed this period;
- **Division 06 Rough Carpentry:** No work completed this period;
- **Division 07 Thermal & Moisture:** No work completed this period;;
- **Division 08 Doors and Hardware:** Overhead Coiling Doors Materials/Labor/Shipping;
- **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, Plumbing/HVAC Materials, Plumbing HVAC Labor, Process Piping Labor, Training/Start Ups;
- **Divisions 25, 27 Integrated Automation, Comm.:** Jetco Submittals, Final Checks Start Up;
- **Division 26 Electrical:** Lighting Protection Labor and Materials;
- **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:** Videotaping of Sanitary Sewer;
- **Division 41 Materials Processing:** No work completed this period;
- **Division 43 Process Gas, Purification:** Cornell Pumps Materials, Submersible Sump Pumps Labor;
- **Division 46 Water and Wastewater Equipment:** No work completed this period

The total for Work Completed this Period for Pay Application No. 35 is \$156,270.10.

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 92% of the total contract value. As of this Pay Application, 187.4% 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 April 8, 2025 from HR Green to Boomerang Corporation which identifies the potential assessment of liquidated damages corresponding to Boomerang's projected 668-calendar day delay through April 7, 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. 35. As of Boomerang's submittal of Payment Application No. 35, this combined value is currently \$1,495,960.29. 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. 34. 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. 35 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)





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

April 8, 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 March 26, 2025, the projected Substantial Completion date is April 7, 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: 668 calendar days @ \$1,500/calendar day = \$1,002,000.00

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)

j:\2016\160473.03\corr\to\_contr\ltr-20250408-withholding\_payment\_for\_ids-boomerang.docx

### Nevada WWTF Improvements - Phase 3

Pay App # 35

#### Recommended Payment Amount Calculation Summary

Line	Item	Amount
1	Requested "Amount Due" in this Payment Application	\$ 156,270.10
2	Retainage on work completed & stored materials to date	\$ 337,690.19
3	Potential liquidated damages	\$ 1,002,000.00
4	Total	<u>\$ 1,495,960.29</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)	\$ (251,843.02)
7	Recommended payment amount for this Payment Application (Line 1 + Line 6)	\$ -

**APPLICATION AND CERTIFICATION FOR PAYMENT**

TO OWNER: Nevada Wastewater Improvements  
 PROJECT: APPLICATION NO: 35  
 PERIOD TO: 3.31.25  
 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 SUM ..... \$ 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 ..... \$ 6,753,803.71

**5. RETAINAGE:**

- a. 5% of Work Completed (Not including water main) ..... \$ 337,690.19  
(Columns D + E on Continuation Sheet)
- b. 5 % of Stored Material ..... \$ -  
(Column F on Continuation Sheet)
- Total Retainage** (Line 5a + 5b ) ..... \$ 337,690.19  
(Total in Column I on Continuation Sheet)

**6. TOTAL EARNED LESS RETAINAGE**

..... \$ 6,416,113.52  
(Line 4 less Line 5 Total)

**7. LESS PREVIOUS CERTIFICATES FOR PAYMENT**

..... \$ 6,259,843.42  
(Line 6 from prior Certificate)

**8. CURRENT PAYMENT DUE**

..... \$ **156,270.10**

**9. BALANCE TO FINISH, INCLUDING RETAINAGE**

..... \$ 610,705.64  
(Line 3 less Line 6)

CONTRACTOR: Miriam Ught Date: 4/8/25  
 By: \_\_\_\_\_

**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:

Michael Roth

By: \_\_\_\_\_ Date: 4/8/25

OWNER'S APPROVAL:

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

**CONTINUATION SHEET**

APPLICATION NO: 36

PERIOD TO: 3.31.25  
ENGINEER'S PROJECT NO.:

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

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for the items may apply.

A Item No.	B Description of Work	C 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 (Variable Rate)
		D From Previous Application (D + E)	Scheduled Value	% (G/C)					
1	Division 01 General Requirements Bonds / Permits / Insurance Administration/Project Management Mobilization Toilets/Dumpsters /Etc SWPPP/Erosion Control Survey Bypass Pumping	\$ 95,000.00 \$ 50,000.00 \$ 78,000.00 \$ 8,000.00 \$ 5,000.00 \$ 10,000.00 \$ 30,000.00	\$ 95,000.00 \$ 47,500.00 \$ 74,100.00 \$ 7,600.00 \$ 4,750.00 \$ 9,500.00	- - - - - -	\$ - \$ - \$ - \$ - \$ - \$ -	\$ 95,000.00 \$ 47,500.00 \$ 74,100.00 \$ 7,600.00 \$ 4,750.00 \$ 9,500.00	100% 95% 95% 95% 95% 95% 0%	\$ - \$ 2,500.00 \$ 3,900.00 \$ 400.00 \$ 250.00 \$ 500.00 \$ 30,000.00	\$ 4,750.03 \$ 2,375.00 \$ 3,765.00 \$ 380.00 \$ 237.50 \$ 475.00 -
2	Division 02 Existing Conditions Pavement/Gravel Removal Manhole/pipe removal Pipe Abandonment	\$ 8,000.00 \$ 5,000.00 \$ 5,000.00	\$ 1,200.00 - -	- - -	\$ - \$ - \$ -	\$ 1,200.00 - -	20% 0% 0%	\$ 4,800.00 \$ 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 \$ 475,000.00 \$ 235,000.00 \$ 687,000.00 \$ 6,500.00 \$ 9,500.00 \$ 6,500.00 \$ 6,500.00 \$ 20,000.00 \$ 20,000.00 \$ 105,000.00 \$ 10,000.00	\$ 320,486.00 \$ 475,000.00 \$ 235,000.00 \$ 687,000.00 \$ 6,500.00 \$ 9,500.00 \$ 6,500.00 \$ 6,500.00 \$ 20,000.00 \$ 20,000.00 \$ 105,000.00 \$ 10,000.00	- - - - - - - - - - - -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 320,486.00 \$ 475,000.00 \$ 235,000.00 \$ 687,000.00 \$ 6,500.00 \$ 9,500.00 \$ 6,500.00 \$ 6,500.00 \$ 20,000.00 \$ 20,000.00 \$ 105,000.00 \$ 10,000.00	100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 16,024.30 \$ 23,750.00 \$ 11,750.00 \$ 34,350.00 \$ 325.00 \$ 475.00 \$ 325.00 \$ 1,000.00 \$ 1,000.00 \$ 5,250.00 \$ 500.00
4	Division 4 Unit Masonry Submittals CMU Labor and Materials Brick Labor and Materials	\$ 1,500.00 \$ 125,000.00 \$ 95,000.00	\$ 1,500.00 \$ 125,000.00 \$ 95,000.00	- - -	\$ - \$ - \$ -	\$ 1,500.00 \$ 125,000.00 \$ 95,000.00	100% 100% 100%	\$ - \$ - \$ -	\$ 75.00 \$ 6,250.00 \$ 4,750.00
5	Division 5 Metals Submittals Embeds/ Linels Labor and Materials Ladder/Grating/Stairs and Handrail Materials Ladder/Grating/Stairs and Handrail Labor	\$ 2,000.00 \$ 45,000.00 \$ 95,000.00 \$ 15,000.00	\$ 2,000.00 \$ 45,000.00 \$ 95,000.00 \$ 14,250.00	- - - -	\$ - \$ - \$ - \$ -	\$ 2,000.00 \$ 45,000.00 \$ 95,000.00 \$ 14,250.00	100% 100% 100% 95%	\$ - \$ - \$ - \$ 750.00	\$ 100.00 \$ 2,250.00 \$ 4,750.00 \$ 712.50
6	Division 6 Rough Carpentry Roof Nailer Labor and Material Masonry Bucks at openings Labor and Materials Mounting Boards, Miscellaneous Nailers Labor and Materials	\$ 9,000.00 \$ 6,500.00 \$ 2,500.00	\$ 9,000.00 \$ 6,500.00 \$ 2,500.00	- - -	\$ - \$ - \$ -	\$ 9,000.00 \$ 6,500.00 \$ 2,500.00	100% 100% 100%	\$ - \$ - \$ -	\$ 450.00 \$ 325.00 \$ 125.00
7	Division 7 Thermal and Moisture Bentonite Waterproofing Materials Bentonite Waterproofing Labor Cavity Wall Insulation at Masonry Labor and Materials Perimeter Foundation Wall Insulation Labor and Materials	\$ 25,000.00 \$ 32,500.00 \$ 30,000.00 \$ 25,000.00	\$ 25,000.00 \$ 32,500.00 \$ 30,000.00 \$ 25,000.00	- - - -	\$ - \$ - \$ - \$ -	\$ 25,000.00 \$ 32,500.00 \$ 30,000.00 \$ 25,000.00	100% 100% 100% 100%	\$ - \$ - \$ - \$ -	\$ 1,250.00 \$ 1,625.00 \$ 1,500.00 \$ 1,250.00



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

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for the items may apply.

PERIOD TO:  
ENGINEER'S PROJECT NO.:  
3-31-25

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)				Completed to Date (D + E + F)	% (G/C)		
	Gaulking 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	\$ 4,600.00	\$ 4,600.00	\$ 4,600.00	\$ -	\$ -	\$ -	\$ 4,600.00	\$ -	\$ 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	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	\$ -	\$ 8,000.00	\$ -	\$ 300.00	
	Roofing Accessories Labor and Materials	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 1,500.00	\$ -	\$ 75.00	
	Freestopping/Miscellaneous Insulation Labor and Materials	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 1,500.00	\$ -	\$ 75.00	
8	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	\$ 12,150.00	\$ -	\$ -	\$ -	\$ 12,150.00	\$ 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	\$ 4,000.00	\$ -	\$ -	\$ -	\$ 4,000.00	\$ 4,000.00	\$ 200.00	
	FRP Doors and Frames Labor	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00	\$ -	\$ 2,500.00	
	Floor Hatches Labor and Materials	\$ 11,000.00	\$ 11,000.00	\$ 10,636.25	\$ 363.75	\$ -	\$ -	\$ 11,000.00	\$ -	\$ 550.00	
	Overhead Coiling Doors Materials	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00	\$ -	\$ 150.00	
	Overhead Coiling Doors Labor/ Shipping	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00	\$ -	\$ 750.00	
	Translucent Roof Assemblies Materials	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	\$ -	\$ 7,500.00	\$ -	\$ 375.00	
	Translucent Roof Assemblies Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
9	Division 9 Finishes	\$ 43,000.00	\$ 43,000.00	\$ 38,700.00	\$ -	\$ -	\$ -	\$ 38,700.00	\$ 4,300.00	\$ 1,985.00	
	Painting Labor and Materials	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ -	\$ -	\$ -	\$ 130,000.00	\$ -	\$ 6,500.00	
	Corrosion Protective Liner Materials	\$ 265,000.00	\$ 265,000.00	\$ 265,000.00	\$ -	\$ -	\$ -	\$ 265,000.00	\$ -	\$ 13,250.00	
	Corrosion Protective Liner Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
10	Division 10 Specialties	\$ 900.00	\$ 900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ -	
	Signage Labor and Materials	\$ 800.00	\$ 800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800.00	\$ -	
	Toilet Accessories Labor and Materials	\$ 800.00	\$ 800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800.00	\$ -	
	Fire Extinguishers Labor and Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
22	Division 22, 23, 35 Plumbing/HVAC/Gates	\$ 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	\$ 19,500.00	\$ 19,500.00	\$ 12,150.00	\$ 1,350.00	\$ -	\$ -	\$ 13,500.00	\$ 6,000.00	\$ 675.00	
	Hydro pneumatic Surge Tank Labor	\$ 243,000.00	\$ 243,000.00	\$ 243,000.00	\$ -	\$ -	\$ -	\$ 243,000.00	\$ -	\$ 12,150.00	
	Process Valves/ Gates Materials	\$ 25,500.00	\$ 25,500.00	\$ 24,225.00	\$ 1,275.00	\$ -	\$ -	\$ 25,500.00	\$ -	\$ 1,275.00	
	Process Valves/ Gates Labor	\$ 260,834.00	\$ 260,834.00	\$ 234,840.63	\$ 26,093.40	\$ -	\$ -	\$ 260,934.00	\$ -	\$ 13,046.70	
	Plumbing/ HVAC Materials	\$ 25,068.00	\$ 25,068.00	\$ 177,300.00	\$ 23,812.70	\$ -	\$ -	\$ 197,000.00	\$ 5,068.00	\$ 1,190.64	
	Liebert Mini Split Materials	\$ 197,000.00	\$ 197,000.00	\$ 197,000.00	\$ -	\$ -	\$ -	\$ 197,000.00	\$ -	\$ 9,850.00	
	Plumbing HVAC Labor	\$ 19,350.00	\$ 19,350.00	\$ 19,350.00	\$ -	\$ -	\$ -	\$ 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	\$ 72,200.00	\$ 3,800.00	\$ -	\$ -	\$ 76,000.00	\$ -	\$ 3,800.00	
	Process Piping Labor	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 10,000.00	\$ -	\$ -	\$ 4,000.00	\$ 1,000.00	\$ 500.00	
	ANS/ O&M Documentation	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00	\$ -	\$ -	\$ -	\$ 4,000.00	\$ 1,000.00	\$ 200.00	
	Training/ Start Ups	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Submittals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
25	Division 25, 27 Integrated Automation, Comm.	\$ 30,000.00	\$ 30,000.00	\$ 24,000.00	\$ 3,000.00	\$ -	\$ -	\$ 27,000.00	\$ 3,000.00	\$ 1,350.00	
	Jetco Submittals	\$ 320,000.00	\$ 320,000.00	\$ 320,000.00	\$ -	\$ -	\$ -	\$ 320,000.00	\$ -	\$ 16,000.00	
	Jetco Production Labor and Materials	\$ 30,000.00	\$ 30,000.00	\$ -	\$ 6,000.00	\$ -	\$ -	\$ 6,000.00	\$ 24,000.00	\$ 300.00	
	Final Checks Start up	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

