COPY

CITY OF NEVADA

AGENDA
REGULAR MEETING OF THE NEVADA CITY COUNCIL
MONDAY, NOVEMBER 23, 2026 – 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 emousel@cityofnevadaiowa.org by 4:00 p.m. Monday, November 23, 2026

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 9, 2026
   B. Approve Payment of Cash Disbursements, including Check Numbers 91159-91221 and Electronic Numbers 6742-6757 (Inclusive) Totaling $6,554,376.87 (See attached list)
   C. Approve Financial Reports for Month of October, 2026
   D. Resolution No. 051 (2026/2027) A Resolution Authorizing the Return of $50,000 Received in Error to the Nevada Foundation for the Harrington Park Capital Campaign
   E. Approve Renewal of Class "C" Retail Alcohol License for Mi Casita Inc d/b/a/ Mi Casita, 1115 6th Street, Effective December 15, 2026
   F. Approve 2027 Meeting Dates

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. Approve Change Order No. 01 for Nevada Façade Improvements from Cornerstone Commercial Contractors in the reduced amount of ($14,000.00)

7. Approve Change Order No. 02 for Nevada Façade Improvements from Cornerstone Commercial Contractors in the reduced amount of ($82,503.00)

8. Approve Change Order No. 03 for Nevada Façade Improvements from Cornerstone Commercial Contractors in the reduced amount of ($25,000.00)

9. Approve Change Order No. 04 for Nevada Façade Improvements from Cornerstone Commercial Contractors in the reduced amount of ($4,315.00)

10. Approve Change Order No. 05 for Nevada Façade Improvements from Cornerstone Commercial Contractors in the reduced amount of ($25,000.00)

11. Approve Change Order No. 06 for Nevada Façade Improvements from Cornerstone Commercial Contractors in the reduced amount of ($107,060.00)

12. Approve Pay App No. 01 for Nevada Façade Improvements from Cornerstone Commercial Contractors in the amount of $353,439.40

13. Approve Pay App No. 03 for 2026/27 Street Reconstruction – N Avenue from 5th Street to 8th Street from Castor Construction, LLC in the amount of $418,640.71

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

15. Nevada Foundation FY2027 Human Service Funding

16. Approve Disbursement Request for Downpayment Assistance at 1738 1st Street

17. Approve Disbursement Request for Developer Assistance at 73A and 73B R Avenue

18. Resolution No. 052 (2026/2027): A Resolution Approving a Service Agreement with Merchant McIntyre & Associates, LLC for Federal Funding and Consulting Services

19. Discussion and Appropriate Follow-up Regarding Dead Tree on Private Property

20. Approve Request to Increase the Volunteer Firefighter Stipend

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

22. ADJOURN

The agenda was posted on the official bulletin board on November 19, 2026, in compliance with the requirements of the open meetings law.

CITY OF NEVADA

MEMO FOR
REGULAR MEETING OF THE NEVADA CITY COUNCIL
MONDAY, NOVEMBER 23, 2026 – 6:00 P.M.

6. Approve Change Order No. 01 for Nevada Façade Improvements from Cornerstone Commercial Contractors in the reduced amount of ($14,000.00)
   Enclosed you shall find the change order and change order request for a labor deduct.

7. Approve Change Order No. 02 for Nevada Façade Improvements from Cornerstone Commercial Contractors in the reduced amount of ($82,503.00)
   Enclosed you shall find the change order and change order request to remove all contingency from all buildings.

8. Approve Change Order No. 03 for Nevada Façade Improvements from Cornerstone Commercial Contractors in the reduced amount of ($25,000.00)
   Enclosed you shall find the change order and change order request for Cornerstone.

9. Approve Change Order No. 04 for Nevada Façade Improvements from Cornerstone Commercial Contractors in the reduced amount of ($4,315.00)
   Enclosed you shall find the change order and change order request to remove interior painting at four locations.

10. Approve Change Order No. 05 for Nevada Façade Improvements from Cornerstone Commercial Contractors in the reduced amount of ($25,000.00)
    Enclosed you shall find the change order and change order request for masonry deduct.

11. Approve Change Order No. 06 for Nevada Façade Improvements from Cornerstone Commercial Contractors in the reduced amount of ($107,060.00)
    Enclosed you shall find the change order and change order request to remove 1028 6th St from the project.

12. Approve Pay App No. 01 for Nevada Façade Improvements from Cornerstone Commercial Contractors in the amount of $353,439.40
    Enclosed you shall find the first pay application for the CDBG façade project.

13. Approve Pay App No. 03 for 2026/27 Street Reconstruction – N Avenue from 5th Street to 8th Street from Castor Construction, LLC in the amount of $418,640.71
    Enclosed you shall find the third pay application for the N Ave project.

14. Ordinance No. 1081 (2026/2027): An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Nevada Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa, second reading
    Enclosed you shall find the second reading of the TIF ordinance for the Northview Property.

15. Nevada Foundation FY2027 Human Service Funding
Enclosed you shall find a list of organizations and funding amounts.

16. Approve Disbursement Request for Downpayment Assistance at 1738 1st Street
Enclosed you shall find the request form.

17. Approve Disbursement Request for Developer Assistance at 73A and 73B R Avenue
Enclosed you shall find the request form and plans.

18. Resolution No. 052 (2026/2027): A Resolution Approving a Service Agreement with Merchant McIntyre & Associates, LLC for Federal Funding and Consulting Services
Enclosed you shall find a resolution and agreement for grant applications.

19. Discussion and Appropriate Follow-up Regarding Dead Tree on Private Property
Enclosed you shall find an action form and pictures regarding a dead tree between 1007 10th Street and 1003 10th Street.

20. Approve Request to Increase the Volunteer Firefighter Stipend
Enclosed you shall find and action form and memo from Chief Reynolds.

Item # 4A
Date: 11/23/26

NEVADA CITY COUNCIL – MONDAY, NOVEMBER 9, 2026 6:00 P.M.

1. CALL TO ORDER

The City Council of the City of Nevada, Iowa, met for a meeting in the Council Chambers of Nevada City Hall located at 1209 6th Street, Nevada, Iowa. Mayor Pro Tem Jason Sampson, convened the meeting at 6:00 p.m. on Monday, November 9, 2026, pursuant to the rules of the Council. The agenda was posted on the official bulletin board in compliance with the open meeting law.

2. ROLL CALL

The roll was called indicating the following named Council Members present and absent. Present: Luke Spence, Henry Corbin, Charlie Good, Jason Sampson, Andy Kelly, Sandy Ehrig. Absent: None.

Staff Present: Erin Clanton, Jordan Cook, Erin Mousel, Chris Brandes, Lucas Battani, Mike Sauer, Marlys Barker, Rhonda Maier, Devin Cornish, Ray Reynolds.

Also in attendance were: Sue VandeKamp, Kathy Solko, Steve Manternach, Ray Beatty, Teresa Wheelock, Jim Samuelson, Zach Landhuis, Ben DuBois, Jane Heintz, Cass Brower.

3. APPROVAL OF AGENDA

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

4. PUBLIC HEARING(S)

A. Dispose of City Property

1. Public Hearing –

At 6:01 p.m. Mayor Pro Tem Sampson announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **October 29, 2026**. The public hearing is **to vacate and convey city property.**

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:01 p.m.

2. Resolution No. 038 (2026/2027): A Resolution to Vacate and Convey City Property

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11. Approve Certificate of Deposit Investment of Available Cash

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

25. ADJOURNMENT

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

_____
Jason Sampson, Mayor Pro Tem

ATTEST:

