COPY

CITY OF NEVADA

AGENDA
REGULAR MEETING OF THE NEVADA CITY COUNCIL
MONDAY, NOVEMBER 24, 2025 – 6:00 P.M.
NEVADA CITY HALL, COUNCIL CHAMBERS – 1209 6TH 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@cityofnevadaiowa.org by 4:00 p.m. Monday, November 24, 2025

1. Call the Meeting to Order

2. Roll Call

3. Approval of the Agenda

4. Approval of CONSENT AGENDA (Any item on the Consent Agenda may be removed for separate consideration.)
   A. Approve Minutes of the Regular Meeting held on November 10, 2025
   B. Approve Payment of Cash Disbursements, including Check Numbers 89256-89337 and Electronic Numbers 4329-4414 (Inclusive) Totaling $1,505,442.52 (See attached list)
   C. Approve Financial Reports for Month of October, 2025
   D. Approve Renewal of Class "C" Retail Alcohol License for MI CASITA INC d/b/a/ MI CASITA, 1115 6th Street, Effective December 15, 2025
   E. Approve Renewal of Class "C" Retail Alcohol License for Deniz Gracy LLC d/b/a/ El Mezcalito, 1210 6th Street, Effective November 18, 2025 (timely filed)
   F. Accept and File the Annual Financial Report for FY24/25
   G. Accept and File City Street Finance Report for FY24/25

H. Resolution No. 027 (2025/2026): A Resolution Accepting Plat of Survey for Rossi-Stefani Subdivision, Nevada, Story County, Iowa
I. Resolution No. 028 (2025/2026): A Resolution Approving an Agreement with Safe Building Services for Inspections and Plan Reviews
J. Approve 2026 Meeting Dates
K. Approve Pay Request No. 5, Nevada Housing Rehab Program, Contract 2024-06 in the amount of $8,200.00 to Wirtzy Construction for property at 137 N Ave, after receipt of funds from SCHT

5. PUBLIC FORUM: Time set aside for comments from the public on topics of City business other than those listed on the agenda – no action may be taken. (Please keep your comments to five minutes or less.) This is an opportunity for members of the audience to bring to the Council's attention any item not listed on the agenda. Comments are limited to five (5) minutes per citizen, and the City will notify citizens when their time has expired. Speakers may not yield their times to others, and as a general rule this is not a time for exchange of questions. The Mayor has the authority to reduce the time allowed for comment in accordance with the number of persons present and signed up to speak.

6. Resolution No. 029 (2025/2026): A Resolution Accepting the Wastewater Treatment Facility – Phase 4, Project as Complete

7. Approve Pay Request No. 20 for WWTF Improvements-Phase 4 from OnTrack Construction in the amount of $7,280.05

8. Ordinance No. 1070 (2025/2026): An Ordinance Amending Chapter 50 of the Nevada Municipal Code (Nuisance Abatement Procedure) to Declare Storage uses on the First Floor of Multi-Story Buildings in the Downtown Corridor District a Public Nuisance, second reading

9. Ordinance No. 1071 (2025/2026): An Ordinance Amending Chapter 145 of the Nevada Municipal Code (Dangerous Buildings) with Regard to Storage uses Which may Create a Fire Hazard, second reading

10. Ordinance No. 1072 (2025/2026): An Ordinance Amending Chapter 165 of the Nevada Municipal Code (Land Development – Zoning Regulations) to Prohibit Storage uses on the First Floor of Multi-Story Buildings in the Downtown Corridor District, second reading

11. Ordinance No. 1074 (2025/2026): An Ordinance Amending the Code of Ordinances of the City of Nevada, Iowa, 2006, by Amending Provisions Pertaining to Sewer use Charges, second reading

12. Ordinance No. 1075 (2025/2026): An Ordinance Amending Chapter 165 (Land Development-Zoning Regulations) of the City Code to Update Off-Street Parking Requirements, first reading

13. Discussion and Appropriate Follow up Regarding Resource Recovery Plant

14. Resolution No. 030 (2025/2026): Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Mid-States Material Handling & Fabrication, Inc., Including Annual Appropriation Tax Increment Payments

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

16. ADJOURN

The agenda was posted on the official bulletin board on November 20, 2025, in compliance with the requirements of the open meetings law.

Posted ________________

E-Mailed ________________

F:\OFFICE\COUNCIL\AGENDAS-COUNCIL\2024-2025\2025-06-23.DOC

CITY OF NEVADA

MEMO FOR
REGULAR MEETING OF THE NEVADA CITY COUNCIL
MONDAY, NOVEMBER 24, 2025 – 6:00 P.M.

6. Resolution No. 029 (2025/2026): A Resolution Accepting the Wastewater Treatment Facility – Phase 4, Project as Complete
   Enclosed you shall find the resolution accepting WWTF Phase 4 as complete

7. Approve Pay Request No. 20 for WWTF Improvements-Phase 4 from OnTrack Construction in the amount of $7,280.05
   Enclosed you shall find the engineer's recommendation and pay request.

8. Ordinance No. 1070 (2025/2026): An Ordinance Amending Chapter 50 of the Nevada Municipal Code (Nuisance Abatement Procedure) to Declare Storage uses on the First Floor of Multi-Story Buildings in the Downtown Corridor District a Public Nuisance, second reading
   Enclosed you shall find the second readings of the three ordinances regarding first floor occupancy of buildings in the downtown corridor district.

9. Ordinance No. 1071 (2025/2026): An Ordinance Amending Chapter 145 of the Nevada Municipal Code (Dangerous Buildings) with Regard to Storage uses Which may Create a Fire Hazard, second reading

10. Ordinance No. 1072 (2025/2026): An Ordinance Amending Chapter 165 of the Nevada Municipal Code (Land Development – Zoning Regulations) to Prohibit Storage uses on the First Floor of Multi-Story Buildings in the Downtown Corridor District, second reading

11. Ordinance No. 1074 (2025/2026): An Ordinance Amending the Code of Ordinances of the City of Nevada, Iowa, 2006, by Amending Provisions Pertaining to Sewer use Charges, second reading
    Enclosed you shall find the second reading of the sewer rate ordinance showing residential customer utility estimates.

12. Ordinance No. 1075 (2025/2026): An Ordinance Amending Chapter 165 (Land Development-Zoning Regulations) of the City Code to Update Off-Street Parking Requirements, first reading
    Enclosed you shall find the ordinance updating off street parking that was tabled at the last meeting.

13. Discussion and Appropriate Follow up Regarding Resource Recovery Plant
    Enclosed you shall find a letter explaining the next steps and a copy of the proposed contract and agreement for discussion.

14. Resolution No. 030 (2025/2026): Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Mid-States Material Handling & Fabrication, Inc., Including Annual Appropriation Tax Increment Payments
    Enclosed you shall find the resolution setting the date to hold a public hearing regarding the development agreement for Mid-States.

Item # 4A
Date: 11/24/25

NEVADA CITY COUNCIL – MONDAY, NOVEMBER 10, 2025 6:00 P.M.

1. CALL TO ORDER

The City Council of the City of Nevada, Iowa, met for a meeting in the Council Chambers of Nevada City Hall located at 1209 6th Street, Nevada, Iowa. Mayor Ryan Condon, convened the meeting at 6:00 p.m. on Monday, November 10, 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, Ryan Hutton, Chris Brandes, Marlys Barker, Devin Cornish, Ray Reynolds, Kellen Sydnes.

Also in attendance were: Sue VandeKamp, Dan Johnson, Marty Chitty, Joe Anderson, Melissa Muschick, Justin Muschick, Jane Heintz, Shane Heintz, Mike Potter, Jim Axline, Michelle Cassabaum, Brenda Dryer, Matt Runge, Ric Martinez, Jim Samuelson, Andy Kelly, Chris & Shannon Anderson, Ray Beatty, Scott Henry, Mike Miller, Charlie Good, Mike Sauer, Laurie Shinn, Kristen Moss, Chad Anderson, Kathy Solko, Steve Manternach, Brian Hanson, Zach Landhuis.

3. APPROVAL OF AGENDA

Motion by Steve Skaggs, seconded by Sandy Ehrig, to **remove Item 18: Ordinance No. 1075 from agenda.** Motion by Steve Skaggs, seconded by Sandy Ehrig to amend the motion by **approving the amended agenda with the removal of Item 18: Ordinance No. 1075**. After due consideration and discussion the roll was called. Aye: Skaggs, Ehrig, Spence, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

4. PUBLIC HEARING(S)

   A. Public Hearing on Propose Amendment to the Nevada Urban Renewal Area

      1. Public Hearing –

At 6:03 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **October 30, 2025**. The public hearing is **amending the urban renewal plan.**

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:03 p.m.

      2. Resolution No. 023 (2025/2026): Resolution to Approve Urban Renewal Plan Amendment for the Nevada Urban Renewal Area

Motion by Jason Sampson, seconded by Dane Nealson, to **adopt Resolution No. 023 (2025/2026).** After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Skaggs, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

B. Public Hearing on Proposed Development Agreement with Nevada Economic Development Council, Inc.,

1. Public Hearing –

At 6:04 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **October 30, 2025**. The public hearing is **to approve a Development Agreement between the City and Nevada Economic Development Council (NEDC).**

Matt Runge, Board Chair of NEDC, thanked Council for their partnership and support of NEDC and spoke of the many things NEDC has been able to accomplish in the past five years.

Shannon Anderson asked that this be tabled until the new council members have taken their seats.

Public hearing closed at 6:09 p.m.

2. Resolution No. 024 (2025/2026): Resolution Approving Development Agreement with Nevada Economic Development Council, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

Motion by Sandy Ehrig, seconded by Steve Skaggs, to **adopt Resolution No. 024 (2025/2026).** After due consideration and discussion the roll was called. Aye: Ehrig, Skaggs, Spence, Corbin, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

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

Motion by Jason Sampson, seconded by Luke Spence, to **approve the following consent agenda items:**

A. Approve Minutes of the Regular Meeting held on October 27, 2025
B. Approve Payment of Cash Disbursements, including Check Numbers 89193-89255 and Electronic Numbers 4252-4328 (Inclusive) Totaling $454,127.23 (See attached list); the First Interstate Card Purchases for the November 19, 2025 Statement, total $5,927.01; and Sam's Club Card Purchases for November 22, 2025 Statement, total $411.14
C. Approve the Cancellation of the Nevada City Council's second regular meeting of December, 2025
D. Approve Tax Abatement
   1. Permit #BP-2025-81, 807 South Glen Ave, New Home
   2. Permit #BP-2025-48, 623 Academy Circle, New Home

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

6. PUBLIC FORUM: Charlie Good addressed council regarding the location of the no parking signs on 18th Street Place.

7. Resolution No. 019 (2025/2026): A Resolution Approving Allocated Capacity Agreement for Wastewater Services Between City of Nevada, Iowa and Burke Marketing Corporation

   Motion by Jason Sampson, seconded by Dane Nealson, to **adopt Resolution No. 019 (2025/2026).** After due consideration and discussion the roll was called. Aye: Sampson, Nealson, Skaggs, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

8. Ordinance No. 1074 (2025/2026): An Ordinance Amending the Code of Ordinances of the City of Nevada, Iowa, 2006, by Amending Provisions Pertaining to Sewer use Charges, first reading

   Motion by Steve Skaggs, seconded by Dane Nealson, to **approve Ordinance No. 1074 (2025/2026), first reading.** After due consideration and discussion the roll was called. Aye: Skaggs, Nealson, Sampson, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

9. Resolution No. 025 (2025/2026): A Resolution Obligating Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the Next Succeeding Fiscal Year

   Motion by Luke Spence, seconded by Henry Corbin, to **adopt Resolution No. 025 (2025/2026).** After due consideration and discussion the roll was called. Aye: Spence, Corbin, Nealson, Sampson, Skaggs, Ehrig. Nay: None. The Mayor declared the motion carried.

10. Resolution No. 026 (2025/2026): A Resolution Approving Tax Increment Financing (TIF) Indebtedness Certification and Directing the Certification to be Filed no Later than December 1, 2025

    Motion by Sandy Ehrig, seconded by Jason Sampson, to **adopt Resolution No. 026 (2025/2026).** After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Skaggs, Spence, Corbin, Nealson. Nay: None. The Mayor declared the motion carried.

11. Approve Pay Request No. 2 for Tributary to West Indian Creek – SRF Project B from Con-Struct Inc. in the amount of $22,344.44

    Motion by Henry Corbin, seconded by Steve Skaggs, to **approve Pay Request No. 2 for Tributary to West Indian Creek – SRF Project B from Con-Struct Inc. in the amount of $22,344.44.** After due consideration and discussion the roll was called. Aye: Corbin, Skaggs, Ehrig, Spence, Nealson, Sampson. Nay: None. The Mayor declared the motion carried.

12. Approve Pay Request No. 42 for WWTF Improvements – Phase 2 from Williams Brothers Construction Inc. in the amount of $348,597.41

    Motion by Luke Spence, seconded by Sandy Ehrig, to **approve Pay Request No. 42 for WWTF Improvements – Phase 2 from Williams Brothers Construction Inc. in the amount of $348,597.41.** After due consideration and discussion the roll was called. Aye: Spence, Ehrig, Corbin, Nealson, Sampson, Skaggs. Nay: None. The Mayor declared the motion carried.

13. Approve Pay Request No. 42 for WWTF Improvements – Phase 3 from Boomerang Corp in the amount of $0.00

    Motion by Henry Corbin, seconded by Dane Nealson, to **approve Pay Request No. 42 for WWTF Improvements – Phase 3 from Boomerang Corp in the amount of $0.00.** After due consideration and discussion the roll was called. Aye: Corbin, Nealson, Sampson, Skaggs, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

14. Discussion and Potential Action Regarding Campaign Complaint

Melissa Muschick addressed the council regarding a concern related to a Facebook post made by Council Member Luke Spence on his "Luke Spence Nevada City Council Ward 2 Representative" page. The post referenced alleged candidates in the race sending illegal "robotexts" to voters in violation of federal law. Ms. Muschick stated that no such messages were used in her campaign and requested an apology. She would also asked that the City Council review its social media policies and establish clear guidelines for posts made under the City's umbrella. Following discussion, the council reached consensus review and revise the policies in place and to consider holding a workshop. City Attorney Clanton advised that the Council could forward the complaint on to the Campaign and Ethics Board or that Ms. Muschick could do so herself. Ms. Muschick indicated she did not wish to pursue the matter further at this time.

15. Ordinance No. 1070 (2025/2026): An Ordinance Amending Chapter 50 of the Nevada Municipal Code (Nuisance Abatement Procedure) to Declare Storage uses on the First Floor of Multi-Story Buildings in the Downtown Corridor District a Public Nuisance, first reading

    Motion by Dane Nealson, seconded by Steve Skaggs, to **approve Ordinance No. 1070 (2025/2026), first reading.** After due consideration and discussion the roll was called. Aye: Nealson, Skaggs, Ehrig, Corbin. Nay: Spence, Sampson. The Mayor declared the motion carried.

16. Ordinance No. 1071 (2025/2026): An Ordinance Amending Chapter 145 of the Nevada Municipal Code (Dangerous Buildings) with Regard to Storage uses Which may Create a Fire Hazard, first reading

    Motion by Steve Skaggs, seconded by Henry Corbin, to **approve Ordinance No. 1071 (2025/2026), first reading.** After due consideration and discussion the roll was called. Aye: Skaggs, Corbin, Nealson, Sampson, Ehrig. Nay: Spence. The Mayor declared the motion carried.

17. Ordinance No. 1072 (2025/2026): An Ordinance Amending Chapter 165 of the Nevada Municipal Code (Land Development – Zoning Regulations) to Prohibit Storage uses on the First Floor of Multi-Story Buildings in the Downtown Corridor District, first reading

Motion by Dane Nealson, seconded by Sandy Ehrig, to **approve Ordinance No. 1072 (2025/2026), first reading.** After due consideration and discussion the roll was called. Aye: Nealson, Ehrig, Corbin, Sampson, Skaggs. Nay: Spence. The Mayor declared the motion carried.

~~18. Ordinance No. 1075 (2025/2026): An Ordinance Amending Chapter 165 (Land Development-Zoning Regulations) of the City Code to Update Off-Street Parking Requirements, first reading~~

This item was removed from the agenda.

19. Discussion and Appropriate Follow up Regarding Device Retailer License Application from Sundown Liquor

Motion by Dane Nealson, seconded by Steve Skaggs, to **deny Device Retailer License Application from Sundown Liquor.** After due consideration and discussion the roll was called. Aye: Nealson, Skaggs, Ehrig, Spence, Corbin, Sampson. Nay: None. The Mayor declared the motion carried.

20. 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 6:54 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Kerin Wright, City Clerk

Published: ____________
Council Approved: ____________

Item # 4B
Date: 11/24/25

CITY OF NEVADA CLAIMS 12/24/25

PAYEE	DESCRIPTION	CHECK AMOUNT	CHECK #
WAGEWORKS/HEALTH EQUITY	FSA 2024 PMTS	221.72	4329
EFTPS	FEDERAL WITHHOLDING TAX Pay Period: 11/09/2	31,696.69	4399
CORNISH, DEVIN	HSA Pay Period: 11/09/2025	50.00	4400
~~HUTTON, RYAN~~	~~HSA Pay Period: 11/09/2026~~	~~320.84~~	~~4401~~
SYDNES, KELLAN	HSA Pay Period: 11/09/2027	50.00	4402
EMPLOYEE BENEFIT SYSTEMS	BENEFITS PAID	31.59	4403
BOK FINANCIAL	WATER REV REF 2020B-12/25	113,296.25	4404
IA FINANCE AUTHORITY, SRF	WWT SRF LOAN C1307R	163,554.75	4405
IA FINANCE AUTHORITY, SRF	WWT SRF C1406RT-12/25	224,229.66	4406
IA FINANCE AUTHORITY, SRF	WWT SRF C1151R-12/25	11,770.00	4407
IA FINANCE AUTHORITY, SRF	WWT SRF C1252RT-12/25	91,140.00	4408
IA FINANCE AUTHORITY, SRF	WWT SRF C1180RT-12/25	86,590.00	4409
WAGEWORKS/HEALTH EQUITY	FSA 2024 PMTS	740.46	4410
EMPLOYEE BENEFIT SYSTEMS	BENEFITS PAID	1,433.57	4411
EMPLOYEE BENEFIT SYSTEMS	BENEFITS PAID	1,126.80	4412
SAMS CLUB	ALL-SUPPLIES	411.14	4413
FIRST INTERSTATE BANK	ALL-SUPPLIES	4,395.33	4414
COLLECTION SERVICES CENTER	CHILD SUPPORT Pay Period: 11/09/2025	122.02	89256
MISSION SQUARE 303097	DEFERRED COMPENSATION Pay Period: 11/09/20	575.00	89257
ALLIANT UTILITIES	CEM/STS-UTILITIES	50.14	89258
CON-STRUCT INC	SRF SPPROJ, TRIB IND CRK, B	22,344.44	89259
METRONET	ALL-INTERNET SVC	294.90	89260
VERIZON WIRELESS	WTR/WWT/LIB-SCVS	329.18	89261
WILLIAMS BROTHERS CONST	WWT PH2-PR#42	348,597.41	89262
AMAZON CAPITAL SERVICES	LIB-MATERIALS	3,771.50	89263
BAKER & TAYLOR BOOKS	LIB-JUV BOOK	65.03	89264
CENGAGE LEARNING	LIB-MATERIALS	598.21	89265
CENTER POINT LARGE PRINT	LIB-LARGE PRINT	30.71	89266
DEMCO INC	LIB-TECH SUP	160.88	89267
DRAINTECH	LIB-BATHROOM/KITCHEN MAINT	311.84	89268
HOOPLA	LIB-DIGITAL MATERIALS	1,610.10	89269
INGRAM LIBRARY SERVICES	LIB-JUV BOOKS	97.35	89270
MAIN STREET NEVADA	LIB-TRAINING	550.00	89271
MIDWEST TAPE	LIB-DVDS/AUDIO BOOKS	107.46	89272
ACME TOOLS	PKM-MILWAUKEE TOOLS	595.76	89273
ACTIVE911 INC	FD-911 ALERTING APP	788.40	89274
AIR PRODUCTS & CHEMICALS	WTR,CO2	2,925.00	89275
ALLIANT UTILITIES	ALL-UTILITIES	5,112.61	89276
AMES OUTDOOR SUPPLY	PKM-SPRAYER	908.48	89277
ARNOLD MOTOR SUPPLY	CEM/WWT/PZ/STS/PD-VEHICLE MNT	495.29	89278
ASCENDANCE TRUCK CTR	STS-11/12 SERVICE 11,20,25	95.78	89279
BIG 8 TYRE CENTER	FD- REPAIR FLAT TIRE ENGINE 310	75.00	89280
BITUMINOUS MATERIALS	STS PATCH	572.99	89281
BOUND TREE MEDICAL	EMS,MEDICAL SUPPLIES	372.16	89282
BRICK GENTRY PC	WWT/BURKE-LEGAL	9,710.00	89283
C&K HEATING, AIR CONDIT	FH REPAIR	1,259.00	89284
CENTRAL IOWA WATER ASS	WTR-LWE RAW WATER 12/2025	564.46	89285
CITY OF AMES	SOLIDWASTE 2ND,FY26	36,356.50	89286
CITY OF NORTH LIBERTY	POOL-LIFEGUARD CERT	220.00	89287
CONSUMERS ENERGY	ALL-UTILITIEES	24,346.44	89288
CONWAY SHIELD	FD-BUNKER GEAR	3,707.00	89289
CORE & MAIN	STS-DETECTOR	1,229.71	89290
CUMMINS CENTRAL POWER	WTR/CH-GEN RPR	3,663.46	89291
DAKOTA SUPPLY GROUP	WTR-TOOLS	162.00	89292
DMACC	PD- FRIEDRICH EMT	1,276.00	89293

FREESE, HEATHER	REC-TOURNEY REG	760.00	89294
FRITZ, GENE	CEM-BOOTS FRITZ	80.99	89295
GANNETT IOWA LOCAL	PZ HARTERY SUBDIVISION	536.32	89296
GOODWIN TUCKER GROUP	FD-ICE MACHINE MAINTENANCE	380.00	89297
GRAINGER	WWT-WAS PARTS	162.00	89298
~~HOKEL MACHINE SUPPLY~~	~~PKM-HARDWARE~~	~~168.48~~	~~89299~~
IA STATE READY MIX	STRM/WWT- REPAIR	2,511.75	89300
INTOXIMETERS	PD-INTOXOMETERS	1,333.00	89301
JEO CONSULTING	POOL-SPLASH PAD	6,540.00	89302
JMT TRUCKING	ROCK HAUL	1,074.22	89303
JOHN DEERE FIN	ALL-SUPPLIES/CLOTHING	943.61	89304
KRUCK P& H CO	CH-BOILER-IGN	825.00	89305
MACQUEEN EQUIPMENT	STS/FD-GUTTER BRM/FIRE HOSE GRANT	16,711.18	89306
MARSHALLTOWN ALARM	LIB-ALARM MAINT	123.47	89307
MARTIN BROS DIST	REC-SNR THANKSGIVING	1,577.16	89308
MARTIN MARIETTA	FILL ROCK STORM/PATCHER	4,099.41	89309
MAXTURF	STS WEED CONTROL	298.00	89310
MCFARLAND CLINIC PC	WWTF-HEP,SMITH	230.00	89311
MENARDS - AMES	PKM/CH/FD/WWT-SUPPLIES	263.31	89312
MIDSTATES PRECAST PRODUCTS	REPAIR 3RD M AVE	943.36	89313
MIDWEST ALARM SERVICES	FH-ALARM MONITORING	1,200.00	89314
MISSISSIPPI LIME	WTR-LIME	11,432.34	89315
NEIGHBORS HTG CLG PLMBG	FH-MAINT	333.00	89316
NEVADA ECONOMIC DEVELPM	ED-NEDC FY26 LOT PYMT	40,000.00	89317
NEVADA HARDWARE	ALL-SUPPLIES	631.52	89318
ON TRACK CONST	ED-FY26TIF,SEMI	48,488.29	89319
P&D WELDING SOLUTIONS	STS #16 HITCH	1,200.00	89320
PRATT SANITATION INC	FD-GRBG	958.32	89321
PURDY, MADISON	WTR-REFUND	59.92	89322
QUADIENT	ALL-POSTAGE	2,000.00	89323
R. FRIEDRICH & SONS	TIF FY26PYMT,SEMI	45,240.70	89324
R.L GOOD OIL, LC	STS-BACKHOE,TR,4TR,11X22	3,410.00	89325
SCHENDEL PEST CONTROL I	FH-PEST CONTROL	293.81	89326
STAR EQUIPMENT LTD	CH-FLAG POLE	130.00	89327
STATE HYGIENIC LAB	WWT-LAB ANALYSIS	3,404.50	89328
STOREY KENWORTHY CO	P&Z-TREE NOTICE	1,843.50	89329
STORY CO MEDICAL CENTER	PD/FD -STOP THE BLEED KITS	150.00	89330
TITAN MACHINERY	STS BCKHOE WHEEL	48.15	89331
UNITYPOINT CLINIC	STS-CDL TEST	126.00	89332
USA BLUEBOOK	WWT-LAB SUPPLIES/CLARIFIER TOOL	579.53	89333
VAN WALL EQUIP	FD-VEHICLE PARTS VEH 1 UHP FILTER	5.35	89334
WAGEWORKS/HEALTH EQUITY	PR-FLEX BENEFIT FEE	220.05	89335
WEX BANK	CEM-FUEL	1,144.11	89336
WINDSTREAM	PD/CH-PHONES	105.90	89337
	PAYROLL EFT (4330-4398)	97,765.26	
	ACCOUNTS PAYABLE TOTAL	**1,505,442.52**	

Item # 4C
Date: 11/24/25

Account Number	Title	Last Report On Hand	Received	Disbursed	Balance
GENERAL					
Total 001:		3,674,042.40	1,753,151.02	619,286.95-	4,807,906.47
HOTEL MOTEL					
Total 002:		15,436.39	2,582.86	1,696.50-	16,322.75
ROAD USE TAX					
Total 110:		1,759,698.04	158,542.13	349,841.02-	1,568,399.15
EMPLOYEE BENEFITS					
Total 112:		203,802.52	428,143.54	.00	631,946.06
RUT CAPITAL					
Total 113:		185,541.34	351,251.73	683.03-	536,110.04
LOCAL OPTION SALES TAX					
Total 121:		1,317,505.48	397,285.65	1,192,543.91-	522,247.22
TAX INCREMENT FINANCING					
Total 125:		1,084,967.70	455,006.95	.00	1,539,974.65
LMI-SUBFUND					
Total 126:		425,079.65	.00	.00	425,079.65
RESTRICTED GIFTS					
Total 167:		3,286.22	15.38	7.69-	3,293.91
CEMETARY CIP/LAND					
Total 168:		28,211.44	.00	.00	28,211.44
LIBRARY TRUST					
Total 169:		13,931.14	3,360.00	3,404.09-	13,887.05
FIRE TRUST					
Total 171:		19,297.37	.00	.00	19,297.37
SCORE-UNDESIGNATED					
Total 172:		6,290.97	.00	.00	6,290.97
SCORE O&M					
Total 173:		292.28	.00	.00	292.28
NORTH STORY BASEBALL					
Total 174:		5,941.69	.00	.00	5,941.69
SENIOR CENTER TRUST					
Total 175:		18,326.49	.00	.00	18,326.49
GATES HALL PIANO					
Total 176:		21,017.51	.00	.00	21,017.51
ASSET FORFEITURE					
Total 177:		13,475.82	.00	.00	13,475.82
PARK OPEN SPACE					
Total 179:		163,917.22	26,808.52	13,404.26-	177,321.48
COLUMBARIAN MAINTENANCE					
Total 180:		6,156.89	.00	.00	6,156.89
TRAIL MAINTENANCE					
Total 181:		72,230.69	20,000.00	.00	92,230.69
DANIELSON TRUST					
Total 182:		306,349.93	.00	1,695.45-	304,654.48
LIB BLDG TRUST					
Total 183:		218.65	.00	.00	218.65
TREES FOREVER					
Total 184:		5,044.29	.00	.00	5,044.29
COMMUNITY BAND					
Total 186:		1,916.63	.00	.00	1,916.63
PUBLIC ART FUND					
Total 187:		2,733.02	2,000.00	.00	4,733.02
DEBT SERVICE					
Total 200:		508,622.50	284,799.43	.00	793,421.93
CH CAMPUS PROJ					
Total 301:		648.98	.00	.00	648.98