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

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

3.31.25 PERIOD TO:  
ENGINEER'S PROJECT NO.:

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 (Variable Rate)
				From Previous Application (D+E)						
28	Division 26 Electrical	\$ 1,700.00	\$ 1,700.00	\$ -	\$ -	-	\$ -	\$ -	\$ 1,700.00	\$ 1,988.00
	Demo	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	-	\$ -	\$ 39,960.00	\$ 640.00	\$ 2,028.10
	Underground Labor	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	-	\$ -	\$ 44,000.00	\$ 6,000.00	\$ 2,200.00
	Branch Conduit Materials	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	-	\$ -	\$ 28,800.00	\$ 1,200.00	\$ 1,440.00
	Feeder Conduit Labor	\$ 28,000.00	\$ 28,000.00	\$ -	\$ -	-	\$ -	\$ 27,370.00	\$ 630.00	\$ 1,368.50
	Feeder Conduit Materials	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	-	\$ -	\$ 34,640.00	\$ 360.00	\$ 1,732.00
	Branch Wire Labor	\$ 13,000.00	\$ 13,000.00	\$ -	\$ -	-	\$ -	\$ 12,350.00	\$ 650.00	\$ 617.50
	Branch Wire Materials	\$ 16,000.00	\$ 16,000.00	\$ -	\$ -	-	\$ -	\$ 15,400.00	\$ 600.00	\$ 770.00
	Feeder Wire Labor	\$ 42,000.00	\$ 42,000.00	\$ -	\$ -	-	\$ -	\$ 41,000.00	\$ 1,000.00	\$ 2,050.00
	Feeder Wire Materials	\$ 11,000.00	\$ 11,000.00	\$ -	\$ -	-	\$ -	\$ 11,000.00	\$ -	\$ 550.00
	Electrical Gear Labor	\$ 33,500.00	\$ 33,500.00	\$ -	\$ -	-	\$ -	\$ 33,500.00	\$ -	\$ 1,675.00
	Electrical Gear Materials	\$ 8,500.00	\$ 8,500.00	\$ -	\$ -	8,500.00	\$ -	\$ 8,500.00	\$ -	\$ 425.00
	Lighting Protection Labor and Materials	\$ 11,000.00	\$ 11,000.00	\$ -	\$ -	-	\$ -	\$ 11,000.00	\$ -	\$ 550.00
	Lighting Labor	\$ 33,000.00	\$ 33,000.00	\$ -	\$ -	-	\$ -	\$ 33,000.00	\$ -	\$ 1,650.00
	Lighting Materials	\$ 4,000.00	\$ 4,000.00	\$ -	\$ -	-	\$ -	\$ 3,120.00	\$ 880.00	\$ 155.00
	Devices Labor	\$ 17,000.00	\$ 17,000.00	\$ -	\$ -	-	\$ -	\$ 13,600.00	\$ 3,400.00	\$ 680.00
	Devices Materials	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	-	\$ -	\$ 6,000.00	\$ -	\$ 300.00
	Generator Labor	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	-	\$ -	\$ 20,000.00	\$ 5,000.00	\$ 1,000.00
	Controls Labor	\$ 36,000.00	\$ 36,000.00	\$ -	\$ -	-	\$ -	\$ 32,400.00	\$ 3,600.00	\$ 1,620.00
	Submittals/CAD Design	\$ 137,600.00	\$ 137,600.00	\$ -	\$ -	-	\$ -	\$ 137,600.00	\$ -	\$ 6,880.00
	Cummins Generator/Transfer Switch Materials	\$ 5,595.46	\$ 5,595.46	\$ -	\$ -	-	\$ -	\$ 5,595.46	\$ -	\$ 279.77
28	Electronic Safety and Security	\$ 5,035.01	\$ 5,035.01	\$ -	\$ -	-	\$ -	\$ 5,035.01	\$ -	\$ 251.75
	Security Cameras Down Payment									
	Security Camera Labor and Materials Balance									
31	Division 31 Earthwork	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	-	\$ -	\$ 25,000.00	\$ -	\$ 1,250.00
	Lay down /storage areas	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	-	\$ -	\$ 3,000.00	\$ 3,000.00	\$ 150.00
	Strip/ Respread topsoil	\$ 85,000.00	\$ 85,000.00	\$ -	\$ -	-	\$ -	\$ 85,000.00	\$ -	\$ 4,250.00
	Mass Excavation	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	-	\$ -	\$ 45,000.00	\$ 5,000.00	\$ 2,250.00
	Dewatering	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	-	\$ -	\$ 20,000.00	\$ -	\$ 1,000.00
	Backfill Structures	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	-	\$ -	\$ 2,500.00	\$ 2,500.00	\$ 125.00
	Final Grade									
32	Division 32 Exterior Improvements	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	-	\$ -	\$ 18,750.00	\$ 6,250.00	\$ 937.50
	Aggregate Base Courses Labor and Materials	\$ 90,000.00	\$ 90,000.00	\$ -	\$ -	-	\$ -	\$ 90,000.00	\$ -	\$ -
	Paving Labor and Materials	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	-	\$ -	\$ 4,500.00	\$ 500.00	\$ 225.00
	Asphalt Patch	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -	-	\$ -	\$ 4,500.00	\$ -	\$ -
	Temporary Access Road	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	-	\$ -	\$ 3,500.00	\$ -	\$ -
	Granular Surfacing	\$ 27,000.00	\$ 27,000.00	\$ -	\$ -	-	\$ -	\$ 27,000.00	\$ -	\$ -
	Chain Link Fence and Gates	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	-	\$ -	\$ 1,500.00	\$ -	\$ -
	Bollard Covers	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	-	\$ -	\$ 6,000.00	\$ -	\$ -
	Seeding									
33	Division 33 UTILITIES	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	-	\$ -	\$ 1,500.00	\$ -	\$ 75.00
	Disinfection of Watermain	\$ 500.00	\$ 500.00	\$ -	\$ -	500.00	\$ -	\$ 500.00	\$ -	\$ 25.00
	Videotaping of Sanitary Sewer	\$ 85,000.00	\$ 85,000.00	\$ -	\$ -	-	\$ -	\$ 58,500.00	\$ 26,500.00	\$ 2,925.00
	Precast Manholes Materials with Liner Materials	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	-	\$ -	\$ 27,000.00	\$ 3,000.00	\$ 1,350.00
	Precast Manholes Labor	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	-	\$ -	\$ 6,000.00	\$ -	\$ 300.00
	Tapping Sleeve Labor and Materials									

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

3.31.25

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 (G - C)	Retainage (Variable Rate)
				From Previous Application (D + E)				% (G/C)			
	Watermain Materials	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00	100%	\$ -	\$ 1,250.00
	Watermain Labor	\$ 28,000.00	\$ 28,000.00	\$ 28,000.00	\$ -	\$ -	\$ -	\$ 28,000.00	100%	\$ -	\$ 1,400.00
	Hydrostatic Testing	\$ 800.00	\$ 800.00	\$ 800.00	\$ -	\$ -	\$ -	\$ 800.00	100%	\$ -	\$ 40.00
	Sanitary Piping Materials	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00	100%	\$ -	\$ 2,500.00
	Sanitary Piping Labor	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00	100%	\$ -	\$ 1,250.00
	Sanitary Sewer/Manhole Testing	\$ 1,200.00	\$ 1,200.00	\$ 800.00	\$ -	\$ -	\$ -	\$ 800.00	50%	\$ 800.00	\$ 30.00
	Subdrain Labor and Materials	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -	\$ -	\$ 4,500.00	100%	\$ -	\$ 225.00
	Storm sewer Materials	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00	100%	\$ -	\$ 750.00
	Storm sewer Labor	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 12,000.00	100%	\$ -	\$ 600.00
41	Division 41 Materials Processing										
	Monorail Beam	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ -	\$ -	\$ -	\$ 7,000.00	100%	\$ -	\$ 350.00
	Monorail Hoist Labor and Materials	\$ 9,000.00	\$ 9,000.00	\$ 7,980.00	\$ -	\$ -	\$ -	\$ 7,980.00	88%	\$ 1,020.00	\$ 399.00
43	Division 43 Process Gas, Purification										
	Cornell Pumps Materials	\$ 270,000.00	\$ 270,000.00	\$ 202,500.00	\$ 54,000.00	\$ -	\$ -	\$ 256,500.00	95%	\$ 13,500.00	\$ 12,225.00
	Cornell Pumps Submittals	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00	100%	\$ -	\$ 250.00
	Cornell Pumps Install	\$ 7,000.00	\$ 7,000.00	\$ 5,250.00	\$ -	\$ -	\$ -	\$ 5,250.00	75%	\$ 1,750.00	\$ 282.50
	Submersible Sump Pumps Materials	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,000.00	\$ -
	Submersible Sump Pumps Labor	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00	100%	\$ -	\$ 125.00
46	Division 46 Water and Wastewater Equipment										
	Vulcan Bar Screens Materials	\$ 412,083.00	\$ 412,083.00	\$ 391,478.85	\$ -	\$ -	\$ -	\$ 391,478.85	95%	\$ 20,604.15	\$ 19,573.94
	Vulcan Labor to Install	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 12,000.00	100%	\$ -	\$ 600.00
	Change Orders										
	Change Order #1.1 - HTM pumps	\$ (50,000.00)	\$ (50,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ (50,000.00)	\$ -
	Change Order #1.2 - Hatches	\$ (10,000.00)	\$ (10,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ (10,000.00)	\$ -
	Change Order #2	\$ 9,819.16	\$ 9,819.16	\$ 9,819.16	\$ -	\$ -	\$ -	\$ 9,819.16	100%	\$ -	\$ 490.98
		\$ 7,026,819.16	\$ 7,026,819.16	\$ 6,589,305.88	\$ 164,494.85	\$ 164,494.85	\$ 0.00	\$ 6,753,800.71		\$ 279,015.45	\$ 387,860.19

Item # 8B  
Date: 4/14/25



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

April 14, 2025

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

Re: Nevada, IA WWTF Improvements – Phase 4: Change Order #3 Recommendation

Dear Jordan,

The following items combined with Change Order #3 on the above referenced project are presented for consideration of approval by City Council. HR Green recommends approval of all change order items.