_____
Erin Mousel, City Clerk

Published: _____
Council Approved: _____

Item # 4B
Date: 11/23/26

CITY OF NEVADA CLAIMS 11/23/26

PAYEE	DESCRIPTION	CHECK AMOUNT	CHECK #
EFTPS	FEDERAL WITHHOLDING TAX Pay Period: 11/08/2	34,326.45	6742
CORNISH, DEVIN	HSA Pay Period: 11/08/2026	50.00	6743
HUTTON, RYAN	HSA Pay Period: 11/08/2027	355.42	6744
SYDNES, KELLAN	HSA Pay Period: 11/08/2028	40.00	6745
WAGEWORKS/HEALTH EQUITY	FSA 2025 PMTS	711.80	6746
EMPLOYEE BENEFIT SYST	BENEFITS PAID	699.74	6747
WAGEWORKS/HEALTH EQUITY	FSA 2025 PMTS	563.61	6748
EMPLOYEE BENEFIT SYST	BENEFITS PAID	1,235.72	6749
SAMS CLUB	ALL-SUPPLIES	293.13	6750
FIRST INTERSTATE BANK	ALL-SUPPLIES	7,593.16	6751
BOK FINANCIAL	WATER REV REF 2020B-12/26	181,274.99	6752
IA FINANCE AUTHORITY, SRF	WWTF SRF #1	11,140.00	6753
IA FINANCE AUTHORITY, SRF	WWTF SRF LOAN #2	81,940.00	6754
IA FINANCE AUTHORITY, SRF	WWTF SRF LOAN #3	86,590.00	6755
IA FINANCE AUTHORITY, SRF	WWTF SRF LOAN #4	163,546.90	6756
IA FINANCE AUTHORITY, SRF	WWTF SRF LOAN #5	230,911.89	6757
AVAILA BANK	CD INVESTMENT 121	300,000.00	91159
AVAILA BANK	CD INVESTMENT 125	400,000.00	91159
AVAILA BANK	CD INVESTMENT 304	200,000.00	91159
AVAILA BANK	CD INVESTMENT 313	750,000.00	91159
AVAILA BANK	CD INVESTMENT 600	1,500,000.00	91159
AVAILA BANK	CD INVESTMENT 610	1,500,000.00	91159
AVAILA BANK	CD INVESTMENT 615	200,000.00	91159
AVAILA BANK	CD INVESTMENT 740	250,000.00	91159
PAYROLL	PAYROLL	46.17	91160
COLLECTION SVCS CTR	CHILD SUPPORT Pay Period: 11/08/2026	122.02	91161
MISSION SQUARE	DEFERRED COMPENSATION Pay Period: 11/08/20	515.00	91162
ALLIANT	ALL-UTILITIES	4,546.55	91163
METRONET	ALL-INTERNET SVC	294.90	91164
MIDSTATE SOLUTIONS	OAK PK ESTATES TRAIL PR#5	10,936.75	91165
WINDSTREAM	PD/CH-PHONES	112.79	91166
AMAZON	LIB-SUPPLIES	2,173.43	91167
CENGAGE LEARNING	LIB-LARGE PRINT	428.00	91168
CENTER POINT	LIB-LARGE PRINT	138.95	91169
CRAIG MCCLANAHAN	LIB-COMPUTER CONSULTING	112.50	91170
FOLLETT CONTENT SOL	LIB-JUV MAT	445.91	91171
INGRAM LIBRARY SVCS	LIB-ADULT MAT	354.66	91172
MICROMARKETING	LIB-AUDIO	96.49	91173
MIDWEST TAPE	LIB-ADULT DVDS	55.48	91174
SCHENDEL PEST CONTROL	LIB-PEST CONTROL	35.00	91175
ACTIVE911 INC	FD-911 ALERTING APP	810.00	91176
ALLIANT	ALL-UTILITIES	444.92	91177
ALWARDT, JEREMIAH	WTR-REFUND	17.25	91178
ARNOLDS	WTR/WWT/STS-RPR SUPPLIES	535.86	91179
ASCENDANCE TRUCK	STS SWEEPER SERVICE	62.25	91180
BIG 8 TYRE CENTER	STS SWEEPER TIRE	50.00	91181
BOUND TREE MEDICAL	EMS-MEDICAL SUPPLIES	408.35	91182

BRICK GENTRY	ALL-LEGAL	9,780.00	91183
CITY OF AMES	SOLID WASTE 2ND HALF FY27	36,356.50	91184
CONSUMERS ENERGY	WWT-TREATMENT	25,308.63	91185
DANKO EMERGENCY EQUIP	FD- BATTERIES FOR TOOLS	393.84	91186
DELL MARKETING	PD - OFFICERS COMPUTER	1,126.70	91187
EFFECTIVE FITNESS COMBATIVES	PD - DAVIDSON TRAINING	1,397.00	91188
ENSLEY, CRYSTAL	WTR-REFUND	75.00	91189
FAREWAY	FH/ADM-SUPPLIES	118.73	91190
GOODWIN TUCKER GRP	FD-ICE MACHINE MAINTENANCE	418.00	91191
HAWKINS INC	WTR-AZONE 15	3,571.68	91192
HOKEL MACHINE	STS BACKHOE HOSE	578.90	91193
IA DOT	IDOT PRJ,6TH ST/PKM-TRAIL SIGNS	381,602.16	91194
IAFC MEMBERSHIP	FD-IAFC MEMBERSHIP	285.00	91195
JOHN DEERE FIN	ALL-SUPPLIES	974.88	91196
MARTIN BROS DIST	REC-SENIOR THANKSGIVING	976.99	91197
MARTIN MARIETTA AGG	WTR-ROCK	1,834.89	91198
MCFARLAND CLINIC	STS/LIB/PKM/CEM-TESTING	294.00	91199
MENARDS	WWT-PUMP MTR RPR	475.22	91200
MIDWEST ALARM	FH-ALARM MONITORING	1,200.00	91201
MISSISSIPPI LIME	WTR-LIME	11,837.44	91202
MOUSEL, ERIN	ADM-MILEAGE REIM	293.36	91203
NEVADA COMM SCHOOL	ALL-FUEL	9,363.79	91204
NEVADA HARDWARE	ALL-SUPPLIES	613.11	91205
NOVAK, TYLER	WTR-REFUND	94.32	91206
PRATT SANI	ALL-GRBG	959.68	91207
PRATT, DENNIS	STS-CLOTHING PRATT, DENNIS	79.99	91208
SAGE HOMES	WTR-REFUND	39.93	91209
SOHN, ROCHELLE	WTR-REFUND	19.32	91210
STAR EQUIP	STS BANNER INSTALL	220.00	91211
STATE HYGIENIC LAB	WTR/WWT-LAB ANAYLSIS	3,564.00	91212
STORY CO TREASURER	ED-AIRPRT RD, LOT3 FY26	161.00	91213
TDPRINTING	REC-UNIFORMS	5,080.00	91214
TOYNE INC	FD- TRUCK 110 REPLACE CHARGER UNIT	1,285.00	91215
USA BLUEBOOK	WWT-SUPPLIES	517.99	91216
VAN WALL EQUIP	STS SWEEPER SRV	139.58	91217
VERIZON	P&Z-SVCS	1,524.48	91218
VORTEX USA	POOL-MAINT & RPR	18,052.75	91219
WEX BANK	CEM-FUEL	1,835.96	91220
WILLIAMS, TERRY	WTR-REFUND	11.01	91221
	PAYROLL EFT (6665-6741)	107,900.00	
	TOTAL PAYABLES	6,554,376.87	

Item # 4C
Date: 11/23/26

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

Account Number	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total FUND: 001:		5,519,244.00	1,420,443.22	2,285,562.59	41.00%	3,233,681.41
Total HOTEL MOTEL:		9,400.00	1,568.64	5,362.39	57.00%	4,037.61
Total ROAD USE TAX:		1,238,347.00	82,943.00	377,218.47	30.00%	861,128.53
Total EMPLOYEE BENEFITS:		989,803.00	407,198.62	481,461.36	49.00%	508,341.64
Total RUT CAPITAL:		362,000.00	1,213.61	357,053.26	99.00%	4,946.74
Total LOCAL OPTION SALES TAX:		1,270,000.00	127,495.61	507,474.20	40.00%	762,525.80
Total TAX INCREMENT FINANCING:		1,753,779.00	520,952.16	671,082.16	38.00%	1,082,696.84
Total LMI-SUBFUND:		80,352.00	.00	.00	0.00%	80,352.00
Total ECONOMIC DEVELOPMENT:		180,000.00	.00	.00	0.00%	180,000.00
Total RESTRICTED GIFTS:		100.00	7.72	29.15	29.00%	70.85
Total LIBRARY TRUST:		7,100.00	175.90	6,415.78	90.00%	684.22
Total WARREN SENIOR TRUST:		.00	.00	3,624.76	0.00%	3,624.76-
Total NORTH STORY BASEBALL:		.00	5.00	5.00	0.00%	5.00-
Total SENIOR CENTER TRUST:		500.00	.00	.00	0.00%	500.00
Total PARK OPEN SPACE:		8,000.00	4,350.00	8,950.00	112.00%	950.00-
Total COLUMBARIAN MAINTENANCE:		500.00	.00	.00	0.00%	500.00
Total TRAIL MAINTENANCE:		25,000.00	.00	25,000.00	100.00%	.00

Account Number	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total DANIELSON TRUST:		2,000.00	2,066.56	2,066.56	103.00%	66.56-
Total 4TH OF JULY TRUST:		500.00	.00	787.50	158.00%	287.50-
Total COMMUNITY BAND:		2,300.00	.00	200.00	9.00%	2,100.00
Total PUBLIC ART FUND:		7,000.00	.00	2,000.00	29.00%	5,000.00
Total DEBT SERVICE:		2,277,164.00	394,473.12	469,083.30	21.00%	1,808,080.70
Total SC/FIELDHOUSE:		.00	.00	472,791.13	0.00%	472,791.13-
Total SIDEWALK IMPROVEMENTS:		.00	.00	780.00	0.00%	780.00-
Total 2024 CIP STS IMPROV PRO:		381,934.00	.00	.00	0.00%	381,934.00
Total 2026 CIP ST/WTR/STRM PROJECT:		4,150,000.00	.00	.00	0.00%	4,150,000.00
Total HARRINGTON PARK PROJECT:		125,000.00	849.00	126,236.00	101.00%	1,236.00-
Total TRAIL CIP RESERVE PROJT:		133,978.00	35,375.26	42,094.72	31.00%	91,883.28
Total ARP FUNDS:		399,160.00	.00	.00	0.00%	399,160.00
Total CDBG DT FAÇADE PROJ:		275,000.00	.00	25,852.00	9.00%	249,148.00
Total PERPTUAL CARE:		5,000.00	200.00	200.00	4.00%	4,800.00
Total PERPTUAL CARE NEW:		.00	.00	2,000.00	0.00%	2,000.00-
Total WATER:		3,303,221.00	326,832.38	1,304,731.19	39.00%	1,998,489.81