Account Number	Title	Last Report On Hand	Received	Disbursed	Balance
LIBRARY ADDITION					
Total 302:		24,643.95	74,407.79	.00	99,051.74
SC/FIELDHOUSE					
Total 304:		941,594.38	.00	.00	941,594.38
RAILROAD CROSSING IMP					
Total 305:		182.58	.00	.00	182.58
SPLASHPAD PROJECT					
Total 306:		766,283.90	.00	.00	766,283.90
SIDEWALK IMPROVEMENTS					
Total 307:		148,765.32	.00	.00	148,765.32
2024 CIP STS IMPROV PRO					
Total 309:		28,666.83	.00	.00	28,666.83
2024 BRIDGE REPAIRS					
Total 314:		3,450.00	.00	.00	3,450.00
2024HMA OVERLAY F&G					
Total 318:		12,000.00-	.00	.00	12,000.00-
HARRINGTON PARK PROJECT					
Total 319:		17,199.34	.00	1,287.50-	15,911.84
TRAIL CIP RESERVE PROJT					
Total 321:		98,898.35	30,000.00	74,877.58-	54,020.77
ARP FUNDS					
Total 322:		600,840.02	.00	.00	600,840.02
CDBG DT FAÇADE PROJ					
Total 327:		85,486.59-	.00	5,542.37-	91,028.96-
PERPTUAL CARE					
Total 500:		181,114.08	1,200.00	800.00-	181,514.08
HATTERY TRUST					
Total 501:		5,000.00	.00	.00	5,000.00
WATER					
Total 600:		5,390,006.82	280,210.73	1,027,673.47-	4,642,544.08
WATER DEPOSITS					
Total 601:		87,766.87	6,581.94	6,196.94-	88,151.87
WATER PLANT UPGRADE RSR					
Total 602:		2,112,321.02	205,411.54	.00	2,317,732.56
WATER 2012C/2020B BOND					
Total 605:		200,016.73	458,050.00	.00	658,066.73
WATER CAPITAL REVOLVING					
Total 607:		292,613.61	201,152.87	.00	493,766.48
JORDAN WELL					
Total 608:		7,343.75-	.00	.00	7,343.75-
WTR CAPITAL PROJECTS					
Total 609:		42,248.30-	.00	.00	42,248.30-
SEWER					
Total 610:		5,408,468.08	291,836.71	205,970.49-	5,494,334.30
SEWER SRF REVOLVING					
Total 611:		3,476,162.41	8,135.29	.00	3,484,297.70
SEWER CONSTRUCTION					
Total 615:		1,388,644.34	26,497.28	.00	1,415,141.62
SEWER CAP IMP PROJECT					
Total 616:		1,848,273.12-	1,538,123.78	784,084.89-	1,094,234.23-
SEWER EQUIP REVOLVING					
Total 617:		409,255.28	76,109.82	10,037.20-	475,327.90
SRF SPONSORED PROJECT					
Total 618:		1,671,772.40-	1,827,590.66	163,591.76-	7,773.50-
LANDFILL/GARBAGE					
Total 670:		13,696.68-	6,138.60	55.44-	7,613.52-

Account Number	Title	Last Report On Hand	Received	Disbursed	Balance
STORM WATER					
Total 740:		993,672.60	17,709.11	33,162.69-	978,219.02
REVOLVING FUND					
Total 810:		1,474,301.83	1,052,367.75	581,377.26-	1,945,292.32
FLEXT BENEFIT REVOLVING					
Total 812:		36,816.81	3,813.64	2,724.45-	37,906.00
HEALTH INS, SELF FUND					
Total 813:		158,205.86	46,526.08	39,284.91-	165,447.03
OTHER INTERNAL SERV FUN					
Total 830:		349,797.44	818.63	.00	350,616.07
Grand Totals:		30,777,850.86	10,035,629.43	5,119,229.85-	35,694,250.44

Report Criteria:
Includes only accounts with balances or activity
Includes grand totals
[Report].SOURCE = none
[Report].ACCOUNT = none

FUND Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
GENERAL					
Total POLICE:	1,346,446.00	130,061.50	429,586.96	31.91%	916,859.04
Total POLICE-OFFICE:	160,203.00	16,558.51	51,803.56	32.34%	108,399.44
Total EMERGENCY MANAGEMENT:	2,100.00	108.74	390.89	18.61%	1,709.11
Total FIRE:	273,300.00	16,089.21	126,127.05	46.15%	147,172.95
Total AMBULANCE:	17,153.00	2,195.50	8,957.32	52.22%	8,195.68
Total BUILDING INSPECTIONS:	64,487.00	5,602.39	18,970.96	29.42%	45,516.04
Total ANIMAL CONTROL:	4,500.00	100.00	338.00	7.51%	4,162.00
Total ANIMAL CONTROL-OWNER:	1,500.00	.00	.00	0.00%	1,500.00
Total ROADS, BRIDGES, SIDEWALKS:	500.00	.00	.00	0.00%	500.00
Total LIBRARY:	584,711.00	65,538.59	213,441.74	36.50%	371,269.26
Total PARKS:	173,966.00	13,249.55	107,267.05	61.66%	66,698.95
Total PARK MAINTENANCE:	312,981.00	31,434.63	116,848.29	37.33%	196,132.71
Total PARKS-AHTLETIC FIELDS:	20,000.00	.00	3,497.82	17.49%	16,502.18
Total FOUR-PLEX COMPLEX:	35,081.00	.00	10,642.55	30.34%	24,438.45
Total POOL:	275,624.00	9,447.75	138,218.49	50.15%	137,405.51
Total RECREATION:	81,577.00	7,811.83	28,531.49	34.97%	53,045.51

FUND Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
Total ADULT PROGRAMS/ACTIVITIES:	4,793.00	.00	.00	0.00%	4,793.00
Total COMMUNITY HEALTH/WELLNESS:	3,619.00	.00	.00	0.00%	3,619.00
Total SENIOR ACTIVITY:	6,000.00	.00	.00	0.00%	6,000.00
Total CEMETERY:	144,117.00	14,333.69	53,636.35	37.22%	90,480.65
Total FIELD HOUSE:	276,010.00	21,723.29	102,599.96	37.17%	173,410.04
Total SENIOR COMMUNITY CENTER:	9,236.00	443.21	4,492.11	48.64%	4,743.89
Total BASEBALL SOFTBALL:	19,441.00	3,989.96	5,388.08	27.72%	14,052.92
Total YOUTH BASKETBALL:	14,765.00	2,340.51	2,437.40	16.51%	12,327.60
Total VOLLEYBALL:	5,221.00	616.85	2,549.06	48.82%	2,671.94
Total FLAG FOOTBALL:	5,211.00	833.45	2,229.51	42.78%	2,981.49
Total CIRL:	6,000.00	.00	1,599.00	26.65%	4,401.00
Total ECONOMIC DEVELOPMENT:	7,500.00	.00	2,270.00	30.27%	5,230.00
Total PLANNING & ZONING:	157,570.00	10,274.52	26,782.89	17.00%	130,787.11
Total MAYOR/COUNCIL/CITY MGR:	11,409.00	2,578.68	6,072.20	53.22%	5,336.80
Total COUNCIL:	12,095.00	.00	4.00	0.03%	12,091.00
Total CITY ADMINISTRATOR:	16,700.00	2,252.33	3,406.15	20.40%	13,293.85

FUND Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
Total CLERK/TREASURER/ADM:	442,722.00	37,371.08	116,706.11	26.36%	326,015.89
Total ELECTIONS:	6,000.00	.00	.00	0.00%	6,000.00
Total LEGAL SERVICES/ATTORNEY:	176,000.00	20,912.00	61,255.75	34.80%	114,744.25
Total CITY HALL/GENERAL BLDGS:	132,148.00	14,218.36	46,428.63	35.13%	85,719.37
Total TORT LIABILITY:	79,160.00	.00	66,034.63	83.42%	13,125.37
Total TRANSFERS IN/OUT:	200,000.00	.00	.00	0.00%	200,000.00
Total GENERAL:	5,089,846.00-	430,086.13-	1,758,514.00-	34.55%	3,331,332.00-
HOTEL MOTEL					
Total 4TH OF JULY:	2,500.00	.00	.00	0.00%	2,500.00
Total LINCOLN HWY DAYS:	2,500.00	.00	.00	0.00%	2,500.00
Total HOTEL MOTEL:	5,000.00-	.00	.00	0.00%	5,000.00-
ROAD USE TAX					
Total FLOOD CONTROL:	27,400.00	5,468.03	16,817.99	61.38%	10,582.01
Total ROADS, BRIDGES, SIDEWALKS:	875,990.00	65,198.28	258,677.57	29.53%	617,312.43
Total STREET LIGHTING:	77,000.00	414.63	18,781.43	24.39%	58,218.57
Total PAVEMENT MARKINGS:	10,000.00	.00	5.58	0.06%	9,994.42
Total SNOW REMOVAL:	92,482.00	1,320.00	1,320.00	1.43%	91,162.00
Total TRANSFERS IN/OUT:	200,000.00	200,000.00	200,000.00	100.00%	.00

FUND Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
Total ROAD USE TAX:	1,282,872.00-	272,400.94-	495,602.57-	38.63%	787,269.43-
EMPLOYEE BENEFITS					
Total TRANSFERS IN/OUT:	1,030,021.00	.00	.00	0.00%	1,030,021.00
Total EMPLOYEE BENEFITS:	1,030,021.00-	.00	.00	0.00%	1,030,021.00-
RUT CAPITAL					
Total ROADS, BRIDGES, SIDEWALKS:	460,000.00	683.03	438,219.02	95.27%	21,780.98
Total RUT CAPITAL:	460,000.00-	683.03-	438,219.02-	95.27%	21,780.98-
LOCAL OPTION SALES TAX					
Total POLICE:	84,000.00	15,359.63	45,852.77	54.59%	38,147.23
Total STREET LIGHTING:	87,000.00	1,012.38	20,364.71	23.41%	66,635.29
Total TREES & WEEDS:	20,000.00	1,207.00	9,902.00	49.51%	10,098.00
Total WATER,AIR,MOSQUITO CONTRO:	30,000.00	12,149.45	12,149.45	40.50%	17,850.55
Total OTHER HEALTH/SOCIAL SERV:	35,000.00	.00	35,000.00	100.00%	.00
Total MUSEUM/BAND/THEATRE:	.00	.00	240.00	0.00%	240.00-
Total PARK MAINTENANCE:	500.00	.00	1,541.69	308.34%	1,041.69-
Total CEMETERY:	5,000.00	2,420.00	2,420.00	48.40%	2,580.00
Total HALLOWEEN:	250.00	.00	.00	0.00%	250.00
Total HISTORICAL SOCIETY:	5,500.00	.00	3,955.00	71.91%	1,545.00

FUND Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
Total HISTORIC PRESERVATION:	2,000.00	.00	.00	0.00%	2,000.00
Total ECONOMIC DEVELOPMENT:	115,000.00	.00	25,000.00	21.74%	90,000.00
Total MAIN STREET NEVADA:	25,000.00	.00	.00	0.00%	25,000.00
Total PLANNING & ZONING:	275,000.00	.00	12,659.07	4.60%	262,340.93
Total CHRISTMAS LIGHTS:	800.00	.00	.00	0.00%	800.00
Total OTHER COMM & ECO DEV:	700.00	.00	.00	0.00%	700.00
Total CITY ADMINISTRATOR:	40,000.00	3,160.37	12,416.94	31.04%	27,583.06
Total LEGAL SERVICES/ATTORNEY:	2,000.00	450.00	450.00	22.50%	1,550.00
Total OTHER GENERAL GOVERNMENT:	20,000.00	927.98	3,888.47	19.44%	16,111.53
Total TRANSFERS IN/OUT:	1,091,000.00	891,000.00	891,000.00	81.67%	200,000.00
Total LOCAL OPTION SALES TAX:	1,838,750.00-	927,686.81-	1,076,840.10-	58.56%	761,909.90-
TAX INCREMENT FINANCING					
Total ECONOMIC DEVELOPMENT:	427,229.00	.00	.00	0.00%	427,229.00
Total TRANSFERS IN/OUT:	486,420.00	.00	.00	0.00%	486,420.00
Total TAX INCREMENT FINANCING:	913,649.00-	.00	.00	0.00%	913,649.00-
LMI-SUBFUND					
Total HOUSING & URBAN RENEWAL:	140,000.00	.00	.00	0.00%	140,000.00
Total TRANSFERS IN/OUT:	10,000.00	.00	.00	0.00%	10,000.00

FUND Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
~~Total LMI SUBFUND:~~	~~150,000.00-~~	~~.00~~	~~.00~~	~~0.00%~~	~~150,000.00-~~
ECONOMIC DEVELOPMENT					
Total ECONOMIC DEVELOPMENT:	200,000.00	.00	.00	0.00%	200,000.00
Total HOUSING & URBAN RENEWAL:	90,000.00	.00	.00	0.00%	90,000.00
Total ECONOMIC DEVELOPMENT:	290,000.00-	.00	.00	0.00%	290,000.00-
CEMETARY CIP/LAND					
Total CEMETERY:	3,000.00	.00	1,294.60	43.15%	1,705.40
Total CEMETARY CIP/LAND:	3,000.00-	.00	1,294.60-	43.15%	1,705.40-
LIBRARY TRUST					
Total LIBRARY-DONATED:	18,000.00	1,350.09	1,436.50	7.98%	16,563.50
Total LIBRARY-STATE INFRASTRUCT:	5,000.00	374.00	2,446.80	48.94%	2,553.20
Total LIBRARY TRUST:	23,000.00-	1,724.09-	3,883.30-	16.88%	19,116.70-
SCORE-UNDESIGNATED					
Total PARK MAINTENANCE:	1,000.00	.00	.00	0.00%	1,000.00
Total SCORE-UNDESIGNATED:	1,000.00-	.00	.00	0.00%	1,000.00-
NORTH STORY BASEBALL					
Total BASEBALL SOFTBALL:	6,000.00	.00	.00	0.00%	6,000.00
Total NORTH STORY BASEBALL:	6,000.00-	.00	.00	0.00%	6,000.00-
SENIOR CENTER TRUST					
Total SENIOR COMMUNITY CENTER:	6,200.00	.00	.00	0.00%	6,200.00

FUND Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
Total SENIOR CENTER TRUST:	6,200.00-	.00	.00	0.00%	6,200.00-
PARK OPEN SPACE					
Total PARK MAINTENANCE:	20,000.00	.00	3,985.80	19.93%	16,014.20
Total FOUR-PLEX COMPLEX:	5,500.00	.00	.00	0.00%	5,500.00
Total PARK OPEN SPACE:	25,500.00-	.00	3,985.80-	15.63%	21,514.20-
TRAIL MAINTENANCE					
Total TRAIL SYSTEM-BIKE/WALK:	15,000.00	.00	.00	0.00%	15,000.00
Total TRAIL MAINTENANCE:	15,000.00-	.00	.00	0.00%	15,000.00-
DANIELSON TRUST					
Total LIBRARY-DONATED:	29,500.00	1,695.45	6,967.44	23.62%	22,532.56
Total DANIELSON TRUST:	29,500.00-	1,695.45-	6,967.44-	23.62%	22,532.56-
4TH OF JULY TRUST					
Total 4TH OF JULY:	7,500.00	.00	.00	0.00%	7,500.00
Total 4TH OF JULY TRUST:	7,500.00-	.00	.00	0.00%	7,500.00-
COMMUNITY BAND					
Total MUSEUM/BAND/THEATRE:	1,500.00	.00	790.00	52.67%	710.00
Total COMMUNITY BAND:	1,500.00-	.00	790.00-	52.67%	710.00-
PUBLIC ART FUND					
Total COMMUNITY BEAUTIFICATION:	5,000.00	.00	.00	0.00%	5,000.00
Total PUBLIC ART FUND:	5,000.00-	.00	.00	0.00%	5,000.00-

DEBT SERVICE

FUND	Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
	Total CITYHALL/LIBRARY DEBT:	97,493.00	.00	.00	0.00%	97,493.00
	Total CBD PROJECT 8.9M:	948,550.00	.00	.00	0.00%	948,550.00
	Total 2013 GO BOND:	144,300.00	.00	.00	0.00%	144,300.00
	Total FIELD HOUSE:	793,200.00	.00	.00	0.00%	793,200.00
	Total DEBT SERVICE:	1,983,543.00-	.00	.00	0.00%	1,983,543.00-
LIBRARY ADDITION						
	Total TRANSFERS IN/OUT:	97,493.00	.00	.00	0.00%	97,493.00
	Total LIBRARY ADDITION:	97,493.00-	.00	.00	0.00%	97,493.00-
SC/FIELDHOUSE						
	Total FIELDHOUSE:	100,000.00	.00	.00	0.00%	100,000.00
	Total TRANSFERS IN/OUT:	793,200.00	.00	.00	0.00%	793,200.00
	Total SC/FIELDHOUSE:	893,200.00-	.00	.00	0.00%	893,200.00-
RAILROAD CROSSING IMP						
	Total RAILROAD CROSSINGS:	60,000.00	.00	.00	0.00%	60,000.00
	Total RAILROAD CROSSING IMP:	60,000.00-	.00	.00	0.00%	60,000.00-
SPLASHPAD PROJECT						
	Total SPLASHPAD:	1,600,000.00	.00	14,490.00	0.91%	1,585,510.00
	Total SPLASHPAD PROJECT:	1,600,000.00-	.00	14,490.00-	0.91%	1,585,510.00-
SIDEWALK IMPROVEMENTS						
	Total SIDEWALKS:	25,000.00	.00	.00	0.00%	25,000.00

FUND Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
Total SIDEWALK IMPROVEMENTS:	25,000.00-	.00	.00	0.00%	25,000.00-
2024 CIP STS IMPROV PRO					
Total ROADS, BRIDGES, SIDEWALKS:	120,000.00	.00	1,732.50	1.44%	118,267.50
Total 2024 CIP STS IMPROV PRO:	120,000.00-	.00	1,732.50-	1.44%	118,267.50-
2013 DDCE PROJECTS					
Total ROADS, BRIDGES, SIDEWALKS:	1,100,000.00	.00	.00	0.00%	1,100,000.00
Total 2013 DDCE PROJECTS:	1,100,000.00-	.00	.00	0.00%	1,100,000.00-
2024 BRIDGE REPAIRS					
Total ROADS, BRIDGES, SIDEWALKS:	1,800,000.00	.00	1,880.00	0.10%	1,798,120.00
Total 2024 BRIDGE REPAIRS:	1,800,000.00-	.00	1,880.00-	0.10%	1,798,120.00-
2024HMA OVERLAY F&G					
Total ROADS, BRIDGES, SIDEWALKS:	.00	.00	12,000.00	0.00%	12,000.00-
Total 2024HMA OVERLAY F&G:	.00	.00	12,000.00-	0.00%	12,000.00
HARRINGTON PARK PROJECT					
Total PARKS:	100,000.00	1,287.50	1,287.50	1.29%	98,712.50
Total HARRINGTON PARK PROJECT:	100,000.00-	1,287.50-	1,287.50-	1.29%	98,712.50-
TRAIL CIP RESERVE PROJT					
Total TRAIL SYSTEM-BIKE/WALK:	275,000.00	74,877.58	154,884.32	56.32%	120,115.68
Total TRAIL CIP RESERVE PROJT:	275,000.00-	74,877.58-	154,884.32-	56.32%	120,115.68-
ARP FUNDS					
Total ROADS, BRIDGES, SIDEWALKS:	500,000.00	.00	.00	0.00%	500,000.00

FUND Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
Total WASTSEWATER COLLECTION:	.00	.00	500,000.00	0.00%	500,000.00-
Total ARP FUNDS:	500,000.00-	.00	500,000.00-	100.00%	.00
CDBG DT FAÇADE PROJ					
Total ECONOMIC DEVELOPMENT:	500,000.00	5,542.37	74,745.80	14.95%	425,254.20
Total HOUSING & URBAN RENEWAL:	90,000.00	.00	.00	0.00%	90,000.00
Total CDBG DT FAÇADE PROJ:	590,000.00-	5,542.37-	74,745.80-	12.67%	515,254.20-
WATER					
Total WATER-PLANT/PUMPS:	949,571.00	117,747.69	384,613.96	40.50%	564,957.04
Total WATER-LINES-INST & O&M:	90,378.00	6,233.48	20,442.02	22.62%	69,935.98
Total WATER ACCOUNTING:	459,331.00	37,045.15	128,516.69	27.98%	330,814.31
Total TRANSFERS IN/OUT:	858,050.00	858,050.00	858,050.00	100.00%	.00
Total WATER:	2,357,330.00-	1,019,076.32-	1,391,622.67-	59.03%	965,707.33-
WATER DEPOSITS					
Total WATER ACCOUNTING:	25,000.00	.00	.00	0.00%	25,000.00
Total WATER DEPOSITS:	25,000.00-	.00	.00	0.00%	25,000.00-
WATER 2012C/2020B BOND					
Total WTR 2012C BOND:	458,050.00	.00	.00	0.00%	458,050.00
Total WATER 2012C/2020B BOND:	458,050.00-	.00	.00	0.00%	458,050.00-
WATER CAPITAL REVOLVING					
Total WATER:	58,000.00	.00	17,601.88	30.35%	40,398.12

FUND Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
Total WATER-PLANT/PUMPS:	230,000.00	.00	56,622.00	24.62%	173,378.00
Total WATER CAPITAL REVOLVING:	288,000.00-	.00	74,223.88-	25.77%	213,776.12-
JORDAN WELL					
Total WATER-PLANT/PUMPS:	121,500.00	.00	.00	0.00%	121,500.00
Total JORDAN WELL:	121,500.00-	.00	.00	0.00%	121,500.00-
SEWER					
Total WASTEWATER PLANT:	1,631,932.00	89,806.99	374,750.51	22.96%	1,257,181.49
Total WASTSEWATER COLLECTION:	71,434.00	6,962.29	22,141.34	31.00%	49,292.66
Total WASTEWATER ACCOUNTING:	339,040.00	31,201.21	99,546.44	29.36%	239,493.56
Total TRANSFERS IN/OUT:	175,000.00	75,000.00	75,000.00	42.86%	100,000.00
Total SEWER:	2,217,406.00-	202,970.49-	571,438.29-	25.77%	1,645,967.71-
SEWER SRF REVOLVING					
Total WWT DEBT:	2,984,467.00	.00	.00	0.00%	2,984,467.00
Total SEWER SRF REVOLVING:	2,984,467.00-	.00	.00	0.00%	2,984,467.00-
SEWER CONSTRUCTION					
Total TRANSFERS IN/OUT:	2,984,467.00	.00	.00	0.00%	2,984,467.00
Total SEWER CONSTRUCTION:	2,984,467.00-	.00	.00	0.00%	2,984,467.00-
SEWER CAP IMP PROJECT					
Total WASTSEWATER COLLECTION:	276,000.00	15,023.00	380,937.02	138.02%	104,937.02-
Total SEWER CAP IMP PROJECT:	276,000.00-	15,023.00-	380,937.02-	138.02%	104,937.02
SEWER EQUIP REVOLVING					

FUND Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
Total WASTEWATER PLANT:	36,000.00	10,037.20	37,037.20	102.88%	1,037.20-
Total SEWER EQUIP REVOLVING:	36,000.00-	10,037.20-	37,037.20-	102.88%	1,037.20
SRF SPONSORED PROJECT					
Total WASTSEWATER COLLECTION:	720,000.00	163,591.76	720,165.84	100.02%	165.84-
Total SRF SPONSORED PROJECT:	720,000.00-	163,591.76-	720,165.84-	100.02%	165.84
LANDFILL/GARBAGE					
Total LANDFILL/GARBAGE:	80,800.00	55.44	36,579.04	45.27%	44,220.96
Total LANDFILL/GARBAGE:	80,800.00-	55.44-	36,579.04-	45.27%	44,220.96-
STORM WATER					
Total STORM WATER:	80,900.00	33,162.69	42,832.96	52.95%	38,067.04
Total STORM WATER:	80,900.00-	33,162.69-	42,832.96-	52.95%	38,067.04-
REVOLVING FUND					
Total POLICE:	101,000.00	4,567.82	7,370.16	7.30%	93,629.84
Total FIRE:	345,500.00	7,450.00	18,616.50	5.39%	326,883.50
Total LIBRARY:	21,000.00	.00	5,000.00	23.81%	16,000.00
Total PARK MAINTENANCE:	103,500.00	1,757.96	30,597.96	29.56%	72,902.04
Total POOL:	8,500.00	.00	30,675.91	360.89%	22,175.91-
Total CEMETERY:	35,000.00	9,660.60	13,660.60	39.03%	21,339.40
Total FIELD HOUSE:	11,500.00	803.78	2,792.26	24.28%	8,707.74
Total FIELDHOUSE:	.00	.00	.00	0.00%	.00
Total PLANNING & ZONING:	8,000.00	.00	.00	0.00%	8,000.00

FUND Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
Total CLERK/TREASURER/ADM:	158,000.00	12,555.43	28,271.14	17.89%	129,728.86
Total REVOLVING FUND:	792,000.00-	36,795.59-	136,984.53-	17.30%	655,015.47-
FLEXT BENEFIT REVOLVING					
Total OTHER GENERAL GOVERNMENT:	.00	2,724.45	10,033.19	0.00%	10,033.19-
Total FLEXT BENEFIT REVOLVING:	.00	2,724.45-	10,033.19-	0.00%	10,033.19
HEALTH INS, SELF FUND					
Total OTHER GENERAL GOVERNMENT:	.00	39,207.57	150,931.31	0.00%	150,931.31-
Total HEALTH INS, SELF FUND:	.00	39,207.57-	150,931.31-	0.00%	150,931.31
Grand Totals:	33,749,494.00-	3,238,628.41-	8,099,902.88-	24.00%	25,649,591.12-

Report Criteria:
Includes only accounts with balances or activity
Includes grand totals
[Report].ACCOUNT = none
[Report].OBJECT CODE = none

Account Number	Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
Total GENERAL:		5,243,281.00	1,563,950.20	2,080,387.19	39.68%	3,162,893.81
Total HOTEL MOTEL:		6,100.00	886.36	3,021.49	49.53%	3,078.51
Total ROAD USE TAX:		1,271,811.00	81,102.05	357,419.10	28.10%	914,391.90
Total EMPLOYEE BENEFITS:		1,065,030.00	428,143.54	518,005.35	48.64%	547,024.65
Total RUT CAPITAL:		360,000.00	351,251.73	354,815.28	98.56%	5,184.72
Total LOCAL OPTION SALES TAX:		1,227,000.00	132,428.55	482,479.50	39.32%	744,520.50
Total TAX INCREMENT FINANCING:		1,265,499.00	455,006.95	576,947.06	45.59%	688,551.94
Total LMI-SUBFUND:		70,620.00	.00	.00	0.00%	70,620.00
Total ECONOMIC DEVELOPMENT:		380,000.00	.00	80,000.00	21.05%	300,000.00
Total RESTRICTED GIFTS:		25.00	7.69	32.73	130.92%	7.73-
Total CEMETARY CIP/LAND:		200.00	.00	.00	0.00%	200.00
Total LIBRARY TRUST:		7,100.00	1,680.00	6,608.07	93.07%	491.93
Total FIRE TRUST:		120.00	.00	.00	0.00%	120.00
Total SCORE-UNDESIGNATED:		50.00	.00	.00	0.00%	50.00
Total SCORE O&M:		5.00	.00	.00	0.00%	5.00
Total SENIOR CENTER TRUST:		600.00	.00	125.00	20.83%	475.00
Total GATES HALL PIANO:		100.00	.00	.00	0.00%	100.00