1. Aerial fiber optic cabling adjustments & Underground fiber optic cabling extension – Field adjustments to the aerial fiber optic cabling is required to maintain clearance above driveway/field entrances/roadways and/or existing electric utility infrastructure. HRG worked with Consumers Energy to identify and develop the most economical adjustments to maintain attachments to Consumers Energy poles. Aerial adjustments will include installation of a new City-owned pole within the S14 Right-of-Way in order to accommodate existing electric utility infrastructure and maintain required clearance above S14 where the aerial fiber crosses from the west to east Right-of-Way. This modification was reviewed and approved by the Story County Engineer. The underground modifications/extension is required due to an interference with an end-pole down guy within a field entrance. The underground section of the fiber optic cabling will be extended by approximately 300 feet. This modification was discussed with and found to be acceptable by the affected landowner.

Overall, Change Order #3 will increase the Contract Price by \$13,970.00 with no change in Contract Schedule. This cost is equal to 0.2% of the current Contract Price. Please formally approve Change Order #3 and return an executed copy to our office. Please feel free to contact me with any questions regarding this change order.

Sincerely,  
HR GREEN, INC.

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

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

Enclosures

Cc: Matt Runge, OnTrack

J:\2016\160473.04\Construction\Change\_Management\Change\_Orders\CO3\ltr-041425-CO#3\_recommendation-Nevada\_WWTF\_Ph4.docx



**HRGreen**

5525 Merle Hay Road, Suite 200  
 Johnston, IA 50131  
 (515) 278-2913 Fax (515) 278-1846

**CO No. 3**  
 Change Order

Distribution:			
Contractor	<input type="checkbox"/>	Field	<input type="checkbox"/>
Owner	<input type="checkbox"/>	Other	<input type="checkbox"/>
Engineer	<input type="checkbox"/>	Other	<input type="checkbox"/>

<b>Nevada WWTF Improvements – Phase 4</b> <b>Nevada, Iowa</b>	<b>Date Issued</b>	April 8, 2025
	<b>Project No.</b>	160473.04
<b>OnTrack Construction, LLC</b> <b>P.O. Box 524</b> <b>1435 West F Avenue</b> <b>Nevada, IA 50201</b>	<b>Contract Date</b>	March 28, 2022
	<b>Notice to Proceed Date</b>	April 27, 2022

See attached cover letter.		
1. Aerial fiber optic cabling adjustments & Underground fiber optic cabling extension		\$13,970.00
<b>Total</b>		<b>\$13,970.00</b>

	Contract Price	Substantial Completion	Final Completion
Original Contractual Limit	\$7,414,414.00	June 9, 2023	Sept. 30, 2023
Net Change by previously-authorized Change Order(s)	\$272,807.69	0 days	0 days
The Contractual limit prior to this Change Order	\$7,687,221.69	June 9, 2023	Sept. 30, 2023
The Contract will be adjusted by this Change Order in the amount of	\$13,970.00	0 days	0 days
The new Contractual limit including this Change Order will be	\$7,701,191.69	June 9, 2023	Sept. 30, 2023

NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE, if applicable, AND OWNER		
Contractor <b>OnTrack Construction, LLC</b>	Owner's Representative <b>HR Green, Inc.</b>	Owner <b>City of Nevada, Iowa</b>
By	By	By
Date: 4/8/2025	Date: 4/8/25	Date:



# CHANGE PROPOSAL

NEVADA, IOWA 50201  
PH: 515-451-6719  
[matt@ontrackiowa.com](mailto:matt@ontrackiowa.com)

DATE: March 11, 2025  
CP # 2025-1 Revised  
RE: NEW POLE  
EXTEND CONDUIT

ATTN: MICHAEL ROTH  
HR GREEN

ITEM DESCRIPTION	AMOUNT
<b>**PRICE ELECTRIC CR CO0005: NEW POLE - EXTEND CONDUIT-HH.</b>	
MOBILIZATION	\$ 1,000.00
PROVIDE & INSTALL NEW POLE	\$ 4,000.00
PROVIDE NEW AERIAL HARDWARE & ADJUST EXISTING	\$ 3,500.00
EXTEND BORED CONDUIT TO POLE 73	\$ 2,700.00
INSTALL NEW HH	\$ 1,500.00
10% MARK-UP	\$ 1,270.00
<b>TOTAL</b>	<b>\$ 13,970.00</b>

THANK YOU FOR YOUR BUSINESS!

# Change Request Proposal

Project: UA-220450 / Nevada WWTF Phase 4  
 (name and address) 620th Ave  
 Nevada, IA 50201

Change request number: CO0005  
 Description: Provide and install new pole, new aerial hardware and adjustments of existing hardware to remedy fiber clearance issues. Bore to extend conduit and HH to pole 73.

Customer: On Track Construction, LLC

**Notice to Proceed**

Submitted date:  
 Received date:  
 Rough order of magnitude: 0.00

Status: Proposed  
 Origination date: 03/05/25

**Quotation**

Submitted date: 03/05/25  
 Due date:  
 Submitted amount: 12,700.00  
 Requested days delay: 0

**Cost Breakdown:**

Mobilization	1000.00
Provide and install new pole	4000.00
Provide new aerial hardware and adjust existing	3500.00
Extend bored conduit to pole 73	2700.00
Install new HH	1500.00

**Revenue Detail**

Billing Item	Description	Revenue
CO0005	New Pole-Extend Conduit-HH	12,700.00
<b>Total Revenue For CR CO0005</b>		<b>12,700.00</b>

**Approvals**

Customer: On Track Construction, LLC  
 Authorized Representative: \_\_\_\_\_  
 By: \_\_\_\_\_  
 Date: \_\_\_\_\_

Contractor: Price Electric  
 By: \_\_\_\_\_  
 Date: \_\_\_\_\_



## Roth, Michael

---

**From:** Darren R. Moon <DMoon@storycountyiowa.gov>  
**Sent:** Monday, October 7, 2024 9:32 AM  
**To:** Roth, Michael  
**Subject:** RE: Story County Utility Permit #22-6304A- Overhead Fiber Optic between Pole 45 & 46 (S14 Highway crossing location)

**This email came from outside the HR Green organization. Please use caution when clicking on hyperlinks and opening attachments**

---

This is all that I need. I will update the original permit with this approved update. Thank you,

Darren R. Moon  
Story County Engineer  
837 N Ave.  
Nevada, IA 50201  
515-382-7359  
[dmoon@storycountyiowa.gov](mailto:dmoon@storycountyiowa.gov)

**From:** Roth, Michael <mroth@hrgreen.com>  
**Sent:** Friday, October 4, 2024 12:21 PM  
**To:** Engineer and Secondary Roads <EngineerWeb@storycountyiowa.gov>  
**Cc:** Jordan Cook <jcook@cityofnevadaiaowa.org>; Harold See <hsee@cityofnevadaiaowa.org>; Matt Runge <matt@ontrackiowa.com>; Darren Kriener <dkriener@priceelectric.us>; Sorem, Dan <dsorem@hrgreen.com>  
**Subject:** Story County Utility Permit #22-6304A- Overhead Fiber Optic between Pole 45 & 46 (S14 Highway crossing location)

[External Sender - Please Use Caution]  
Darren,

Thanks for taking my call regarding the change to the fiber optic layout along S14 Highway related to Utility Permit #22-6304A.

To recap, we'd like to set a new power pole and cross S14 perpendicularly instead of following the Consumers Energy power line that crosses diagonally just north of 260<sup>th</sup> St. This will allow for the fiber cable to maintain proper clearance above the roadway surface.

I've attached a markup of the plan sheet at this location to indicate our revised plan.

The new pole will be owned and maintained by the City of Nevada.

We will plan to keep the new pole "in-line" with the existing Consumers Energy poles on the west side of S14.

As discussed, we can provide an "as-built" drawing showing this change so you can include with the permit file for your records.

Please let me know if this change is acceptable and if there is anything we need to submit to Story County on this modification prior to installing the new pole.

Sincerely,

### Michael Roth, PE

Senior Project Manager – Water | Principal  
HR Green® | Building Communities. Improving Lives.



5525 Merle Hay Road | Suite 200 | Johnston, IA 50131-1448  
Main 515.278.2913 | Fax 713.965.0044 | Direct 515.657.5304 | Cell 515.249.2538  
[HRGREEN.COM](http://HRGREEN.COM)



Item # 9A  
Date: 4/14/25

## COUNCIL ACTION FORM

### AGENDA ITEM: Approve Bid for Well #6 Rehab for the Water Department

#### HISTORY:

In order to maintain a quality water system, it is recommended that Well #6 is in need of a chemical cleaning. The screen on the well is getting plugged which is causing a low drawdown. The drawdown is the water level when the well is pumping. When the screen on the well gets plugged it doesn't allow the water to run into the pump fast enough. The lack of water flow causes extra stress on the pump as it works harder to pump the water.

Currently, we run four wells twenty-four hours a day based on our water demands. With the wells running constantly, it is recommended to clean our wells chemically every couple years in order to maintain and prolong the life of the wells.

In preparation of servicing Well #6, requests for bids on this project were sent to three different contractors. The City of Nevada only received two bids, which are listed below and included in the council packet.

Bid #1: Northway Well Co. \$17,250

Bid #2: Cahoy Well Co. \$17,930

Bid #3: Sargent Well Co. No bid recieved

#### OPTIONS:

1. Approve bid from Northway Well Company in the amount of \$17,250 for the rehab of Well #6.
2. Reject bid and send out again for more bids.
3. Do nothing at this time.

#### STAFF RECOMMENDATION:

Water Superintendent Shawn Ludwig recommends approval of the bid from Northway Well Company based on the great service they have provided in past years.

**Northway Well and Pump Co.**  
**4895 8th Avenue**  
**Marion, Iowa 52302**

February 4, 2025

RE: WELL NO. 6  
CITY OF NEVADA  
IOWA

Northway Well & Pump Co. is pleased to offer the following proposal to perform a well rehabilitation to well No. 5 as per the following procedure.

**SCOPE OF WORK:**

1. Pretreatment test, pull the pumping unit, & field inspect.
2. Mechanically brush mineral build up from the ID of the casing.
3. Clean debris from the bottom of the well.
4. Introduce 330 gallons of Hydrochloric acid at the top of the screen.
5. Shock with a screen length of primer cord followed by mechanically surging the acid.
7. Install a Northway test pump, pump out acid and test.
8. Introduce a mix of NW-220, Chlorine, & H2O and surge into our 5000 gal. tanker.
9. Pump out chemicals and test.
10. Post treatment T.V. Survey.
11. Install the city's pumping equipment, disinfection & test.

REHABILITATION. \$ 17,250.00 each

Any materials necessary to repair the pumping units will be negotiated following the inspection of each pumping unit. No materials will be supplied with out authorization from the City of Nevada.

All work will be done by State of Iowa certified well drillers & pump installers. Northway Well & Pump Co. takes great pride in following all State of Iowa guidelines, rules, codes and in protecting the ecology and the environment.

Thank you for your consideration and past business. If you have any questions, please feel free to call us at 1-800-747-4575.