Account Number	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total WATER DEPOSITS:		20,000.00	1,750.00	4,770.00	24.00%	15,230.00
Total WATER PLANT UPGRADE RSR:		250,000.00	5,888.35	221,372.81	89.00%	28,627.19
Total WATER 2012C/2020B BOND:		189,150.00	.00	189,150.00	100.00%	.00
Total WATER CAPITAL REVOLVING:		206,000.00	1,341.66	204,488.03	99.00%	1,511.97
Total SEWER:		5,935,700.00	432,296.84	1,725,688.03	29.00%	4,210,011.97
Total SEWER SRF REVOLVING:		3,322,573.00	6,775.58	20,604.10	1.00%	3,301,968.90
Total SEWER CONSTRUCTION:		120,000.00	2,036.33	8,412.02	7.00%	111,587.98
Total SEWER EQUIP REVOLVING:		85,000.00	1,251.00	79,400.74	93.00%	5,599.26
Total SRF SPONSORED PROJECT:		1,050,000.00	.00	.00	0.00%	1,050,000.00
Total LANDFILL/GARBAGE:		82,700.00	6,178.25	24,686.82	30.00%	58,013.18
Total STORM WATER:		197,200.00	17,829.64	70,961.72	36.00%	126,238.28
Total REVOLVING FUND:		600,000.00	38,054.65	567,883.70	95.00%	32,116.30
Total FLEXT BENEFIT REVOLVING:		.00	3,041.34	12,873.68	0.00%	12,873.68-
Total HEALTH INS, SELF FUND:		.00	49,931.65	198,437.11	0.00%	198,437.11-
Total OTHER INTERNAL SERV FUN:		.00	821.39	3,101.52	0.00%	3,101.52-
Grand Totals:		34,564,705.00	3,893,348.48	10,509,891.80	30.00%	24,054,813.20

Account Number	Title	Last Report On Hand	Received	Disbursed	Balance
GENERAL					
Total 001:		4,715,674.00	1,575,764.36	588,394.62-	5,703,043.74
HOTEL MOTEL					
Total 002:		16,826.64	1,568.64	.00	18,395.28
ROAD USE TAX					
Total 110:		1,793,341.32	83,073.00	90,628.84-	1,785,785.48
EMPLOYEE BENEFITS					
Total 112:		222,034.97	407,198.62	.00	629,233.59
RUT CAPITAL					
Total 113:		548,821.04	1,213.61	16,442.50-	531,592.15
LOCAL OPTION SALES TAX					
Total 121:		292,299.96	127,495.61	19,578.30-	400,217.27
TAX INCREMENT FINANCING					
Total 125:		1,503,759.81	520,952.16	.00	2,024,711.97
LMI-SUBFUND					
Total 126:		480,228.65	.00	.00	480,228.65
RESTRICTED GIFTS					
Total 167:		3,372.39	15.44	7.72-	3,380.11
CEMETARY CIP/LAND					
Total 168:		27,286.44	.00	.00	27,286.44
LIBRARY TRUST					
Total 169:		11,925.67	175.90	740.03-	11,361.54
WARREN SENIOR TRUST					
Total 170:		3,624.76	.00	.00	3,624.76
FIRE TRUST					
Total 171:		19,297.37	.00	.00	19,297.37
SCORE O&M					
Total 173:		292.28	.00	.00	292.28
NORTH STORY BASEBALL					
Total 174:		8,346.30	5.00	.00	8,351.30
SENIOR CENTER TRUST					
Total 175:		7,688.51	.00	.00	7,688.51
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:		149,063.48	10,315.02	7,580.04-	151,798.46
COLUMBARIAN MAINTENANCE					
Total 180:		6,156.89	.00	.00	6,156.89
TRAIL MAINTENANCE					
Total 181:		116,004.37	.00	.00	116,004.37
DANIELSON TRUST					
Total 182:		281,456.04	1,703.20	5,399.93-	277,759.31
LIB BLDG TRUST					
Total 183:		218.65	.00	.00	218.65
TREES FOREVER					
Total 184:		5,044.29	.00	.00	5,044.29
4TH OF JULY TRUST					
Total 185:		1,625.54-	.00	.00	1,625.54-
COMMUNITY BAND					
Total 186:		2,152.66	.00	.00	2,152.66
PUBLIC ART FUND					
Total 187:		5,715.28	.00	.00	5,715.28
DEBT SERVICE					
Total 200:		550,234.47	394,473.12	.00	944,707.59

Account Number	Title	Last Report On Hand	Received	Disbursed	Balance
CH CAMPUS PROJ					
Total 301:		648.98	.00	.00	648.98
LIBRARY ADDITION					
Total 302:		9,419.13	.00	.00	9,419.13
SC/FIELDHOUSE					
Total 304:		606,610.74	.00	.00	606,610.74
RAILROAD CROSSING IMP					
Total 305:		15,499.95-	.00	.00	15,499.95-
SPLASHPAD PROJECT					
Total 306:		737,065.15	.00	.00	737,065.15
SIDEWALK IMPROVEMENTS					
Total 307:		149,525.34	.00	.00	149,525.34
2024 CIP STS IMPROV PRO					
Total 309:		312,641.25-	.00	.00	312,641.25-
2026 TRUNKLINE					
Total 311:		178,640.00-	.00	.00	178,640.00-
2026 CIP ST/WTR/STRM PROJECT					
Total 313:		2,544,031.95	.00	187,894.66-	2,356,137.29
2024 BRIDGE REPAIRS					
Total 314:		7,213.50-	.00	28,402.00-	35,615.50-
CBD DOWNTOWN IMPR					
Total 315:		.00	.00	4,196.01-	4,196.01-
WEST INDUSTRIAL PARK					
Total 316:		29,138.88-	.00	.00	29,138.88-
2024HMA OVERLAY F&G					
Total 318:		12,000.00-	.00	.00	12,000.00-
HARRINGTON PARK PROJECT					
Total 319:		136,473.34	849.00	62.50-	137,259.84
TRAIL CIP RESERVE PROJT					
Total 321:		68,679.31	35,375.26	1,000.00-	103,054.57
ARP FUNDS					
Total 322:		100,840.02	.00	.00	100,840.02
CDBG DT FAÇADE PROJ					
Total 327:		219,937.58	.00	.00	219,937.58
PERPTUAL CARE					
Total 500:		186,389.08	200.00	.00	186,589.08
HATTERY TRUST					
Total 501:		5,000.00	.00	.00	5,000.00
PERPTUAL CARE NEW					
Total 502:		2,000.00	.00	.00	2,000.00
WATER					
Total 600:		5,983,311.61	327,040.90	146,869.52-	6,163,482.99
WATER DEPOSITS					
Total 601:		100,601.87	2,800.00	1,050.00-	102,351.87
WATER PLANT UPGRADE RSR					
Total 602:		2,573,350.33	5,888.35	.00	2,579,238.68
WATER 2012C/2020B BOND					
Total 605:		389,166.73	.00	.00	389,166.73
WATER CAPITAL REVOLVING					
Total 607:		586,336.26	1,341.66	.00	587,677.92
JORDAN WELL					
Total 608:		88,534.78	.00	.00	88,534.78
WTR CAPITAL PROJECTS					
Total 609:		42,248.30-	.00	.00	42,248.30-
SEWER					
Total 610:		6,902,923.72	437,941.22	132,126.89-	7,208,738.05

Account Number	Title	Last Report On Hand	Received	Disbursed	Balance
SEWER SRF REVOLVING					
Total 611:		2,961,091.13	6,775.58	.00	2,967,866.71
SEWER CONSTRUCTION					
Total 615:		884,239.15	2,038.33	.00	886,277.48
SEWER CAP IMP PROJECT					
Total 616:		1,148,009.45-	.00	10,184.50-	1,158,193.95-
SEWER EQUIP REVOLVING					
Total 617:		546,718.66	1,251.00	.00	547,969.66
SRF SPONSORED PROJECT					
Total 618:		312,987.65-	.00	.00	312,987.65-
LANDFILL/GARBAGE					
Total 670:		13,739.56-	6,178.25	14,022.75-	21,584.08-
STORM WATER					
Total 740:		1,116,199.98	18,924.61	5,266.05-	1,129,858.54
REVOLVING FUND					
Total 810:		1,854,847.69	121,614.53	129,065.11-	1,847,397.11
FLEXT BENEFIT REVOLVING					
Total 812:		39,572.90	3,041.34	2,303.01-	40,311.23
HEALTH INS, SELF FUND					
Total 813:		179,964.82	49,931.65	48,251.76-	181,644.71
OTHER INTERNAL SERV FUN					
Total 830:		358,967.40	821.39	.00	359,788.79
Grand Totals:		38,062,063.12	4,145,966.75	1,439,466.74-	40,768,563.13