Account Number	Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
	Total ASSET FORFEITURE:	100.00	.00	.00	0.00%	100.00
	Total PARK OPEN SPACE:	34,500.00	13,404.26	43,361.84	125.69%	8,861.84-
	Total COLUMBARIAN MAINTENANCE:	520.00	.00	.00	0.00%	520.00
	Total TRAIL MAINTENANCE:	21,000.00	20,000.00	20,000.00	95.24%	1,000.00
	Total DANIELSON TRUST:	2,000.00	.00	.00	0.00%	2,000.00
	Total TREES FOREVER:	75.00	.00	.00	0.00%	75.00
	Total 4TH OF JULY TRUST:	3,575.00	.00	.00	0.00%	3,575.00
	Total COMMUNITY BAND:	1,500.00	.00	200.00	13.33%	1,300.00
	Total PUBLIC ART FUND:	7,000.00	2,000.00	2,000.00	28.57%	5,000.00
	Total DEBT SERVICE:	2,003,504.00	284,799.43	345,529.07	17.25%	1,657,974.93
	Total LIBRARY ADDITION:	97,988.00	74,407.79	89,632.11	91.47%	8,355.89
	Total SC/FIELDHOUSE:	1,002,000.00	.00	.00	0.00%	1,002,000.00
	Total SPLASHPAD PROJECT:	1,602,000.00	.00	.00	0.00%	1,602,000.00
	Total 2013 DDCE PROJECTS:	1,100,000.00	.00	.00	0.00%	1,100,000.00
	Total 2024 BRIDGE REPAIRS:	1,800,000.00	.00	.00	0.00%	1,800,000.00
	Total HARRINGTON PARK PROJECT:	100,000.00	.00	.00	0.00%	100,000.00

Account Number	Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
	Total TRAIL CIP RESERVE PROJT:	314,538.00	30,000.00	30,413.19	9.67%	284,124.81
	Total ARP FUNDS:	10,000.00	.00	.00	0.00%	10,000.00
	Total CDBG DT FAÇADE PROJ:	540,000.00	.00	.00	0.00%	540,000.00
	Total PERPTUAL CARE:	5,000.00	400.00	2,700.00	54.00%	2,300.00
	Total WATER:	2,999,093.00	271,613.58	1,182,933.02	39.44%	1,816,159.98
	Total WATER DEPOSITS:	25,000.00	385.00	1,405.68	5.62%	23,594.32
	Total WATER PLANT UPGRADE RSR:	230,000.00	205,411.54	221,505.16	96.31%	8,494.84
	Total WATER 2012C/2020B BOND:	458,050.00	458,050.00	458,050.00	100.00%	.00
	Total WATER CAPITAL REVOLVING:	203,000.00	201,152.87	203,538.84	100.27%	538.84-
	Total SEWER:	2,652,300.00	288,836.71	1,295,924.81	48.86%	1,356,375.19
	Total SEWER SRF REVOLVING:	2,994,467.00	8,135.29	26,779.08	0.89%	2,967,687.92
	Total SEWER CONSTRUCTION:	3,120,000.00	26,497.28	113,063.34	3.62%	3,006,936.66
	Total SEWER CAP IMP PROJECT:	.00	769,061.89	769,061.89	0.00%	769,061.89-
	Total SEWER EQUIP REVOLVING:	79,000.00	76,109.82	79,293.58	100.37%	293.58-
	Total SRF SPONSORED PROJECT:	1,500,000.00	1,827,590.66	1,827,590.66	121.84%	327,590.66-
	Total LANDFILL/GARBAGE:	82,800.00	6,138.60	24,462.13	29.54%	58,337.87

Account Number	Title	2025-26 Current year Budget	2025-25 Current year Actual	2025-25 YTD balance	2025-25 Percent expended	2025-25 Unexpended
Total STORM WATER:		180,900.00	17,709.11	70,723.03	39.10%	110,176.97
Total REVOLVING FUND:		555,000.00	507,786.08	544,307.77	98.07%	10,692.23
Total FLEXT BENEFIT REVOLVING:		.00	3,813.64	9,761.38	0.00%	9,761.38-
Total HEALTH INS, SELF FUND:		.00	46,448.74	194,535.85	0.00%	194,535.85-
Total OTHER INTERNAL SERV FUN:		.00	818.63	3,483.70	0.00%	3,483.70-
Grand Totals:		34,622,451.00	8,155,027.99	12,017,285.54	34.71%	22,605,165.46

Item # 4D
Date: 11/24/25

Applicant

Help

Name of Legal Entity : MI CASITA INC

Business Name (DBA) : MI CASITA

Business Type : Corporation

Insurance Company : ILLINOIS CASUALTY CO

Premises Address

Street : 1115 6TH ST

Suite/Apt :

City : NEVADA

County : STORY

State : IOWA

ZIP : 50201-1827

Mailing Address

Street : 1115 6TH ST

Suite/Apt :

City : NEVADA

County : STORY

State : IOWA

ZIP : 50201-1827

Application Information

Application ID : 0-009-305-358

Application Type : Class "C" Retail Alcohol License (LC) Renewal

Current Stage : Local Authority Review

Premises Type : Restaurant

Term : 12 months

Effective Date : 15-Dec-2025

Expiration Date : 14-Dec-2026

Inspection No:	25-236
Inspection Date:	10/30/2025
Inspection Time:	0.33
Inspected By:	

NEVADA PUBLIC SAFETY DEPARTMENT
FIRE INSPECTION REPORT

Inspection and Compliance Orders					
Facility:	Mi-Casita	Address:	1115 6th Street		
Phone:					
Fax:		City:	City of Nevada		
Email:		State:	IA	Postal Code:	50201
Primary Contact					
Contact:		Work:			
Email:		Cell:			

Inspection Type:	

Violation Code	Days to Correct*	Violation	Notes	Location
603.6		Extension cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.		In the patrol area booth to provide light to the kids topping area.

Inspection Notes:

Inspector :
Ray Reynolds

RAR

* Number of days to correct from date inspected.

A variance procedure is available. Please contact the inspector named for further assistance with this or any other matter.

Item # 4E
Date: 11/24/25

Applicant

Name of Legal Entity	: DENIZ GRACY LLC
Business Name (DBA)	: EL MEZCALITO
Business Type	: Limited Liability Company
Insurance Company	: SOCIETY INSURANCE

Premises Address

Street	: 1210 6TH ST
Suite/Apt	: 101
City	: NEVADA
County	: STORY
State	: IOWA
ZIP	: 50201-1548

Mailing Address

Street	: 1210 6TH ST
Suite/Apt	: 101
City	: NEVADA
County	: STORY
State	: IOWA
ZIP	: 50201-1548

Application Information

Application ID	: 0-009-425-857
Application Type	: Class "C" Retail Alcohol License (LC) Renewal
Current Stage	: Local Authority Review
Premises Type	: Restaurant
Term	: 12 months
Effective Date	: 18-Nov-2025
Expiration Date	: 17-Nov-2026

Inspection No:	25-236
Inspection Date:	11/13/2025
Inspection Time:	0.5
Inspected By:	

NEVADA PUBLIC SAFETY DEPARTMENT
FIRE INSPECTION REPORT

Inspection and Compliance Orders

Facility:	El Mezcalito	Address:	1200 6th Street		
Phone:	515-288-3188				
Fax:		City:	City of Nevada		
Email:	mariadeniz99@icloud.com	State:	IA	Postal Code:	50201

Primary Contact

Contact:		Work:	
Email:		Cell:	

Inspection Type:	

Violation Code	Days to Correct*	Violation	Notes	Location
314.2		Fixtures and displays. Fixtures and displays of goods for sale to the public shall be arranged so as to maintain free, immediate and unobstructed access to exits as required by Chapter 10.	Blocked by fake plants and a table.	south exit door
1008.3.2		Illumination level under emergency power. Emergency lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1 footcandle (11 lux) and a minimum at any point of 0.1 footcandle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (6 lux) average and a minimum at any point of 0.06 footcandle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. In Group I-2 occupancies, failure of a single lamp in a luminaire shall not reduce the illumination level to less than 0.2 footcandle (2.2 lux).	The emergency light near the south door test button was broke and did not work properly.	south exit sign and emergency lights
603.6		Extension cords. Extension cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.	Extension cords are not permitted to be used in place of permanent wiring. Remove all extension cords and replace with permanent outlets.	throughout kitchen and prep area.
601.1		Scope. The provisions of this chapter shall apply to the installation, operation, testing and maintenance of the following building services and systems: 1.Electrical systems, equipment and wiring. 2.Information technology server rooms. 3.Elevator systems, emergency operation and recall. 4.Fuel-fired appliances, heating systems, chimneys and fuel oil storage. 5.Commercial cooking equipment and systems. 6.Commercial cooking oil storage. 7.Mechanical refrigeration systems. 8.Hyperbaric facilities. 9.Clothes dryer exhaust systems.	Several outlets in the kitchen have broken ground connector ports from people pulling cords out forcefully. There was a plug ground plug stuck in the outlet under the TV in the dining room. An electrical cover plate was missing from the outlet in the kitchen by the stove.	several outlets in the kitchen

Inspection Notes:

Inspector :
Ray Reynolds

RAR

* Number of days to correct from date inspected.

A variance procedure is available. Please contact the inspector named for further assistance with this or any other matter.

STATE OF IOWA 2025 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2025 CITY OF NEVADA, IOWA DUE: December 1, 2025	16208501000000 CITY OF NEVADA PO Box 530 NEVADA IA 50201-0530 POPULATION: 6925

Item #4F
Date: 11/24/25

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	4,468,607		4,468,607	4,470,755
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	4,468,607		4,468,607	4,470,755
Delinquent Property Taxes	0		0	0
TIF Revenues	1,592,900		1,592,900	1,546,568
Other City Taxes	1,405,392	0	1,405,392	1,168,359
Licenses and Permits	54,158	0	54,158	92,300
Use of Money and Property	681,855	441,717	1,123,572	252,810
Intergovernmental	1,989,454	0	1,989,454	1,889,155
Charges for Fees and Service	438,817	7,587,530	8,026,347	8,761,130
Special Assessments	0	0	0	0
Miscellaneous	1,612,533	20,688	1,633,221	362,020
Other Financing Sources	0	2,033,144	2,033,144	13,700,000
Transfers In	7,128,948	5,467,175	12,596,123	9,416,939
Total Revenues and Other Sources	19,372,664	15,550,254	34,922,918	41,660,036
Expenditures and Other Financing Uses				
Public Safety	2,467,205		2,467,205	2,702,929
Public Works	887,482		887,482	1,306,165
Health and Social Services	33,450		33,450	48,000
Culture and Recreation	1,905,451		1,905,451	2,237,755
Community and Economic Development	1,196,675		1,196,675	1,822,313
General Government	838,522		838,522	1,006,858
Debt Service	1,870,690		1,870,690	1,870,691
Capital Projects	3,475,238		3,475,238	6,965,000
Total Governmental Activities Expenditures	12,674,713	0	12,674,713	17,959,711
BUSINESS TYPE ACTIVITIES		8,786,847	8,786,847	16,038,237
Total All Expenditures	12,674,713	8,786,847	21,461,560	33,997,948
Other Financing Uses	0	0	0	
Transfers Out	7,051,797	5,544,326	12,596,123	9,416,939
Total All Expenditures/and Other Financing Uses	19,726,510	14,331,173	34,057,683	43,414,887
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	-353,846	1,219,081	865,235	-1,754,851
Beginning Fund Balance July 1, 2024	15,769,110	14,652,582	30,421,692	27,354,557
Ending Fund Balance June 30, 2025	15,415,264	15,871,663	31,286,927	25,599,706

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds 507,153	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2025	Amount	Indebtedness at June 30, 2025	Amount
General Obligation Debt	9,395,000	Other Long-Term Debt	0
Revenue Debt	49,058,866	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	32,399,895

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

Signature of Preparer	**Publication** 11/27/2025
Printed name of Preparer Kerin Wright	Phone Number 515-382-5466
Signature of Mayor or Mayor Pro Tem (Name and Title)	Date Signed

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CITY OF NEVADA
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section A - Taxes	1										1
Taxes levied on property	2	2,706,513	920,113		673,737	168,244		4,468,607		4,468,607	2
Less: Uncollected Property Taxes - Levy Year	3							0		0	3
Net Current Property Taxes	4	2,706,513	920,113		673,737	168,244	0	4,468,607		4,468,607	4
Delinquent Property Taxes	5							0		0	5
Total Property Tax	6	2,706,513	920,113		673,737	168,244	0	4,468,607		4,468,607	6
TIF Revenues	7			1,592,900				1,592,900		1,592,900	7
Other City Taxes											
Utility Tax Replacement Excise Taxes	8	22,919	7,808		4,856	1,427		37,010		37,010	8
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9							0		0	9
Parimutuel Wager Tax	10							0		0	10
Gaming Wager Tax	11							0		0	11
Mobile Home Tax	12	18,631	6,326		3,980	1,162		30,099		30,099	12
Hotel / Motel Tax	13	8,243						8,243		8,243	13
Other Local Option Taxes	14		1,330,040					1,330,040		1,330,040	14
Total Other City Taxes	15	49,793	1,344,174		8,836	2,589	0	1,405,392	0	1,405,392	15
Section B - Licenses and Permits	16	54,038	120					54,158		54,158	16
Section C - Use of Money and Property	17										17
Interest	18	319,493	148,700	66,827	9,555	46,661		591,236	441,717	1,032,953	18
Rents and Royalties	19	63,408	3,042					66,450		66,450	19
Other Miscellaneous Use of Money and Property	20		24,169					24,169		24,169	20
	21							0		0	21
Total Use of Money and Property	22	382,901	175,911	66,827	9,555	46,661	0	681,855	441,717	1,123,572	22
Section D - Intergovernmental	24										24
Federal Grants and Reimbursements	26										26
Federal Grants	27	81,358	10,000					91,358		91,358	27
Community Development Block Grants	28		210,072					210,072		210,072	28
Housing and Urban Development	29							0		0	29
Public Assistance Grants	30	586						586		586	30
Payment in Lieu of Taxes	31							0		0	31
	32							0		0	32
Total Federal Grants and Reimbursements	33	81,944	220,072		0	0	0	302,016	0	302,016	33

CITY OF NEVADA
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section D - Intergovernmental - Continued	41										41
State Shared Revenues	43										43
Road Use Taxes	44		983,483					983,483		983,483	44
Other state grants and reimbursements	48										48
State grants	49	41,665	48,497			148,420		238,582		238,582	49
Iowa Department of Transportation	50							0		0	50
Iowa Department of Natural Resources	51							0		0	51
Iowa Economic Development Authority	52		140,000					140,000		140,000	52
CEBA grants	53							0		0	53
C&I Replacement and Tier I Business Tax Replacement	54	68,776	23,431		22,124	6,171		120,502		120,502	54
	55							0		0	55
	56							0		0	56
	57							0		0	57
	58							0		0	58
	59							0		0	59
Total State	60	110,441	1,195,411	0	22,124	154,591	0	1,482,567	0	1,482,567	60
Local Grants and Reimbursements											
County Contributions	63							0		0	63
Library Service	64	41,327						41,327		41,327	64
Township Contributions	65	162,544						162,544		162,544	65
Fire/EMT Service	66							0		0	66
	67	1,000						1,000		1,000	67
	68							0		0	68
	69							0		0	69
Total Local Grants and Reimbursements	70	204,871	0	0	0	0	0	204,871	0	204,871	70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	397,256	1,415,483	0	22,124	154,591	0	1,989,454	0	1,989,454	71
Section E -Charges for Fees and Service	72										72
Water	73							0	3,232,373	3,232,373	73
Sewer	74							0	4,098,688	4,098,688	74
Electric	75							0		0	75
Gas	76							0		0	76
Parking	77							0		0	77
Airport	78							0		0	78
Landfill/garbage	79							0	73,323	73,323	79
Hospital	80							0		0	80

CITY OF NEVADA
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section E - Charges for Fees and Service - Continued	81										81
Transit	82							0		0	82
Cable TV	83							0		0	83
Internet	84							0		0	84
Telephone	85							0		0	85
Housing Authority	86							0		0	86
Storm Water	87							0	183,146	183,146	87
Other:	88										88
Nursing Home	89							0		0	89
Police Service Fees	90	8,727						8,727		8,727	90
Prisoner Care	91							0		0	91
Fire Service Charges	92	1,393						1,393		1,393	92
Ambulance Charges	93							0		0	93
Sidewalk Street Repair Charges	94	70						70		70	94
Housing and Urban Renewal Charges	95							0		0	95
River Port and Terminal Fees	96							0		0	96
Public Scales	97							0		0	97
Cemetery Charges	98	10,675					2,932	13,607		13,607	98
Library Charges	99	4,461						4,461		4,461	99
Park, Recreation, and Cultural Charges	100	327,568	930					328,498		328,498	100
Animal Control Charges	101							0		0	101
	102	54,718	27,089			254		82,061		82,061	102
	103							0		0	103
Total Charges for Service	104	407,612	28,019	0	0	254	2,932	438,817	7,587,530	8,026,347	104
Section F - Special Assesments	106							0		0	106
Section G - Miscellaneous	107										107
Contributions	108	92,311	34,515			1,389,420		1,516,246		1,516,246	108
Deposits and Sales/Fuel Tax Refunds	109	1,078						1,078	17,813	18,891	109
Sale of Property and Merchandise	110	52,538						52,538	2,875	55,413	110
Fines	111	27,996						27,996		27,996	111
Internal Service Charges	112							0		0	112
	113	14,675						14,675		14,675	113
	114							0		0	114
	115							0		0	115
	116							0		0	116
	117							0		0	117
	118							0		0	118
	119							0		0	119
Total Miscellaneous	120	188,598	34,515	0	0	1,389,420	0	1,612,533	20,688	1,633,221	120

CITY OF NEVADA
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15,16,22, 71, 104, 106, and 120)	121	4,186,711	3,918,335	1,659,727	714,252	1,761,759	2,932	12,243,716	8,049,935	20,293,651	121
Section H - Other Financing Sources	123										123
Proceeds of capital asset sales	124							0		0	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125							0	2,033,144	2,033,144	125
Proceeds of anticipatory warrants or other short-term debt	126							0		0	126
Regular transfers in and interfund loans	127	1,416,882	531,836		94,428	3,889,810		5,932,956	5,467,175	11,400,131	127
Internal TIF loans and transfers in	128	8,071		90,208	1,097,713			1,195,992		1,195,992	128
	129							0		0	129
	130							0		0	130
Total Other Financing Sources	131	1,424,953	531,836	90,208	1,192,141	3,889,810	0	7,128,948	7,500,319	14,629,267	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132	5,611,664	4,450,171	1,749,935	1,906,393	5,651,569	2,932	19,372,664	15,550,254	34,922,918	132
Beginning Fund Balance July 1, 2024	134	7,481,895	5,224,638	1,340,158	412,189	1,129,348	180,882	15,769,110	14,652,582	30,421,692	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136	13,093,559	9,674,809	3,090,093	2,318,582	6,780,917	183,814	35,141,774	30,202,836	65,344,610	136

CITY OF NEVADA
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section A - Public Safety	1										1
Police Department/Crime Prevention	2	1,437,990	68,826					1,506,816		1,506,816	2
Jail	3							0		0	3
Emergency Management	4	1,095						1,095		1,095	4
Flood control	5		27,222					27,222		27,222	5
Fire Department	6	834,140						834,140		834,140	6
Ambulance	7	47,060						47,060		47,060	7
Building Inspections	8	47,983						47,983		47,983	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10	2,889						2,889		2,889	10
Other Public Safety	11							0		0	11
	12							0		0	12
	13							0		0	13
Total Public Safety	14	2,371,157	96,048		0	0	0	2,467,205		2,467,205	14
Section B - Public Works	15										15
Roads, Bridges, Sidewalks	16		680,265					680,265		680,265	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18		103,433					103,433		103,433	18
Traffic Control Safety	19		818					818		818	19
Snow Removal	20		59,414					59,414		59,414	20
Highway Engineering	21							0		0	21
Street Cleaning	22							0		0	22
Airport (if not an enterprise)	23							0		0	23
Garbage (if not an enterprise)	24							0		0	24
Other Public Works	25		43,552					43,552		43,552	25
	26							0		0	26
	27							0		0	27
Total Public Works	28	0	887,482		0	0	0	887,482		887,482	28
Section C - Health and Social Services	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33							0		0	33
Water, Air, and Mosquito Control	34							0		0	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36		33,450					33,450		33,450	36
	37							0		0	37
	38							0		0	38
Total Health and Social Services	39	0	33,450		0	0	0	33,450		33,450	39
Section D - Culture and Recreation	40										40
Library Services	41	538,387	38,646					577,033		577,033	41
Museum, Band, Theater	42		1,381					1,381		1,381	42
Parks	43	758,183	4,500					762,683		762,683	43
Recreation	44	136,199	13,093					149,292		149,292	44
Cemetery	45	165,323						165,323		165,323	45
Community Center, Zoo, Marina, and Auditorium	46	249,739						249,739		249,739	46
Other Culture and Recreation	47							0		0	47
	48							0		0	48
	49							0		0	49
Total Culture and Recreation	50	1,847,831	57,620		0	0	0	1,905,451		1,905,451	50

CITY OF NEVADA

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section E - Community and Economic Development	51										51
Community beautification	52							0		0	52
Economic development	53	2,194	299,581	500,523				802,298		802,298	53
Housing and urban renewal	54		133,458	5,471				138,929		138,929	54
Planning and zoning	55	154,397	88,120					242,517		242,517	55
Other community and economic development	56	3,200	9,731					12,931		12,931	56
TIF Rebates	57							0		0	57
	58							0		0	58
Total Community and Economic Development	59	159,791	530,890	505,994	0	0	0	1,196,675		1,196,675	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	21,607	35,665					57,272		57,272	61
Clerk, Treasurer, Financial Administration	62	526,751						526,751		526,751	62
Elections	63	6,120						6,120		6,120	63
Legal Services and City Attorney	64	67,110	450					67,560		67,560	64
City Hall and General Buildings	65	110,407						110,407		110,407	65
Tort Liability	66	53,385						53,385		53,385	66
Other General Government	67		17,027					17,027		17,027	67
	68							0		0	68
	69							0		0	69
Total General Government	70	785,380	53,142		0	0	0	838,522		838,522	70
Section G - Debt Service	71				1,870,690			1,870,690		1,870,690	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	0	0	0	1,870,690	0	0	1,870,690		1,870,690	74
Section H - Regular Capital Projects - Specify	75										75
	76					3,475,238		3,475,238		3,475,238	76
	77							0		0	77
Subtotal Regular Capital Projects	78	0	0		0	3,475,238	0	3,475,238		3,475,238	78
TIF Capital Projects - Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0		0	0	0	0		0	82
Total Capital Projects	83	0	0		0	3,475,238	0	3,475,238		3,475,238	83
Total Governmental Activities Expenditures	84	5,164,159	1,658,632	505,994	1,870,690	3,475,238	0	12,674,713		12,674,713	84
(Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

CITY OF NEVADA

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 – Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section I - Business Type Activities	87										87
Water - Current Operation	88								1,289,520	1,289,520	88
Capital Outlay	89								162,974	162,974	89
Debt Service	90								456,750	456,750	90
Sewer and Sewage Disposal - Current Operation	91								1,055,892	1,055,892	91
Capital Outlay	92								2,884,046	2,884,046	92
Debt Service	93								2,815,117	2,815,117	93
Electric - Current Operation	94									0	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility - Current Operation	97									0	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking - Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport - Current Operation	103									0	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage - Current operation	106								73,381	73,381	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital - Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit - Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet - Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority - Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water - Current Operation	120								49,144	49,144	120
Capital Outlay	121									0	121
Debt Service	122									0	122
Other Business Type - Current Operation	123									0	123
Capital Outlay	124									0	124
Debt Service	125									0	125
Internal Service Funds - Specify	126										126
	127								23	23	127
	128									0	128
Total Business Type Activities	129								8,786,847	8,786,847	129

CITY OF NEVADA

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 — Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	5,164,159	1,658,632	505,994	1,870,690	3,475,238	0	12,674,713	8,786,847	21,461,560	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	1,873,386	3,874,103			108,316		5,855,805	5,544,326	11,400,131	132
Internal TIF loans/repayments and transfers out	133			1,195,992				1,195,992		1,195,992	133
	134							0		0	134
Total Other Financing Uses	135	1,873,386	3,874,103	1,195,992	0	108,316	0	7,051,797	5,544,326	12,596,123	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	7,037,545	5,532,735	1,701,986	1,870,690	3,583,554	0	19,726,510	14,331,173	34,057,683	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140						183,814	183,814		183,814	140
Restricted	141		4,142,074	1,388,107	447,892	3,197,363		9,175,436		9,175,436	141
Committed	142							0		0	142
Assigned	143	1,551,270						1,551,270		1,551,270	143
Unassigned	144	4,504,744						4,504,744		4,504,744	144
Total Governmental	145	6,056,014	4,142,074	1,388,107	447,892	3,197,363	183,814	15,415,264		15,415,264	145
Proprietary	146								15,871,663	15,871,663	146
Total Ending Fund Balance June 30,	147	6,056,014	4,142,074	1,388,107	447,892	3,197,363	183,814	15,415,264	15,871,663	31,286,927	147
Total Requirements (Sum of lines 136 and 147)	148	13,093,559	9,674,809	3,090,093	2,318,582	6,780,917	183,814	35,141,774	30,202,836	65,344,610	148

OTHER P10

Part III Intergovernmental Expenditures
Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.

Purpose	Amount paid to other local governments
Correction	
Health	
Highways	
Transit Subsidies	
Libraries	
Police protection	47,783
Sewerage	
Sanitation	
All other	

Purpose	Amount paid to State
Highways	
All other	

Part IV
Wages & Salaries
Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID	Amount
Total Salaries and Wages Paid	3,420,712

Part V Debt Outstanding, Issued, and Retired
Transit subsidies
A. Long-Term Debt

Debt During the Fiscal Year					Debt Outstanding JUNE 30, 2025				
Purpose	**Line**	**Debt Outstanding JULY 1, 2024**	**Issued**	**Retired**	**General Obligation**	**TIF Revenue**	**Revenue**	**Other**	**Interest Paid This Year**
Water Utility	1.	1,065,000	0	435,000	0	0	630,000	0	21,300
Sewer Utility	2.	49,988,866	0	1,560,000	0	0	48,428,866	0	1,424,315
Electric Utility	3.	0	0	0	0	0	0	0	0
Gas Utility	4.	0	0	0	0	0	0	0	0
Transit-Bus	5.	0	0	0	0	0	0	0	0
Industrial Revenue	6.	0	0	0	0	0	0	0	0
Mortgage Revenue	7.	0	0	0	0	0	0	0	0
TIF Revenue	8.	0	0	0	0	0	0	0	0
Other Purposes / Miscellaneous	9.	0	0	0	0	0	0	0	0
GO	10.	10,995,000	0	1,600,000	9,395,000	0	0	0	268,891
Parking	11.	0	0	0	0	0	0	0	0
Airport	12.	0	0	0	0	0	0	0	0
Stormwater	13.	0	0	0	0	0	0	0	0
Section 108	14.	0	0	0	0	0	0	0	0
Total Long-Term		62,048,866	0	3,595,000	9,395,000	0	49,058,866	0	1,714,506

B. Short-Term Debt	**Amount**
Outstanding as of July 1, 2024	
Outstanding as of JUNE 30, 2025	

Part VI	DEBT LIMITATION FOR GENERAL OBLIGATIONS	Amount		
	Actual valuation -- January 1, 2023	647,997,916	x.05 = $	32,399,895.8

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2025

Type of asset	Amount				
	Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)	All other Funds (d)	Total (e)
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.				31,794,080	31,794,080

If you budget on a NON-GAAP CASH BASIS, the amount in the Total above SHOULD EQUAL the above summed amounts on the sheet All Funds P1: Ending fund balance, column C PLUS the amounts in the shaded Note area.