Sincerely,

  
Gale McIntosh

NORTHWAY WELL & PUMP COMPANY

**Phone 319-377-6339**

**1-800-747-6339**

**FAX 319-377-8148**



**CAHOY PUMP SERVICE**

*The Premier Provider of Municipal, Industrial, & Water Well Services*

Quote:  
Job Number:  
Purchase Order #

Shawn  
City of Nevada  
1231 W Lincoln Hwy  
Nevada, IA 50201  
Phone: 515 382-2074/ 515 231-9170 Cell  
email: nevadawater@cityofnevadaiaowa.org

**Job Description:**

Well Treatment Pricing

QUANTITY	DESCRIPTION	PRICE	TOTAL
1	Pump Crew Labor- Mobilize to site, remove pump for inspection, complete treatment per the attached treatment scope, reinstall pump unit, and test.	16,580.00	16,580.00
1	TV Survey of well with link to on-line video	1,350.00	1,350.00
<b>Additional Repair Parts Will Be Quoted For Approval</b>			
<b>TOTAL</b>			
			17,930.00

SEE ATTACHED TERMS AND CONDITIONS

**Purchaser**

**Contractor**

\_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**Cahoy Group**  
By: Anthony Sherman  
Title: Regional Sales Manager  
Date: 3/26/2025

**Phone: (515) 210-0385 Fax: (563) 578-1135 Email: anthony@cahoypump.com**



Item # 9B  
Date: 4/14/25

## COUNCIL ACTION FORM

### **AGENDA ITEM: Allow Paid Leave Converted to Health Insurance Premiums Upon Retirement**

#### **HISTORY:**

In the current City Handbook it states for Vacation, "Upon resignation or termination, an employee shall be paid for all unused accrued vacation time". It also states regarding sick leave, "All employees who retire and apply for retirement benefits (IPERS or other similar retirement programs) may have their sick leave balance paid to them, up to a maximum of \$1,500. Upon death of an employee, their accumulated sick leave, up to \$1,500, will be paid to the estate. In either case, the payment due will be calculated at the employee's current hourly rate of pay.

It also states in our Handbook, "Employees who retire from City employment before age 65 are eligible to continue in the City's group health insurance plan up to age 65. Coverage must be continuous, that is, the employee must elect the same coverage at retirement, and the retired employee must pay the full cost of the premium".

The Union Contract states the same thing as the City Employee Handbook.

The proposed Resolution No. 061 is to allow City Employees who retire from the City and are age 55 or older and have met the rule of 88 to bank with the city, some or all of their Vacation, Comp Time or Sick leave payout (maximum of \$1,500 if available), to use for future health insurance premiums they would be responsible for. Staff would calculate their payout at time of retirement and subtract the monthly insurance payments as they are made until such time the former employee turns 65, requests for the insurance to end, or passes away.

This proposal would not cost the City any additional dollars and could save some through taxes. It also allows any payouts to be spread out over a couple years rather than all in one year.

In analyzing "potential" employees, there could be 6 employees eligible now and 4 in the next 5 years. This doesn't mean they all would take advantage of it or even that they are going to retire now or in the next 5 years. It just gives them the option to use their vacation payout in another way.

#### **OPTIONS:**

1. Proceed to Resolution No. 061
2. Make changes to Resolution No. 061
3. Do nothing at this time.

**CITY OF NEVADA, IOWA  
RESOLUTION 081 (2024/2025)**

**A RESOLUTION TO ALLOW PAID LEAVE TO BE CONVERTED TO HEALTH  
INSURANCE PREMIUMS UPON RETIREMENT**

**WHEREAS**, City employees earn vacation leave and sick leave accrual in accordance with the Employee Handbook or relevant union contract; and

**WHEREAS**, City employees may also accrue compensatory time in lieu of overtime pay, in accordance with the Employee Handbook; and

**WHEREAS**, under current policy, upon retirement or separation from employment, employees' vacation leave balance is paid to them in a lump sum (calculated at the employee's current rate of pay); and

**WHEREAS**, under current policy, upon retirement or separation from employment, employees may have their sick leave balance paid to them (calculated at the employee's current rate of pay), up to a maximum of \$1,500.00; and

**WHEREAS**, current City policy allows retiring employees to remain on City health insurance until the age of 65; and

**WHEREAS**, upon retirement from the City, the City wishes to allow eligible employees to, instead of receiving the aforementioned payments in a lump sum, use their accrued vacation leave balance, their accrued compensatory time, and the sick leave balance (up to \$1,500.00) for future medical insurance premiums in accordance with any IRS publications and regulations in effect at the time of the employee's retirement.

**NOW, THEREFORE IT BE RESOLVED**, the City Council of the City of Nevada, Iowa, authorize the following:

**Section 1.** Upon retirement from the City, the City will allow eligible employees to convert their accrued vacation leave bank, their accrued compensatory time, and accrued sick leave bank (up to \$1,500.00) to a fund for payment of future medical insurance premiums in accordance with any IRS publications and regulations in effect at the time of the employee's retirement.

**Section 2.** To be eligible, an employee must be age fifty-five (55) or older, have reached the rule of 88, and retire from the City in good standing.

**Section 3.** Upon retirement, eligible employee's will have the option of converting all or part of their unused vacation leave balance, accrued compensatory time and sick leave balance (up to \$1,500.00).

**Section 4.** The eligible employee's paid leave hours will be multiplied by the employee's regular hourly wage, which amount will be placed in their insurance payment bank. The amounts placed in the insurance payment bank have no cash value, other than for purposes of paying the retiree's future health insurance premiums.

**Section 5.** Upon reaching the age of 65, death of the retiree, or the retiree no longer needing insurance coverage, any remaining insurance payment bank balance will be paid to the employee or their estate.

Passed and approved by the City Council of the City of Nevada, Iowa, on this 14<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
Ryan Condon, Mayor

ATTEST:

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

Moved by Council Member \_\_, seconded by Council Member \_\_, that Resolution No. 081 (2024/2025) be adopted.

Ayes: \_\_

Nays: \_\_

Absent: \_\_

The Mayor declared Resolution No. jjj (2024/2025) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 081 (2024/2025) at the regular Council Meeting of the City of Nevada, Iowa, held on the \_\_<sup>th</sup> day of April, 2025.

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

RESOLUTION NO. 082 (2024/2025)

Resolution Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Nevada Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act") the City of Nevada, Iowa (the "City"), has designated all real property situated within the City as the Nevada Urban Revitalization Area (the "Urban Revitalization Area") and has adopted the Nevada Urban Revitalization Area Plan (the "Plan") for such Urban Revitalization Area; and

WHEREAS, it has been proposed that the Plan be amended to update the available tax exemption schedules for the residential tax classification (multifamily) in the Plan; and

WHEREAS, pursuant to the provisions of the Act, before amending the Plan, the City must prepare an amendment to the Plan, hold a public hearing thereon, and otherwise comply with the procedures set forth in the Act; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared and presented to the City Council for consideration in accordance with the provisions of the Code, said Amendment being in a form and having the contents as set forth in Exhibit A attached hereto and by this reference made a part hereof;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Nevada, Iowa, as follows:

Section 1. It is hereby found, determined and reaffirmed that:

(a) The property situated in the Urban Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.

(b) The property situated in the Urban Revitalization Area is an area which is appropriate for public improvements related to housing and residential development, or construction of housing and residential development.

(c) The economic development and promotion of housing in the Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the City, and the Nevada Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

Section 2. It is hereby found and determined that the Amendment attached hereto as Exhibit A has been prepared in accordance with the provisions of the Code.

Section 3. The City Council will meet at 6:00 p.m., on April 28, 2025, at the Nevada City Hall Council Chambers, in the City, at which time and place it will conduct a public hearing on the Amendment.

Section 4. The City Clerk is hereby directed to give notice of such hearing by publication once, in a newspaper published at least once weekly and having general circulation in the City, not less than seven and not more than twenty days before the date on which the hearing will be held.

Section 5. Such notice shall be in the form substantially, as follows:



NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF NEVADA, IOWA, RELATING TO THE ADOPTION OF AN AMENDMENT TO THE URBAN REVITALIZATION PLAN FOR THE NEVADA URBAN REVITALIZATION AREA FOR THE CITY OF NEVADA, IOWA, PURSUANT TO CHAPTER 404 OF THE CODE OF IOWA.

NOTICE IS HEREBY GIVEN: That there is now on file for public inspection in the office of the City Clerk of Nevada, Iowa (the "City"), an Amendment (the "Amendment") to the Urban Revitalization Plan (the "Plan") for the Nevada Urban Revitalization Area (the "Urban Revitalization Area") within the City.

This City Council will meet at 6:00 p.m., on April 28, 2025, at the Nevada City Hall Council Chambers, Nevada, Iowa, at which time a hearing will be held pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act") on the proposal to adopt the Amendment, pursuant to the provisions of the Act. At such public hearing all residents of the City, and any other person having an interest in the matter may appear and be heard for or against the adoption of the Amendment, pursuant to the Act.

The Amendment will update the available tax exemption schedules for the residential tax classification (multifamily) in the Plan.

Published by order of the City Council of the City of Nevada, Iowa.

Kerin Wright  
City Clerk

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Section 7. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved April 14, 2025.

\_\_\_\_\_  
Ryan Condon, Mayor

Attest:

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

•••••

There being no further business to come before the meeting, it was upon motion adjourned.

\_\_\_\_\_  
Ryan Condon, Mayor

Attest:

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

EXHIBIT A  
AMENDMENT TO THE URBAN REVITALIZATION PLAN FOR THE NEVADA URBAN  
REVITALIZATION AREA

**Section K of the Plan is hereby amended to read as follows:**

1. Exemptions

**Residential Improvements (Single-family/duplexes)** The construction of new residential facilities and the rehabilitation of and construction of additions to existing residential facilities.

*All qualified real estate assessed as residential property, excluding property classified as residential property under Section 441.21, subsection 14, paragraph "a", subparagraph (6) of the Code of Iowa, is eligible to receive a 100% exemption from taxation for a period of three years on the actual value by the improvements.*

**Residential Improvements (Multifamily-Triplexes and Quadplexes):** The construction of new residential facilities and the rehabilitation of and construction of additions to existing residential facilities if such residential facilities contain three (3) or four (4) separate dwelling units.

*All qualified real estate assessed as residential property under Section 441.21, subsection 14, paragraph "a", subparagraph (6) of the Code of Iowa **and consisting of three or four separate units** is eligible to receive a 100% exemption from taxation for a period of three years on the actual value by the improvements.*

**Residential Improvements (Multifamily):** The construction of new residential facilities and the rehabilitation of and construction of additions to existing residential facilities if such residential facilities contain between (5) and fifty-nine (59) separate dwelling units.

*All qualified real estate assessed as residential property under Section 441.21, subsection 14, paragraph "a", subparagraph (6) of the Code of Iowa **and consisting of more than four separate units and less than sixty separate units** is eligible to receive a partial exemption from taxation for a period of five years, as follows:*

*For the first year, an exemption from taxation on 75% of the actual value added.*

*For the second year, an exemption from taxation on 60% of the actual value added.*

*For the third year, an exemption from taxation on 50% of the actual value added.*

*For the fourth year, an exemption from taxation on 50% of the actual value added.*

*For the fifth year, an exemption from taxation on 25% of the actual value added.*

**Residential Improvements (Multifamily):** The construction of new residential facilities if such residential facilities contain sixty (60) or more separate dwelling units.