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

FUND Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
FUND: 001					
Total POLICE:	1,459,853.00	133,832.46	494,283.23	34.00%	965,569.77
Total POLICE-OFFICE:	165,868.00	17,256.21	53,812.25	32.00%	112,055.75
Total EMERGENCY MANAGEMENT:	1,700.00	90.66	389.86	23.00%	1,310.14
Total FIRE:	275,636.00	18,404.81	143,098.93	52.00%	132,537.07
Total EMS:	15,300.00	351.53-	4,571.48	30.00%	10,728.52
Total BUILDING INSPECTIONS:	69,923.00	5,938.36	19,411.69	28.00%	50,511.31
Total ANIMAL CONTROL:	4,500.00	931.00	3,349.67	74.00%	1,150.33
Total ANIMAL CONTROL-OWNER:	1,500.00	.00	.00	0.00%	1,500.00
Total LIBRARY:	635,690.00	54,308.38	194,331.95	31.00%	441,358.05
Total PARKS:	.00	.00	2,275.96	0.00%	2,275.96-
Total PARK MAINTENANCE:	525,116.00	51,161.27	219,859.47	42.00%	305,256.53
Total PARKS-AHTLETIC FIELDS:	.00	2,917.56	5,512.56	0.00%	5,512.56-
Total FOUR-PLEX COMPLEX:	.00	1,236.84-	33.68	0.00%	33.68-
Total POOL:	288,212.00	14,571.03	142,900.86	50.00%	145,311.14
Total RECREATION:	.00	.00	7.90	0.00%	7.90-
Total ADULT PROGRAMS/ACTIVITIES:	4,430.00	.00	.00	0.00%	4,430.00

FUND Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total COMMUNITY HEALTH/WELLNESS:	1,000.00	252.00	2,572.50	257.00%	1,572.50-
Total SENIOR ACTIVITY:	6,000.00	.00	.00	0.00%	6,000.00
Total CEMETERY:	173,525.00	20,280.53	69,947.53	40.00%	103,577.47
Total FIELD HOUSE:	368,839.00	36,452.59	124,583.22	34.00%	244,255.78
Total SENIOR COMMUNITY CENTER:	9,396.00	437.08	3,936.37	42.00%	5,459.63
Total BASEBALL SOFTBALL:	39,765.00	2,911.87	5,752.76	14.00%	34,012.24
Total YOUTH BASKETBALL:	16,765.00	538.25	538.25	3.00%	16,226.75
Total VOLLEYBALL:	4,153.00	.00	1,242.65	30.00%	2,910.35
Total FLAG FOOTBALL:	8,459.00	1,162.48	2,132.63	25.00%	6,326.37
Total CIRL:	3,230.00	.00	1,299.00	40.00%	1,931.00
Total ECONOMIC DEVELOPMENT:	7,000.00	.00	.00	0.00%	7,000.00
Total PLANNING & ZONING:	144,743.00	4,965.35	30,099.15	21.00%	114,643.85
Total RAGBRAI:	.00	400.00	9,735.28	0.00%	9,735.28-
Total MAYOR/COUNCIL/CITY MGR:	18,414.00	766.80	2,404.86	13.00%	16,009.14
Total COUNCIL:	12,095.00	1,802.16	7,354.50	61.00%	4,740.50
Total CITY ADMINISTRATOR:	16,700.00	1,202.95	2,853.80	17.00%	13,846.20

FUND Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total CLERK/TREASURER/ADM:	447,998.00	43,550.19	138,424.86	31.00%	309,573.14
Total LEGAL SERVICES/ATTORNEY:	207,000.00	10,943.00	44,007.00	21.00%	162,993.00
Total CITY HALL/GENERAL BLDGS:	150,719.00	9,584.86	47,526.69	32.00%	103,192.31
Total TORT LIABILITY:	71,160.00	.00	67,644.63	95.00%	3,515.37
Total TRANSFERS IN/OUT:	226,472.00	.00	.00	0.00%	226,472.00
Total FUND: 001:	5,381,161.00-	433,073.48-	1,845,895.17-	34.00%	3,535,265.83-
HOTEL MOTEL					
Total CHRISTMAS LIGHTS:	800.00	.00	.00	0.00%	800.00
Total 4TH OF JULY:	6,200.00	.00	9.99	0.00%	6,190.01
Total LINCOLN HWY DAYS:	2,500.00	.00	2,500.00	100.00%	.00
Total TRANSFERS IN/OUT:	800.00	.00	.00	0.00%	800.00
Total HOTEL MOTEL:	10,300.00-	.00	2,509.99-	24.00%	7,790.01-
ROAD USE TAX					
Total FLOOD CONTROL:	27,400.00	2,944.74	12,923.67	47.00%	14,476.33
Total ROADS, BRIDGES, SIDEWALKS:	874,343.00	82,505.22	282,571.34	32.00%	591,771.66
Total STREET LIGHTING:	61,000.00	5,048.88	18,374.63	30.00%	42,625.37
Total PAVEMENT MARKINGS:	10,000.00	.00	1,279.68	13.00%	8,720.32
Total SNOW REMOVAL:	92,482.00	.00	.00	0.00%	92,482.00

FUND Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total TRANSFERS IN/OUT:	454,622.00	.00	200,000.00	44.00%	254,622.00
Total ROAD USE TAX:	1,519,847.00-	90,498.84-	515,149.32-	34.00%	1,004,697.68-
EMPLOYEE BENEFITS					
Total TRANSFERS IN/OUT:	1,074,537.00	.00	.00	0.00%	1,074,537.00
Total EMPLOYEE BENEFITS:	1,074,537.00-	.00	.00	0.00%	1,074,537.00-
RUT CAPITAL					
Total ROADS, BRIDGES, SIDEWALKS:	320,000.00	16,442.50	364,335.00	114.00%	44,335.00-
Total RUT CAPITAL:	320,000.00-	16,442.50-	364,335.00-	114.00%	44,335.00
LOCAL OPTION SALES TAX					
Total POLICE:	80,000.00	11,105.45	48,434.98	61.00%	31,565.02
Total STREET LIGHTING:	65,000.00	3,750.16	16,971.65	26.00%	48,028.35
Total TREES & WEEDS:	20,000.00	.00	8,723.68	44.00%	11,276.32
Total WATER,AIR,MOSQUITO CONTRO:	10,000.00	.00	2,886.70	29.00%	7,113.30
Total OTHER HEALTH/SOCIAL SERV:	40,000.00	.00	.00	0.00%	40,000.00
Total PARK MAINTENANCE:	500.00	.00	.00	0.00%	500.00
Total CEMETERY:	5,000.00	.00	.00	0.00%	5,000.00
Total HALLOWEEN:	250.00	.00	.00	0.00%	250.00
Total HISTORICAL SOCIETY:	5,500.00	.00	3,680.00	67.00%	1,820.00

FUND Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total HISTORIC PRESERVATION:	2,000.00	.00	.00	0.00%	2,000.00
Total ECONOMIC DEVELOPMENT:	65,000.00	.00	25,000.00	38.00%	40,000.00
Total PLANNING & ZONING:	60,000.00	.00	30,500.00	51.00%	29,500.00
Total CHRISTMAS LIGHTS:	4,800.00	.00	.00	0.00%	4,800.00
Total OTHER COMM & ECO DEV:	4,000.00	.00	.00	0.00%	4,000.00
Total CITY ADMINISTRATOR:	40,000.00	2,975.03	11,640.65	29.00%	28,359.35
Total LEGAL SERVICES/ATTORNEY:	1,500.00	.00	.00	0.00%	1,500.00
Total OTHER GENERAL GOVERNMENT:	20,000.00	1,747.66	4,555.83	23.00%	15,444.17
Total TRANSFERS IN/OUT:	1,280,000.00	.00	1,005,000.00	79.00%	275,000.00
Total LOCAL OPTION SALES TAX:	1,703,550.00-	19,578.30-	1,157,393.49-	68.00%	546,156.51-
TAX INCREMENT FINANCING					
Total ECONOMIC DEVELOPMENT:	361,828.00	.00	.00	0.00%	361,828.00
Total TRANSFERS IN/OUT:	1,390,951.00	.00	.00	0.00%	1,390,951.00
Total TAX INCREMENT FINANCING:	1,752,779.00-	.00	.00	0.00%	1,752,779.00-
LMI-SUBFUND					
Total HOUSING & URBAN RENEWAL:	140,000.00	.00	.00	0.00%	140,000.00
Total LMI-SUBFUND:	140,000.00-	.00	.00	0.00%	140,000.00-
ECONOMIC DEVELOPMENT					