CITY DEBT DETAIL - LT DEBT1

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, 2024	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
2012B, Refin-CH/PSD/LIB ADD	1	GO	09-27-2012	26 (12/13)	2	No Vote - Essential GO	7,320,000	185,000	90,000	3,978		General Obligation (GO)	City Hall/Public Safety Building (Refinance) and Library Addition
2017, LHW/AIRPORT RD WORK	2	GO	09-28-2017	17(17/18)	2-4	No Vote - Essential GO	2,850,000	375,000	235,000	10,313		General Obligation (GO)	LHW/590 intersection and W A Avenue street construction
2020, Central Business District Project	3	GO	04-29-2020	48(19/20)	2	No Vote - Essential GO	8,905,000	8,905,000	500,000	178,100		General Obligation (GO)	Central Business District Project, streets, water, sewer, storm, lighting
2020B, Water Refin-(2012C)	4	Revenue	07-29-2020	4(20/21)	2	No Vote - Non-GO	2,765,000	1,065,000	435,000	21,300		Water Utility	Water Refinanced 2012C Bond, SRF Loan
2021, SRF C1151R, WWTF	5	Revenue	01-29-2021	61(20/21	2	No Vote - Non-GO	1,360,000	1,239,000	62,000	24,780		Sewer Utility	Construction of Wastewater Treatment Plant
2021A, SRF C1180RT, WWTF	6	Revenue	04-30-2021	80(20/21)	2	No Vote - Non-GO	10,000,000	9,114,000	455,000	182,280		Sewer Utility	Construction of Wastewater Treatment Plant
2022, SRF C1252RT, WWTF	7	Revenue	01-29-2022	40(21/22)	2	No Vote - Non-GO	10,000,000	9,561,000	447,000	191,220		Sewer Utility	Construction of Wastewater Treatment Plant
2022A, SRF C1307R), WWTF	8	Revenue	09-30-2022	30(22/23)	2	No Vote - Non-GO	20,838,000	20,836,000	1,000	416,720		Sewer Utility	Construction of Wastewater Treatment Plant
2023A, FIELD HOUSE	9	GO	06-28-2023	74(22/23)	2	No Vote - Essential GO	2,205,000	1,530,000	775,000	76,500		General Obligation (GO)	Construction of Field House
2023, SRF C1406RT, WWTF	10	Revenue	12-15-2023	29(23/24)	3.78	No Vote - Non-GO	16,120,000	9,238,866	595,000	609,315		Sewer Utility	Construction of Wastewater Treatment Plant
	11	-				-						-	-
	12	-				-						-	-
	13	-				-						-	-
	14	-				-						-	-
	15	-				-						-	-
	16	-				-						-	-
	17	-				-						-	-
	18	-				-						-	-
	19	-				-						-	-
	20	-				-						-	-

CITY DEBT DETAIL - LT DEBT2

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	21	-				-						-	-
	22	-				-						-	-
	23	-				-						-	-
	24	-				-						-	-
	25	-				-						-	-
	26	-				-						-	-
	27	-				-						-	-
	28	-				-						-	-
	29	-				-						-	-
	30	-				-						-	-
	31	-				-						-	-
	32	-				-						-	-
	33	-				-						-	-
	34	-				-						-	-
	35	-				-						-	-
	36	-				-						-	-
	37	-				-						-	-
	38	-				-						-	-
	39	-				-						-	-
	40	-				-						-	-

CITY DEBT DETAIL - LT DEBT3

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	41	-				-						-	-
	42	-				-						-	-
	43	-				-						-	-
	44	-				-						-	-
	45	-				-						-	-
	46	-				-						-	-
	47	-				-						-	-
	48	-				-						-	-
	49	-				-						-	-
	50	-				-						-	-
	51	-				-						-	-
	52	-				-						-	-
	53	-				-						-	-
	54	-				-						-	-
	55	-				-						-	-
	56	-				-						-	-
	57	-				-						-	-
	58	-				-						-	-
	59	-				-						-	-
	60	-				-						-	-

CITY DEBT DETAIL - LT DEBT4

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	61	-				-						-	-
	62	-				-						-	-
	63	-				-						-	-
	64	-				-						-	-
	65	-				-						-	-
	66	-				-						-	-
	67	-				-						-	-
	68	-				-						-	-
	69	-				-						-	-
	70	-				-						-	-
	71	-				-						-	-
	72	-				-						-	-
	73	-				-						-	-
	74	-				-						-	-
	75	-				-						-	-
	76	-				-						-	-
	77	-				-						-	-
	78	-				-						-	-
	79	-				-						-	-
	80	-				-						-	-

CITY DEBT DETAIL - LT DEBT5

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	81	-				-						-	-
	82	-				-						-	-
	83	-				-						-	-
	84	-				-						-	-
	85	-				-						-	-
	86	-				-						-	-
	87	-				-						-	-
	88	-				-						-	-
	89	-				-						-	-
	90	-				-						-	-
	91	-				-						-	-
	92	-				-						-	-
	93	-				-						-	-
	94	-				-						-	-
	95	-				-						-	-
	96	-				-						-	-
	97	-				-						-	-
	98	-				-						-	-
	99	-				-						-	-
	100	-				-						-	-

CITY DEBT DETAIL - LT DEBT6

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	101	-				-						-	-
	102	-				-						-	-
	103	-				-						-	-
	104	-				-						-	-
	105	-				-						-	-
	106	-				-						-	-
	107	-				-						-	-
	108	-				-						-	-
	109	-				-						-	-
	110	-				-						-	-
	111	-				-						-	-
	112	-				-						-	-
	113	-				-						-	-
	114	-				-						-	-
	115	-				-						-	-
	116	-				-						-	-
	117	-				-						-	-
	118	-				-						-	-
	119	-				-						-	-
	120	-				-						-	-

Notes & Remarks
REMARKS

Item # 4G
Date: 11/24/25

IOWADOT
ıreau of Local Systems
nes, IA 50010

City Street Finance Report

Fiscal Year 2025
Nevada
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Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		$340,345					$340,345
Benefits - Roads/Streets		$147,146					$147,146
Training & Dues		$5,998					$5,998
Building & Grounds Maint. & Repair		$1,913					$1,913
Vehicle & Office Equip Operation and Repair		$35,518					$35,518
Operational Equipment Repair		$4,930					$4,930
Engineering		$3,233			$52,479		$55,712
Insurance		$45,991					$45,991
Rents & Leases		$7,000					$7,000
Street Maintenance Expense		$818					$818
Technology Expense		$405					$405
Other Professional Services			$96,727				$96,727
Other Contract Services		$4,538					$4,538
Minor Equipment Purchases		$1,915					$1,915
New Posts & Signs		$5,510					$5,510
Other Supplies		$57,274					$57,274

IOWA DOT
Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025
Nevada
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	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Other Capital Equipment			$25,219				$25,219
Street - Capacity Improvement					$2,774,257		$2,774,257
Principal Payment				$595,000			$595,000
Interest Payment				$138,545			$138,545
Bond Registration Fees				$774			$774
Transfer Out		$1,384,186	$303,199				$1,687,385
Street Lighting		$50,231					$50,231
Snow Removal		$32,686					$32,686
Depreciation & Building Utilities		$17,031					$17,031
Accounting/Recording		$3,522					$3,522
Snow Removal Salaries		$19,065					$19,065
Snow Removal Benefits		$7,663					$7,663
Total		$2,176,918	$425,145	$734,319	$2,826,736		$6,163,118

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Bureau of Local Systems

Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Nevada

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Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	$0		$153,199	$488,556			$641,755
TIF Revenues				$245,763			$245,763
Other Taxes (Hotel, LOST)			$246,727				$246,727
Interest		$80,800	$19,853				$100,653
State Revenues - Road Use Taxes		$983,484					$983,484
Local Contributions					$1,642,550		$1,642,550
Charges/fees						$0	$0
Contributions		$4,878					$4,878
Transfer In		$153,199	$350,000		$1,184,186		$1,687,385
Total	$0	$1,222,361	$769,779	$734,319	$2,826,736	$0	$5,553,195

City Street Finance Report

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2017 Refunding of 2013 Dupont/W Ind Pk Bond, Was in escrow	$375,000	$235,000	$10,313	$235,000	$10,313	$140,000
2020 Bond, Central Business District Project	$6,411,600	$500,000	$178,100	$360,000	$128,232	$5,911,600
Total	$6,786,600	$735,000	$188,413	$595,000	$138,545	$6,051,600

IOWADOT
Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Wind Runner Striper	2021	Purchased	$74,800	No Change
Catepillar 930M Endloader	2023	Purchased	$253,748	No Change
Total Patcher T7500	2018	Purchased	$82,500	No Change
Falcon RME Trailer	2013	Purchased	$17,319	No Change
Case 580SN Backhoe	2020	Purchased	$225,500	No Change
International HV607 Dump Truck, 1862	2020	Purchased	$105,453	No Change
International HV607 Dump Truck, 1863	2020	Purchased	$105,453	No Change
Ford F250 flatbed	2012	Purchased	$21,525	No Change
Leeboy Asphalt Roller	1996	Purchased	$17,675	No Change
Ford F250	2011	Purchased	$20,683	No Change
Ford F250	2004	Purchased	$12,618	No Change
Ford F250	2015	Purchased	$17,319	No Change
International 4700 Dump Truck	1996	Purchased	$59,605	No Change
Elgin Sweeper	2013	Purchased	$142,531	No Change
Chevrolet Silverado	2017	Purchased	$27,367	No Change
Ford F150 PU	2013	Purchased	$17,319	No Change
Caterpillar 135H Motor Grader	1996	Purchased	$203,077	No Change
John Deere Tractor, Annual Lease	2020	Lease	$3,200	No Change
John Deere Skidsteer	2023	Purchased	$45,896	No Change

IOWA DOT
Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025
Nevada
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Street Projects

Project Description	Contract Price	Final Price	Contractor Name

IOWA DOT

Bureau of Local Systems

Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Nevada

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Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	$0	$2,661,140	$274,880	$0	$0	$0	$2,936,020
SubTotal Expenses (-)		$792,732	$121,946	$734,319	$2,826,736		$4,475,733
Transfers Out (-)		$1,384,186	$303,199				$1,687,385
Subtotal Revenues (+)	$0	$1,069,162	$419,779	$734,319	$1,642,550	$0	$3,865,810
Transfers In (+)		$153,199	$350,000		$1,184,186		$1,687,385
Ending Balance	$0	$1,706,583	$619,514	$0	$0	$0	$2,326,097

Resolution Number:

Execution Date:

Signature:

Item # 4H
Date: 11/24/25

RESOLUTION NO. 027 (2025/2026)
A RESOLUTION ACCEPTING PLAT OF SURVEY FOR
ROSSI-STEFANI SUBDIVISION,
NEVADA, STORY COUNTY, IOWA

WHEREAS, there has been submitted to the City Council of the City of Nevada, Iowa, a Plat of Survey from the Rossi-Stefani Subdivision, within the Jurisdiction of the City of Nevada, Iowa; and

WHEREAS, the Plat of Survey has been submitted to the Planning and Zoning Administrator of the City of Nevada, Iowa, and he recommends approval of the Plat of Survey for Lots 2-4 in Rossi-Stefani Subdivision; and

WHEREAS, the developer has asked to adjust lot lines within the existing plat of Lots 2, 3 and 4 to make into Parcel A and Parcel B as shown on the Plat of Survey for Rossi-Stefani Subdivision in Nevada, Story County, Iowa; and

WHEREAS, the City Council of the City of Nevada, Iowa has considered the recommendations of the Planning and Zoning Administrator and finds that it is advisable and in the best interests of the City of Nevada, Iowa, and of the citizens thereof that the Plat of Survey be accepted and approved; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEVADA, IOWA:

1. That the Plat of Survey of Rossi-Stefani Subdivision, Story County, Iowa of Nevada, Iowa, is hereby accepted and approved for and on behalf of the City of Nevada, Iowa.

PASSED AND APPROVED THIS 24th day of November, 2025.

____
Ryan Condon, Mayor

Attest:

____
Kerin Wright, City Clerk

CITY OF
NEVADA

City Hall | 1209 6th Street | Nevada, IA 50201-0530
p. (515) 382-5466 | f. (515) 382-4502)

November 2025

TO: Mayor - City Council Members
City Administrator Jordan Cook

From: Ryan Hutton
Building & Zoning Official

With the recommendation from staff, we are seeking approval from the City Council Members to approve the Stefani Administrative Subdivision.

Best Regards,
Ryan Hutton
Building and Zoning Official

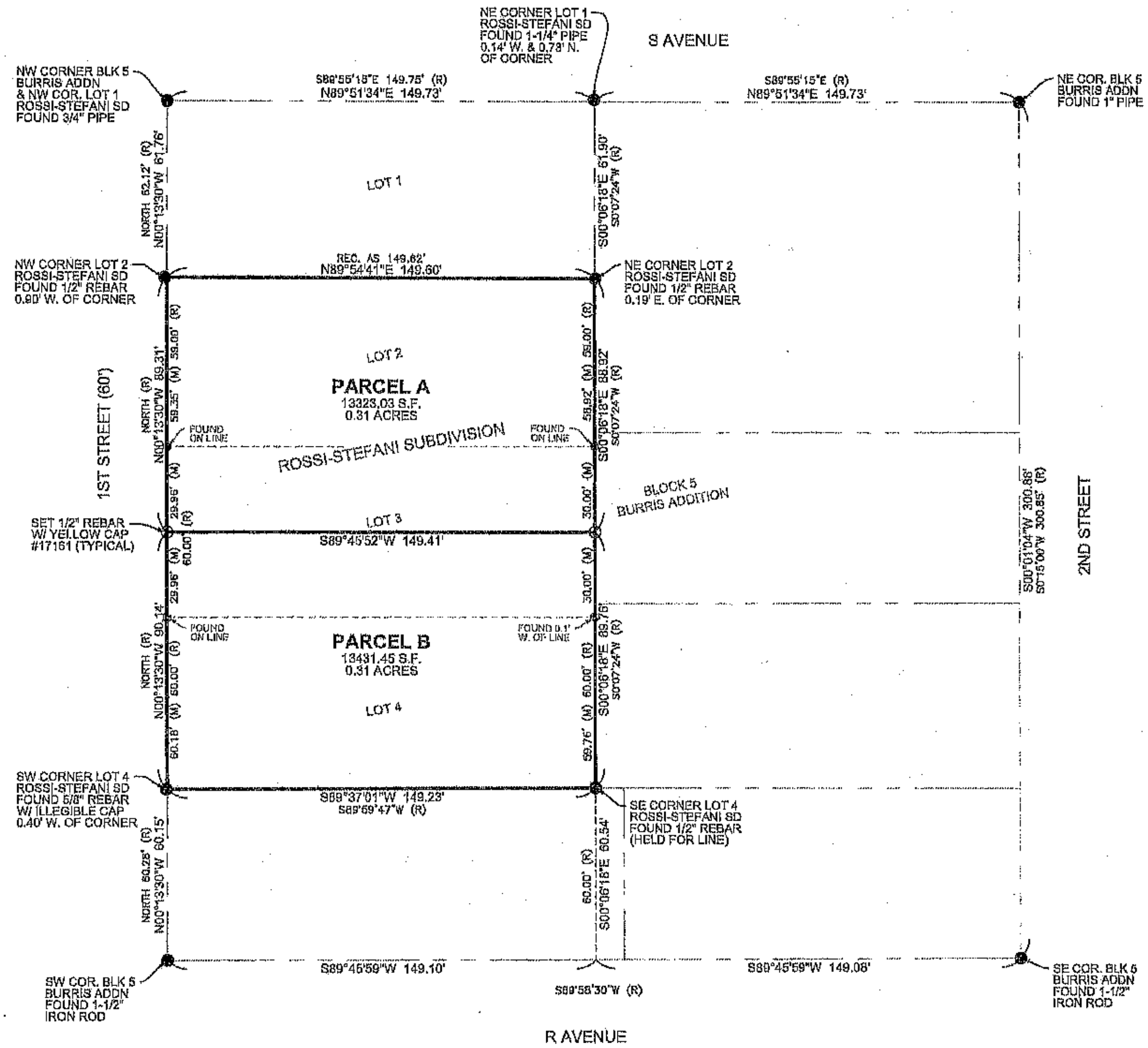
PLAT OF SURVEY

LOCATION: LOTS 2-4 IN ROSSI-STEFANI SUBDIVISION NEVADA, STORY COUNTY, IOWA

PROPRIETOR: ANGELO STEFANI

REQUESTED BY: ANGELO STEFANI

PREPARED BY & RETURN TO: R. BRADLEY STUMBO, PLS #17161 STRAND ASSOCIATES, INC. 414 S. 17TH ST., STE 107 AMES, IA 50010 515-233-0000



Survey Description - Parcel A:
Lot 2 and the North Half of Lot 3 in Rossi-Stefani Subdivision, being a part of Block 5 in Burris Addition to the City of Nevada, Story County, Iowa, and being more particularly described as follows: Beginning at the Northwest Corner of said Lot 2; thence N89°54'41"E, 149.60 feet to the Northeast Corner thereof; thence S00°06'18"E, 88.92 feet along the east line of said Lots 2 and 3; thence S89°45'52"W, 149.41 feet to the west line of said Lot 3; thence N00°13'30"W, 89.31 feet to the point of beginning, containing 0.31 acres.

Survey Description - Parcel B:
Lot 4 and the South Half of Lot 3 in Rossi-Stefani Subdivision, being a part of Block 5 in Burris Addition to the City of Nevada, Story County, Iowa, and being more particularly described as follows: Beginning at the Southwest Corner of said Lot 4; thence N00°13'30"W, 90.14 feet along the west line of said Lots 4 and 3; thence N89°45'52"E, 149.41 feet to the east line of said Lot 3; thence S00°06'18"E, 89.76 feet to the Southeast Corner of said Lot 4; thence S89°37'01"W, 149.23 feet to the point of beginning, containing 0.31 acres.

N

0 40' 80'

STRAND ASSOCIATES®

Strand Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. BRADLEY STUMBO, PLS DATE
License number 17161
My license renewal date is December 31, 2025.

R. BRADLEY STUMBO LICENSED 17161 IOWA PROFESSIONAL LAND SURVEYOR

JOB# 7229.307 DATE: 10/13/25 FIELDWORK COMPLETED: 10/13/25 PAGE 1 OF 1

MUST BE FILED WITH THE CITY CLERK OFFICE BY 9 A.M. ____/____/_____ HEARING DATE ___/____/_____

Administrative Subdivision Application

This 2-page form must be filled out completely
before your application will be accepted.

1. Property Location of this Administrative Subdivision
(street address and/or boundary description) Lots 2-4 in Rossi-Stefani Subdivision, Nevada
1835 1st Street

2. Existing Use and Proposed Use of the Property: Residential

3. Subdivision Name: N/A

4. Legal Description of Property: Parcels A & B - See plat

5. Property Owner: Angelo Stefani - c/o Indian Creek Assisted Living

Address: 98 S. 6th Street, Apt 14 Nevada, IA 50201
(Street) (City) (State) (Zip)

Telephone: Contact: Nicole Eckstrom 507-391-4402 (daughter of Angelo)
(Home) (Business) (Fax)

6. Attorney:

Address:
(Street) (City) (State) (Zip)

Telephone:
(Home) (Business) (Fax)

7. Land Surveyor: Brad Stumbo - Strand Associates, Inc.

Address: 414 S. 17th St., Ste 107 Ames, IA 50010
(Street) (City) (State) (Zip)

Telephone: 515-233-0000
(Home) (Business) (Fax)

Administrative Subdivision Application

8. Contact Person: Brad Stumbo brad.stumbo@strand.com

Address: ______________________________
(Street) (City) (State) (Zip)

Telephone: ______________________________
(Home) (Business) (Fax)

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 and true.

Signed by: Angela D. Stefani 16 OCT 2025
(Applicant) (Date)

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

and: Angela D. Stefani
(Property Owner) (Date)

and: [illegible]
(Contact Person)

Administrative Subdivision Checklist

The following items must be included with this subm... of an Administrative Subdivision:

- One (1) completed and signed Applica...
- Six (6) copies of the Plat no larger...
- One (1) 11" by 17" black-line reduc...
- A check or cash for the applicati...

Item # 4I
Date: 11/24/25

RESOLUTION NO. 028 (2025/2026)

A RESOLUTION APPROVING AN AGREEMENT WITH SAFE BUILDING SERVICES FOR INSPECTIONS AND PLAN REVIEWS

WHEREAS, the City of Nevada ("City") desires to enter into an agreement with Safe Building Services, ("Safe Building") for Permitted Plan Review and Inspection Services and Unpermitted Services as described in Schedule A (attached); and

WHEREAS, the City was allowed a grace period to allow staff to become certified to inspect and that time has expired; and

WHEREAS, the Nevada City Council believes it is the best interest of the City to enter into an agreement with Safe Building Services, as shown in Exhibit A attached, to handle permitted plan review and inspection services and unpermitted services as outlined in the agreement; and

WHEREAS, the Nevada City Council adopts the Schedule B in the agreement as those charges will be passed on to the residents; and

NOW THEREFORE, BE IT RESOLVED; that the City Council of the City of Nevada, Iowa, hereby:

- Approves the Safe Building Services Agreement, per the attached Exhibit A and adopt the schedule of fees listed in the agreement, Schedule B, Fee Schedule.
- Authorizes the Mayor and/or City Clerk to sign the Agreement and any other documents necessary to continue the license as long as necessary on behalf of the City.

Passed and approved this 24th day of November, 2025.

Ryan Condon, Mayor

ATTEST:

Kerin Wright, City Clerk

SAFE
BUILDING

SERVICES AGREEMENT

This Services Agreement ("**Agreement**") is made and entered into this 3rd day of Nov., 2025 (the "**Effective Date**") by and between Safe Building ("**Contractor**") and City of Nevada ("**Client**").

1. **Services to be Provided**. The Contractor shall provide those services detailed in **Schedule A**, attached hereto and incorporated herein by reference (hereinafter referred to as the "**Services**").

2. **Compensation.** In consideration of Contractor's Services hereunder, Client shall pay Contractor the fees outlined in **Schedule B**, attached hereto and incorporated herein by reference. Schedule B may be revised by Contractor unilaterally every twelve (12) months by providing city with sixty (60) days prior written notice of the new fee schedule. All payments under the Agreement shall be due upon receipt of Contractor's invoice and payable no later than thirty (30) days from the date of the invoice. Contractor reserves the right to cease providing Services at any time due to city's failure to make timely payment.

In the event city fails to pay any invoice in a timely manner and Contractor takes action to collect such amounts, city shall be responsible for all costs and fees, including legal fees, Contractor incurred in enforcing this Agreement.

3. **Term and Termination.** This Agreement will begin on the Effective Date of the signed agreement by both parties and shall continue until either party notifies the other party of the termination of this agreement, which may be terminated by either party with or without cause by giving the other party thirty (30) days prior written notice. Updates to this agreement can be proposed by either party at any time and a new agreement would only become effective upon both parties entering a new signed agreement, which will terminate previous agreements of this type.

4. **Relationship of the Parties**. The parties hereto are independent contractors. This Agreement does not constitute and shall not be construed in any manner so as to create between these parties a joint venture, employment relationship, agency agreement, partnership or any other relationship other than that of independent contractors, except the Contractor shall be treated as Building Official, Electrical Code Official, Plumbing Code Official, Mechanical Code Official and Fire Code Official or other applicable official for the city for the purposes of code enforcement as set out by the International Code Council.

5. **Responsibility, Indemnification and Limitation of Liability**. The Contractor makes no warranty relating to any city provided materials and does not warrant any action or inaction by city and has no responsibility, therefore. Contractor makes no representations regarding the accuracy of city provided materials which are and remain the exclusive responsibility of the city.

SAFE BUILDING

The Contractor will hold Commercial General Liability and Workers Compensation for the city that will save the city harmless from any and all claims, settlements and judgements, to include reasonable investigative fees, attorney fees, suit and court costs for personal injury, property damage, and/or death or damages arising out of Safe Building or their employee's negligent acts and errors or omissions for services rendered.

6. **Miscellaneous Provisions.** This Agreement may not be assigned by either party without the express written consent of the other party. This Agreement is for the benefit of the parties hereto and there shall be no third-party beneficiary. This Agreement may not be amended unless done so in writing, signed by both parties, and approved by the City Council; provided however, Schedule B may be amended by Contractor as provided for in Section 2. The invalidity of any provision of this Agreement shall not affect the validity or enforceability of any other provision. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa.

SAFE BUILDING LLC	**CITY OF NEVADA**
By: ____________	By: Jordan Cook
Title: ____________	Title: City Administrator
Date: ____________	Date: Nov. 3, 2025

SAFE BUILDING

SCHEDULE A – Services

Permitted Plan Review and Inspection Services:

The Services to be provided under this Agreement include, but are not limited to Building, Electrical, Mechanical, Plumbing, Fire, and *Zoning Code Enforcement based on the city's most recently adopted International Code Council Codes, the National Electrical Code, and the city's Code of Ordinances.

- Review building permits, plans, and other construction documents for residential and commercial projects.
- Review and approve trade permits.
- Provide owners, contractors, and city with plan review notes with approved building permits upon completion of plan review.
- Conduct required inspections throughout project until construction is finished, and project is complete. Safe Building is responsible for all work inside the lot line. Exceptions to this are inspections of sewer/water/storm, sidewalk, and approach. We will also verify sod/seed is established prior to new construction being closed.
- Provide city with documentation of completion of projects.
- Field questions throughout review and inspection process.
- Site and street cleanliness during construction.

Unpermitted Services – Building Nuisance, Work Without a Permit:

Inspections, reports, and consulting for nuisance properties provided to the city based on the current adopted International Property Maintenance Code, Dangerous Buildings chapter 145 in the city ordinances, and/or any applicable city or state codes can be completed at city's request at any time. The following items are covered during the nuisance process:

- Investigation/inspection documentation.
- Report of findings complete with pictures and code/ordinance references.
- Collaboration with city, city attorney and other team members to prepare necessary legal paperwork.
- Follow up consulting, court preparation and appearances and other work related to court.

* Zoning is a joint effort between Safe Building, city personnel and city engineering.

SAFE BUILDING

SCHEDULE B – Fee Schedule

Permitted Plan Review and Inspection Services:

TOTAL VALUATION	PERMIT FEE	SB FEE
$1 to $500	$100	100%
$501 to $2,000	$100 for the first $500 plus $2.75 for each additional $100 or fraction thereof, to and including $2000	100%
$2,001 to $25,000	$150 for the first $2,000 plus $12.50 for each additional $1000 or fraction thereof, to and including $25,000	100%
$25,001 to $50,000	$352 for the first $25,000 plus $9 for each additional $1,000 or fraction thereof, to and including $50,000	75%
$50,001 to $100,000	$580 for the first $50,000 plus $6.25 for each additional $1,000, or fraction thereof, to and including $100,000	75%
$100,001 to $500,000	$895 for the first $100,000 plus $5 for each additional $1000 or fraction thereof, to and including $500,000	70%
$500,001 to $1,000,000	$2,855 for the first $500,000 plus $4.25 for each additional $1,000 or fraction thereof, to and including $1,000,000	70%
$1,000,001 +	$4,955 for the first $1,000,000 plus $2.75 for each additional $1,000, or fraction there of	70%
New Trade permit	$100 per trade permit: Temp Electrical, Electrical, Mechanical, & Plumbing	100%
Commercial Plan Review	65% of permit fee	100%
Temporary Certificate of Occupancy	$250	100%

When plans, engineering calculations or specifications are necessary, a plan check fee is required equal to 65% of the permit fee. Generally, this plan check fee is waived for conventional one, two and three-family residential projects. All other projects normally require the plan check fee in addition to the regular permit fees. Safe Building retains 100% of the plan check fee.