*All qualified real estate assessed as residential property under Section 441.21, subsection 14, paragraph "a", subparagraph (6) of the Code of Iowa **and consisting of sixty (60) or more separate units** is eligible to receive a partial exemption from taxation for a period of five years, as follows:*

*For the first year, an exemption from taxation on 100% of the actual value added.*

*For the second year, an exemption from taxation on 90% of the actual value added.*

*For the third year, an exemption from taxation on 80% of the actual value added.*

*For the fourth year, an exemption from taxation on 70% of the actual value added.*

*For the fifth year, an exemption from taxation on 60% of the actual value added.*

*For the first year, an exemption from taxation on 50% of the actual value added.*

*For the second year, an exemption from taxation on 40% of the actual value added.*

*For the third year, an exemption from taxation on 30% of the actual value added.*

*For the fourth year, an exemption from taxation on 20% of the actual value added.*

*For the fifth year, an exemption from taxation on 10% of the actual value added.*

2. School District Taxes Not Exempt: Pursuant to Section 404.3D of the Code of Iowa, exemption from taxation for residential improvements shall not apply to property taxes imposed by a school district.

April 8, 2025

**Via Email**

Jordan Cook  
City Administrator/City Hall  
Nevada, IA

Re: Nevada Urban Revitalization Area  
Our File No. 420131-129

Dear Jordan:

We have prepared and attach proceedings relating to the adoption of a resolution declaring necessity and setting a date for a hearing on the proposal to amend the plan for the Nevada Urban Revitalization Area.

The proceedings attached include the following items:

1. Resolution declaring necessity and providing for notice of hearing.

The form of notice of hearing is set out in Section 5 of the resolution. Please print an extra copy for delivery to the publisher. Please insert the time and place of the hearing in both the resolution and the notice.

The notice of hearing must be published at least once, not less than seven (7) and not more than twenty (20) days before the April 28<sup>th</sup> meeting date set for the hearing, in a legal newspaper which has a general circulation in Nevada. **The last date on which this notice can be effectively published is April 21, 2025.**

2. Attestation Certificate with respect to validity of the transcript.
3. Publication Certificate with respect to publication of the notice.

Please contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Kerin Wright  
Erin Mousel

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

**ORDER DETAILS**

**Order Number:**  
LIOW0277009  
**Order Status:**  
Submitted  
**Classification:**  
Govt Public Notices  
**Package:**  
General Package  
**Total payment:**  
26.40  
**Payment Type:**  
Account Billed  
**User ID:**  
L0021923  
**External User ID:**  
842186

**ACCOUNT INFORMATION**

City Of Nevada  
1209 6Th ST CITY CLERK'S OFFICE  
Nevada, IA 50201-1536  
515-382-5466  
emousel@cityofnevadaiaowa.org  
City Of Nevada  
Contract ID:

**TRANSACTION REPORT**

**Date**  
April 10, 2025 12:49:48 PM EDT  
**Amount:**  
26.40

**ADDITIONAL OPTIONS**

1 Affidavit

**SCHEDULE FOR AD NUMBER LIOW02770090**

**PREVIEW FOR AD NUMBER LIOW02770090**

**NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF NEVADA, IOWA, RELATING TO THE ADOPTION OF AN AMENDMENT TO THE URBAN REVITALIZATION PLAN FOR THE NEVADA URBAN REVITALIZATION AREA FOR THE CITY OF NEVADA, IOWA, PURSUANT TO CHAPTER 404 OF THE CODE OF IOWA**

**NOTICE IS HEREBY GIVEN:** That there is now on file for public inspection in the office of the City Clerk of Nevada, Iowa (the "City"), an Amendment (the "Amendment") to the Urban Revitalization Plan (the "Plan") for the Nevada Urban Revitalization Area (the "Urban Revitalization Area") within the City.

This City Council will meet at 6:00 p.m., on April 28, 2025, at the Nevada City Hall Council Chambers, Nevada, Iowa, at which time a hearing will be held pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act") on the proposal to adopt the Amendment, pursuant to the provisions of the Act. At such public hearing all residents of the City, and any other person having an interest in the matter may appear and be heard for or against the adoption of the Amendment, pursuant to the Act.

The Amendment will update the available tax exemption schedules for the residential tax classification (multifamily) in the Plan.

Published by order of the City Council of the City of Nevada, Iowa.  
Kerin Wright, City Clerk  
April 17 2025  
LIOW0277009

[<< Click here to print a printer friendly version >>](#)

[Privacy Policy](#) | [Terms of Service](#)

[Contact Us](#)

i-Publish® AdPortal: v2.6  
©2025 iPublish Media Solutions, LLC

Item # 9D  
Date: 4/14/25

BEER AND/OR LIQUOR RENEWAL CERTIFICATE OF INSPECTION

This application will be on the April 14, 2025 Council Agenda

Business Name Nevada Jaycees PPL Phone Number \_\_\_\_\_

Address \_\_\_\_\_

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.

4-1-25  
Date

7912  
FIRE INSPECTOR AND/OR BUILDING INSPECTOR

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

to be evaluated on the day of event.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
NEVADA JAYCEES	Nevada Jaycees	(641) 521-8337		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1209 6th Street		Nevada	Story	50201
MAILING ADDRESS	CITY	STATE	ZIP	
PO Box 52	Nevada	Iowa	50201	

## Contact Person

NAME	PHONE	EMAIL
Jeremy E Meyer	(641) 521-8337	jmeyerdc@gmail.com

## License Information

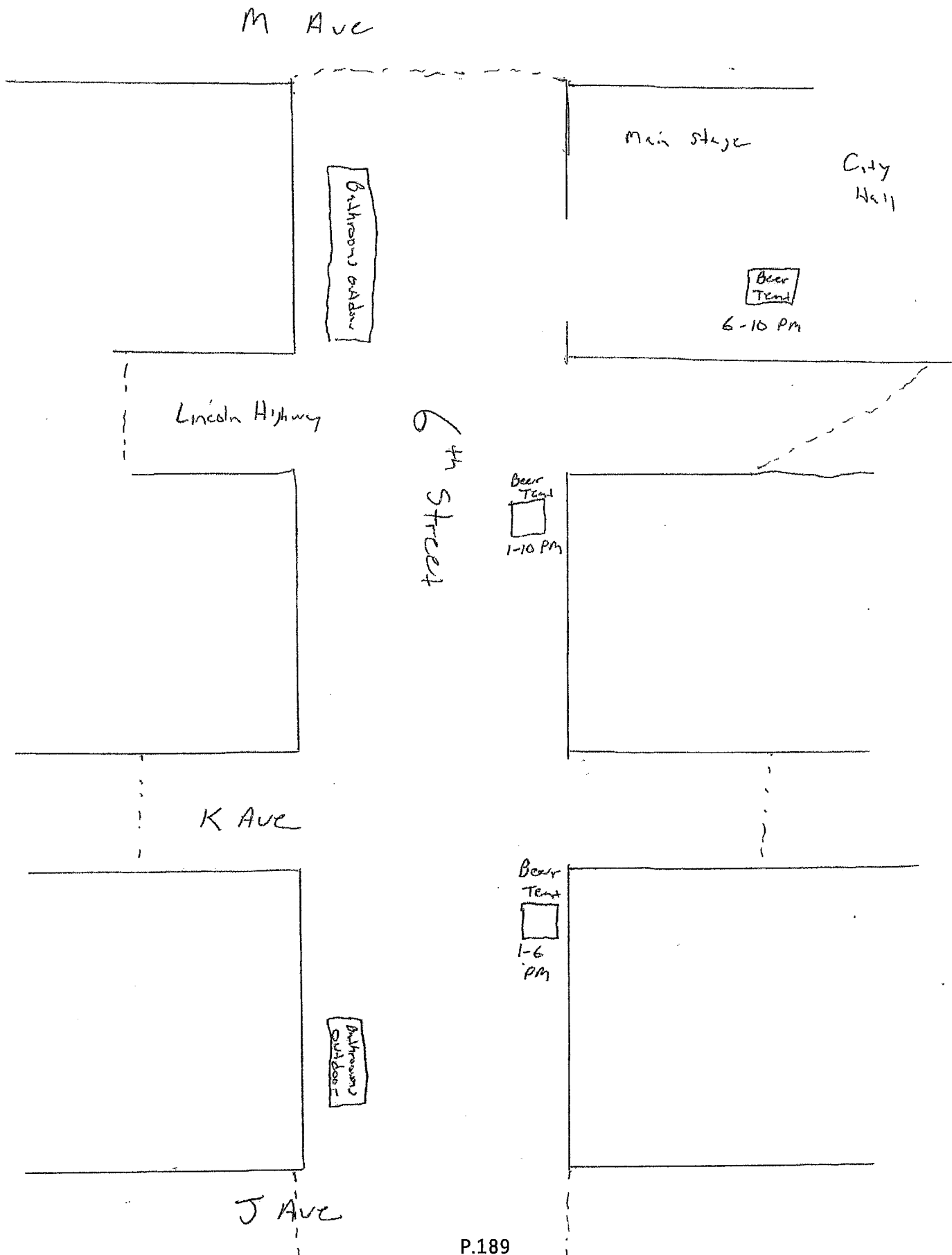
LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Retail Alcohol License	5 Day	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
May 8, 2025	May 12, 2025	

SUB-PERMITS

Special Class C Retail Alcohol License

Benches/picnic tables spread throughout event area



Mucky Duck Pub.

Item # 9E  
Date: 4/14/25

BEER AND/OR LIQUOR RENEWAL CERTIFICATE OF INSPECTION

This application will be on the April 14, 2025 Council Agenda

Business Name Legal Aid Society Event Phone Number \_\_\_\_\_

Address 220 H 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.

4/8/25  
Date

TRIZ  
FIRE INSPECTOR AND/OR BUILDING INSPECTOR

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

1) Fire Extinguisher NOT properly mounted to wall.  
(will address)



## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
MUCKY DUCK PUB, L. L. C.	Mucky Duck Pub	(515) 380-4980		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
220 H Avenue		Nevada	Story	50201
MAILING ADDRESS	CITY	STATE	ZIP	
220 H Avenue	Nevada	Iowa	50201	

## Contact Person

NAME	PHONE	EMAIL
Peggy Michelotti	(515) 360-4980	peggy@legalaidstory.org

## License Information

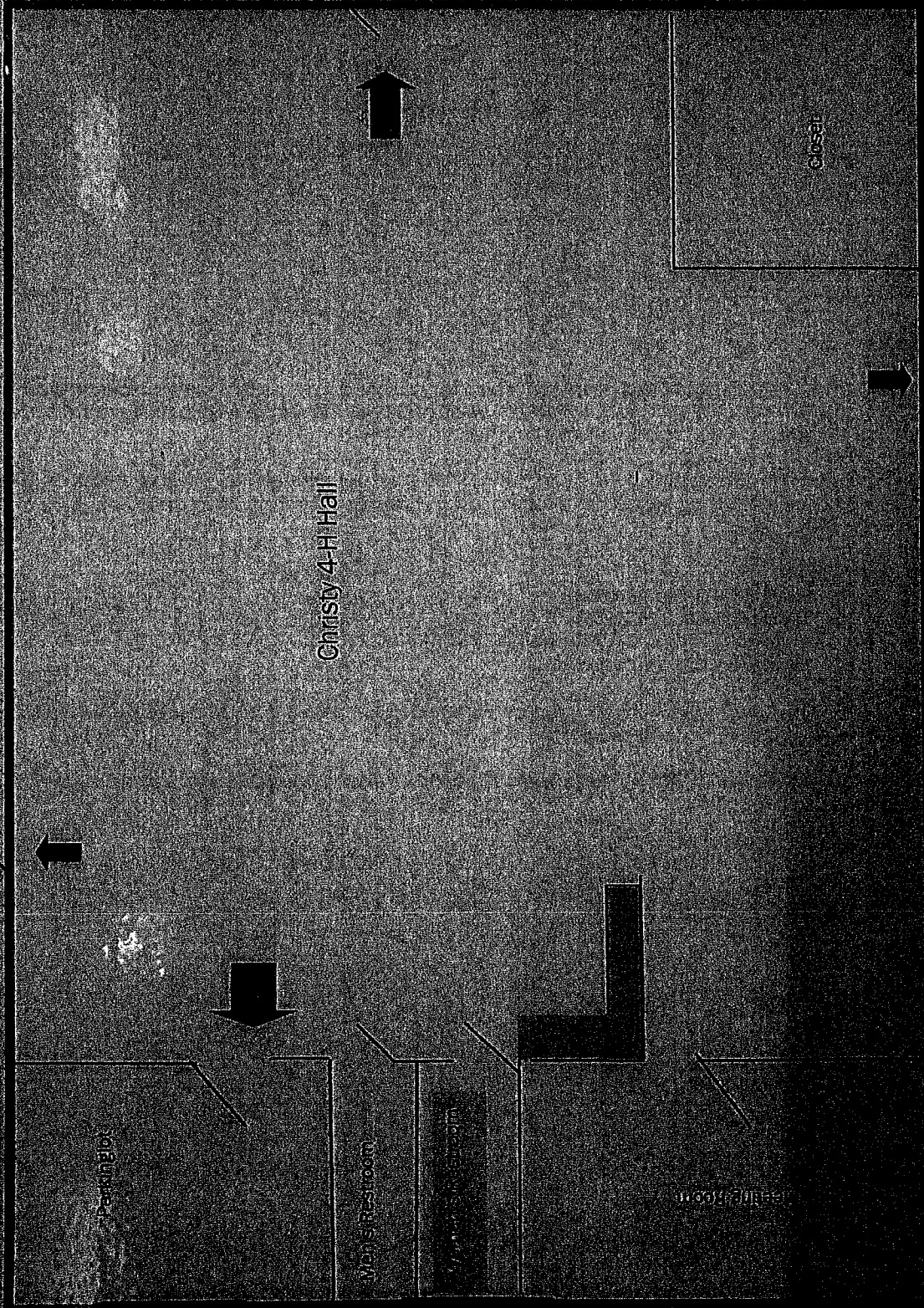
LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class C Retail Alcohol License	5 Day	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Apr 26, 2025	Apr 30, 2025	