FUND Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total HOUSING & URBAN RENEWAL:	180,000.00	.00	.00	0.00%	180,000.00
Total ECONOMIC DEVELOPMENT:	180,000.00-	.00	.00	0.00%	180,000.00-
CEMETARY CIP/LAND					
Total CEMETERY:	3,000.00	.00	.00	0.00%	3,000.00
Total CEMETARY CIP/LAND:	3,000.00-	.00	.00	0.00%	3,000.00-
LIBRARY TRUST					
Total LIBRARY-DONATED:	18,000.00	716.03	7,292.83	41.00%	10,707.17
Total LIBRARY-STATE INFRASTRUCT:	4,000.00	24.00	24.00	1.00%	3,976.00
Total LIBRARY TRUST:	22,000.00-	740.03-	7,316.83-	33.00%	14,683.17-
SCORE-UNDESIGNATED					
Total PARK MAINTENANCE:	6,290.00	.00	.00	0.00%	6,290.00
Total SCORE-UNDESIGNATED:	6,290.00-	.00	.00	0.00%	6,290.00-
SCORE O&M					
Total PARK MAINTENANCE:	300.00	.00	.00	0.00%	300.00
Total SCORE O&M:	300.00-	.00	.00	0.00%	300.00-
NORTH STORY BASEBALL					
Total BASEBALL SOFTBALL:	5,000.00	.00	.00	0.00%	5,000.00
Total NORTH STORY BASEBALL:	5,000.00-	.00	.00	0.00%	5,000.00-
SENIOR CENTER TRUST					
Total SENIOR COMMUNITY CENTER:	4,500.00	.00	5,295.00	118.00%	795.00-

FUND Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total SENIOR CENTER TRUST:	4,500.00-	.00	5,295.00-	118.00%	795.00
PARK OPEN SPACE					
Total PARK MAINTENANCE:	35,000.00	1,615.02	7,377.02	21.00%	27,622.98
Total FOUR-PLEX COMPLEX:	5,500.00	.00	.00	0.00%	5,500.00
Total PARK OPEN SPACE:	40,500.00-	1,615.02-	7,377.02-	18.00%	33,122.98-
TRAIL MAINTENANCE					
Total TRAIL SYSTEM-BIKE/WALK:	15,000.00	.00	1,226.32	8.00%	13,773.68
Total TRAIL MAINTENANCE:	15,000.00-	.00	1,226.32-	8.00%	13,773.68-
DANIELSON TRUST					
Total LIBRARY-DONATED:	40,500.00	5,763.29	16,687.29	41.00%	23,812.71
Total DANIELSON TRUST:	40,500.00-	5,763.29-	16,687.29-	41.00%	23,812.71-
4TH OF JULY TRUST					
Total 4TH OF JULY:	500.00	.00	.00	0.00%	500.00
Total 4TH OF JULY TRUST:	500.00-	.00	.00	0.00%	500.00-
COMMUNITY BAND					
Total MUSEUM/BAND/THEATRE:	1,400.00	.00	1,450.00	104.00%	50.00-
Total COMMUNITY BAND:	1,400.00-	.00	1,450.00-	104.00%	50.00
PUBLIC ART FUND					
Total COMMUNITY BEAUTIFICATION:	5,000.00	.00	257.50	5.00%	4,742.50
Total PUBLIC ART FUND:	5,000.00-	.00	257.50-	5.00%	4,742.50-
DEBT SERVICE					

FUND Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total CBD PROJECT 8.9M:	1,292,950.00	.00	.00	0.00%	1,292,950.00
Total 2019B CIP WORK:	960,450.00	.00	.00	0.00%	960,450.00
Total DEBT SERVICE:	2,253,400.00-	.00	.00	0.00%	2,253,400.00-
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-
SIDEWALK IMPROVEMENTS					
Total SIDEWALKS:	50,000.00	.00	19.98	0.00%	49,980.02
Total SIDEWALK IMPROVEMENTS:	50,000.00-	.00	19.98-	0.00%	49,980.02-
2024 CIP STS IMPROV PRO					
Total ROADS, BRIDGES, SIDEWALKS:	350,000.00	.00	.00	0.00%	350,000.00
Total 2024 CIP STS IMPROV PRO:	350,000.00-	.00	.00	0.00%	350,000.00-
2026 TRUNKLINE					
Total ROADS, BRIDGES, SIDEWALKS:	.00	.00	167,075.00	0.00%	167,075.00-
Total 2026 TRUNKLINE:	.00	.00	167,075.00-	0.00%	167,075.00
2026 CIP ST/WTR/STRM PROJECT					
Total ROADS, BRIDGES, SIDEWALKS:	3,500,000.00	187,894.66	601,130.31	17.00%	2,898,869.69
Total 2026 CIP ST/WTR/STRM PROJECT:	3,500,000.00-	187,894.66-	601,130.31-	17.00%	2,898,869.69-
2024 BRIDGE REPAIRS					
Total ROADS, BRIDGES, SIDEWALKS:	.00	28,402.00	39,065.50	0.00%	39,065.50-

FUND Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total 2024 BRIDGE REPAIRS:	.00	28,402.00-	39,065.50-	0.00%	39,065.50
CBD DOWNTOWN IMPR					
Total ROADS, BRIDGES, SIDEWALKS:	.00	4,196.01	4,196.01	0.00%	4,196.01-
Total CBD DOWNTOWN IMPR:	.00	4,196.01-	4,196.01-	0.00%	4,196.01
HARRINGTON PARK PROJECT					
Total PARKS:	220,000.00	62.50	225.50	0.00%	219,774.50
Total HARRINGTON PARK PROJECT:	220,000.00-	62.50-	225.50-	0.00%	219,774.50-
TRAIL CIP RESERVE PROJT					
Total TRAIL SYSTEM-BIKE/WALK:	150,000.00	1,000.00	22,425.50	15.00%	127,574.50
Total TRAIL CIP RESERVE PROJT:	150,000.00-	1,000.00-	22,425.50-	15.00%	127,574.50-
ARP FUNDS					
Total WASTSEWATER COLLECTION:	500,000.00	.00	500,000.00	100.00%	.00
Total ARP FUNDS:	500,000.00-	.00	500,000.00-	100.00%	.00
CDBG DT FAÇADE PROJ					
Total ECONOMIC DEVELOPMENT:	.00	.00	3,526.00	0.00%	3,526.00-
Total CDBG DT FAÇADE PROJ:	.00	.00	3,526.00-	0.00%	3,526.00
WATER					
Total WATER-PLANT/PUMPS:	1,059,366.00	100,819.47	423,214.89	40.00%	636,151.11
Total WATER-LINES-INST & O&M:	104,884.00	7,017.72	20,997.82	20.00%	83,886.18
Total WATER ACCOUNTING:	420,921.00	38,823.81	134,538.86	32.00%	286,382.14

FUND Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total TRANSFERS IN/OUT:	839,150.00	.00	589,150.00	70.00%	250,000.00
Total WATER:	2,424,321.00-	146,661.00-	1,167,901.57-	48.00%	1,256,419.43-
WATER DEPOSITS					
Total WATER ACCOUNTING:	20,000.00	.00	.00	0.00%	20,000.00
Total WATER DEPOSITS:	20,000.00-	.00	.00	0.00%	20,000.00-
WATER 2012C/2020B BOND					
Total WTR 2012C BOND:	189,150.00	.00	.00	0.00%	189,150.00
Total WATER 2012C/2020B BOND:	189,150.00-	.00	.00	0.00%	189,150.00-
WATER CAPITAL REVOLVING					
Total WATER:	58,000.00	.00	13,096.88	23.00%	44,903.12
Total WATER-PLANT/PUMPS:	245,000.00	.00	57,182.00	23.00%	187,818.00
Total WATER CAPITAL REVOLVING:	303,000.00-	.00	70,278.88-	23.00%	232,721.12-
JORDAN WELL					
Total WATER-PLANT/PUMPS:	81,500.00	.00	.00	0.00%	81,500.00
Total JORDAN WELL:	81,500.00-	.00	.00	0.00%	81,500.00-
SEWER					
Total WASTEWATER PLANT:	1,738,964.00	91,761.50	407,705.36	23.00%	1,331,258.64
Total WASTSEWATER COLLECTION:	100,458.00	7,881.24	25,625.42	26.00%	74,832.58
Total WASTEWATER ACCOUNTING:	302,661.00	26,839.77	90,249.59	30.00%	212,411.41
Total TRANSFERS IN/OUT:	375,000.00	.00	75,000.00	20.00%	300,000.00