Inspection services for existing permits permitted by the city:

INSPECTION/PERMIT	SAFE BUILDING FEE
Footings, Foundations, Groundworks	$100
Rough-in- Framing, Electrical, Plumbing, Mechanical	$100
Final (ready for Certificate of Occupancy or final)	$150

SAFE BUILDING

Unpermitted- Building Nuisance and Work Without a Permit:

For all other non-permitted services:

Hourly:	$100
Mileage:	$100 trip charge
Expenses:	Actual cost (receipts provided)

CITY OF NEVADA
BOARD/COMMISSION MEETINGS
CALENDAR YEAR 2026

Item # 4.J
Date: 11/24/25

CITY COUNCIL 2ND & 4TH MONDAYS CITY HALL - 6:00 PM
*Budget Mtg MEETING DATE
01/12/26
01/26/26
02/09/26
02/23/26
03/09/26
03/23/26
04/13/26
04/27/26
05/11/26
05/26/26
06/08/26
06/22/26
07/13/26
07/27/26
08/10/26
08/24/26
09/14/26
09/28/26
10/12/26
10/26/26
11/09/26
11/23/26
12/14/26
12/28/2026 CANCELLED

PLANNING & ZONING 1ST MONDAY CITY HALL - 6:15 PM
MEETING DATE
01/05/26
02/02/26
03/02/26
04/06/26
05/04/26
06/01/26
07/06/26
08/03/26
Tuesday 9/8/2026
10/05/26
11/02/26
12/07/26

BOARD OF ADJUSTMENT TUESDAY AFTER 2ND MONDAY 10:00 AM - IF NEEDED	
PUBLICATION DEADLINE	MEETING DATE
12/25/25	01/13/26
01/22/26	02/10/26
02/19/26	03/10/26
03/26/26	04/14/26
04/23/26	05/12/26
05/21/26	06/09/26
06/25/26	07/14/26
07/23/26	08/11/26
08/27/26	09/15/26
09/24/26	10/13/26
10/22/26	11/10/26
11/26/26	12/15/26

HISTORIC PRESERVATION COMMISSION 2nd Wednesday, Odd Months, 5:30 PM		
01/14/26		07/08/26
03/11/26		09/09/26
05/13/26		***11/12/26***

Bold/Italic - Not normal dates

LIBRARY BOARD 3RD MON 5:00 PM
01/20/26
02/17/26
03/16/26
04/20/26
05/18/26
06/15/26
07/20/26
08/17/26
09/21/26
10/19/26
11/16/26
12/21/26

PUBLIC ARTS COMMISSION 4TH THU 5:30 PM
01/28/26
02/25/26
03/25/26
04/22/26
05/27/26
06/24/26
07/22/26
08/26/26
09/23/26
10/28/26
11/25/26
12/23/26

P&R BOARD 3RD WED 5:15 PM
01/21/26
02/18/26
03/18/26
04/15/26
05/20/26
06/17/26
07/15/26
08/19/26
09/16/26
10/21/26
11/18/26
12/16/26

*Historic Preservation changed their date to Odd months

Council Approved

W:\Office\Forms\Calendar-Schedules

F:\Office\Forms\Calendar-Schedules\MEETINGS 2026

Item # 4K
Date: 11/24/25

Exhibit B
PAYMENT REQUEST FORM

Name and Address: City of Nevada

Contract Number: 2024-06

Pursuant to, and in accordance with, the provisions of the Grant Agreement dated as of February 20, 2024 (the "Agreement"), between the SCHT and the City of Nevada (the "Grantee"), the SCHT is hereby requested to pay to the Grantee the sum of **$8,200** for reimbursement (include invoices corresponding to, supporting, and documenting the request).

Such amount represents payments for: (please include project description and location):
IT IS HEREBY CERTIFIED THAT: **137 N Ave – roof repair and replacement**

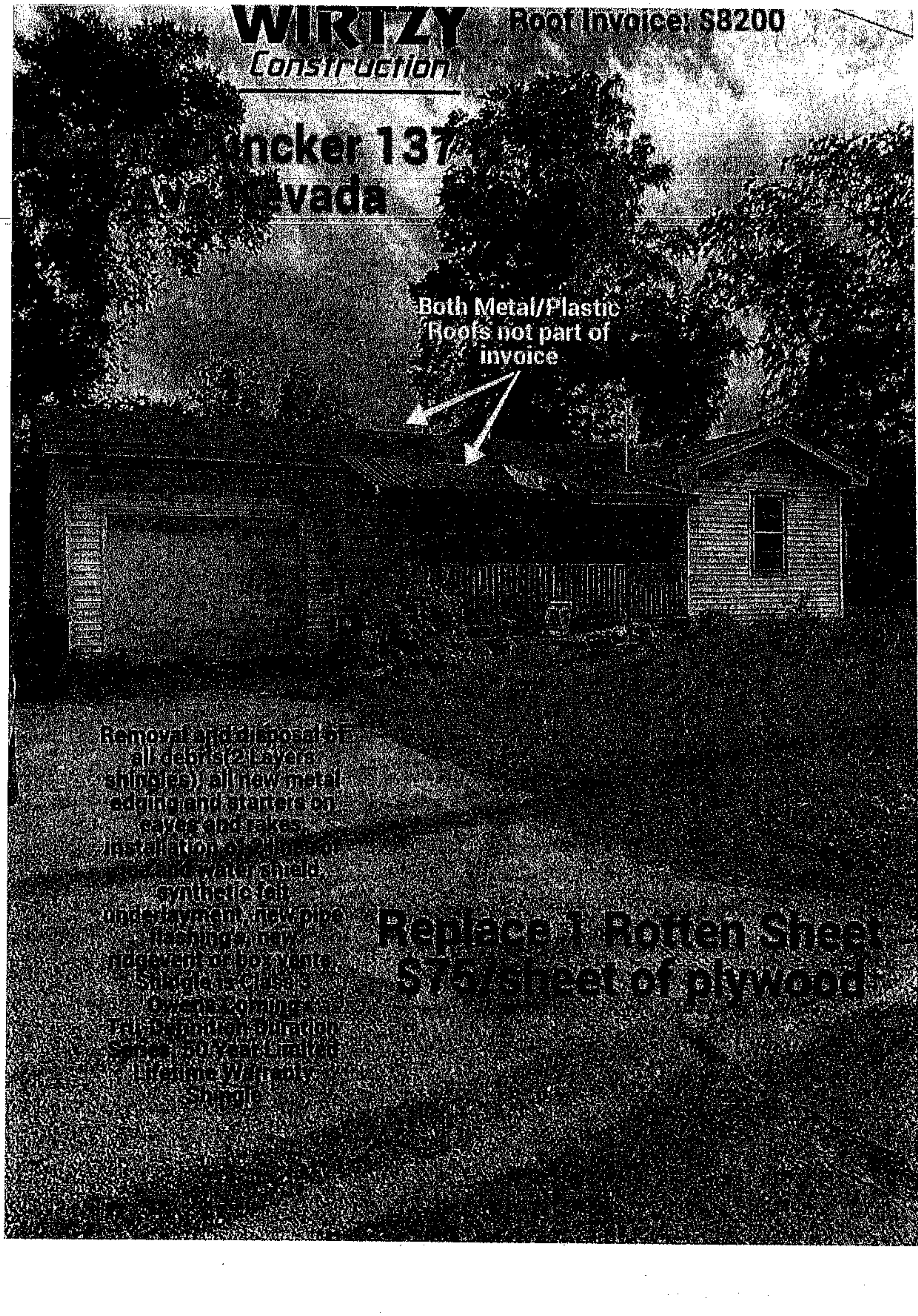
(a) None of the items for which disbursement is requested has been previously paid under this Agreement;
(b) The obligation with respect to which this disbursement is being requested has been properly incurred in accordance with the Agreement with respect to the Program set forth in the approved SCHT Grant Application and is a proper charge under the Agreement;
(c) The Grantee has no notice of, and is not otherwise aware of, any mechanics', materialmen's, laborers', suppliers', vendors' or other liens or rights in respect thereof which should, in accordance with the Agreement, be satisfied or discharged before this disbursement is made, other than those for which appropriate lien waivers are attached to this Payment Request Form.

AUTHORIZED GRANTEE REPRESENTATIVE:

Date: **November 11, 2025**

Signature
Brenda S. Dryer – Project Advisor

Send requests to Lucas Young at: lyoung@midiowaplanning.org



WIRTZY
Construction
Roof Invoice: $8200
ncker 137
evada
Both Metal/Plastic
Roofs not part of
invoice
Removal and disposal of
all debris (2 Layers
shingles), all new metal
edging and starters on
eaves and rakes,
installation of
water shield,
synthetic felt
underlayment, new pipe
flashings, new
Shingles class
Owens Corning
Series, 50 Year Limited
Lifetime Warranty
Shingle
Replace 1 Rotten Sheet
$75/sheet of plywood

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

1ST FIRST NATIONAL BANK

CASHIER'S CHECK

72-227/739

006172

PAY TO THE ORDER OF CITY OF NEVADA

NOV 13, 2025

$8,200.00

Eight Thousand Two Hundred and 00/100*

NOTICE TO CUSTOMER: If this check is lost, stolen or destroyed within 90 days of the date it is issued, we will not pay or reissue a replacement check without an indemnity bond or other adequate security. After 90 days, we will pay or reissue a replacement check upon receipt of a properly executed declaration of loss form.

TWO SIGNATURES REQUIRED OVER $3,000.00

AUTHORIZED SIGNATURE

Megan Hauser

REMITTER STORY COUNTY HOUSING TRUST

⑈006172⑈ ⑆073902274⑆ 19 000 4⑈

1ST FIRST NATIONAL BANK

CASHIER'S CHECK

006172

Receipt in 160-530-4443 kw
SCHTF-Juncker/Banks
137 N Ave

Nov 13, 2025

CITY OF NEVADA

Eight Thousand Two Hundred and 00/100*

$8,200.00

NOTICE TO CUSTOMER: If this check is lost, stolen or destroyed within 90 days of the date it is issued, we will not pay or reissue a replacement check without an indemnity bond or other adequate security. After 90 days, we will pay or reissue a replacement check upon receipt of a properly executed declaration of loss form.

RECEIVED
NOV 17 2025
CITY OF NEVADA

STORY COUNTY HOUSING TRUST

Item # 6
Date: 11/24/25

HRGreen.

5525 Merle Hay Road | Suite 200
Johnston, IA 50131
Main 515.278.2913 + **Fax** 713.965.0044

HRGREEN.COM

November 24, 2025

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

Re: Nevada WWTF Improvements – Phase 4: Final Completion & Final Payment Recommendation

Dear Jordan:

HR Green recommends that the City of Nevada, Iowa accepts the Work finally complete in general accordance with the terms and conditions of the contract for the above referenced project as of November 24, 2025.

The Contract Final Completion date is September 30, 2023. The City may assess liquated damages per the Contract as the Work was not fully completed by this date. HR Green notes that the Phase 2 and 3 portions of the overall project were not substantially or finally complete by the respective completion dates for those phases, which resulted in delayed completion of the Phase 4 project.

HR Green recommends no assessment of liquidated damages with respect to Final Completion for the project and for final payment in accordance with the terms and conditions of the contract.

Sincerely,
HR GREEN, INC.

Michael Roth

Michael Roth, P.E.
Project Manager
Cc : Kerin Wright, City Clerk (via email)
Devin Cornish, WWTF Superintendant (via email)
Matt Runge, OnTrack Construction, LLC (via email)
Jim Oppelt, IDNR (via email)

J:\2016\160473.04\Construction\Project_Closeout\Closeout_Docs\ltr-20251124-recommend_accept_work_complete-City.docx

RESOLUTION NO. 029 (2025/2026)

A RESOLUTION ACCEPTING THE WASTEWATER TREATMENT FACILITY – PHASE 4, PROJECT AS COMPLETE

WHEREAS, the City Council of the City of Nevada, Iowa, entered into contract with On Track Construction, LLC. to construct the Wastewater Treatment Facility Improvements-Phase 4 Project on March 28, 2022; and

WHEREAS, the project has now been completed by the Contractor, and inspected and recommended for approval by HR Green, Inc.; and

WHEREAS, the completed total contract price is $7,643,970.44; and

WHEREAS, HR Green, Inc. has found that this project has been completed in substantial conformance with the contract documents and recommends acceptance of the work completed. The Statement of Final Completion and Owner's Acceptance of Work is submitted for execution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEVADA, IOWA, that:

1. The Wastewater Treatment Facility-Phase 4 Project has been completed in conformance with the construction documents and is hereby accepted; and the Statement of Final Completion and Owner's Acceptance of Work be approved and executed by the Mayor.
2. The City Clerk is directed to release retainage.

RESOLVED this 24th of November, 2025, by the City Council of the City of Nevada, Iowa.

Ryan Condon, Mayor

ATTEST:

Kerin Wright, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 029 (2025/2026) be adopted.

AYES: __
NAYS: __
ABSENT: __

The Mayor declared Resolution No. 029 (2025/2026) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 029 (2025/2026) at the regular Council Meeting of the City of Nevada, Iowa, held on the 24th day of November, 2025.

____
Kerin Wright, City Clerk

F:\Office\Council\Resolutions\2025-2026\029-Accept Completion WWTF Improvement, Phase 4.doc

STATEMENT OF FINAL COMPLETION
AND
OWNER'S ACCEPTANCE OF WORK

PROJECT: Nevada Wastewater Treatment Facility Improvements – Phase 4

OWNER: City of Nevada, 1209 6th Street, Nevada, Iowa, 50201

ENGINEER: HR Green, Inc., 5525 Merle Hay Road, Suite 200, Johnston, IA 50131

CONTRACTOR: On Track Construction LLC, P.O. Box 524, 1435 West F Avenue, Nevada, IA 50201

I, the undersigned Engineer of the above designated project, do hereby state that:

1. The construction provided for pursuant to Contract Documents including all approved amendments and Change Orders, hereafter called the Work between the Owner and Contractor has been completed and to the best of my knowledge and belief, is in substantial compliance with the provisions of the Contract Documents.

2. The 2-year guarantee and maintenance requirement of the contract, secured by the Performance and Maintenance Bonds, shall become effective as of the Final Completion date of November 24, 2025.

3. The final payment authorized hereto and made a part hereof is a complete and accurate summary of the Work performed in accordance with the Contract Documents.

4. The total cost of the Work as completed is Seven Million Six Hundred Forty Three Thousand Nine Hundred Seventy and 44/100 Dollars ($7,643,970.44).

I recommend, under the provisions of the Contract documents, that the Work be accepted, and that the final payment be made.

HR Green, Inc.

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

Date 11/19/25

Accepted By OnTrack Construction, LLC.

By MR

Date 11/20/2025

Accepted By City of Nevada

By ____________________

Date ____________________

Item # 7
Date: 11/24/25

HRGreen®

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

HRGREEN.COM

November 24, 2025

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

Re: Nevada WWTF Improvements – Phase 4: Recommendation on Contractor's Application for Payment No. 20 (Final Payment)

Dear Jordan:

Attached is an electronic copy of Payment Application No. 20 from OnTrack Construction, LLC for the Nevada WWTF Improvements – Phase 4 project. Items included in this application are summarized as follows:

- **Remaining Retainage**

Based on the above, the total for Pay Application No. 20 is $7,280.05.

All work is complete on the project. This payment application represents final payment for the project. Final acceptance of the project has been recommended.

We have reviewed Payment Application No. 20 and find the requested items acceptable. Therefore, we recommend full payment of Payment Application No. 20 as submitted by OnTrack Construction, LLC. Please execute the pay application and distribute copies to all parties.

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

Sincerely,
HR GREEN, INC.

Michael Roth

Michael Roth, P.E.
Project Manager

Cc : Kerin Wright, City Clerk (via email)
Devin Cornish, WWTF Superintendant (via email)
Matt Runge, OnTrack Construction, LLC (via email)

Contractor's Application for Payment

Owner:	City of Nevada	**Owner's Project No.:**	
Engineer:	HR Green	**Engineer's Project No.:**	160473
Contractor:	On Track Construction	**Contractor's Project No.:**	2217NV
Project:	Nevada WWTF Improvements - Phase 4		
Contract:	Forcemain, Gravity Sewer & Fiber Installation		

Application No.: 20 **Application Date:** 11/18/2025

Application Period: **From** 5/21/2025 **to** 11/18/2025

1. Original Contract Price	$	7,414,414.00
2. Net change by Change Orders	$	229,556.44
3. Current Contract Price (Line 1 + Line 2)	$	7,643,970.44
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$	7,643,970.44
5. Retainage		
a. 0% X Work Completed - Stored	$	-
b. 0% X $ - Stored Materials	$	-
c. Total Retainage (Line 5.a + Line 5.b)	$	-
6. Amount eligible to date (Line 4 - Line 5.c)	$	7,643,970.44
7. Less previous payments (Line 6 from prior application)	$	7,636,690.39
8. Amount due this application	$	7,280.05
9. Balance to finish, including retainage (Line 3 - Line 6)	$	-

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: On Track Construction

Signature: MK **Date:** 11/19/2025

Recommended by Engineer		**Approved by Owner**	
By:	[signature]	**By:**	
Title:	Project Manager	**Title:**	
Date:	11/19/25	**Date:**	
Approved by Funding Agency			
By:		**By:**	
Title:		**Title:**	
Date:		**Date:**	

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Nevada
Engineer: HR Green
Contractor: On Track Construction
Project: Nevada WWTF Improvements - Phase 4
Contract: Forcemain, Gravity Sewer & Fiber Installation

Owner's Project No.:
Engineer's Project No.: 160473
Contractor's Project No.: 2217NV

Application No.: 20 Application Period: From 05/21/25 to 11/18/25 Application Date: 11/18/25

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
	Original Contract										
1	MOBILIZATION	1	LS	255,000.00	255,000.00	1	255,000.00		255,000.00	100%	
2	CONSTRUCTION SURVEY	1	LS	17,750.00	17,750.00	1	17,750.00		17,750.00	100%	
3	CLEARING AND GRUBBING	10	AC	1,515.00	15,150.00	10	15,150.00		15,150.00	100%	
4	TOP SOIL, ONSITE	54000	CY	4.00	216,000.00	54000	216,000.00		216,000.00	100%	
5	SUBGRADE PREPARATION	187	SY	9.00	1,683.00	187	1,683.00		1,683.00	100%	
6	SUBBASE, MODIFIED, 6"	227	TN	46.00	10,442.00	227	10,442.00		10,442.00	100%	
7	ROCK REMOVAL	10	CY	435.00	4,350.00	10	4,350.00		4,350.00	100%	
8	TRENCH FOUNDATION	10	TN	69.00	690.00	10	690.00		690.00	100%	
9	CONCRETE ENCASEMENT	10	LF	550.00	5,500.00	10	5,500.00		5,500.00	100%	
10	SAN SEWER, GRAVITY MAIN, PVC, TRENCHED,6"	10	LF	300.00	3,000.00	10	3,000.00		3,000.00	100%	
11	SAN SEWER, GRAVITY MAIN, PVC, TRENCHED,8"	10	LF	300.00	3,000.00	10	3,000.00		3,000.00	100%	
12	SAN SEWER, GRAVITY MAIN, PVC, TRENCHED,15", NORM BRY	381	LF	130.00	49,530.00	381	49,530.00		49,530.00	100%	
13	SAN SEWER, GRAVITY MAIN, PVC, TRENCHED,15" DEEP BRY	1092	LF	240.00	262,080.00	1092	262,080.00		262,080.00	100%	
14	TRUNK SEWER, GRAVITY MAIN, TRNCHED, 30"	14824	LF	169.00	2,505,256.00	14824	2,505,256.00		2,505,256.00	100%	
15	TRUNK SEWER, GRAVITY MAIN, PVC,TRNCHED, 30"	30	LF	470.00	14,100.00	30	14,100.00		14,100.00	100%	
16	SAN OUTFALL SEWER, DIP, TRENCHED , 24"	20	LF	545.00	10,900.00	20	10,900.00		10,900.00	100%	
17	SAN SEWER, FRC MN, AND GRAVITY SWR, RJ, PVC, 14"	1906	LF	147.00	280,182.00	1906	280,182.00		280,182.00	100%	
18	SAN SEWER, FRC MN, TRENCHLESS, RJ, PVC, 14"	6670	LF	172.00	1,147,240.00	6670	1,147,240.00		1,147,240.00	100%	
19	SAN SEWER, FRC MN, TRENCHLESS, RJ, PVC, 14", CAS	1770	LF	570.00	1,008,900.00	1770	1,008,900.00		1,008,900.00	100%	
20	REMOVAL OF SAN SEWER, DIP, 6"	10	LF	115.00	1,150.00	10	1,150.00		1,150.00	100%	
21	REMOVAL OF SAN SEWER,VCP, 8"	60	LF	40.00	2,400.00	60	2,400.00		2,400.00	100%	
22	REMOVAL OF SAN SEWER,VCP, 10"	10	LF	40.00	400.00	10	400.00		400.00	100%	
23	REMOVAL OF SAN SEWER,VCP, 15"	303	LF	40.00	12,120.00	303	12,120.00		12,120.00	100%	
24	REMOVAL OF SAN SEWER OUTFALL, 24" DIP	20	LF	175.00	3,500.00	20	3,500.00		3,500.00	100%	
25	SAN SEWER ABANDON, FILL, 8" VCP	2075	LF	15.00	31,125.00	2075	31,125.00		31,125.00	100%	
26	STORM SEWER TRENCHED, 12" RCP	20	LF	155.00	3,100.00	20	3,100.00		3,100.00	100%	
27	REMOVAL OF STORM SEWER, RCP, 12'	20	LF	60.00	1,200.00	20	1,200.00		1,200.00	100%	
28	14" DI 11.25 BEND, RJ, MJ, BEND	4	EA	4,275.00	17,100.00	4	17,100.00		17,100.00	100%	
29	14" DI 22 BEND, RJ, MJ, BEND	4	EA	4,275.00	17,100.00	4	17,100.00		17,100.00	100%	
30	14" DI 45 BEND, RJ, MJ, BEND	12	EA	4,275.00	51,300.00	12	51,300.00		51,300.00	100%	
31	SAN SEWER MANHOLE, SW-301, 48"	2	EA	14,500.00	29,000.00	2	29,000.00		29,000.00	100%	
32	SAN SEWER MANHOLE, SW-301, 48" > 20' HEIGHT	4	EA	16,500.00	66,000.00	4	66,000.00		66,000.00	100%	
33	SAN SEWER MANHOLE, SW-303,48" MODIFIED	1	EA	28,500.00	28,500.00	1	28,500.00		28,500.00	100%	
34	SAN SEWER MANHOLE, SW-301 ,60" MODIFIED	21	EA	14,500.00	304,500.00	21	304,500.00		304,500.00	100%	
35	SAN SEWER MANHOLE, SW-301 ,72" MODIFIED	2	EA	18,250.00	36,500.00	2	36,500.00		36,500.00	100%	
36	STILLING STRUCTURE	1	EA	247,769.00	247,769.00	1	247,769.00		247,769.00	100%	
37	REMOVE MANHOLE	2	EA	1,200.00	2,400.00	2	2,400.00		2,400.00	100%	
38	REMOVE MANHOLE, PARTIAL	6	EA	6,500.00	39,000.00	6	39,000.00		39,000.00	100%	
39	EXTERNAL DROP CONNECTION	2	EA	22,500.00	45,000.00	2	45,000.00		45,000.00	100%	
40	CLASS A ROAD SURFACING	113	TN	63.00	7,119.00	113	7,119.00		7,119.00	100%	
41	TEMP TRAFFIC CONTROL	2	EA	9,550.00	19,100.00	2	19,100.00		19,100.00	100%	
42	SEEDING, FERTLIZING, BFM MULCHING, TYPE-1	1	AC	5,800.00	5,800.00	1	5,800.00		5,800.00	100%	
43	SEEDING, FERTLIZING, BFM MULCHING, TYPE-2	10	AC	5,555.00	55,550.00	10	55,550.00		55,550.00	100%	
44	SEEDING, FERTLIZING, BFM MULCHING, TYPE-5	2	AC	4,050.00	8,100.00	2	8,100.00		8,100.00	100%	

EJCDC C-620 Contractor's Application for Payment

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Nevada	Owner's Project No.:	
Engineer:	HR Green	Engineer's Project No.:	160473
Contractor:	On Track Construction	Contractor's Project No.:	2217NV
Project:	Nevada WWTF Improvements - Phase 4		
Contract:	Forcemain, Gravity Sewer & Fiber Installation		

Application No.: 20 Application Period: From 05/21/25 to 11/18/25 Application Date: 11/18/25

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
45	SWPPP MANAGEMENT	1	LS	7,575.00	7,575.00	1	7,575.00		7,575.00	100%	
46	FILTER SOCK INSTALLATION, MAINTENANCE, REMOVAL	15000	LF	2.80	42,000.00	15000	42,000.00		42,000.00	100%	
47	SILT FENCE, INSTALL, MAINTENANCE, REMOVAL	15000	LF	1.80	27,000.00	15000	27,000.00		27,000.00	100%	
48	STABALIZED CONSTRUCTION ENTRANCE	8	EA	3,900.00	31,200.00	8	31,200.00		31,200.00	100%	
49	REMOVAL/ REPLACE CHAIN FENCE, 6' W TYPE 1 BARB SA	645	LF	35.00	22,575.00	645	22,575.00		22,575.00	100%	
50	REMOVAL/ REINSTALL FIELD FENCE	500	LF	56.00	28,000.00	500	28,000.00		28,000.00	100%	
51	TEMP SECURITY FENCE, CHAIN LINK	800	LF	7.00	5,600.00	800	5,600.00		5,600.00	100%	
52	CONCRETE WASHOUT	1	EA	2,525.00	2,525.00	1	2,525.00		2,525.00	100%	
53	EXISTING UTILITY TEMP SUPPORT	7	EA	3,750.00	26,250.00	7	26,250.00		26,250.00	100%	
54	TILE REPAIR	300	LF	65.00	19,500.00	300	19,500.00		19,500.00	100%	
55	TEMP BYPASS PUMP MH-130	1	EA	41,500.00	41,500.00	1	41,500.00		41,500.00	100%	
56	TEMP BYPASS PUMP MH-160	1	EA	49,000.00	49,000.00	1	49,000.00		49,000.00	100%	
57	TEMP BYPASS PUMP OUTFALL SEWER	1	EA	44,500.00	44,500.00	1	44,500.00		44,500.00	100%	
58	REMOVE EXISTING SIGN	1	LS	500.00	500.00	1	500.00		500.00	100%	
59	HANDOLE, INSTALLED	14	EA	1,850.00	25,900.00	14	25,900.00		25,900.00	100%	
60	1 1/4" HDPE CONDUIT, INSTALLED(VIA HDD)	4673	LF	14.00	65,422.00	4673	65,422.00		65,422.00	100%	
61	UG FIBER OPTIC, INSTALLED	7202	LF	3.50	25,207.00	7202	25,207.00		25,207.00	100%	
62	AERIAL FIBER OPTIC CABLE, INSTALLED	17668	LF	5.50	97,174.00	17668	97,174.00		97,174.00	100%	
63	GUY AND ANCHOR, INSTALLED	8	EA	550.00	4,400.00	8	4,400.00		4,400.00	100%	
64	RISER, INSTALLED	2	EA	500.00	1,000.00	2	1,000.00		1,000.00	100%	
65	POLE INSTALLED	1	EA	2,000.00	2,000.00	1	2,000.00		2,000.00	100%	
				Original Contract Totals	$ 7,414,414.00		$ 7,414,414.00	$	$ 7,414,414.00	100%	$

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Nevada	Owner's Project No.:	
Engineer:	HR Green	Engineer's Project No.:	150473
Contractor:	On Track Construction	Contractor's Project No.:	2217NV
Project:	Nevada WWTF Improvements - Phase 4		
Contract:	Forcemain, Gravity Sewer & Fiber Installation		

Application No.: 20 Application Period: From 05/21/25 to 11/18/25 Application Date: 11/18/25

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
				Change Orders							
1	Change Order # 1 (COR-01 & RFI-001)										
	COR-01	1.00	LS	30,140.00	30,140.00	1.00	30,140.00		30,140.00	100%	
	RFI-001	1.00	LS	7,370.00	7,370.00	1.00	7,370.00		7,370.00	100%	
2	Change Order # 2	1.00	LS	235,297.69	235,297.69	1.00	235,297.69		235,297.69	100%	
3	Change Order # 3	1.00	LS	13,970.00	13,970.00	1.00	13,970.00		13,970.00	100%	
4	Change Order # 4	1.00	LS	(57,221.25)	(57,221.25)	1.00	(57,221.25)		(57,221.25)	100%	
				Change Order Totals	$ 229,556.44		$ 229,556.44	$ -	$ 229,556.44	100%	$ -
				Original Contract and Change Orders							
				Project Totals	$ 7,643,970.44		$ 7,643,970.44	$ -	$ 7,643,970.44	100%	$ -

EJCDC C-620 Contractor's Application for Payment

Stored Materials Summary

Contractor's Application for Payment

Owner:	City of Nevada	**Owner's Project No.:**	
Engineer:	HR Green	**Engineer's Project No.:**	160473
Contractor:	On Track Construction	**Contractor's Project No.:**	2217NV
Project:	Nevada WWTF Improvements - Phase 4		
Contract:	Forcemain, Gravity Sewer & Fiber Installation		

Application No.: 20 **Application Period:** From 05/21/25 to 11/18/25 **Application Date:** 11/18/25