SUB-PERMITS  
Class C Retail Alcohol License



North



Item # 9F  
Date: 4/14/25

BEER AND/OR LIQUOR RENEWAL CERTIFICATE OF INSPECTION

This application will be on the 4/28/25 Council Agenda

Business Name Cloud Wine LLC Phone Number \_\_\_\_\_

Address Farmers Market 5/30/25 - 6/3/25

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.

3-24-25  
Date

[Signature]  
FIRE INSPECTOR AND/OR BUILDING INSPECTOR

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
CLOUD WINE, LLC	Lucky Wife Wine Slushies	(515) 368-0295		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
6th Street	between K avenue and Lincoln Highway	Nevada	Story	50201
MAILING ADDRESS	CITY	STATE	ZIP	
1961 150th Street	Humboldt	Iowa	50548	

## Contact Person

NAME	PHONE	EMAIL
Dawn Thompson	(515) 368-0295	luckywifewineslushies4@gmail.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Retail Alcohol License	5 Day	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
May 30, 2025	June 3, 2025	

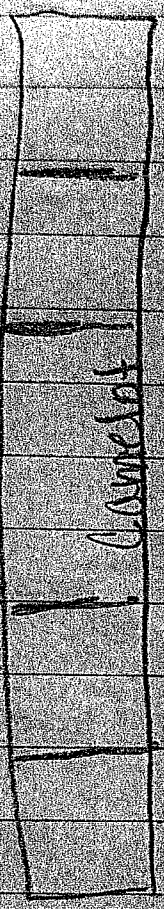
### SUB-PERMITS

Special Class C Retail Alcohol License



Line on  
Away

over  
out



↑ vendors - vendors — vendors —

TIPS

TIPS

TIPS

TIPS

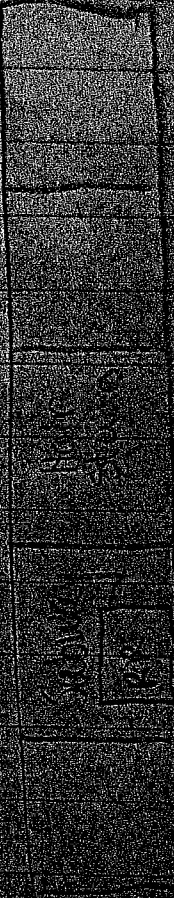
TIPS

TIPS

TIPS

TIPS

↑ vendors - vendors — vendors —



Line on  
Away



BEER AND/OR LIQUOR RENEWAL CERTIFICATE OF INSPECTION

This application will be on the 4/28/25 Council Agenda

Business Name CloudWire LLC Phone Number \_\_\_\_\_

Address Farmers market 6/13/25 - 6/17/25

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.

3-24-25  
Date

[Signature]  
FIRE INSPECTOR AND/OR BUILDING INSPECTOR

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
CLOUD WINE, LLC	Lucky Wife Wine Slushies	(515) 368-0295		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
6th Street	between Lincoln highway and K avenue	Nevada	Story	50201
MAILING ADDRESS	CITY	STATE	ZIP	
1961 150th Street	Humboldt	Iowa	50548	

## Contact Person

NAME	PHONE	EMAIL
Dawn Thompson	(515) 368-0295	luckywifewineslushies4@gmail.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Retail Alcohol License	5 Day	Submitted to Local Authority

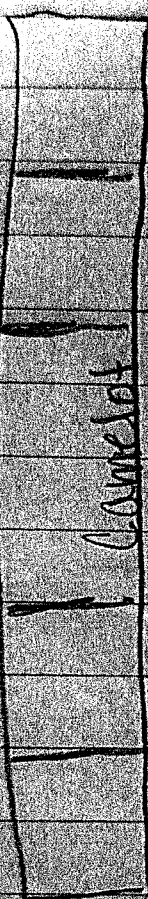
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
June 13, 2025	June 17, 2025	

### SUB-PERMITS

Special Class C Retail Alcohol License

Lincoln  
Hwy

EXIT  
EXIT



VENDORS - VENDORS - VENDORS



VENDORS - VENDORS



THREATS

BEER AND/OR LIQUOR RENEWAL CERTIFICATE OF INSPECTION

This application will be on the 4/28/25 Council Agenda

Business Name CloudWine LLC Phone Number \_\_\_\_\_

Address farmers market 7/4/25- 7/8/25

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.

3-24-25  
Date

JAZ  
FIRE INSPECTOR AND/OR BUILDING INSPECTOR

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
CLOUD WINE, LLC	Lucky Wife Wine Slushies	(515) 368-0295		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
6th Street	between Lincoln Highway and K Avenue	Nevada	Story	50201
MAILING ADDRESS	CITY	STATE	ZIP	
1961 150th Street	Humboldt	Iowa	50548	

## Contact Person

NAME	PHONE	EMAIL
Dawn Thompson	(515) 368-0295	luckywifewineslushies4@gmail.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Retail Alcohol License	5 Day	Submitted to Local Authority

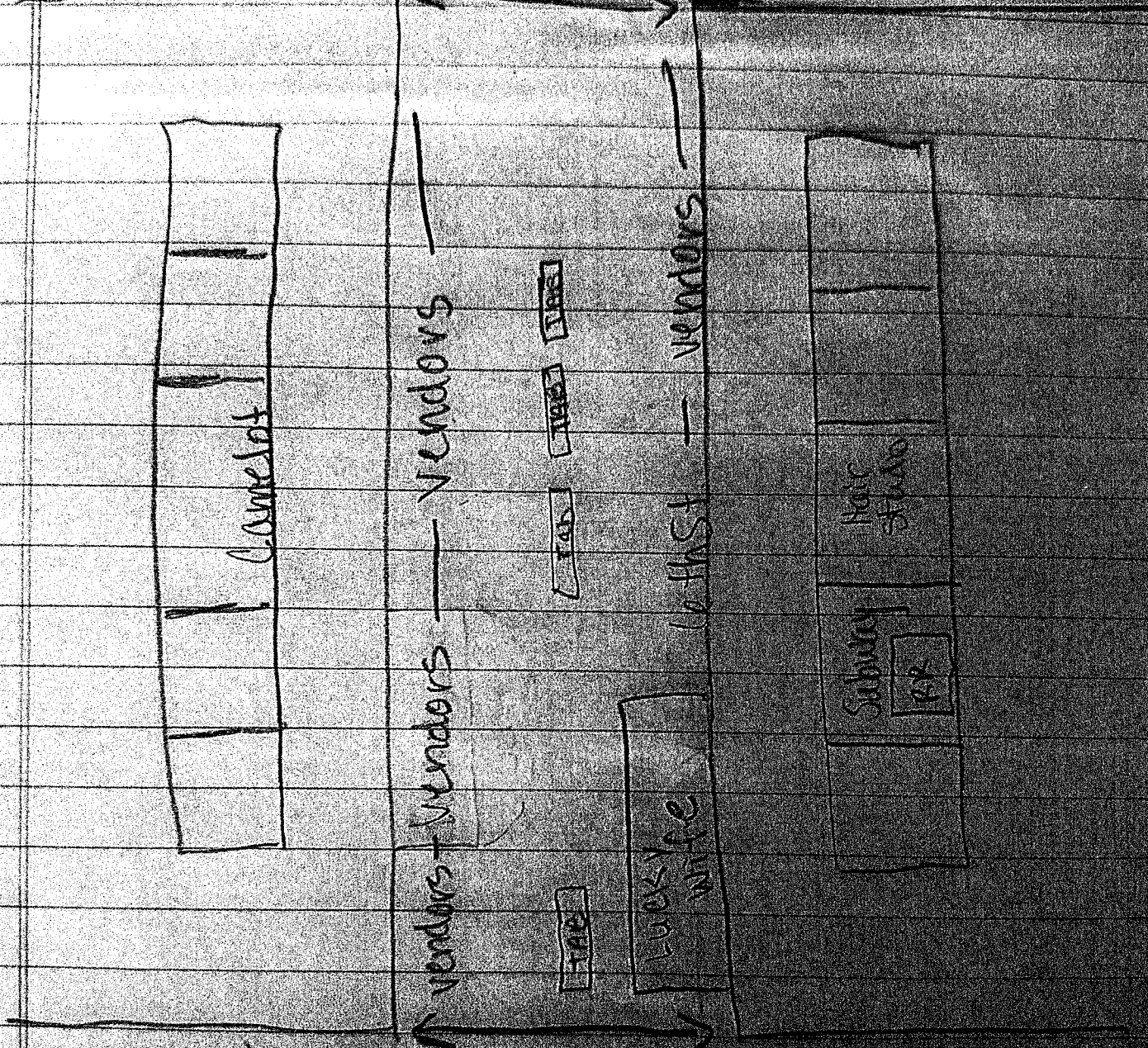
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
July 4, 2025	July 8, 2025	

### SUB-PERMITS

Special Class C Retail Alcohol License



Lincoln Hwy



Lincoln Hwy

BEER AND/OR LIQUOR RENEWAL CERTIFICATE OF INSPECTION

This application will be on the 4/28/25 Council Agenda

Business Name Cloud Wine LLC Phone Number \_\_\_\_\_

Address farmers market 7/18/25 - 7/22/25

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.