FUND Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total SEWER:	2,517,083.00-	126,482.51-	598,580.37-	24.00%	1,918,502.63-
SEWER SRF REVOLVING					
Total WWT DEBT:	2,984,468.00	.00	.00	0.00%	2,984,468.00
Total SEWER SRF REVOLVING:	2,984,468.00-	.00	.00	0.00%	2,984,468.00-
WASTEWATER SEWER LINE NORTH					
Total SEWER/SEWAGE DISPOSAL:	500,000.00	.00	.00	0.00%	500,000.00
Total SEWER/SEWAGE DISPOSAL:	500,000.00	.00	.00	0.00%	500,000.00
Total WASTEWATER SEWER LINE NORTH:	1,000,000.00-	.00	.00	0.00%	1,000,000.00-
SEWER CONSTRUCTION					
Total TRANSFERS IN/OUT:	3,282,573.00	.00	.00	0.00%	3,282,573.00
Total SEWER CONSTRUCTION:	3,282,573.00-	.00	.00	0.00%	3,282,573.00-
SEWER CAP IMP PROJECT					
Total WASTSEWATER COLLECTION:	.00	10,184.50	28,977.94	0.00%	28,977.94-
Total SEWER CAP IMP PROJECT:	.00	10,184.50-	28,977.94-	0.00%	28,977.94
SEWER EQUIP REVOLVING					
Total WASTEWATER PLANT:	54,400.00	.00	12,159.00	22.00%	42,241.00
Total SEWER EQUIP REVOLVING:	54,400.00-	.00	12,159.00-	22.00%	42,241.00-
SRF SPONSORED PROJECT					
Total WASTSEWATER COLLECTION:	1,050,000.00	.00	49,893.13	5.00%	1,000,106.87
Total SRF SPONSORED PROJECT:	1,050,000.00-	.00	49,893.13-	5.00%	1,000,106.87-
LANDFILL/GARBAGE					

FUND Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total LANDFILL/GARBAGE:	80,700.00	14,022.75	50,544.91	63.00%	30,155.09
Total LANDFILL/GARBAGE:	80,700.00-	14,022.75-	50,544.91-	63.00%	30,155.09-
STORM WATER					
Total STORM WATER:	75,000.00	4,171.08	32,198.30	43.00%	42,801.70
Total TRANSFERS IN/OUT:	500,000.00	.00	.00	0.00%	500,000.00
Total STORM WATER:	575,000.00-	4,171.08-	32,198.30-	6.00%	542,801.70-
REVOLVING FUND					
Total POLICE:	88,000.00	3,448.55	54,090.45	61.00%	33,909.55
Total FIRE:	140,200.00	15,033.73	24,183.73	17.00%	116,016.27
Total LIBRARY:	35,000.00	.00	748.99	2.00%	34,251.01
Total PARK MAINTENANCE:	165,500.00	542.12	54,676.90	33.00%	110,823.10
Total POOL:	26,500.00	19,252.75	33,573.63	127.00%	7,073.63-
Total CEMETERY:	47,000.00	3,742.60	7,742.60	16.00%	39,257.40
Total FIELDHOUSE:	7,500.00	977.63	977.63	13.00%	6,522.37
Total PLANNING & ZONING:	12,000.00	.00	.00	0.00%	12,000.00
Total CLERK/TREASURER/ADM:	134,500.00	2,507.85	25,969.45	19.00%	108,530.55
Total REVOLVING FUND:	656,200.00-	45,505.23-	201,963.38-	31.00%	454,236.62-
FLEXT BENEFIT REVOLVING					

FUND Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total OTHER GENERAL GOVERNMENT:	.00	2,303.01	14,629.34	0.00%	14,629.34-
Total FLEXT BENEFIT REVOLVING:	.00	2,303.01-	14,629.34-	0.00%	14,629.34
HEALTH INS, SELF FUND					
Total OTHER GENERAL GOVERNMENT:	.00	48,251.76	205,819.84	0.00%	205,819.84-
Total HEALTH INS, SELF FUND:	.00	48,251.76-	205,819.84-	0.00%	205,819.84
Grand Totals:	34,527,959.00-	1,186,848.47-	7,695,503.39-	22.00%	26,832,455.61-

Return of Ba Item # 4D
Date: 11/23/26

RESOLUTION NO. 051 (2026/2027)

A RESOLUTION AUTHORIZING THE RETURN OF $50,000 RECEIVED IN ERROR TO THE NEVADA FOUNDATION FOR THE HARRINGTON PARK CAPITAL CAMPAIGN

WHEREAS, on September 8, 2026, the Community Foundation of Greater Des Moines issued a $50,000 grant from the Dick & Joy Coe Charitable Fund (Check No. 0191465), made payable to the Nevada Foundation, for the Harrington Park "Fetch Some Fun" Capital Campaign, particularly Bark Park features; and

WHEREAS, the check was deposited in error into the City's Harrington Park Project account (319-430-4705) rather than forwarded to the Nevada Foundation for deposit; and

WHEREAS, returning the funds to the Nevada Foundation honors the grant's designated recipient and ensures proper record-keeping for the Foundation and the donor; and

WHEREAS, the return will be recorded as a correction of the original revenue receipt, does not increase the City's expenditures, and does not require a budget amendment;

NOW, THEREFORE, BE IT RESOLVED, that the City Council authorizes the issuance of a city check in the amount of $50,000.00 payable to the Nevada Foundation, and that this resolution be made a part of the official record providing documentation and an audit trail of the correction.

Passed and approved this 23rd day of November, 2026.

_____
Ryan Condon, Mayor

ATTEST:

_____
Erin Mousel, City Clerk

CITY OF NEVADA

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

MEMORANDUM

TO: Mayor and City Council
FROM: Lucas Battani, Finance Director / Assistant City Administrator
DATE: November 18, 2026
RE: Return of $50,000 Bark Park Grant to the Nevada Foundation

Dear Mayor and Council,

On the consent agenda is a resolution authorizing the return of $50,000 to the Nevada Foundation. This memo explains why.

Background

In September, the City received a $50,000 grant from the Dick & Joy Coe Charitable Fund for the Harrington Park Bark Park. The check was made payable to the Nevada Foundation and should have been forwarded to the Foundation for deposit. Instead, I deposited it into the City's Harrington Park Project account. This was my error, and I apologize.

Correction

The resolution authorizes a City check for $50,000 payable to the Nevada Foundation. The return will be recorded as a correction of the original deposit and has no impact on the City's budget. Per the Community Foundation of Greater Des Moines' grant letter (attached), the donor's tax receipt was issued when they contributed to their fund, so the donor's tax benefit is not affected.

Going Forward

I will confirm where funds belong with the appropriate department before making any deposit.

Please let me know if you have any questions before the meeting.

Sincerely,

LUCAS BATTANI, FINANCE DIRECTOR/ASSISTANT CITY ADMINISTRATOR
CITY OF NEVADA, IOWA

COMMUNITY FOUNDATION GREATER DES MOINES

1915 Grand Avenue
Des Moines, IA 50309
(515) 883-2626

September 8, 2026
Check #: 0191465
Distribution ID: 563407

The Community Foundation of Greater Des Moines is pleased to provide this grant that has been recommended from a charitable giving fund we administer. We provided a tax receipt upon facilitating the contributions to this charitable giving fund. Therefore, no tax receipt should be issued by your organization related to this grant.

Check Amount: $50,000.00
From Fund: Dick & Joy Coe Charitable Fund
Grant Purpose: Grant Distribution to be used for Harrington Park Fetch Some Fun Capital Campaign, particularly Bark Park features

We are confident this grant will support your efforts to fulfill your mission. Thank you for your commitment to improving quality of life.

Sincerely,

Kristi Knous
President

Item # 4E
Date: 11/23/26

BEER AND/OR LIQUOR RENEWAL CERTIFICATE OF INSPECTION

This application will be on the 11/23/26 Council Agenda

Business Name M. Casita Phone Number _____

Address _____

Manager's Name _____ Phone Number _____

Address _____

Owners Name _____ Phone Number _____

Address _____

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

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

11/16/26
Date

FIRE INSPECTOR AND/OR BUILDING INSPECTOR

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

Sept 26 - Summit Hood OK ✓

1. K extinguisher on Floor
2. Plant Blocking exit door

Corrections Made onsite. ✓

Class "C" Retail Alcohol License (LC) Renewal

Business Information

Name of Legal Entity: MI CASITA INC

FEIN: XX-XXX3580

Business Type: Corporation

This business is registered with the Secretary of State. Business Number of Secretary of State: 284387

Premises Information

Premises DBA: MI CASITA

Premises Address: 1115 6TH ST NEVADA IA 50201-1827

Premises Type: Restaurant

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

Has the number of floors of the premises changed?
No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.
No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.
No

License Information

Effective Date: 15-Dec-2026

Length of License Requested: 12 months

CITY OF NEVADA
BOARD/COMMISSION MEETINGS
CALENDAR YEAR 2027

Item # 4F
Date: 11/23/26

CITY COUNCIL 2ND & 4TH MONDAYS CITY HALL - 6:00 PM
*Budget Mtg MEETING DATE
01/11/27
01/25/27
02/08/27
02/22/27
03/08/27
03/22/27
04/12/27
04/26/27
05/10/27
05/24/27
06/14/27
06/28/27
07/12/27
07/26/27
08/09/27
08/23/27
09/13/27
09/27/27
10/11/27
10/25/27
11/08/27
11/22/27
12/13/27
12/27/2027 CANCELLED

P&R BOARD 3RD WED 5:15 PM
01/20/27
02/17/27
03/17/27
04/21/27
05/19/27
06/16/27
07/21/27
08/18/27
09/15/27
10/20/27
11/17/27
12/15/27