A	B	C	D	E	F	G	H	I	J	K	L	M
						Materials Stored			Incorporated in Work			
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Previous Amount Stored ($)	Amount Stored this Period ($)	Amount Stored to Date (G+H) ($)	Amount Previously Incorporated in the Work ($)	Amount Incorporated in the Work this Period ($)	Total Amount Incorporated in the Work (J+K) ($)	Materials Remaining in Storage (I-L) ($)
12	Q512448	4010-1	15" A2000 PIPE & ACC, 400 FT	CITY YARD	1	8,393.00		8,393.00	8,393.00		8,393.00	
13	Q512448	4010-1	15" A2000 PIPE & ACC, 1112 FT	CITY YARD	1	23,015.24		23,015.24	23,015.24		23,015.24	
18	Q512449	4010-2	14" C900 RJ, 40' PCS, 1200 FT	CITY YARD	1	84,600.00		84,600.00	84,600.00		84,600.00	
18	R387174	4010-2	14" C900 RJ, 40' PCS, 640 FT	CITY YARD	1	45,120.00		45,120.00	45,120.00		45,120.00	
17	R387174	4010-2	14" C900 RJ, 20' PCS, 480 FT	CITY YARD	1	40,080.00		40,080.00	40,080.00		40,080.00	
17	R387204	4010-2	14" C900 RJ, 20' PCS, 1200 FT	CITY YARD	1	100,200.00		100,200.00	100,200.00		100,200.00	
19	R387212	4010-2	14" C900 RJ, 20' PCS, 1200 FT	CITY YARD	1	100,200.00		100,200.00	100,200.00		100,200.00	
18	R387217	4010-2	14" C900 RJ, 40' PCS, 40 FT	CITY YARD	1	2,820.00		2,820.00	2,820.00		2,820.00	
17	R387217	4010-2	14" C900 RJ, 20' PCS, 300 FT	CITY YARD	1	25,050.00		25,050.00	25,050.00		25,050.00	
19	R387217	4010-2	14" C900 RJ, 20' PCS, 600 FT	CITY YARD	1	50,100.00		50,100.00	50,100.00		50,100.00	
18	R389262	4010-2	14" C900 RJ, 40' PCS, 1200 FT	CITY YARD	1	84,600.00		84,600.00	84,600.00		84,600.00	
18	R389276	4010-2	14" C900 RJ, 40' PCS, 1200 FT	CITY YARD	1	84,600.00		84,600.00	84,600.00		84,600.00	
18	R389284	4010-2	14" C900 RJ, 40' PCS, 1200 FT	CITY YARD	1	84,600.00		84,600.00	84,600.00		84,600.00	
18	R395992	4010-2	14" C900 RJ, 40' PCS, 1200 FT	CITY YARD	1	84,600.00		84,600.00	84,600.00		84,600.00	
19	P0094477	3020-1	24" CASING, 480 FT	ON TRACK YARD	1	28,560.00		28,560.00	28,560.00		28,560.00	
19	P0094473	3020-1	24" CASING, 480 FT	ON TRACK YARD	1	28,560.00		28,560.00	28,560.00		28,560.00	
19	P0094470	3020-1	30" CASING, 600 FT	ON TRACK YARD	1	70,200.00		70,200.00	70,200.00		70,200.00	
19	P0094494	3020-1	24" CASING, 220 FT	ON TRACK YARD	1	13,090.00		13,090.00	13,090.00		13,090.00	
19	P0094485	3020-1	30" CASING, 80 FT	ON TRACK YARD	1	10,800.00		10,800.00	10,800.00		10,800.00	
32	UFW13696-2	6010-1	PRECAST STRUCTURES	JOBSITE	2	17,986.80		17,986.80	17,986.80		17,986.80	
31	UFW7500-2	6010-1	PRECAST STRUCTURES	JOBSITE	2	9,433.87		9,433.87	9,433.87		9,433.87	
32	UFW7500-2	6010-1	PRECAST STRUCTURES	JOBSITE	2	2,913.00		2,913.00	2,913.00		2,913.00	
33	UFW7500-2	6010-1	PRECAST STRUCTURES	JOBSITE	2	5,929.13		5,929.13	5,929.13		5,929.13	
34	UFW6596-2	6010-1	PRECAST STRUCTURES	JOBSITE	2	10,781.45		10,781.45	10,781.45		10,781.45	
16	R030166	4010-5	24" DIP PARTS	JOBSITE	2	9,810.00		9,810.00	9,810.00		9,810.00	
18	R030166	4010-6	FITTINGS FOR FORCEMAIN	JOBSITE	2	22,933.60		22,933.60	22,933.60		22,933.60	
28	R030166	4010-6	FORCEMAIN FITTINGS	JOBSITE	2	1,805.28		1,805.28	1,805.28		1,805.28	
30	R030166	4010-6	FORCEMAIN FITTINGS	JOBSITE	2	8,792.85		8,792.85	8,792.85		8,792.85	
39	R030166	4010-6	DROP CONNECTION PARTS	JOBSITE	2	7,400.00		7,400.00	7,400.00		7,400.00	
31	R030166	6010-2	MANHOLE CASTINGS	JOBSITE	2	1,375.00		1,375.00	1,375.00		1,375.00	
32	R030166	6010-2	MANHOLE CASTINGS	JOBSITE	2	1,375.00		1,375.00	1,375.00		1,375.00	
33	R030166	6010-2	MANHOLE CASTINGS	JOBSITE	2	687.50		687.50	687.50		687.50	
34	R030166	6010-2	MANHOLE CASTINGS	JOBSITE	2	14,437.50		14,437.50	14,437.50		14,437.50	
35	R030166	6010-2	MANHOLE CASTINGS	JOBSITE	2	1,375.00		1,375.00	1,375.00		1,375.00	
19	R619851	3020-2	CASING SPACERS & END SEALS	ON TRACK SHOP	2	43,660.00		43,660.00	43,660.00		43,660.00	
14	R753415	4010-1	30" A2000 SEWER & ADAPTORS	ON TRACK YARD	2	537,796.36		537,796.36	537,796.36		537,796.36	
14	R784249	4010-1	30" A2000 SEWER & ADAPTORS	ON TRACK YARD	2	282,517.20		282,517.20	282,517.20		282,517.20	
14	R792241	4010-1	30" A2000 SEWER & ADAPTORS	ON TRACK YARD	2	78,477.00		78,477.00	78,477.00		78,477.00	
14	R794132	4010-1	30" A2000 SEWER & ADAPTORS	ON TRACK YARD	2	226,013.76		226,013.76	226,013.76		226,013.76	
28	R795100	4010-6	14" MJ BENDS, 11.25 DEG (2 EA)	JOBSITE	3	3,610.56		3,610.56	3,610.56		3,610.56	
29	R795100	4010-6	14" MJ BENDS, 22.5 DEG (4 EA)	JOBSITE	3	7,093.44		7,093.44	7,093.44		7,093.44	
10	R795100	4010-1	15" x 6" SERVICE FITTING (1 EA)	JOBSITE	3	550.00		550.00	550.00		550.00	
19	R845823	3020-2	CASING SPACERS & END SEALS	JOBSITE	3	34,200.00		34,200.00	34,200.00		34,200.00	
34	3846226-00	6010-1	60" PRECAST SAN. MH	JOBSITE	3	7,017.20		7,017.20	7,017.20		7,017.20	
35	3846226-00	6010-1	72" PRECAST SAN. MH	JOBSITE	3	12,191.60		12,191.60	12,191.60		12,191.60	
34	3846223-00	6010-1	60" PRECAST SAN. MH	JOBSITE	3	13,347.36		13,347.36	13,347.36		13,347.36	

Stored Materials Summary

Contractor's Application for Payment

Owner:	City of Nevada
Engineer:	HR Green
Contractor:	On Track Construction
Project:	Nevada WWTF Improvements - Phase 4
Contract:	Forcemain, Gravity Sewer & Fiber Installation

Owner's Project No.:
Engineer's Project No.: 160473
Contractor's Project No.: 2217NV

Application No.: 20 | Application Period: From 05/21/25 to 11/18/25 | Application Date: 11/18/25

A	B	C	D	E	F	G	H	I	J	K	L	M
						Materials Stored			Incorporated in Work			
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Previous Amount Stored ($)	Amount Stored this Period ($)	Amount Stored to Date (G+H) ($)	Amount Previously Incorporated in the Work ($)	Amount Incorporated in the Work this Period ($)	Total Amount Incorporated in the Work (J+K) ($)	Materials Remaining in Storage (I-L) ($)
34	3856124-00	6010-1	60" PRECAST SAN. MH	JOBSITE	4	21,932.92		21,932.92	21,932.92		21,932.92	
35	3856124-00	6010-1	72" PRECAST SAN. MH	JOBSITE	4	2,869.07		2,869.07	2,869.07		2,869.07	
34	3856148-00	6010-1	60" PRECAST SAN. MH	JOBSITE	4	15,589.05		15,589.05	15,589.05		15,589.05	
35	3856148-00	6010-1	72" PRECAST SAN. MH	JOBSITE	4	8,801.35		8,801.35	8,801.35		8,801.35	
15	R928833	4010-1	30" PVC SEWER PIPE	SHOP EAST YARD	4	6,996.78		6,996.78	6,996.78		6,996.78	
28	R928833	4010-6	FORCEMAIN FITTINGS	SHOP EAST YARD	4	1,805.28		1,805.28	1,805.28		1,805.28	
39	R928833	4010-6	DROP CONNECTION PARTS	SHOP EAST YARD	4	2,300.00		2,300.00	2,300.00		2,300.00	
17	S069026	4010-2	FORCEMAIN MISC. FITTINGS	CITY YARD	4	8,364.40		8,364.40	8,364.40		8,364.40	
34	S069026	6010-2	MANHOLE CASTINGS	JOBSITE	4	875.00		875.00	875.00		875.00	
30	S069026	4010-6	FORCEMAIN FITTINGS	JOBSITE	4	12,309.99		12,309.99	12,309.99		12,309.99	
34	3868965-00	6010-1	60" PRECAST SAN. MH	JOBSITE	6	25,407.57		25,407.57	25,407.57		25,407.57	
34	3868999-00	6010-1	60" PRECAST SAN. MH	JOBSITE	6	27,388.79		27,388.79	27,388.79		27,388.79	
34	3871829-00	6010-1	60" PRECAST SAN. MH	JOBSITE	7	25,159.19		25,159.19	25,159.19		25,159.19	
34	3874702-00	6010-1	60" PRECAST SAN. MH	JOBSITE	7	3,763.40		3,763.40	3,763.40		3,763.40	
34	3878492-00	6010-1	60" PRECAST SAN. MH	JOBSITE	8	9,830.60		9,830.60	9,830.60		9,830.60	
62	613376725	271523	FIBER MATERIALS	PRICE SHOP	15	38,826.15		38,826.15		38,826.15	38,826.15	
					Totals	$ 2,544,918.24	$ -	$ 2,544,918.24	$ 2,506,092.09	$ 38,826.15	$ 2,544,918.24	$ -

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EJCDC C-620 Contractor's Application for Payment

Item # 8
Date: 11/24/25

ORDINANCE NO. 1070 (2025/2026)

~~AN ORDINANCE AMENDING CHAPTER 50 OF THE NEVADA MUNICIPAL CODE (NUISANCE~~ ABATEMENT PROCEDURE) TO DECLARE STORAGE USES ON THE FIRST FLOOR OF MULTI-STORY BUILDINGS IN THE DOWNTOWN CORRIDOR DISTRICT A PUBLIC NUISANCE

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

SECTION 1. SECTION ADDED. The Codes of Ordinances of the City of Nevada is amended by adding a new section to Chapter 50 (Nuisance Abatement Procedure); Section 50.02(12) titled Visible Interior Storage in Downtown Corridor, is hereby adopted to read as follows:

50.02(12) Visible Interior Storage in Downtown Corridor.

(A) The use of first-floor space in multi-story buildings within the Downtown Corridor (DC) District for excessive or unmanaged storage, where such storage is visible from the public right-of-way and detracts from the appearance, safety, or economic vitality of the district, is hereby declared a public nuisance.

(B) This provision applies only to buildings that are more than one story in height.

(C) For the purposes of this section, "storage" means the accumulation of goods, materials, boxes, furnishings, or other items in a manner that is not part of an active commercial display or permitted use; obstructs visibility into or out of the premises; creates a cluttered, disorganized, or unsafe appearance; or is excessive in volume or duration relative to the intended use of the space.

SECTION 2. REPEALER. All ordinances and resolutions or parts thereof, in conflict herewith are hereby repealed.

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

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

Passed and approved 1st Reading on this 10th day of November, 2025.
Passed and approved 2nd Reading on this ____th day of ___________, 2025.
Passed and approved 3rd and final Reading on this ____th day of ___________, 2025.

____
Ryan Condon, Mayor

____
Kerin Wright, City Clerk

Item # 9
Date: 11/24/25

ORDINANCE NO. 1071 (2025/2026)

AN ORDINANCE AMENDING CHAPTER 145 OF THE NEVADA MUNICIPAL CODE (DANGEROUS BUILDINGS) WITH REGARD TO STORAGE USES WHICH MAY CREATE A FIRE HAZARD

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

SECTION 1. SECTION AMENDED. The Codes of Ordinances of the City of Nevada is amended by adding the following underlined language to Chapter 145 (Dangerous Buildings); Section 145.03(4) titled Fire Hazard, to read as follows:

> 4. Fire Hazard. Whenever any building or structure, because of dilapidated condition, deterioration, damage, or other cause, is determined by the Fire Marshal or Fire Chief to be a fire hazard.
>
> <u>The accumulation of excessive or unmanaged storage may be determined by the Fire Marshal or Fire Chief to be a fire hazard, in the event such storage of combustible materials such as papers, cartons, magazines, paints, sprays, old clothing, furniture or similar materials have the potential to create a fire hazard</u>.

SECTION 2. REPEALER. All ordinances and resolutions or parts thereof, in conflict herewith are hereby repealed.

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

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

Passed and approved 1st Reading on this 10th day of November, 2025.
Passed and approved 2nd Reading on this ____th day of ___________, 2025.
Passed and approved 3rd and final Reading on this ____th day of ___________, 2025.

____
Ryan Condon, Mayor

____
Kerin Wright, City Clerk

Item # 10
Date: 11/24/25

ORDINANCE NO. 1072 (2025/2026)

AN ORDINANCE AMENDING CHAPTER 165 OF THE NEVADA MUNICIPAL CODE (LAND DEVELOPMENT – ZONING REGULATIONS) TO PROHIBIT STORAGE USES ON THE FIRST FLOOR OF MULTI-STORY BUILDINGS IN THE DOWNTOWN CORRIDOR DISTRICT

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

SECTION 1. SECTION ADDED. The Codes of Ordinances of the City of Nevada is amended by adding a new section to Chapter 165 (Land Development – Zoning Regulations); Section 165.16(4) titled Storage Use Restrictions in the DC District, is hereby adopted to read as follows:

165.16 Supplemental Use Regulations: Storage Use Restrictions in the DC District.

A. In the Downtown Corridor (DC) District, the use of the first floor of any building with more than one story for storage purposes is prohibited, except where such storage is clearly incidental and accessory to a permitted principal use on the same floor.

B. This restriction shall not apply to buildings that are one story in height.

C. For the purposes of this section, "storage" shall mean the use of space for the keeping of goods, materials, equipment, or personal property not intended for immediate sale, display, or active use.

SECTION 2. REPEALER. All ordinances and resolutions or parts thereof, in conflict herewith are hereby repealed.

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

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

Passed and approved 1st Reading on this 10th day of November, 2025.
Passed and approved 2nd Reading on this ____th day of __________, 2025.
Passed and approved 3rd and final Reading on this ____th day of __________, 2025.

____
Ryan Condon, Mayor

____
Kerin Wright, City Clerk

Amend (Item # 11
Date: 11/24/25

ORDINANCE NO. 1074 (2025/2026)

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF NEVADA, IOWA, 2006, BY AMENDING PROVISIONS PERTAINING TO SEWER USE CHARGES (CHAPTER 99)

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

SECTION 1. SECTION MODIFIED. Chapter 99 (Sewer Use Charges of the Code of Ordinances of the City of Nevada, Iowa, 2006, is amended to read as follows:

CHAPTER 99: SEWER USE CHARGES

99.01 PURPOSE.

It is determined and declared to be necessary and conducive to the protection of the public health, safety, welfare and convenience of the City to collect charges from all users. The proceeds of such charges so derived will be used for the purpose of operating, maintaining and retiring the debt for such public wastewater treatment works.

99.02 DEFINITIONS. For use in this chapter, the following terms are defined:

1. "BOD" (denoting Biological Oxygen Demand) means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five (5) days at twenty degrees (20°) C, expressed in milligrams per liter or parts per million.
2. "COD" (denoting Chemical Oxygen Demand) means the amount of the oxidant consumed is experimentally measured to calculate the equivalent amount of oxygen required by the wastewater for the degradation of the pollutants.
3. City of Nevada Industrial and Commercial Pretreatment Manual This manual sets forth uniform requirements for Users of the Publicly Owned Treatment Works for the City of Nevada [the City] and enables the City to comply with all applicable State and Federal laws, including the Clean Water Act (33 United States Code [U.S.C.] section 1251 et seq.) and the General Pretreatment Regulations (Title 40 of the Code of Federal Regulations [CFR] Part 403).
4. "Service Charges" are for debt retirement of any existing or future bonded indebtedness which include a minimum monthly charge and a usage charge per 1000 gallon.
5. "Normal domestic wastewater" means wastewater that has a BOD_5 concentration of not more than 200 mg/l, a total suspended solids concentration of not more than 200 mg/l and an ammonia nitrogen concentration of not more than 35 mg/l.
6. "Operation and maintenance" mean all expenditures during the useful life of the wastewater treatment works for materials, labor, utilities and other items which are necessary for managing and maintaining the sewage works to achieve the capacity and performance for which such works were designed and constructed.
7. "Penalty Charge" means those charges assessed a major contributing industry when violations of a Participant's Capacity per the NPDES Permit through the City's permit are billed. These are in addition to any surcharges that have been assessed.
8. "pH" = $-\log[H^+]$: where $[H^+]$ denotes the molar hydrogen ion concentration
9. "Replacement" means expenditures for obtaining and installing equipment, accessories or appurtenances which are necessary during the useful life of the treatment works to maintain the capacity and performance for which such works were designed and constructed. The term "operation and maintenance" includes replacement.
10. "Residential contributor" means any contributor to the City's treatment works whose lot, parcel of real estate or building is used for domestic dwelling purposes only.
11. "Surcharges" are assessed for discharges of a monitored contributors Industrial Waste with concentrations in excess of normal domestic strength sewage and represents the cost of treatment of the load.

12. TKN" means the Total Kjeldahl Nitrogen is the sum of the organic nitrogen and ammonia nitrogen. concentration expressed in mg/l as determined using EPA approved methods.

~~13. Total Nitrogen (TN) The sum of the TKN, Nitrate and Nitrite in the sample using~~ EPA approved methods.

14. Total Phosphorous (TP) total phosphorus is the sum of all the forms of phosphorus in the sample: orthophosphate, condensed phosphate, and organic phosphate using EPA approved methods.

15. "Total Suspended Solids (TSS)" A well-mixed sample is filtered through a weighed standard glass-fiber filter and the residue retained on the filter is dried to a constant weight at 103 to 105°C. The increase in weight of the filter represents the total suspended solids .using EPA approved methods.

16. "Treatment works" means any devices and systems used for the storage, treatment, recycling and reclamation of municipal sewage, domestic sewage or liquid industrial wastes. These include intercepting sewers, outfall sewers, sewage collection systems, individual systems, pumping, power and other equipment and their appurtenances; extensions, improvement, remodeling, additions and alterations thereof; elements essential to provide a reliable recycled supply such as standby treatment units and clear well facilities; and any works, including site acquisition of the land, that will be an integral part of the treatment process or used for ultimate disposal of residues resulting from such treatment (including land used for composting sludge, temporary storage of such compost, and land used for the storage of treated wastewater in land treatment systems before land application); or any other method or system for preventing, abating, reducing, storing, treating, separating or disposing of municipal waste or industrial waste, including waste in combined storm water and sanitary sewer systems.

17. "Useful life" means the estimated period during which a treatment works will be operated.

18. "User charge" means that portion of the total wastewater service charge which is levied in a proportional and adequate manner for the cost of operation, maintenance and replacement of the treatment works.

19. "Water meter" means a water volume measuring and recording device, furnished and/or installed by the City or furnished and/or installed by a user and approved by the City, as further defined in Chapter 90 through 92 of this Code of Ordinances.

99.03 ANNUAL REVENUE REQUIRED. The user charge system shall generate adequate annual revenues to pay costs of annual operation and maintenance including replacement and costs associated with debt retirement of bonded capital associated with financing the treatment works which the City may by ordinance designate to be paid by the user charge system. That portion of the total user charge which is designated for operation and maintenance including repair, expansion or replacement of the collection system, pumping stations and treatment works shall be established by this chapter.

99.04 WATER METERS. Each user shall pay for the services provided by the City based on said user's use of the treatment works as determined by water meters acceptable to the City, and as further defined in Chapter 90 through 92 of this Code of Ordinances.

99.05 CHARGES BASED ON USAGE. For residential contributors, monthly user charges will be based on actual water usage for that month as evidenced by meter readings. For industrial and commercial contributors, user charges shall be based on water used during the current month. If a commercial or industrial contributor has a consumptive use of water, or in some other manner uses water at the contributor's expense, and in a manner acceptable to the City.

99.06 DOMESTIC, COMMERCIAL AND INDUSTRIAL CLASSIFICATION SYSTEM. The City of Nevada evaluates sewer use charges for domestic, commercial and industrial dischargers based on a flow charge that includes the treatment of: Flow, BOD, COD, TSS, TKN, Total Nitrogen, Total Phosphorous, Oil/Grease and any other requirements based on the City's NPDES permit. The universal flow-based rate is applied to all dischargers. Additional surcharges for excessive discharges of the conventional pollutants listed above are applied through the City's NPDES Treatment Agreements, sewer discharge monitoring and the Commercial-Industrial Classification

System. Sewer use charges will address the discharges as to the type of discharge and with uniform surcharge rates for monitored industrial dischargers. Classifications will be: Residential: Single family domestic sewage discharger; Commercial; Industrial; Industrial-Monitored.

99.07 CLASSIFICATION DEFINITIONS. The universal flow-based rate is applied to all dischargers to the City of Nevada Wastewater Treatment Facility. Additional surcharges for excessive discharges of the conventional pollutants listed are applied through the City's NPDES Treatment Agreements, sewer discharge monitoring and the Commercial-Industrial Classification System

2. Industrial-Monitored: An industrial discharger that:

A Monitors and records the flow from their discharge to the sanitary sewer with a Flow Paced or Time Paced Sampler and pH Recording Sampler five (5) days a week.

B. Determines the concentration of the following conventional pollutants utilizing the approved methods in 40 CFR part 136 and under the requirements of the Sufficiently Sensitive Method requirements in 40 CFR part 122.44. BOD, COD, CBOD, TSS, TKN, Total Nitrogen, Total Phosphorous, Total Oil and Grease (HEM), and Silica Gel Treated Oil and Grease (HEM-SGT).

C. Determines the concentration of the following inorganic and organic pollutants utilizing the approved methods in 40 CFR part 136 under the requirements of the Sufficiently Sensitive Method requirements in 40 CFR part 122.44. 40 CFR Part 503 Sludge Metals, 40 CFR Part 433 Categorical Pollutants, Other Pollutants of Concern Determined by the City of Nevada.

99.08 USER CHARGES. User charge means that portion of the total wastewater service charge which is levied in a proportional and adequate manner for the cost of operation, maintenance and replacement of the treatment works.

1. Minimum User Charge. The minimum User Charge per month per account shall be:

METER READING DATE	MONTHLY **USER** FEE
June, 2024 All Users	$20.00
June, 2025 All Users	$ 20.00
December, 2025 All Users	$8.90
June, 2026 All Users	$9.17

*A 3% annual increase shall apply to the monthly User Charge starting June, 2027 and each year thereafter.

2. Quantity User Charge. In addition to the minimum monthly charge, each contributor shall pay a User Charge rate per 1000 gallons for operation and maintenance (including replacement), or construction of reasonable and necessary improvements:

METER READING DATE	**USER** CHARGE PER 1000 GALLONS OR PRO RATA PART THEREOF
June, 2022	$6.26
December, 2022	$10.00 Ord 1030
December 2025	$6.05
June 2026	$6.23
June 2027	$6.42

*A 3% annual increase shall apply to the monthly User Charge starting June, 2028 and each year thereafter.

99.09 SERVICE CHARGE

In addition to the above two User Charges, each user shall be assessed an additional Service Charge per month for payment of debt retirement of any existing or future bonded indebtedness. Service Charges will replace the previous Sewer Construction Charge. Service Charges not applicable to any user who contributes upfront toward the debt or has an agreement in place for their cost share of the City's debt service.

1. Minimum Service Charge. Except for industries which have an agreement to establish separate debt repayment obligations, the minimum Service Charge per month per account shall be:

METER READING DATE	MONTHLY **SERVICE** FEE
Dec, 2025 All Users, excluding all Burke Marketing Corp. accts	$19.25
Burke Marketing Corp, (1 acct only) From Effective Date of Allocated Capacity Agreement for Wastewater Services: Year 1 Year 2-20	**Pursuant to Schedule G of the Allocated Capacity Agreement for Wastewater Services: $94,211.65 $162,235.07

*Rates shall be adjusted annually if necessary for any fluctuation in bond payment schedules.
**Burke rate shall be adjusted based on Final Cost of wastewater facility construction.

2. Quantity Service Charge. Except for industries which have an agreement to establish separate debt repayment obligations, in addition to the Service Charge minimum monthly charge, each contributor shall pay a Quantity Service Charge rate for debt retirement of any existing or future bonded indebtedness:

METER READING DATE	**SERVICE** CHARGE PER 1000 GALLONS OR PRO RATA PART THEREOF
December, 2025, excluding all Burke Marketing Corporation accounts	$6.10

*Rates shall be adjusted for any fluctuation in bond payment schedules.

In addition, each monitored Industrial contributor will be charged a $100.00 per month Billing Fee in recognition of the additional administrative costs associated with the billing of monitored Industrial contributors.

99.10 SURCHARGE. A Surcharge for discharge of Industrial Waste with concentrations in excess of normal domestic strength sewage and represents the cost of treatment of the load. For those monitored contributors who contribute wastewater the strength of which is greater than the limits set out below, a surcharge in addition to the normal user charge will be collected. The surcharge for operation and maintenance including replacement is:

1. Biological Oxygen Demand (BOD) per pound over 200 mg/l

July 2025	July 2026	July 2027
0.472	0.501	0.516

*A 3% annual increase shall apply to the surcharge starting July 2028 and each year thereafter.
**BOD surcharges shall apply to all Burke Marketing Corporation accounts.
OR
Chemical Oxygen Demand (COD) per pound over 360 mg/l

July 2025	July 2026	July 2027
0.262	0.270	0.278

* A 3% annual increase shall apply to the surcharge starting July 2028 and each year thereafter.

2. Total Suspended Solids (TSS) per pound in excess of 200 mg/l

July 2025	July 2026	July 2027
$1.12	1.15	1.19

* A 3% annual increase shall apply to the surcharge starting July 2028 and each year thereafter.

3. Total Kjeldahl Nitrogen (TKN) per pound in excess of 35 mg/l

July 2025	July 2026	July 2027
$1,50	1.55	1.59

* A 3% annual increase shall apply to the surcharge starting July 2028 and each year thereafter.

4. Total Phosphorous Surcharge per pound in excess of 30 mg/l

July 2025	July 2026	July 2027
$1.00	1.03	1.06

~~* A 3% annual increase shall apply to the surcharge starting July 2028 and each year~~ thereafter.

5. Oil and Grease:
   A. $.50 per pound in excess of 100 mg/l and an additional
   B. $1.00 per pound in excess of 200 mg/l

99.11 PENALTY CHARGE. Major Contributing Industry Violations. The following Penalty Charges shall be assessed for exceeding Daily or Monthly Average flows and/or loads for any Participant's Capacity per a NPDES Permit through the City's Permit and are billed in addition to surcharges. In addition, any violations of a specified pollutant. Such Penalty Charges are set forth in addition to Surcharges.