3-24-25  
Date

742  
FIRE INSPECTOR AND/OR BUILDING INSPECTOR

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
CLOUD WINE, LLC	Lucky Wife Wine Slushies	(515) 368-0295		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
6th Street	between Lincoln Highway and K Avenue	Nevada	Story	50201
MAILING ADDRESS	CITY	STATE	ZIP	
1961 150th Street	Humboldt	Iowa	50548	

## Contact Person

NAME	PHONE	EMAIL
Dawn Thompson	(515) 368-0295	luckywifewineslushies4@gmail.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Retail Alcohol License	5 Day	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
July 18, 2025	July 22, 2025	

### SUB-PERMITS

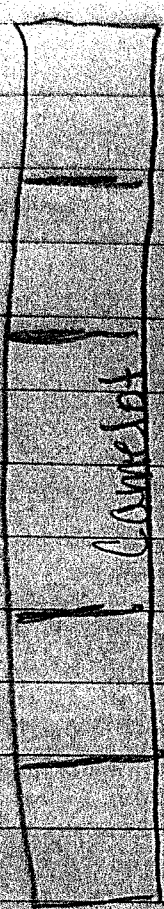
Special Class C Retail Alcohol License

PRIVILEGES



Lincoln  
Hwy

ENTER  
EXIT



Concrete

— VENDORS —

— VENDORS —

ENTER  
EXIT

— VENDORS —

WASH

WASH



WASH

WASH

Lincoln  
Hwy



# NEVADA PUBLIC SAFETY DEPARTMENT

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

Item # 96  
Date: 4/14/25



*Chris Brandes*  
Public Safety Director  
Chief of Police

## *Nevada Public Safety Department – Fire & EMS*

TO: Nevada City Council  
FROM: Raymond Reynolds  
Nevada Public Safety-Director of Fire and EMS  
DATE: April 7, 2025  
RE: Fireworks discussion

Prior to my arrival the fire department shot off the fireworks and hand lit all shells for years. The city would provide funds to the fire department based off donations a few citizens would collect. The fire department started paying up to \$2000 from their donations to cover any shortages. The minimum show amount we agreed to be involved with was \$10,000. This provides approximately 30 minutes.

In 2018 the department had two firefighters transported to the hospital when a grand finale rack exploded. It was deemed the fire department would no longer be involved and if fireworks were to continue someone other than the fire department needed to put them on. The donations were also needed to buy protective bunker gear for the department. For the last couple of years some businesses have contributed to the fireworks fund once the hotel motel funds were over with the hotel selling. They have discontinued their desire to contribute.

The fire department donated our time to standby during fireworks and to help the contracted fireworks shooter clean up the park after the show was over so Park and Rec staff did not have to the following day. The fire department does not own or sanction the fireworks for July 4<sup>th</sup>. I have continued to assist the city in obtaining the permits and be the authorized representative between the city and J&M Fireworks Company to assure proper insurance and a seamless show occurred. The city currently has budgeted \$1,600 from Hotel/Motel Tax. With the decline in Hotel/Motel Tax there is limited dollars available. The City holds an account for the 4<sup>th</sup> of July Committee who has raised funds in the past for fireworks. This account currently has \$5,062.00.

It is not worth the work of obtaining the permits, approval, and volunteers donating their time for a \$5,000 show. Unless someone steps up, I would recommend fireworks be discontinued. Even if someone funds this year, next year we will be in the same position. We would like to see another organization own the July 4<sup>th</sup> fireworks or an appropriate funding stream be established.

Respectfully,

Ray Reynolds, Director of Fire & EMS

**RESOLUTION NO. 083 (2024/2025)**

**A RESOLUTION APPROVING ADDENDUM #2 TO EMPLOYMENT AGREEMENT  
FOR THE POSITION OF CITY ADMINISTRATOR AND AUTHORIZING AND  
DIRECTING THE MAYOR TO EXECUTE**

**WHEREAS;** the City of Nevada and City Administrator Jordan Cook entered into an employment agreement on June 22, 2020; and

**WHEREAS;** the City of Nevada and City Administrator Jordan Cook entered into an Addendum #1 to the Employment Agreement on July 10, 2023; and

**WHEREAS,** the parties have negotiated certain revisions to the Agreement, Addendum #2, which are outlined in Exhibit A; and

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

- Approves the Addendum #2 to Employment Agreement
- Authorizes the Mayor and City Clerk to sign the Agreement on behalf of the City.

**Passed and Approved** this 14<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
Ryan Condon, Mayor

ATTEST:

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



## SECOND ADDENDUM TO EMPLOYMENT AGREEMENT

THIS SECOND ADDENDUM (the "Addendum") is a modification to the existing Employment Agreement dated June 22, 2020 by and between the City of Nevada, Iowa (the "City"), and Jordan Cook (the "Employee").

WHEREAS, Employer and Employee entered into an employment agreement on June 22, 2020, as amended by Amendment dated July 10, 2023 (the "Agreement"), which Agreement set forth the terms and conditions of employment; and

WHEREAS, the parties have negotiated certain revisions to the Agreement, which are underlined below.

NOW, THEREFORE, in consideration of the covenants and obligations contained herein and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree that said Agreement is hereby modified, but only as hereinafter specifically set forth:

1. Compensation. Section 2 of the Agreement is hereby revised to read as follows:

*The City Administrator shall receive a salary of One Hundred Sixty-four Thousand Four Hundred Nineteen Dollars and Sixteen Cents (\$164,419.16) for the current fiscal year beginning payable in equal installments at the same time as other employees of the City are paid. The City agrees to review and evaluate the City Administrator's job performance and compensation each year on or about May and any additional increase in salary will be made effective July 1<sup>st</sup>. The Parties agree that there will be no wage adjustment for fiscal years starting July 1, 2025 and July 1, 2026.*

2. Duration. Section 17 of the Agreement is hereby revised to read as follows:

*This agreement shall become effective commencing the 15th day of June, 2020 and shall continue through June 30, 2021.*

*Unless one party provides notice of non-renewal no less than sixty (60) days prior to the end of the fiscal year, the Agreement shall automatically continue on the same terms and conditions as set forth in this Agreement including without limitation the termination provisions hereof, including any increase in salary.*

*As a condition of the Second Amendment, City Administrator commits to a minimum of two (2) additional years with the City, provided however, that City's ability to terminate pursuant to Section 3 of the Agreement remains in effect.*

3. No Other Effect. Except as modified by this Addendum, the terms, conditions, obligations and covenants of the Agreement remain in effect and are fully enforceable.

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be signed in person or by a person thereunto duly authorized and their respective seals to be hereunto affixed this \_\_\_\_ day of \_\_\_\_\_, 2025.

ON BEHALF OF CITY:

CITY ADMINISTRATOR:

\_\_\_\_\_  
Ryan Condon, Mayor

\_\_\_\_\_  
Jordan Cook

Passed and Approved this \_\_ day of April, 2025.

Attest: \_\_\_\_\_  
Kerin Wright, City Clerk

# City Administrators Report

March 20-April 9, 2025

## Keystone

The basements have been poured. Although there was initially a significant amount of water in them, NEDC covered the cost of connecting everything to the stormwater system. Looking forward to seeing how it all turns out. The team plans to move quickly to finish the homes and get them on the market. There will be three different styles: two single-story options and one two-story design.

## RR Tracks

The City of Ames is allowing us to borrow their radar equipment to collect updated traffic counts for the railroad. This data will be shared with the FRA to ensure they have accurate figures. As mentioned in the previous report, we won't be taking credit for South 8th Street and 11th Street due to the number of driveways and the extensive work required to keep them within the designated zones. However, both crossings will still remain part of the quiet zone—we just won't receive credit for them.

## Sponsored Project

We've received all the bids and completed the bid openings. Overall, we had a strong pool of submissions, and the bids came in below the engineer's estimate. Below is the current project schedule.

1. 4/14 - Council approval to award Projects A&B

## Accessibility

Marlys is continuing to look into this. We've reviewed the companies that can provide compliance services, and she's now researching a provider already being used by another organization to see if we can work directly with them, rather than acting as a middleman.

## Splashpad

We've reviewed the concepts with JEO, and Rhonda, Tim, and I all prefer the second concept over the first. The first option doesn't offer much—it's fairly basic—so we feel the second concept is a better fit. However, it does come at a higher cost and is slightly over budget. To make it feasible, we'll need to explore several grant opportunities to help reduce the overall expense for the city.

## Sewerage Testing

We've received the test results from the samples that were taken and are now waiting to hear back from the DNR regarding the next steps. Since there's currently no classification assigned to us, we need their guidance on how to proceed.

## Embark

Embark is currently waiting on the equipment needed to complete the installation for the third television in the council chambers. Once they receive a confirmed delivery date, they'll be able to schedule a time to handle the installation.

## Saltech

Will be at the next council meeting to review and go through a run-through with us.

## Development Agreement

The DA and site plan for the north development should be on the next council agenda. I have been working with them on

## DOT

Still waiting on the agreement from the DOT.

### **Windmill**

The removal should be coming down the pipeline soon, I will provide an update once I hear back from Joe.

### **Software**

Installation and updates are set to begin in June and continue through December. While this will likely be a stressful period as we juggle other responsibilities, the result should ultimately make things much easier for staff. That said, we can expect some challenges during the initial transition.

### **CDBG**

We were awarded the CDBG grant for \$650,000, which is a huge win for the downtown area! I'm excited to get the project underway. The Mayor and I will be attending a kickoff meeting in May to learn more about the next steps and details of the CDBG process.

### **WW**

We finally have water flowing to the new plant! This is exciting news after such a long wait—it's a major milestone for the project. Over the next 4-6 weeks, the WW staff will be going through all of their training and tutorials to learn how to operate the new plant, as it's quite different from our current facility.

### **Wellfield**

We burned the grass at the wellfields last week. Given the issues we've had with invasive species, we'll likely need to do another burn later this year.

### **Burke**

Burke has the ordinance and agreement in hand, and we're now waiting to hear back on their feedback. We're very close to getting this wrapped up.

### **Monthly Meetings**

WW Progress Meeting

NEDC Exec

LHD

Rotary



## **STAFF MEETING AGENDA**

**April 7, 2025**

### **A. Old Business**

- a. City Administrator
  - i. CDBG
  - ii. PPL
  - iii. RR
  - iv. 51 Acres
  - v. Van Wall
  - vi. Splashpad
  - vii. Trail
  - viii. Trailside-Keystone



## MEMO

---

To: Nevada Mayor and City Council

From: Brandon L. Mickelson, PE

Subject: Monthly Project Update from HR Green, March 2025

Date: April 9, 2025

---

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

HR Green provided the following on-call services:

- Attended City Council meetings
- Multiple development/site plan reviews
- Water capacity review for development
- Potential sanitary sewer and water main extensions/connection review/discussions
- WWTF storm water management plan

### **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. Water main portion is complete but closeout must wait for overall DOT project to be 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 both bid. We recommend RW Excavating LC for project A and Construct-Inc. for project B.
  - Harrington Park (Project C) sewer and water services will be restored to the restroom on the east side of the park in the spring.
  - Harrington Park (Project C) need to determine plan for permanent seeding bid.
  - Project AB have permanent seed in the bid.

### **GIS Services – 181696**

- On-Going GIS Maintenance on GIS Server and Online Web Maps and Web Applications.
- 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. Final seeding to take place shortly after a few punchlist items are completed.
- 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. Final seeding took place on April 3<sup>rd</sup>, 2025. Project closeout should commence shortly.

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

- 90% design review meeting held with city staff on 4/1
- 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.

- ix. WWTP
- x. Kading Property
- xi. Vialytics
- xii. Accessibility



# 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:** Monday, April 7, 2025  
**Ref:** Report for City Council Meeting for Monday, April 14, 2025

## Staffing

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

Officer Davidson is progressing well in the FTO process. He is anticipated to be approved for solo patrol in the coming month.

## Activity

The police department has either responded to or self-initiated 433 calls for service in the month of March.

*Highest number of calls listed below:*

Traffic Stops: 163  
General Info: 37  
Medical Assists: 26  
Animal Call: 19  
Suspicious Person: 15

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: April 2, 2025

REF: Activity report for Trustees, City Council and Honorable Mayor.

Calls to date in 2025: 200  
 Calls to date same time last year (2024): 186

Fires for March 2025: 10  
 EMS for March 2025: 46  
 Good intent for March 2025: 12  
 Community events for March 2025: 6

Current roster number of members: 45

### Membership

We anticipate losing a member due to medical leave and non-participation and will likely add two new members next month who have moved to the community. One is a fire sprinkler contractor and the other was a firefighter in Elkader.