PLANNING & ZONING 1ST MONDAY CITY HALL - 6:15 PM
MEETING DATE
01/04/27
02/01/27
03/01/27
04/05/27
05/03/27
06/07/27
Tuesday 7/6/2026
08/02/27
Tuesday 9/7/2027
10/04/27
11/01/27
12/06/27

BOARD OF ADJUSTMENT TUESDAY AFTER 2ND MONDAY 10:00 AM - IF NEEDED	
PUBLICATION DEADLINE	MEETING DATE
12/24/26	01/12/27
01/21/27	02/09/27
02/18/27	03/09/27
03/25/27	04/13/27
04/22/27	05/11/27
05/27/27	06/15/27
06/24/27	07/13/27
07/22/27	08/10/27
08/26/27	09/14/27
09/23/27	10/12/27
10/21/27	11/09/27
11/25/27	12/14/27

HISTORIC PRESERVATION COMMISSION 2nd Wednesday, Odd Months, 5:30 PM		
01/13/27		07/14/27
03/10/27		09/08/27
05/12/27		11/10/27

Bold/Italic - Not normal dates

LIBRARY BOARD 3RD MON 5:00 PM
01/18/27
Tuesday 2/16/2027
03/15/27
04/19/27
05/17/27
06/21/27
07/19/27
08/16/27
09/20/27
10/18/27
11/15/27
12/20/27

PUBLIC ARTS COMMISSION 4TH THU 5:30 PM
01/28/27
02/25/27
03/25/27
04/22/27
05/27/27
06/24/27
07/22/27
08/26/27
09/23/27
10/28/27
Wed 11/24/2027
12/22/27

Item # 6
Date: 11/23/26

Change Order CO #01
Nevada Facades Phase 1

Date : 11/16/2026

Distribution List:
Owner___x____
Architect___x___
Contractor__x__
Field_____
Other_____

Contractor :Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2503
Contract Date: September 21st, 2026

The Contract is Changed As Follows :
Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction per value engineering deducts: cutting labor cost on glazing.

Labor deduct	<$14,000.00>
The original (contract sum including contingency funds) was	$ 1,516,127.00
The net change (including contingency fund projections) by previously authorized Change Orders	$ 1,516,127.00
The (contract sum) will be ~~(increased)~~ (decreased) ~~(unchanged by using contingency funds under this facade)~~ by this Change Order in the amount of	$ 14,000
The new contract sum including this change order will be	$ 1,502,127.00
The contract time will be (increased) ~~(decreased)~~ ~~(unchanged)~~ by	Days: 0
The date of substantial completion as of the date of this change order therefore is (Unchanged)	Date 09-01-2027

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture	**Cornerstone Contracting**	**City of Nevada**
301 E Court Ave. #105	401 7th St.	1209 6th St.
Des Moines, IA 50309	Corning, IA 50841	Nevada, IA 50201
Jacob D. Gockel, AIA	Jason Kentner Digitally signed by Jason Kentner Date: 2026.11.17 15:56:12 -06'00'	
Signature	Signature	Signature
Jacob D. Gockel	Jason Kentner	Nevada
Date: 11-16-2026	Date: 11-17-2026	Date:

Cornerstone
Commercial Contractors
401 7th Street
Corning, Iowa 50841

641-322-3862 office
641-322-3405 fax

COR #3
Matches Change Order #1

Sept 30th, 2026

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction per value engineering deducts: cutting labor cost on glazing.

Labor deduct	<$14,000.00>

Total Change Order is <$14,000.00> deduct in cost

Thank You,

Jason Kentner
Project Manager / Owner

Owner Signature: JCook

Item # 7
Date: 11/23/26

Change Order CO #02
Nevada Facades Phase 1

Date : 11/16/2026

Distribution List:
Owner___x____
Architect___x___
Contractor__x__
Field_____
Other_____

Contractor :Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2503
Contract Date: September 21st, 2026

The Contract is Changed As Follows :

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction per value engineering deducts remove all contingency.

1122 6th St	<$5,943.00>
1110 6th St	<$8,570.00>
1104 6th St	<$13,567.00>
1038 6th St	<$22,399.00>
1032 6th St	<$9,295.00>
1028 6th St	<$6,853.00>
532 K St	<$7,666.00>
526 K St	<$8,210.00>

The original (contract sum including contingency funds) was $ 1,516,127.00

The net change (including contingency fund projections) by previously authorized Change Orders $ 1,502,127.00

The (contract sum) will be ~~(increased) (decreased) (unchanged by using contingency funds under this facade)~~ by this Change Order in the amount of $ 82,503.00

The new contract sum including this change order will be $ 1,419,624.00

The contract time will be (increased) ~~(decreased) (unchanged)~~ by Days: 0

The date of substantial completion as of the date of this change order therefore is ~~(Unchanged)~~ Date 09-01-2027

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture	**Cornerstone Contracting**	**City of Nevada**
301 E Court Ave. #105	401 7th St.	1209 6th St.
Des Moines, IA 50309	Corning, IA 50841	Nevada, IA 50201
Jacob D. Gockel, AIA	Jason Kentner Digitally signed by Jason Kentner Date: 2026.11.17 15:58:38 -06'00'	
Signature	Signature	Signature
Jacob D. Gockel	Jason Kentner	Nevada
Date: 11-16-2026	Date: 11-17-2026	Date:

Cornerstone
Commercial Contractors
401 7th Street
Corning, Iowa 50841

641-322-3862 office
641-322-3405 fax

COR #4
Matches Change Order #2

Sept 30th, 2026

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction per value engineering deducts remove all contingency from all buildings.

1122 6th St	<$5,943.00>
1110 6th St	<$8,570.00>
1104 6th St	<$13,567.00>
1038 6th St	<$22,399.00>
1032 6th St	<$9,295.00>
1028 6th St	<$6,853.00>
532 K St	<$7,666.00>
526 K St	<$8,210.00>

Total Change Order is <$82,503.00> deduct in cost

Thank You,

Jason Kentner
Project Manager / Owner

Owner Signature: JCook

Item # 8
Date: 11/23/26

Change Order CO #03
Nevada Facades Phase 1

Date : 11/16/2026

Distribution List:
Owner__x__
Architect__x__
Contractor__x__
Field_____
Other_____

Contractor :Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2503
Contract Date: September 21st, 2026

The Contract is Changed As Follows :
Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction per value engineering deducts removed from general conditions at all buildings.

Cornerstone	<$25,000.00>
The original (contract sum including contingency funds) was	$ 1,516,127.00
The net change (including contingency fund projections) by previously authorized Change Orders	$ 1,419,624.00
The (contract sum) will be ~~(increased)~~ ~~(decreased)~~ ~~(unchanged by using contingency funds under this facade)~~ by this Change Order in the amount of	$ 25,000.00
The new contract sum including this change order will be	$ 1,394,624.00
The contract time will be (increased) ~~(decreased)~~ ~~(unchanged)~~ by	Days: 0
The date of substantial completion as of the date of this change order therefore is ~~(Unchanged)~~	Date 09-01-2027

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture	**Cornerstone Contracting**	**City of Nevada**
301 E Court Ave. #105	401 7th St.	1209 6th St.
Des Moines, IA 50309	Corning, IA 50841	Nevada, IA 50201
Jacob D. Gockel, AIA	Jason Kentner Digitally signed by Jason Kentner Date: 2026.11.17 15:57:06 -06'00'	
Signature	Signature	Signature
Jacob D. Gockel	Jason Kentner	Nevada
Date: 11-16-2026	Date: 11-17-2026	Date:

Cornerstone
Commercial Contractors
401 7th Street
Corning, Iowa 50841

641-322-3862 office
641-322-3405 fax

COR #5
Matches Change Order #3

Sept 30th, 2026

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction per value engineering deducts removed from general conditions at all buildings.