CONSECUTIVE DAILY OCCURRENCE (determined based on number of consecutive sampling days with a daily maximum violation):

1. First Day: $250.00 x (actual/pollutant limit)
   Example: Actual BOD is 680 pounds per day, limit is 500 pounds per day. Fine would be: $250.00 x (680/500) = $340.00
2. Second Day: $500.00 x (actual/pollutant limit)
3. Third Day: $750.00 x (actual/pollutant limit)
4. Fourth and additional Days: $1,000.00 x (actual/pollutant limit)

**Consecutive sampling days shall be based on a 3-day cycle. If there are 2 clean sampling days after a violation, the penalty charge restarts at the First Day. *In addition, if Treatment Agreement violations by a major contributing industry cause permit violations by the City, the industry will be responsible for costs incurred by the City.*

CONSECUTIVE MONTHLY AVERAGE OCCURRENCE (determined based on number of consecutive months with a monthly average violation):

1. First Month: $1,000 x (actual/pollutant limit) (if there has been a violation of the specified pollutant in the last 12 months)
   *Example: Actual BOD is 680 pounds per day, limit is 500 pounds per day. Fine would be: $1,000 x (680/500) = $1,360.00
2. Second Month: $2,000.00 x (actual/pollutant limit)
3. Third Month: $3,000.00 x (actual/pollutant limit)
4. Fourth and additional Month: $4,000.00 x (actual/pollutant limit)
   *Consecutive monthly violations shall be based on a 3-month cycle. If there are 2 months without a penalty following a violation, the penalty charge restarts at the First Month.

**In addition, if Treatment Agreement violations by a major contributing industry cause permit violations by the City, the industry will be responsible for costs incurred by the City.*

99.12. CUSTOMER SEWER DEPOSITS. Customer sewer deposits, waivers and additional deposits shall be as set forth in this section.

1. Before sewer service is provided to any customer, a deposit is required to the City Clerk equal to three months' average use based on past usage during the most recent period of continuous occupancy, but not less than seventy-five dollars ($75.00). The deposit may be refunded or credited to the customer's account after a period of twenty-four (24) months during which time not more than one late payment penalty has been assessed.
2. The deposit requirement may be waived by the City Administrator if the customer is the owner of property upon which the sewer service is located and the customer has previously established a record of prompt payment of sewer bills due the City.
3. Any customer who does not presently have a deposit on file, or in cases where a deposit is on file with the City, and who has been assessed more than two (2) late

penalties within a twelve (12) month period, shall be required to pay a deposit in an amount equal to three months average use based on past usage during the most recent period of continuous occupancy, but not less than $75.00. In these cases, a "Notice of Required Deposit" shall be mailed by ordinary U.S. mail to the customer. In addition to notifying the customer that they must remit the deposit and the reason for its requirement, the Notice shall also state that if the deposit is not paid within 30 days from the date of the Notice, the sewer service may be discontinued. Any deposit required under this subsection may be refunded or credited to the customer's account after a period of twenty-four (24) months during which time not more than one late payment penalty has been assessed.

4. In cases where a deposit is on file with the City, but the customer has been assessed two (2) or more late payment penalties within a twelve (12) month period, the City may, in its sole discretion, require an additional deposit of $75.00 in addition to the existing deposit. However, the total deposit shall not exceed an amount that is equal to three months' average use based on past usage during the most recent period of continuous occupancy. In these cases, a "Notices of Additional Deposit" shall be mailed by ordinary U.S. mail to the customer. In addition to notifying the customer that they must remit the additional deposit and the reason for its requirement, the Notice shall also state that if the additional deposit is not paid within 30 days from the date of the Notice, sewer service may be disconnected pursuant to the same procedures in section 92.06 of this Code. Any deposit required under this subsection may be refunded or credited to the customer's account after a period of twenty-four (24) months during which time not more than one late payment penalty has been assessed.

5. The Wastewater Superintendent is authorized to terminate sewer service to any customer who does not timely remit the deposit or additional deposit set forth in this section.

6. Service Fee. A Monthly Service Fee may be added to any customer that requires a special meter read.

99.13 RECOVERY OF INCREASED TREATMENT COSTS.
Any user which discharges any toxic pollutants which cause an increase in the cost of managing the effluent or the sludge from the City's treatment works or any user which discharges any substance which singly or by interaction with other substances causes treatment works shall pay for such increased costs. The charge to each such user shall be as determined by the responsible plant operating personnel and approved by the Council.

99.14 UTILITY BILL ADJUSTMENT POLICY. To establish a consistent framework for adjustments to the wastewater portion on a customer's utility bill that is reasonable and bill caused by a leak on the customer's side of the meter or increased usage due to reasons listed in the Utility Bill Adjustment Policy. Customer's may submit a Utility Adjustment Request Form and required documents to the City Administrator's office for consideration.

99.15 APPLICABILITY. All sewer service charges are due and payable under the same terms and conditions provided for payment for a combined service account as contained in Section 92.05 of this Code of Ordinances. Sewer service may be discontinued in accordance with the provisions contained in Section 92.06 if the combined account becomes delinquent, and the provisions contained in Section 92.09 relating to lien notices shall also apply in the event of a delinquent account.

99.16 LIEN FOR NONPAYMENT. Unpaid charges, fines and penalties shall, after thirty (30) calendar days, be assessed an additional penalty of five percent (5%) of the unpaid balance. The owner of the premises served and any lessee or tenant thereof shall be jointly and severally liable for sewer service charges to the premises. Sewer service charges remaining unpaid and delinquent shall constitute a lien upon the premises served and shall be certified to the County Treasurer for collection in the same manner as property taxes. Unless stated otherwise in a binding agreement.

99.17. RATES REVIEWED. The City shall review the user charge system at least annually in accordance with the Financial Policy of the City and revise user charge rates as necessary to ensure that the system generates adequate revenues to pay the costs of operation and maintenance including replacement and any debt retirement of any existing or future bonded indebtedness and that the system continues to provide for the proportional distribution of operation and maintenance including replacement costs among users and user classes.

99.18 NOTICE TO USERS. The City will notify each user at least annually, in conjunction with a regular bill, of the rate being charged for operation and maintenance including replacement of the treatment works.

99.19 USER CHARGE ORDINANCE. The user charge ordinance shall take precedence over any terms or conditions of agreements or contracts which are inconsistent with the requirements of Section 204(b)(1)(A) of the Federal Clean Water Act and 40 CFR Part 35.2140 per current edition.

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 effect from and after its final passage, approval and publication as provided by law.

Passed and approved first reading by the Nevada City Council this 10th day of November, 2025.
Passed and approved second reading by Nevada City Council this _ day of _, 2025.
Passed and approved third reading by the Nevada City Council this _ day of _, 2025.

____
Ryan Condon, Mayor

ATTEST:

____
Kerin Wright, City Clerk

1st Reading – November 10, 2025
Motion by Council Member Steve Skaggs, seconded by Council Member Dane Nealson, to adopt the first reading of Ordinance No. 1074 (2025/2026).
AYES: Skaggs, Nealson, Sampson, Ehrig, Spence, Corbin
NAYS: None
ABSENT: None

2nd Reading – _
Motion by Council Member _, seconded Council Member by _, to approve the second reading of Ordinance No. 1074 (2025/2026).
AYES: _
NAYS: _
ABSENT: _

3rd Reading –
Motion by Council Member _, seconded by Council Member _, to approve the third reading of Ordinance No. 1074 (2025/2026).
AYES: _
NAYS: _
ABSENT: _

The Mayor declared Ordinance No. 1074 (2025/2026) adopted.

I certify that the foregoing was published as Ordinance No. 1074 (2025/2026) on the _day of _, 2025.

____
Kerin Wright, City Clerk

A Item # 12
Date: 11/24/25

ORDINANCE NO. 1075 (2025/2026)

AN ORDINANCE AMENDING CHAPTER 165 (LAND DEVELOPMENT-ZONING REGULATIONS) OF THE CITY CODE TO UPDATE OFF-STREET PARKING REQUIREMENTS

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

SECTION 1. SECTION MODIFIED. Chapter 165 (Land Development – Zoning Regulations), Section 165.19 (Off-Street Parking) is hereby amended by updating the **highlighted, bold underlined** language:

165.19 OFF-STREET PARKING.

The Off-Street Parking Regulations require that developments provide parking in proportion to the need created by each use. The regulations further establish standards for the functional design of parking facilities. These regulations are intended to accommodate vehicles in a functionally satisfactory manner and to minimize external effects on neighboring properties.

1. General Applications and Exemptions. Off-street parking shall be provided for any new building constructed, for new uses or conversions of existing buildings, or for enlargements of existing structures. Any use within the DC Downtown Commercial District other than Downtown Residential is exempt from the off-street parking requirements provided by subsection 2 below. Any off-street parking facility constructed in the DC District after the effective date of the Zoning Ordinance must comply with the design standards set forth in this section.

2. Schedule of Off-Street Parking Requirements. Parking facilities for each use shall be provided in accord with the minimum requirements set forth in Table 165.19-1.

A. When a computation of required parking results in a fraction of 0.5 or greater, the requirement shall be rounded up to the next whole number.

B. Unless otherwise indicated, parking requirements are based on gross floor area. Gross floor areas for the purpose of this calculation exclude any interior space used for the parking or loading of vehicles.

C. When parking requirements are computed on the basis of capacity, capacity shall be determined by the building code or other official determinations of occupancy in effect for the City of Nevada at the time the use is established.

TABLE 165.19-1: Minimum Off-Street Parking Requirements	
Agricultural Use Types	
Horticulture	1 space per ~~1,000~~ **<u>1,500</u>** square feet of sales area
Crop/Animal Production	No requirement
Residential Use Types	
Single-Family Residential	~~3~~ **<u>4</u>** spaces per dwelling unit
Duplex Residential	~~2.5~~ **<u>3</u>** spaces per dwelling unit

Townhouse Residential	~~2.5~~ **3** spaces per dwelling unit
Multi-Family Residential	~~2.5 spaces per dwelling unit~~ **1 Space per Studio; 1.5 Spaces per bed, 2.5 spaces per 2 bed, 3.5 spaces per 3 bed**
Downtown Residential	2 spaces per dwelling unit
Group Residential	1 space for each resident
Mobile Home Residential	~~2~~ **2.5** spaces per dwelling unit
Retirement Residence	2 spaces per independent living unit; 1.5 spaces per assisted living unit, plus one space per employee of the largest shift
Civic Use Types	
Administration	1 space for 300 square feet of gross floor area
Cemetery	No requirement
Clubs	1 space per 4 **5-person** capacity
College/University	1 space per three students
Convalescent Services	1 space for 4 beds
Cultural Services	1 space per ~~500~~ **750** square feet of gross floor area
Day Care Services	1 space per ~~5~~ **6-**person capacity + 1 space per employee of largest shift.
Group Care Facility	1 space per 4-person capacity + 1 space per employee of largest shift
Group Home	1 space per 4-person capacity + 1 space per employee of largest shift
Guidance Services	1 space per 300 square feet
Health Care	1 space per 300 square feet + 1 space per employee of largest shift
Hospitals	1 space per 2 beds
Maintenance Facilities	See Schedule A
Parks and Recreation	No requirement
Postal Facilities	See Schedule A
Primary Education	1 space per employee of largest shift + 10 stalls for visitors
Public Assembly	1 space per 4 **5**-person capacity
Religious Assembly	1 space per 4-person capacity in largest assembly area
Safety Services	1 space per employee of maximum shift + 1 stall per ~~1,000~~ **1,500** sq. ft
Secondary Education	1 space per employee of max shift + 1 space for each 3 11th and 12th grade students

Utilities	1 space per employee of maximum shift
~~**Commercial Use Types**~~	
Agricultural Sales/Service	See Schedule A
Auto Rental and Sales	See Schedule A
Auto Service *	4 times service capacity
Body Repair *	~~5~~ **7** spaces per repair stall
Business Support Services	1 space per ~~500~~ **750** square feet
Campground	1 space per camping unit
Cocktail Lounge	1 space per ~~200~~ **400** square feet
Commercial Recreation	1 space per 4-person capacity
Communication Services	1 space per ~~500~~ **750** square feet
Construction Sales	See Schedule A
Consumer Services	1 space per ~~200~~ **750** square feet
Convenience Storage	1 space per 20 storage units **
Equipment Sales/Service	See Schedule A
Food Sales (All Types)	1 space per ~~200~~ **400** square feet
General Retail Services	1 space per ~~200~~ **400** square feet
Liquor Sales	1 space per ~~200~~ **400** square feet
Lodging	1 space per unit
Personal Improvement	1 space per ~~200~~ **300** square feet
Personal Services	1 space per ~~300~~ **400** square feet
Pet Services	1 space per ~~500~~ **400** square feet
Restaurants (Drive-in)	1 space per ~~50~~ **150** square feet of customer service area
Restaurants (General)	1 space per ~~3~~ **4-person** capacity in dining area
Stables/Kennels	1 space per employee + 1 stall per 5,000 sq. ft. of site area
Surplus Sales	See Schedule A
Trade Services	1 space per 500 square feet
Veterinary Services	1 space per 500 square feet
Office Use Types	

Corporate Offices	1 space per ~~300~~ **500** square feet
General Offices	1 space per ~~300~~ **500** square feet
Financial Services	1 space per ~~300~~ **500** square feet
Medical Offices	3 spaces per staff doctor or dentist
Miscellaneous Use Types	
Broadcasting Tower	See Schedule A
Non-Putrescible Landfill	See Schedule A
All Landfills	See Schedule A
Industrial Use Types	
Agricultural Industries	See Schedule A
Light Industry	See Schedule A
General Industry	See Schedule A
Heavy Industry	See Schedule A
Railroad Facilities	See Schedule A
Resource Extraction	1 space per employee on largest shift
Salvage Services	See Schedule A
Warehousing	See Schedule A
Construction Yards	See Schedule A

* Auto Service and Body Repair subject to other restrictions applicable under this chapter:
See Section 4: Use Types - "Vehicle Storage"; also
Section 6: Supplemental Use Regulations, "Outdoor Storage."

** This standard may be reduced by up to 20% at the discretion of the Building Official, if site plan review demonstrates that circulation and loading patterns accommodate adequate space for queuing and temporary parking by users during the peak hours of operation.

Schedule A

This schedule sets forth minimum off-street parking requirements for uses with elements that have different functions and operating characteristics

Function of Element	Requirement
Office or Administration	1 space per ~~300~~ **500** square feet
Indoor Sales, Display or Service Area	1 space per ~~500~~ **750** square feet

Outdoor Sales, Display or Service Area	1 space per ~~2,000~~ **3,000** square feet
Equipment Servicing or Manufacturing	1 space per 1,000 square feet
Indoor or Outdoor Storage or Warehousing	1 space per 5,000 square feet

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

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

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

Passed and approved 1st Reading on this __ day of __, 20__.
Passed and approved 2nd Reading on this __ day of __, 20__.
Passed and approved 3rd and final Reading on this __ day of __, 20__.

____
Ryan Condon, Mayor

ATTEST:

____
Kerin Wright, City Clerk

1st Reading – __, 2025
Motion by Council Member __, seconded by Council Member __, to adopt the first reading of Ordinance No. 1075 (2025/2026).
AYES: __
NAYS: __
ABSENT: __

2nd Reading – __, 2025
Motion by Council Member __, seconded Council Member by __, to adopt the second reading of Ordinance No. 1075 (2025/2026).
AYES: __
NAYS: __
ABSENT: __

3rd Reading – __, 2025
Motion by Council Member __, seconded by Council Member __, to adopt the third and final reading of Ordinance No. 1075 (2025/2026).
AYES: __
NAYS: __
ABSENT: __

The Mayor declared Ordinance No. 1075 (2025/2026) adopted.

I certify that the foregoing was published as Ordinance No. 1075 (2025/2026) on the __ day of __, 20__.

____
Kerin Wright, City Clerk

Item # 13
Date: 11/24/25

RECEIVED

OCT 13 2025

CITY OF NEVADA

CITY OF Ames

Smart Choice

October 7, 2025

Mayor Ryan Condon
City of Nevada
1209 6th Street
Nevada, IA 50201

Dear Mayor Condon:

RE: Resource Recovery System Next Steps and 28E Agreements

Earlier this year, I wrote you with an update regarding our plans for the next generation of waste disposal operations in our community. Our new approach involves retiring the waste-to-energy system and constructing a new Resource Recovery and Recycling Campus to receive, process, and transport solid waste for disposal.

The City of Ames has now acquired 9.5 acres of property along Freel Drive to site this new operation. At this campus, commercial haulers and residents will be able to deliver solid waste, recyclable materials, household hazardous waste, and organics including yard waste. The solid waste will be minimally processed to recover recyclable metals, and the non-recyclable solid waste will be loaded into semi-trucks for transportation to the landfill. Recyclable materials will be aggregated for delivery to partners who will process and responsibly dispose of these materials.

We are pleased to inform you that we have secured a long-term partnership with the Carroll County Solid Waste Management Commission to dispose of our solid waste in the Carroll County Landfill. **The transition from the Boone County Landfill to the Carroll County Landfill will occur on or before July 1, 2027, and our agreement with Carroll County extends for at least 20 years thereafter.**

In the late spring of this year, the City of Ames retained HDR Engineering, Inc. to perform a preliminary engineering study and develop a detailed financial model for the new operation. The results of this analysis were presented to the Ames City Council on June 24 and are posted on our website at www.cityofames.org/resource-recovery.

Public Works Department

515.239.5160 main
515.239.5404 fax

515 Clark Ave. P.O. Box 811
Ames, IA 50010
www.CityofAmes.org

HDR's study calculates that the cost to construct the facility, including the processing equipment and transfer trucks, is estimated to be approximately $14 million. A majority of this amount is expected to be financed over a 20-year period. **City of Ames staff provided HDR with instructions in the financial model to maintain the per-capita fee at its current rate of $10.50 through the duration of the 20-year planning horizon. With these figures in mind, the calculated tipping fee needed for the operation of the facility beginning in 2027 is $95.11 per ton. For comparison, the existing tipping fee is $75 per ton.** By keeping the per-capita charge level and placing more of the cost on tipping fees, users are encouraged to be more conscious about what they dispose of and are incentivized to consider reducing the volume of garbage they generate, along with alternative disposal methods such as recycling.

It is important to note that these figures represent conservative estimates of costs and revenues, and there are several potential cost reductions and other revenue sources (e.g., grants and revenues from partnerships with Carroll County) that have not been factored into this estimate. Additionally, although the tipping fee is higher than the existing operation, it may be offset in part by a reduction in downtime compared to the existing operation, which results in direct-haul trips for haulers that cost considerably more in fuel, equipment, and staff costs.

HDR has been retained by the City of Ames to perform design development and final design services to produce a set of bidding documents for the construction of the facility. Bidding is anticipated to occur in January/February of 2026. A 12-month construction timeframe is expected with the facility projected to be completed in the late spring of 2027.

Communities in Iowa are subject to state fees depending on the rate of landfill diversion through efforts such as recycling. In the current waste-to-energy Resource Recovery System, our landfill diversion rate is very high. **As we transition away from waste-to-energy, it will become necessary to rely more on traditional recycling to ensure we are meeting these obligations. The need for our partner agencies to divert material away from the waste stream through recycling or other waste diversion practices will be necessary to help meet the requirements of the Iowa DNR.**

In Ames, we are exploring the prospect of curbside recycling to ensure materials that cannot be easily pulled out of garbage (e.g., paper, cardboard, glass, and plastics) are still recycled. As we consider a contract for a hauler to assist us with residential curbside recycling in Ames, we will be seeking pricing that would allow any of our partnering communities, such as Nevada, to opt in to the pricing we have secured.

Of course, Nevada would be free to seek its own proposals for curbside recycling collection, or alternative methods for recycling such as designated drop-off sites. Our staff would be happy to work with you as you consider your options and determine the best approach for your community.

With these upcoming changes in mind, we are requesting that the City of Nevada consider the adoption of a revised 28E intergovernmental agreement. The current agreement between Ames and Nevada is set to expire in 2034. As Ames considers taking on the debt to proceed with the construction of the new facility, we are requesting that Nevada approve the enclosed draft agreement, which would extend our partnership through 2047, coinciding with the anticipated term of the debt.

We are proud of our many years of partnership with Nevada and our many other partners. Together, we have successfully met the challenge of providing an innovative and safe method to dispose of the area's solid waste. Our proposed approach builds upon this legacy, and we look forward to Nevada's continued partnership in this operation.

The City of Ames would like to invite you to an open-house meeting to further answer any questions or concerns you may have. This meeting is intended to be come and go as you need to help you in your understanding of the future of solid waste in our communities. City staff will be present from 6:30 to 8:00 PM on Thursday, October 16, 2025, at the City Council Chambers at 515 Clark Avenue, Ames, IA 50010.

Realizing this is a quick turnaround for a meeting, if you are unable to attend and still would like to meet, please feel free to reach out and I will work with you to find a mutually agreeable time to be available to you.

If you have any questions or concerns in the meantime, please contact me at justin.clausen@cityofames.org or 515-239-5165, or Resource Recovery Plant Superintendent Mark Peebler at mark.peebler@cityofames.org or 515-239-5137.

Sincerely,

Justin Clausen
Public Works Director

CC: Ames Mayor and City Council
Steve Schainker, City Manager
Brian Phillips, Assistant City Manager
Mark Peebler, Resource Recovery Plant Superintendent

DO NOT WRITE IN THE SPACE ABOVE THIS LINE; RESERVED FOR RECORDER

Prepared by: Mark O. Lambert, Ames City Attorney, 515 Clark Avenue, Ames, IA 50010; 515-239-5146

Return to: Ames City Clerk, Ames City Hall, 515 Clark Avenue, Ames, IA 50010

CONTRACT AND AGREEMENT FOR USE AND SUPPORT OF A SOLID WASTE RECLAMATION, RECYCLING AND DISPOSAL SYSTEM

(AMES – NEVADA)

This Contract and Agreement is made and entered into by and between the City of Ames, Iowa, a municipal corporation organized and existing pursuant to the laws of the State of Iowa (hereinafter called "Ames") and the City of Nevada, a municipal corporation organized and existing pursuant to the laws of the State of Iowa (hereinafter called "Nevada").

WITNESSETH THAT:

WHEREAS, since 1974, the City of Ames has partnered with communities and entities within Story County (including Nevada) through 28E agreements for disposal of garbage and solid waste; and

WHEREAS, some provision must be made for the safe and sanitary disposal of garbage and solid waste both now and in the future; and

WHEREAS, it is found that due to the high fixed costs of an environmentally satisfactory solid waste disposal method there is a lower cost per person if the costs of a single high capacity system can be spread over the populations of a number of cities and towns; and

WHEREAS, Ames is willing and able to design, construct, operate and maintain an environmentally satisfactory, efficient and economical high capacity solid waste disposal system if a sufficient number of jurisdictions are committed to its use and support; and

WHEREAS, Nevada has considered the system proposed by Ames and finds that the Ames System will afford to the citizens of Nevada a safe, sanitary and environmentally desirable means for the disposal of solid waste; and

WHEREAS, this fourth agreement phase will commence on or about July 1, 2027 and span the next 20 years.

NOW THEREFORE, the parties hereto have and do hereby covenant, contract and agree as follows:

ARTICLE I
BASIC INTENT AND PURPOSE

1. Ames shall, subject to terms, provisions and conditions hereinafter set out and in accordance with the procedures and provisions hereinafter made and declared, maintain a safe, sanitary and environmentally satisfactory solid waste processing system and for and by such system accept and cause to be disposed of all garbage and solid waste of Nevada during the period of July 1, 2027, to June 30, 2047.

2. Nevada shall, subject to terms, provisions and conditions hereinafter set out and in accordance with the procedures and provisions hereinafter made and declared, use and support the Ames solid waste disposal system by providing for the disposal of all garbage and solid waste of Nevada by means of the Ames System and to the lawful extent of its powers allow or permit no other means; and pay such proportionate share of the cost of the Ames System as the population of Nevada bears to the total of the populations of all the jurisdictions so using and supporting the Ames System during the period of July 1, 2027, to June 30, 2047.

3. Nevada agrees it shall encourage its citizens to participate in waste reduction and recycling efforts, whether public or private in nature. If, during the term of this agreement, it becomes necessary for all participating jurisdictions to assist in meeting state mandated recycling goals or demand-side management reduction goals, Nevada agrees to establish recycling programs to meet Nevada's proportionate share of those goals.

ARTICLE II
METHOD OF PAYMENT

1. Costs of the Ames System shall be computed for each calendar year. On or before February 15 of each year Ames shall notify Nevada of its proportionate share of the net costs of the system for the prior calendar year. Such proportionate share of the costs shall be paid by Nevada to Ames as follows: one-half on or before July 15 and one-half on or before December 15 of each year.

2. Each using and supporting jurisdiction shall be responsible for a share of the system costs, based on the proportionate population of each jurisdiction. Such per capita cost shall be calculated annually, based on the most recent decennial Federal census. The per capita cost shall be established by analyzing the previous costs and revenues of the Ames System and projecting the future expenses and revenue sources of the system in order to maintain an adequate ongoing balance. When establishing the per capita cost, an effort will be made to maintain consistency over a period of time.

Revenue Sources	Planned Expenditures
Tipping and Other Use Fees	Operating Costs
Sale of Materials	Debt Service
Government Agency Contracts	

Per Capita Cost = (Planned Expenditures – Projected Revenue) ÷ System Population

3. Whenever there is a Net Income to the Ames System for any calendar year, such Net Income shall be retained in a fund balance for future system needs.

ARTICLE III
DEFINITIONS

1. For the purpose of this agreement, certain words or phrases are defined as follows:

   a. Garbage. Every accumulation of animal or vegetable matter, or otherwise, that attends or results from the preparation, use, cooking, dealing in or storage of food for human consumption, but not including the accumulated by-products of commercial animal slaughtering, butchering or meat-cutting activities.

   b. Solid Waste. All waste materials, including yard waste and garbage except liquid matter, toxic and hazardous waste, and not including the accumulated by-products of commercial animal slaughtering, butchering or meat-cutting activities.

   c. Ames System. A sanitary landfill and a Resource Recovery and Recycling Campus established, operated and maintained by Ames plus all attendant and ancillary processes, procedures and activities conducted by Ames, its agents and licensees for the collection and processing of garbage and solid waste.

   d. Sanitary Landfill. Such areas as have heretofore or may hereafter be set aside or designated by Ames as a place where garbage and solid waste will be accepted and disposed of by compaction and burial, whether owned and operated by Ames or another entity.

   e. Resource Recovery and Recycling Campus. The building(s), equipment and all attendant processes, procedures and personnel established and maintained by Ames for receiving garbage and solid waste, reclaiming useable elements and substances and reducing all material unable to be reclaimed into a form convenient for burial in a sanitary landfill.

   f. Using and Supporting Jurisdiction. An incorporated city or town, or a county of the State of Iowa, that has entered into a contract and agreement to use and support the Ames System pursuant to and in accordance with the same provisions, terms and conditions as are set out in this agreement.

g. Operating costs. All costs, direct or indirect, incurred by Ames in the operation, maintenance and administration of the Ames System, including equipment replacement costs and interest costs needed to maintain cash flow requirements.

h. Debt Service. Annual principal and interest for the repayment of debt incurred for capital improvements.

i. Income from Government Agency Contracts. Monies received pursuant to any contracts which may be made for use of the Ames System at a rate per ton with such agencies as Iowa State University, the National Animal Disease Laboratory, the National Veterinary Services Laboratory and others.

j. Plant Fees. Fees established by the Ames City Council for use of the Ames System.

k. Income from Sale of Materials. Income derived from the sale of materials reclaimed from solid waste by the by the processes of the Resource Recovery and Recycling Campus.

l. Population. The population of an incorporated city or town shall be the number of persons living within its corporate limits as established by the most recent Federal Census, except that for Ames the population thus established will be decreased by the number of persons living in Iowa State University housing facilities (on-campus living). For a county, population shall be the number of persons living within its borders as established by the most recent Federal Census, less the number of such persons living within the limits of incorporated cities and towns within that county as established by the most recent decennial Federal Census.

ARTICLE IV
ADMINISTRATION

1. The Ames System shall be governed, controlled and administered solely by and through the Ames City Council and its City Manager in accordance with and pursuant to the terms of this agreement.