Marlys has worked to add some advertising for the department on various social media platforms and the Our Nevada magazine to assure we have a full fire department roster.

**YOUR COMMUNITY NEEDS YOU**

**MAKE THIS THE YEAR YOU APPLY TO  
BECOME A NEVADA FIREFIGHTER!**

**Nevada's firefighters fill some of the most impactful  
volunteer positions in our City. You can make a  
difference and we can help you develop the skills!**



**Delayed response or no day time staffing available calls (Dec-March).**

12-11-24 1014 am **Fire alarm** at Burke Marketing 1516 S. D. Ave. Unsure if false paged FD (2 F/T city staff responded 0 volunteer staff)

12-11-24 1112 am **Suicidal male threatening to harm self** (2 F/T city staff responded 0 volunteer staff)

2-21-25 950am **Sick person needed transported** (1 F/T staff responded, 0 vol. staff available)

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)

2-25-25 8:14am **sick person transport needed to hospital** (1 vol. responded)

2-26-25 10:21 am **Public Assist 67 year old needs help out of chair** (1 vol. staff responded)

2-26-25 3:15 pm **Motor vehicle crash with two people serious injury and both trapped, both flown by helicopter to trauma center.** (First response with engine had 2 volunteers, 1 FT, 1 volunteer medical arrived within 8 min. Mutual aid called but disregarded after a second engine with 3 volunteers arrived)

3-14-25 12:41 pm **Brush fire of stumps need extinguished before the storm concerned it will start the county park on fire near the new city waste water treatment plant.** (no volunteers available, 3 F/T city staff put fire out)



## Fire events

There have been several grass fires in the last month with the largest being a controlled ditch fire that quickly got out of control. A house and grain site were threatened and saved by our response and that of our mutual aid partners. The neighboring CRP and corn stalk field were burned. The high winds have made wildfires more dangerous and hard to control. We did assist the city water department with a controlled burn at the well field. If the winds slow down we have several properties of the city needing prescribed burns.



The command UHP truck has been getting a work out this spring. The county is in very dry conditions despite some of the recent rains.

**Narcan grant**

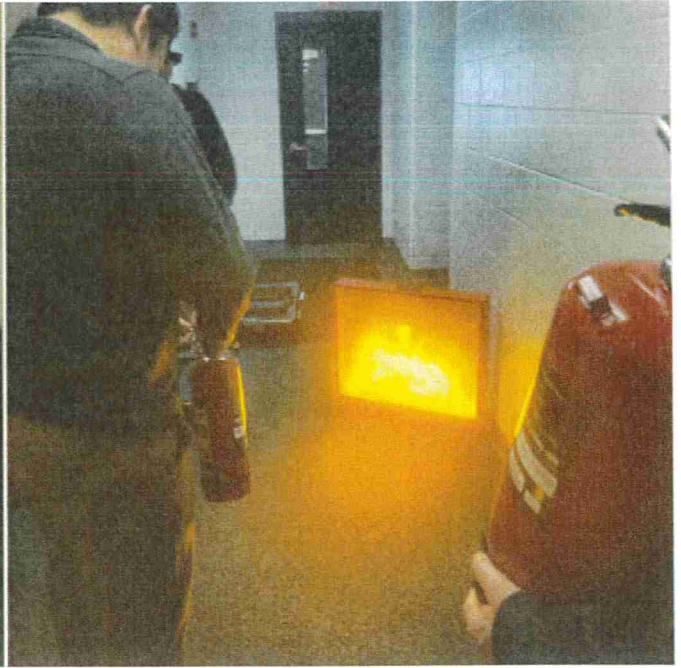
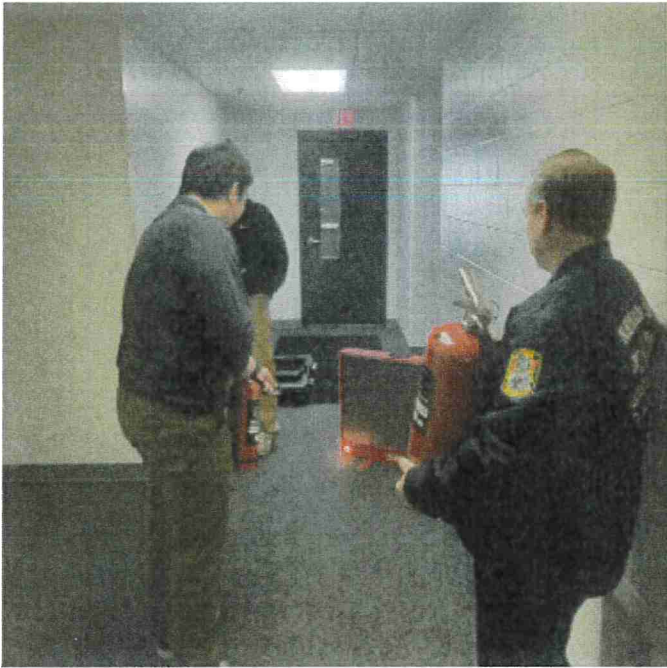
The Iowa Department of Public Health recently approved our request for Narcan intranasal and injection doses. We received \$3,312 worth of Narcan which equates to 76 doses for in the nose, and 8 doses for injectable Narcan for our paramedics to use in IV's. We are distributing Narcan to the Library, Parks and Rec, City Hall AED cabinets, our police officers, our Fire Department paramedic and EMT bags. Because we received this at no cost, our medication budget was not adversely impacted.

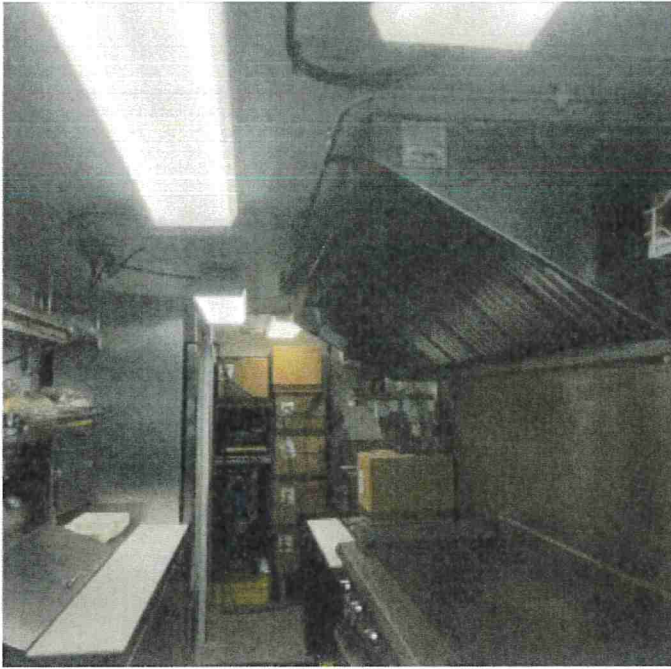


**Some March pictures:**









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

April 8, 2025

TO: Mayor - City Council Members  
City Administrator Jordan Cook

FROM: Kerin Wright, City Clerk

FY2025/2026 Budget: Monday, April 14<sup>th</sup> will be the public hearing for the budget with consideration of approval after the public hearing. We were also slated to hold the public hearing for the Capital Improvement Plan (CIP), however, I neglected to get the publication in the paper and it has been moved to the April 28<sup>th</sup> meeting. You'll see the action to set the public hearing for the CIP hearing in the consent agenda for Monday night.

FY2024/2025 Budget Amendment #1: We will be finalizing the FY24/25 Budget Amendment request in the next couple weeks and will be placed on the consent next meeting to set the public hearing for May 12<sup>th</sup>. The main items for the amendment will be due to increased property insurance, building/equipment repairs, EAB/Storm removals, Economic Development Grants/reimbursements, new services that were underestimated in costs and some expenses planned last fiscal year but not realized until this year.

We have set the dates for our financial software conversion. It will begin the last week in May and continue through mid July. There will be several test runs before we go live.

The annual Cemetery Report and SLFRF (Coronavirus State & Local Fiscal Recovery Funds authorized by the American Rescue Plan Act, ARPA) Report have both been filed.

I participated in the required Public Finance Annual Training regarding Municipal Securities Disclosures on April 3<sup>rd</sup>. One of the key take aways was the reminder that any financial statements made by any public officials that could be misleading can be held against those making the statements. As soon as the webinar is available for viewing I will forward it over along with the slides for your review.

Kerin Wright  
City Clerk/Finance Director

---

The Nevada Street Dept has been working on the following

- ❖ Vehicle maintenance
- ❖ Locates
- ❖ Patching holes
- ❖ Pumped water from Harrington
- ❖ Graded gravel roads
- ❖ Water break patches and seed backs
- ❖ Camera sanitary sewers
- ❖ 5<sup>th</sup> ST gravel road rehab
- ❖ Vacuuming lime at Water plant
- ❖ Helped burn well field
- ❖ Installed TV mounts and Monitors at City Hall
- ❖ Graded alleys
- ❖ Took out loading dock by the shop
- ❖ Installing signs to be compliant with FRA quiet zone
- ❖ Getting plan established to move parking signs to meet new ordinance
- ❖ Several meetings with contractors for finishing up prior projects



City Council:

Continuing to process permits.

We will be going live with the new permitting software in the middle of March.

Continuing to finalize the rental inspection start. That will take place at the same time as the new permitting software.

Getting ready for a busy spring and summer for new homes and projects people will be starting.

I have added a Tax Abatement to the agenda.

Respectfully,

Ryan Hutton  
Building and Zoning Official

April 14th / 2025

## Water Pollution Control Council Report

- Regular operation, monitoring & maintenance of the wastewater treatment plant, lift station, and remote flow basin.
- Operation training for new plant and lift station
- Logan and Jordan G. have applied for grade 1 exams



April 14th, 2025 Council Meeting

To: Mayor, City Council and Administrator

From: Shawn Ludwig, Water Superintendent

## Water Department Council Report

- Busy with Plant maintenance
- Reading meters.
- Cleaning out Softner #2.
- Getting ready to Flush Hydrants.
- Burned the Well Field praire.
- Doing touch up paint in the plant on rusty bolts and pipes.



CITY OF NEVADA  
**PARKS &  
RECREATION**

April - 2025

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

From: Tim Hansen, Director of Parks and Recreation

Re: Monthly Information Report

- SRF Sponsored Projects: Both Projects A & B have been bid and are on the agenda for your consideration. Both projects saw competitive bids and have come in under the engineer's estimate of probable cost.
- Revisiting and gathering additional information regarding mosquito control for the city.
- We have been awarded a \$10,000 Community Forestry Grant for tree plantings in the city. We have scheduled the tree planting for April 30<sup>th</sup> in coordination with the school's Day of Service.
- We will be hosting the April Main Street Nevada Mix-N-Mingle at the Field House on Wednesday, April 23<sup>rd</sup>.
- Splash Pad Project: JEO Consulting continues to work on cost estimates, concepts and grant opportunities. We are also exploring grant opportunities. Jordan, Brenda and I met to discuss potential grants that could support this project.
- Oak Park Estates trail project: Jordan and I had a meeting with Brandon, HRG, to discuss 90% plans. Brandon will investigate a couple more items and follow up. The goal is to have these plans completed by the end of April.
- Planning meeting on Thursday, April 3<sup>rd</sup> for charity softball game to be held in May.
- Spring and summer staff have been hired and will begin work in the coming weeks/months depending on their position.
- Tree removal at Harrington Park. We still have about a half dozen Ash trees to remove. We will follow up this spring and summer with all the necessary stump removal once we have some of our seasonal staff on board.
- Lifeguard Training class is ongoing.
- Turned the page to spring as a lot of the 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) or by email at [thansen@cityofnevadaaiowa.org](mailto:thansen@cityofnevadaaiowa.org).