2. It is understood and agreed that Ames will cause the promulgation of specific rules and procedures for the use and workings of the Ames System. Such rules shall govern:

a. Which types and quantities of garbage and solid waste shall be delivered to and accepted by a sanitary landfill.

b. Which types and quantities of garbage and solid waste shall be delivered to ~~and accepted by the Resource Recovery and Recycling Campus.~~

c. The days and hours when the Resource Recovery and Recycling Campus and other system facilities will be open to receive materials.

d. All procedures for billing and collection of fees.

e. Every and any other aspect of the management and control of the Ames System.

3. All financial record keeping and accounting for monies and funds related to the Ames System will be done in accordance with such generally accepted accounting principles and procedures as the Ames City Manager and the Director of Finance for the City of Ames shall deem appropriate and sufficient to accurately reflect all costs, direct and indirect, and all revenues and income of the Ames System. Such financial records will be subjected to audit annually by an independent Certified Public Accountant or Certified Public Accounting firm. Financial records of the Ames System will be open and available for inspection by Nevada at any time during normal business hours.

4. In addition to any other method of communication desired and agreed to by the parties, Ames and Nevada agree to share relevant communications as follows:

a. As a means of enhancing communications with the using and supporting jurisdictions, Nevada may request a meeting to discuss projected operating costs, revenues, rates, capital improvements and debt financing.

b. When necessary, Ames will utilize meetings of the Story County Emergency Management Commission as a means of ongoing communication with the using and supporting jurisdictions.

c. Ames will send an annual report regarding the Ames System no later than February 15 each calendar year.

5. Nevada shall require all garbage and solid waste collectors and haulers that it may license or engage to have and use for such collection and hauling, vehicles of a type and nature which meet the minimum standards Ames now or hereafter required of its licensed collectors and haulers. Nevada shall also require all garbage and solid waste collectors and haulers which it may license or engage to produce evidence of insurance coverage of the types and minimum amounts which Ames now or hereafter requires of its licensed collectors and haulers.

6. From time to time during the term of this agreement it may become necessary for Ames to incur additional debt for the Ames System. The decision whether to incur such additional debt for the Ames System shall be solely at the discretion of the Ames City Council. Ames will hold an official public hearing prior to the issuance of such additional debt.

7. All decisions and determinations as to fees, operating budgets, wages and salaries, equipment and supply purchases and any and all other expenses of or charges by the Ames System shall be solely within the discretion of the Ames City Council and City Manager.

8. All land and equipment and any and all other property before now or hereafter acquired by Ames to establish, operate and maintain the Ames System shall be solely the property of Ames, and Nevada shall not, by virtue of this agreement, obtain, acquire or succeed to any rights or entitlements other than those expressly set out and provided for herein.

9. This contract and agreement is made and entered into in accordance with the provisions of Chapter 28E, Code of Iowa, insofar as the provisions of that chapter are applicable and may not be terminated prior to June 30, 2047, except by the mutual consent of the parties hereto.

10. No later than calendar year 2046, representatives of Ames and Nevada shall meet to determine the feasibility of continuing this agreement after the expiration of the agreement on June 30, 2047.

11. On July 1, 2027, this agreement rescinds and replaces the agreement recorded as Instrument No. 2014-00006354 in the records of the office of the Story County Recorder.

ARTICLE V
MISCELLANEOUS

1. Assignment. This agreement may not be assigned by either party without the prior written consent of the other party.

2. Waiver. No delay or failure to exercise a right resulting from a default or breach of this agreement shall impar such right or shall be construed to be a waiver thereof, but such right may be exercised from time to time and as often as may be deemed expedient.

3. Amendment. No amendment, modification, change or extension of this agreement shall be effective unless it is in writing and duly executed by the parties.

4. Agreement Governed by Iowa Law. This agreement shall be governed by the laws of the State of Iowa.

5. Execution of Documents. This agreement may be executed in any number of duplicate originals, any of which shall be regarded for all purposes as an original, and all of which shall constitute but one and the same instrument.

(this space intentionally left blank)

IN WITNESS WHEREOF, the parties hereto have approved and caused the execution of the aforesaid covenant, contract and agreement, to wit:

CITY OF AMES, IOWA

By: ________________________________
John A. Haila, Mayor

Attest: ________________________________
Renee Hall, City Clerk

STATE OF IOWA, COUNTY OF STORY, ss:

On this ____ day of ___________, 2025, before me, a Notary Public in and for the State of Iowa, personally appeared John A. Haila and Renee Hall, to me personally known and who, by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. __________ adopted by the City Council on the _____ day of ___________, 2025, and that John A. Haila and Renee Hall acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

____
Notary Public in and for the State of Iowa

CITY OF NEVADA, IOWA

By: ________________________________
Ryan Condon, Mayor

Attest: ________________________________

(Printed name): ________________________________

STATE OF IOWA, COUNTY OF STORY, ss:

On this ____ day of ___________, 2025, before me, a Notary Public in and for the State of Iowa, personally appeared ___________________ and ___________________, to me personally known and who, by me duly sworn, did say that they are the ______________ and ______________, respectively, of the City of Nevada, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. __________ adopted by the City Council on the _____ day of ___________, 2025, and that ______________ and ___________________ acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

____
Notary Public in and for the State of Iowa

RESOLUTION NO. 030 (2025/2026)

Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Mid-States Material Handling & Fabrication, Inc., Including Annual Appropriation Tax Increment Payments

WHEREAS, the City of Nevada, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Nevada Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this City Council has adopted certain ordinances providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City proposes to enter into a certain development agreement (the "Development Agreement") with Mid-States Material Handling & Fabrication, Inc. (the "Company") in connection with the expansion by the Company of its manufacturing facilities in the Urban Renewal Area; and

WHEREAS, the Development Agreement would provide financial incentives to the Company in the form of annual appropriation incremental property tax payments in an amount not to exceed $300,000 under the authority of Section 403.9(1) of the Code of Iowa; and

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement, pursuant to Section 403.9 of the Code of Iowa;

NOW THEREFORE, IT IS RESOLVED by the City Council of the City of Nevada, Iowa, as follows:

Section 1. This City Council shall meet on December 8, 2025, at 6:00 p.m., at the City Hall in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the annual appropriation incremental property tax payments.

Section 2. The City Clerk is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four days and not more than twenty days before the date of said meeting in a legal newspaper of general circulation in the City. Said notice shall be in substantially the following form:

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH MID-STATES MATERIAL HANDLING & FABRICATION, INC. AND AUTHORIZATION OF ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS

The City Council of the City of Nevada, Iowa, will meet at the City Hall, in the City, on December 8, 2025, at 6:00 p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City and Mid-States Material Handling & Fabrication, Inc. (the "Company") in connection with the expansion by the Company of its manufacturing facilities in the Nevada Urban Renewal Area, which Development Agreement provides for certain financial incentives in the form of incremental property tax payments to the Company in a total amount not exceeding $300,000 as authorized by Section 403.9 of the Code of Iowa.

The commitment to make incremental property tax payments to the Company under the Development Agreement will not be a general obligation of the City, but such payments will be payable solely and only from incremental property tax revenues generated within the Nevada Urban Renewal Area. Some or all of the payments under the Development Agreement may be made subject to annual appropriation by the City Council.

At the meeting, the City Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the City Council may, at the meeting or at an adjournment thereof, take additional action to approve the Development Agreement or may abandon the proposal.

This notice is given by order of the City Council of Nevada, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Kerin Wright
City Clerk

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved November 24, 2025.

Ryan Condon, Mayor

Attest:

Kerin Wright, City Clerk

• • • •

On motion and vote the meeting adjourned.

Ryan Condon, Mayor

Attest:

Kerin Wright, City Clerk

STATE OF IOWA
STORY COUNTY SS:
CITY OF NEVADA

I, the undersigned, City Clerk of the City of Nevada, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to the adoption of a resolution to fix a date of meeting at which it is proposed to take action to approve a Development Agreement.

I do further certify that the notice of hearing, to which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this ____ day of ________________, 2025.

____
Kerin Wright, City Clerk

(Attach here the publisher's original affidavit with clipping of the notice as published.)

(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published notice and have verified that it was published on the date indicated in the publisher's affidavit.)

DEVELOPMENT AGREEMENT

This Agreement is entered into by and between the City of Nevada, Iowa (the "City"), and ~~Mid-States Material Handling & Fabrication, Inc. (the "Company") as of the ___ day of~~ ____________, 2025 (the "Commencement Date").

WHEREAS, the City has established the Nevada Urban Renewal Area (the "Urban Renewal Area"), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Company owns certain real property which is situated in the Urban Renewal Area and is more specifically described on Exhibit A hereto (the "Property"); and

WHEREAS, the Company has proposed to undertake the construction of a 55,000 square foot expansion of its manufacturing facilities for use in its business operations on the Property ("the Project"); and

WHEREAS, the Company has requested that the City provide financial assistance in the form of incremental property tax payments to be used by the Company in paying the costs of undertaking the Project; and

WHEREAS, for purposes of calculating Incremental Property Tax Revenues (as herein defined) under this Agreement and Section 403.19 of the Code of Iowa, the base taxable valuation of the Property, after reduction for the commercial rollback percentage, shall be the assessed taxable valuation of the Property as of January 1, 20**[25]** (the "Base Valuation"); and

WHEREAS, the term of this Agreement (the "Term") shall begin on the Commencement Date and shall end on the earlier of (a) the date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total, or (b) June 1, 20[__] (all capitalized terms as defined in this Agreement); and

WHEREAS, Chapter 403 of the Code of Iowa authorizes cities to establish urban renewal areas and to undertake economic development projects; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. <u>Company's Covenants</u>

1. <u>Project Construction.</u> The Company agrees to construct the Project on the Property and to maintain and use the completed Project as part of its business operations throughout the Term. Furthermore, the Company agrees to invest not less than **[$6,030,000]** into capital improvements for the Project, including construction work and other furnishings, as shown in the budget for the Project included in the IEDA Contract (as hereinafter defined). The Company has submitted a detailed site plan (the "Site Plan") for the development of the Project to the City which was approved on ________________________, 20__ and is set forth as Exhibit B hereto. The Company agrees to construct the Project in accordance with the Site Plan and to make

4909-6465-9829\1

commercially reasonable efforts to substantially complete such construction by no later than December 31, 2023.

~~2. **Property Taxes.** The Company agrees to make timely payment of all property~~ taxes as they come due with respect to the Property with the completed Project thereon throughout the Term and to submit a receipt or cancelled check in evidence of each such payment as part of the certification required under Section A.3 of this Agreement.

3. **Company's Certifications.** The Company agrees to submit documentation by no later than October 15 of each year during the Term, commencing on October 15, 20[__], demonstrating to the reasonable satisfaction of the City that the completed Project is being maintained and used as part of the Company's business operations.

4. **Economic Development Assistance Contract.** The Company agrees that it will enter into an Economic Development Assistance Contract (the "IEDA Contract") with the Iowa Economic Development Authority (the "IEDA"). At such time that the IEDA Contract is executed, it shall be inserted as Exhibit C of this Agreement. The Company agrees to submit documentation as part of the certification required under Section A.3 of this Agreement, demonstrating to the reasonable satisfaction of the City that the Company is in compliance with the requirements of the IEDA Contract. The Company may meet this obligation by providing the City with a copy of the Annual Status Report provided to IEDA under the terms of the IEDA Contract. Furthermore, the Company agrees to provide written notice to the City within thirty (30) days of the receipt of any notification from IEDA that the Company has fallen out of compliance with the requirements of the IEDA Contract.

5. **Property Tax Payment Certification.** For purposes of this Agreement "Annual Percentage" shall mean the annual percentage in effect from time to time as set forth in the following table:

Fiscal Year of City	Annual Percentage
First Payment Year	75%
Second Payment Year	60%
Third Payment Year	50%
Fourth Payment Year	50%
Fifth Payment Year	50%

As part of the certification required under Section A.3 of this Agreement, the Company agrees to provide an estimate (the "Company's Estimate") of the Incremental Property Tax Revenues anticipated to be paid by the Company during the fiscal year beginning July 1 following such certification, multiplied by the applicable Annual Percentage. When providing each such Company's Estimate, the Company will complete and submit the worksheet attached hereto as Exhibit D. The Company acknowledges that the first Company's Estimate must be submitted by no later than October 15, 20[__]. The City reserves the right to review and request revisions to each such Company's Estimate to ensure the accuracy of the amounts submitted.

~~For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1)~~ determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation of the Property, as shown on the property tax rolls of Story County, in excess the Base Valuation; and (4) deducting any property tax credits which shall be available with respect to the incremental valuation of the Property.

Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.5.

6. Default Provisions.

a. Events of Default. The following shall be "Events of Default" under this Agreement, and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

(i) Failure by the Company to complete construction of the Project pursuant to the terms and conditions of this Agreement.

(ii) Failure by the Company to fully and timely remit payment of property taxes when due and owing.

(iii) Failure by the Company to comply with the IEDA contract.

(iv) Failure by the Company to observe or perform any other material covenant on their part, to be observed or performed hereunder.

b. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Company describing the cause of the default and the steps that must be taken by the Company in order to cure the default. The Company shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Company fails to cure the default or provide assurances, the City shall then have the right to:

(i) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.

(ii) Withhold the Payments provided for under Section B.1 below.

7. Legal and Administrative Costs. The Company hereby acknowledges that the City will cover the initial payment of legal fees and administrative costs (the "Actual Admin Costs") incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, including the necessary amendment to the Urban Renewal Area. Furthermore, the Company agrees that the City shall withhold amounts from the Payments, as hereafter defined, until the total of such withheld amounts equals the lesser of $8,000 or the Actual Admin Costs (the "Admin Withholding Amount").

~~B. City's Obligations~~

1. Payments. In recognition of the Company's obligations set out above, the City agrees to make five (5) annual economic development tax increment payments (the "Payments" and, individually each, a "Payment") to the Company during the Term pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments to be made under this Agreement during the Term shall not exceed $300,000 (the "Maximum Payment Total"). All Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues received by the City from the Story County Treasurer attributable to the taxable valuation of the Property.

Prior to funding any Payments under this Agreement, the City will first withhold from the Incremental Property Tax Revenues an amount equal to the Admin Withholding Amount. Once an amount equal to the Admin Withholding Amount has been withheld by the City, the Payments shall be made as set forth herein. For the avoidance of doubt, the Admin Withholding Amount shall not be considered a Payment for purposes of computing the Maximum Payment Total.

Each Payment shall not exceed an amount which represents the then-current Annual Percentage multiplied by the Incremental Property Tax Revenues available to the City with respect to the Property during the twelve (12) months immediately preceding each Payment date.

It is assumed that the new valuation from the Project will go on the property tax rolls as of January 1, 20[__]. Accordingly, the Payments will be made on June 1 of each fiscal year, beginning on June 1, 20[__] and continuing to, and including, June 1, 20[__], or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

2. Annual Appropriation. Each Payment shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term of this Agreement, beginning in calendar year 20[__], the City Council shall consider the question of obligating for appropriation to the funding of the Payment due in the following fiscal year, an amount (the "Appropriated Amount") of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the most recently submitted Company's Estimate.

In any given fiscal year, if the City Council determines to not obligate the Appropriated Amount, then the City will be under no obligation to fund the Payment scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Payment, to seek damages relative thereto or to compel the funding of such Payment in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year's Payment shall not render this Agreement null and void, and the Company shall make the next succeeding submission of the Company's Estimate as called for in Section A.5 above, provided however that no Payment shall be made after June 1, 20[__].

3. **Payment Amounts.** Each Payment shall be in an amount equal to the corresponding Appropriated Amount (for example, for the Payment due on June 1, 20[__], the amount of such Payment would be determined by the Appropriated Amount determined for certification by December 1, 20[__]) provided, however, that no Payment shall exceed an amount which represents the Incremental Property Tax Revenues (excluding allocations of "back-fill" or "make-up" payments from the State of Iowa for property tax credits or roll-back) actually received by the City from the Story County Treasurer attributable to the taxable incremental valuation of the Property in the twelve (12) months immediately preceding each Payment date.

4. **Certification of Payment Obligation.** In any given fiscal year, if the City Council determines to obligate the Appropriated Amount, as set forth in Section B.2 above, then the City Clerk will certify by December 1 of each such year to the Story County Auditor an amount equal to the most recently obligated Appropriated Amount.

C. Administrative Provisions

1. **Amendment and Assignment.** Neither party may cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party, which consent shall not be unreasonably withheld. However, the City hereby gives its permission that the Company's rights to receive the Payments hereunder may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City.

2. **Successors.** This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. **Choice of Law.** This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF NEVADA, IOWA

By: ______________________

Ryan Condon, Mayor

Attest:

____

Kerin Wright, City Clerk

MID-STATES MATERIAL HANDLING & FABRICATION, INC.

By: ______________________

Title: ______________________

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Certain real property situated in the City of Nevada, Story County, State of Iowa bearing Story County Property Tax Parcel Identification Number 1108350180.

EXHIBIT B

SITE PLAN

EXHIBIT C

IEDA CONTRACT

EXHIBIT D

ANNUAL TIF WORKSHEET
~~COMPANY'S ESTIMATE~~

(1) Date of Preparation: October _____, 20____.

(2) Assessed Valuation of Property as of January 1, 20_____:

$____________________.

(3) Base Taxable Valuation of Property:

$____________________.

(4) Incremental Taxable Valuation of Property (2 minus 3):

$____________________ (the "TIF Value").

(5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):

$____________________ per thousand of value.

(6) The TIF Value (4) factored by the Adjusted Levy Rate (5).

$__________ x $_________/1000 = $__________ (the "TIF Estimate")

(7) TIF Estimate ($__________ x Annual Percentage = Annual Percentage Estimate ($__________).

Fiscal Year of City	Annual Percentage
First Payment Year	75%
Second Payment Year	60%
Third Payment Year	50%
Fourth Payment Year	50%
Fifth Payment Year	50%

(8) Subtract anticipated property tax credits from the Annual Percentage Estimate = $_________ (the "Company's Estimate")

City Administrators Report

~~November 6 - November 20, 2025~~

Ames Resource Recovery

You will notice that the agenda includes a discussion regarding the 28E agreement we currently hold with the City of Ames, along with an updated version they are requesting that we sign. There are three primary differences between our existing agreement and the proposed one.
1. Agreement Term- Ames is requesting that all communities sign a new 20-year agreement, which is consistent with the length of our existing agreement. However, they would like this new agreement to be signed prior to 2027, while our current agreement remains valid until 2034.
2. Refused Fuel Language; and
3. Waste Reduction Requirements- The updated version includes clearer expectations tied to DNR waste-reduction requirements, specifically outlining how communities must participate in or support recycling and diversion efforts.

This week, I attended the Ames Resource Recovery meeting at the Story County Administration Building to hear their updates and the ongoing discussion regarding the closure of the current Resource Recovery Center and the construction of their new facility. The new Resource Recovery facility is planned to open in July 2027 and will be located on Freel Drive.

The DNR is requiring the closure of the existing center. The current facility has become increasingly difficult and costly to operate, especially after the DNR mandated that Ames switch its fuel source from coal to natural gas. That transition has caused significant wear on the system, particularly the tubing throughout the facility, leading to more frequent and expensive replacement needs. Because this is a new facility, some cost-structure changes within the 28E agreement are required:

- Our per-capita fee will remain the same, at $10.50 per person.
- However, the tipping fee—which is paid by haulers when they dump garbage at the facility—will increase from $75/ton to $95/ton, a $20 increase.

The primary reasons for this increase include:

- Costs associated with transporting waste to the Carroll County Landfill instead of Boone County,
- Ames' cost of approximately $30/ton to utilize the Carroll facility,
- An additional $30–$40/ton in trucking costs, and
- $25–$35/ton needed to build, operate, and maintain the new Resource Recovery facility.

The new facility will also expand services, allowing citizens to bring in:

- Normal household waste
- Light construction materials (e.g., drywall, scrap metal)
- Recyclables
- Organic debris (such as leaves and tree limbs)

Under the new agreement, cities will be required to provide Ames with information on how they are participating in or improving waste-reduction efforts, primarily through recycling. This requirement can be met in several ways, and we have a number of years to determine the best approach for Nevada. Options include:

- Participating in Ames' recycling program through their contracted recycling provider,

- Working with our local haulers to implement recycling collection, or
- Creating a community drop-off location for recyclable materials.

Each option has its benefits and drawbacks, but at this time, I believe joining Ames' recycling ~~program may ultimately be the most cost-effective and least complicated option.~~

To ensure transparency and to address questions directly, I have invited all haulers operating in Nevada to attend this evening's council meeting. This will allow them to listen to the discussion, ask questions, and share their perspectives. There has been a significant amount of misinformation circulating, and I want to make sure everyone has accurate information.

Some of the concerns I have heard include:

- Who will be transporting waste to Carroll County?
  - All haulers will continue to drop off in Ames; the City of Ames will handle trucking to Carroll.
- Will cities be required to recycle?
  - Yes, in some form—but how we fulfill that requirement is flexible, and we have several years to create a plan.
- How will construction materials be handled?
  - Large-scale construction debris, such as roofing or concrete, will need to be taken directly to Carroll. Light construction materials can be taken to the new Ames facility.

This updated agreement represents a significant operational shift, but it also ensures continued access to waste processing services following the closure of the current facility. Tonight's discussion will help us better understand the expectations, the financial impacts, and the options available to our community moving forward.

WHKS

Joe, Ryan, Shawn, Devin, and I recently met with WHKS to review and plan for the City's upcoming projects for next year. Our discussion covered several key areas, including the trunk sewer line, upcoming road improvement projects, and potential maintenance or upgrade needs for existing municipal buildings. As noted in a previous report, our primary focus for the coming year will be on several significant road projects, specifically along Lincoln Highway, E Avenue, and N Avenue. During the meeting, we worked through a preliminary strategy for how to approach these improvements, including timelines, staging, and the most cost-effective construction methods. Based on early estimates and planning discussions, we believe that the approach we take may allow us to complete these projects at a lower cost than originally budgeted, though final pricing will depend on bids and material costs as we move further into the process. Overall, the meeting was productive and helped establish a clear and organized plan for addressing both infrastructure upgrades and facility needs in the year ahead.

DNR Visit

I have been working to connect with the EPA, and we have been playing ongoing phone tag as we try to resolve several outstanding questions regarding TTO requirements and the specific regulatory expectations for Almaco. Both the DNR and EPA have their own testing standards that must be met, and aligning the two has proven to be a complex process. One of the primary challenges involves the EPA's requirement for Total Toxic Organics (TTO) testing. As previously mentioned, each TTO sample must undergo dilution prior to analysis, but that dilution often results in the sample becoming invalid, which then triggers the need for additional samples and repeat testing. This cycle makes it difficult to establish consistent results, and we are seeking clarification to ensure we are following the correct procedures. At this time, we are actively working with both agencies to determine the proper testing protocols, acceptable dilution methods, and the appropriate compliance path moving forward. Our goal is to ensure accurate sampling, avoid unnecessary retesting, and maintain full regulatory alignment. Overall, the recent DNR visit went smoothly, and their team was satisfied with our operations, the information provided, and the cooperation shown by the staff. We will continue coordinating closely with both the DNR and EPA to resolve the remaining testing challenges and ensure continued compliance across all facilities.

Verbio

I recently met with Verbio's engineer to review the details of their current agreement with the City and to address any questions he had regarding sampling requirements and regulatory expectations. The DNR has updated its guidance, and due to changes in Verbio's operational processes, the volume and type of wastewater they generate has shifted from what was originally anticipated when the agreement was established. Under the existing agreement, Verbio is required to submit three samples per week, a requirement that was based on the processes they had planned to implement at the time. However, since a portion of that process is no longer taking place and we will not be receiving wastewater from that specific operation, the DNR has indicated that this level of sampling is no longer necessary. Based on the revised operations, the DNR has stated that Verbio is only required to provide one sample every two weeks. As a result, we anticipate that an amendment to their current agreement will be needed to formally update the sampling requirements and align the document with the new regulatory expectations. The meeting was productive, and Verbio's engineer was appreciative of the clarification. We will continue coordinating with both Verbio and the DNR to ensure the agreement accurately reflects the current operating conditions and compliance standards.

JEO

I recently met with JEO to discuss the ongoing concerns regarding the bridge on Lincoln Highway, specifically the need to stabilize the area to prevent future sediment buildup and erosion. Our goal is to reinforce the embankment and protect the structure long-term. However, because the work would occur within or near the Union Pacific (UP) right-of-way, their approval and oversight are required. Under UP's process, any work impacting their right-of-way must be reviewed by their own engineering team, and UP also requires that their personnel be present on-site during construction. The initial cost estimate for UP's involvement was $60,000, which was already considered excessive. I was able to negotiate the cost down to $30,000, but even with this reduction, the price remains significantly higher than what is reasonable for the scope of the project. Because of this, we are exploring alternative methods that will allow us to complete the stabilization work without entering the UP right-of-way. Joe is currently researching contractors who may be able to perform the work from the roadway side, which would eliminate the need for UP oversight and the associated fees. The plan under consideration would involve pumping concrete in and around the bridge embankment to lock the existing rock in place and prevent further erosion. This approach would achieve the stabilization we need while avoiding the excessive costs tied to UP's review process. We will continue evaluating these alternatives and determine the most cost-effective and efficient way to proceed.

Monthly Meetings
Rotary
Design Committee
IAMU
NEDC Exec
WWTF
JEO

STAFF MEETING AGENDA
Monday, November 17th, 2025 @ 9:00 A.M

i. CDBG- Historian/Lead/Asbestos
ii. Decommission
iii. LW and 8th Street Bridge
iv. DNR- November 4th
v. ARPA Visit
vi. New Addition
vii. I and I- Smoke testing
viii. Oak Park Trail
ix. 51 Acres
x. Sierra Heights
xi. Land Discussion
xii. Splashpad
xiii. Northview
xiv. Capstone
xv. Keystone
xvi. WWTP
xvii. X-mas Tree

For: November 24, 2025 Council Meeting

To: Mayor
Nevada City Council
City Administrator

From: Amanda Brewer, Library Director

Nevada Public Library
Council Report

MY REPORT

See attached December programs and activities at the library.

December at the Library

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 No Craft & Chat in December	2 **Toddler Time** 10:00 a.m.	3 **T.A.L.E.S** 3:30-5:00 p.m. **Teen Lounge** 3:30-5:30 p.m.	4 **STEAM Lab** 3:15-4:00 p.m. ★	5 **SOMA YOGA** 10:30 a.m. Friends of the Library **Book Sale** 10 a.m. - 1 p.m.	6 **Grounds for Murder** Mystery Book Club 10:00 a.m. Friends of the Library **Book Sale** 10 a.m. - 1 p.m. **Hometown Christmas DIY Ornaments** 2:00 - 4 p.m.
7	8 **NPL Adult Puzzle Competition** ★ 5:30 -7:30 p.m.	9 **Toddler Time** 10:00 a.m. **Community Connections** 2:00 p.m	10 **T.A.L.E.S** 3:30-5:00 p.m. **Teen Lounge** 3:30-5:30 p.m.	11 **Coffee, Coloring, & Conversation** 10:00 a.m. @ Renn's Cafe **STEAM Lab** 3:15-4:00 p.m. ★	12	13 **Sweet Reads** Romance Book Club 10:00 a.m.
14	15 NPL **Board Meeting** 5:00 p.m. NPL Friends Mtg 7:00pm	16 **Toddler Time** 10:00 a.m. **Books After Dark** General Book Club 7:00 p.m.	17 **T.A.L.E.S** 3:30-5:00 p.m. **Teen Lounge** 3:30-5:30 p.m.	18 **STEAM Lab** 3:15-4:00 p.m. ★	19 **Movies** at the Library 10:30 a.m.	20
21	22 **Holiday Wrapping Party** 5:00-7:30 p.m.	23	24 Library Closed for the Holiday	25 Library Closed for the Holiday	26	27
28	29 **Holiday White Elephant BINGO** 6:00 -7:00 p.m.	30	31 Library Closed for the Holiday			

0-PreK | K-3rd Grade | 4th-6th Grade | 7th-12th Grade | Adults | All Ages

★ Registration Required

Program Details & Registration:

NEVADA PUBLIC LIBRARY

Library Hours | Monday - Thursday: 10 a.m. to 8 p.m. | Friday: 10 a.m. to 6 p.m. | Saturday: 10 a.m. to 4 p.m.
631 K Ave | 515-382-2628 | library@nevadalibrary.net | www.nevadalibrary.net