Cornerstone	<$25,000.00>

Total Change Order is <$25,000.00> deduct in cost

Thank You,

Jason Kentner
Project Manager / Owner

Owner Signature: JCook

Item # 9
Date: 11/23/26

Change Order CO #04 – 526,532,1032,1038
Nevada Facades Phase 1

Date : 11/17/2026

Distribution List:
Owner___x____
Architect___x___
Contractor__x__
Field_____
Other_____

Contractor :Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2503
Contract Date: September 21st, 2026

The Contract is Changed As Follows :
Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction per value engineering deducts in scopes: Remove all interior painting from 1032,1038,532,526

Painting deducts	<$4,315.00>
The original (contract sum including contingency funds) was	$ 1,516,127.00
The net change (including contingency fund projections) by previously authorized Change Orders	$ 1,394,624.00
The (contract sum) will be ~~(increased)~~ ~~(decreased)~~ ~~(unchanged by using contingency funds under this facade)~~ by this Change Order in the amount of	$ 4,315.00
The new contract sum including this change order will be	$ 1,390,309.00
The contract time will be (increased) ~~(decreased)~~ ~~(unchanged)~~ by	Days: 0
The date of substantial completion as of the date of this change order therefore is ~~(Unchanged)~~	Date 09-01-2027

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture	**Cornerstone Contracting**	**City of Nevada**
301 E Court Ave. #105	401 7th St.	1209 6th St.
Des Moines, IA 50309	Corning, IA 50841	Nevada, IA 50201
Jacob D. Gockel, AIA	Jason Kentner Digitally signed by Jason Kentner Date: 2026.11.17 15:57:30 -06'00'	
Signature	Signature	Signature
Jacob D. Gockel	Jason Kentner	Nevada
Date: 11-17-2026	Date: 11-17-2026	Date:

Cornerstone
Commercial Contractors
401 7th Street
Corning, Iowa 50841

641-322-3862 office
641-322-3405 fax

COR #1
Matches Change order #4

Sept 30th, 2026

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction per value engineering deducts in scopes: Remove all interior painting from 1032,1038,532,526

Painting deducts	<$4,315.00>

Total Change Order is <$4,315.00> deduct in cost

Thank You,

Jason Kentner
Project Manager / Owner

Owner Signature: Frederick C. Samuelson

Item # 10
Date: 11/23/26

Change Order CO #05 – 526 & 532 6th St.
Nevada Facades Phase 1

Date : 11/17/2026

Distribution List:
Owner___x____
Architect___x___
Contractor__x__
Field_____
Other_____

Contractor :Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2503
Contract Date: September 21st, 2026

The Contract is Changed As Follows :
Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction per value engineering deducts in scopes:masonry @ 532,526.

Masonry deduct 532	<$13,650.00>
Masonry deduct 526	<$11,350.00>

The original (contract sum including contingency funds) was	$ 1,516,127.00
The net change (including contingency fund projections) by previously authorized Change Orders	$ 1,390,309.00
The (contract sum) will be ~~(increased)~~ ~~(decreased)~~ ~~(unchanged by using contingency funds under this facade)~~ by this Change Order in the amount of	$ 25,000.00
The new contract sum including this change order will be	$ 1,365,309.00
The contract time will be (increased) ~~(decreased)~~ ~~(unchanged)~~ by	Days: 0
The date of substantial completion as of the date of this change order therefore is ~~(Unchanged)~~	Date 09-01-2027

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture	**Cornerstone Contracting**	**City of Nevada**
301 E Court Ave. #105	401 7th St.	1209 6th St.
Des Moines, IA 50309	Corning, IA 50841	Nevada, IA 50201
Jacob D. Gockel, AIA	Jason Kentner Digitally signed by Jason Kentner Date: 2026.11.17 15:57:54 -06'00'	
Signature	Signature	Signature
Jacob D. Gockel	Jason Kentner	Nevada
Date: 11/17/2026	Date: 11-17-2026	Date:

Cornerstone
Commercial Contractors
401 7th Street
Corning, Iowa 50841

641-322-3862 office
641-322-3405 fax

COR #2
Matches Change order #5

Sept 30th, 2026

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction per value engineering deducts in scopes:masonry @ 532,526.

Masonry deduct 532	<$13,650.00>
Masonry deduct 526	<$11,350.00>

Total Change Order is <$25,000.00> deduct in cost

Thank You,

Jason Kentner
Project Manager / Owner

Owner Signature: Frederick C. Samuelson

Item # 11
Date: 11/23/26

Change Order CO #06 – 1028 6th St.
Nevada Facades Phase 1

Date : 11/17/2026

Distribution List:
Owner___x____
Architect___x___
Contractor__x__
Field_____
Other_____

Contractor :Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2503
Contract Date: September 21st, 2026

The Contract is Changed As Follows :
Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction. Remove 1028 6th St from the project

Cornerstone	<$107,060.00>
The original (contract sum including contingency funds) was	$ 1,516,127.00
The net change (including contingency fund projections) by previously authorized Change Orders	$ 1,365,309.00
The (contract sum) will be ~~(increased) (decreased) (unchanged by using contingency funds under this facade)~~ by this Change Order in the amount of	$ 107,060.00
The new contract sum including this change order will be	$ 1,258,249.00
The contract time will be (increased) ~~(decreased) (unchanged)~~ by	Days: 0
The date of substantial completion as of the date of this change order therefore is ~~(Unchanged)~~	Date 09-01-2027

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture	**Cornerstone Contracting**	**City of Nevada**
301 E Court Ave. #105	401 7th St.	1209 6th St.
Des Moines, IA 50309	Corning, IA 50841	Nevada, IA 50201
Jacob D. Gockel, AIA	Jason Kentner Digitally signed by Jason Kentner Date: 2026.11.17 15:58:18 -06'00'	
Signature	Signature	Signature
Jacob D. Gockel	Jason Kentner	Nevada
Date: 11/17/2026	Date: 11-17-2026	Date:

Cornerstone
Commercial Contractors
401 7th Street
Corning, Iowa 50841

641-322-3862 office
641-322-3405 fax

COR #6
Matches Change order #6

Sept 30th, 2026

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction. Remove 1028 6th St from the project

Cornerstone	<$107,060.00>

Total Change Order is <$107,060.00> deduct in cost

Thank You,

Jason Kentner
Project Manager / Owner

Owner Signature: Frederick C. Samuelson

Item # 12
Date: 11/23/26

BABA CLAIM COMPLIANCE CERTIFICATION FORM

CLIENT NAME: City of Nevada (hereinafter CLIENT)
PROJECT TITLE: Nevada Facade Improvements (hereinafter PROJECT)
CDBG PROJECT NUMBER: _____ CDBG CLAIM NO. _____
CONTRACTOR NAME: Cornerstone Commercial Contractors, Inc. (hereinafter CONTRACTOR)
PAY APPLICATION NO. 1 AMOUNT: $353,439.40

CONTRACTOR CERTIFICATION

I Jason Kentner the project manager, superintendent, owner, or authorized representative of the CONTRACTOR which has been contracted by the CLIENT to complete the proposed PROJECT and for which we are now submitting Pay Application No. 1 in the amount of $353,439.40 hereby certify that all the iron, steel, construction materials, and manufactured products brought onto the PROJECT site and used on the PROJECT are BABA Compliant as required by the Build America, Buy America Act (BABA) requirements under Title IX of the Infrastructure Investment and Jobs Act ("IIJA"), Pub. L. 177-5. I also certify that I have provided the GRANT ADMINISTRATOR with a full and complete list of BABA-eligible products to be used on this project and all the required BABA certifications for those items as provided by the manufacturer.

SIGNED: Jason Kentner Digitally signed by Jason Kentner Date: 2026.11.17 13:11:40 -06'00' DATE: 11-17-2026
PRINTED NAME: Jason Kentner TITLE: Owner

ARCHITECT OR ENGINEER CERTIFICATION

I Jacob Gockel the architect or engineer for the PROJECT hereby certify that I have reviewed the CONTRACTOR's Pay Application No. 1 and the materials used on this project and agree that the CONTRACTOR has utilized certified BABA compliant iron, steel, construction materials, and manufactured products for the work that is certified as complete as of this pay application.

SIGNED: Jacob Gockel DATE: 11-17-2026
PRINTED NAME: Jacob Gockel TITLE: Principal Architect

This form is required by IEDA for each submission of a draw for reimbursement on the CDBG funded project.

END OF SECTION 00 73 51

PAYMENT APPLICATION

TO:	City of Nevada 1209 6th St Nevada, IA 50201 Attn: Jordan Cook	PROJECT NAME AND LOCATION:	Nevada Façade Rehabilitation façade rehab 1209 6th St Nevada, IA 50201	APPLICATION # PERIOD THRU: PROJECT #s: DATE OF CONTRACT:	1 11/17/2026 Nevada Façade 09/21/2026
FROM:	Cornerstone Commercial Contractors, Inc. 401 7th St Corning, Iowa 50841	ARCHITECT:	Curtis Architecture & Design, PC 301 E Court Ave Suite #105 Des Moines, IA 50309	Distribution to:	☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ ☐
FOR:	façade rehabilitation				

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached.

1.	**CONTRACT AMOUNT**		$1,516,127.00
2.	**SUM OF ALL CHANGE ORDERS**		($257,878.00)
3.	**CURRENT CONTRACT AMOUNT**	(Line 1 +/- 2)	$1,258,249.00
4.	**TOTAL COMPLETED AND STORED** (Column G on Continuation Page)		$364,370.52
5.	**RETAINAGE:**		
	a. 3.00% of Completed Work (Columns D + E on Continuation Page)	$10,931.12	
	b. 3.00% of Material Stored (Column F on Continuation Page)	$0.00	
	Total Retainage (Line 5a + 5b or Column I on Continuation Page)		$10,931.12
6.	**TOTAL COMPLETED AND STORED LESS RETAINAGE** (Line 4 minus Line 5 Total)		$353,439.40
7.	**LESS PREVIOUS PAYMENT APPLICATIONS**		$0.00
8.	**PAYMENT DUE**		**$353,439.40**
9.	**BALANCE TO COMPLETION** (Line 3 minus Line 6)	$904,809.60	

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	$0.00	$0.00
Total approved this month	$0.00	($257,878.00)
TOTALS	$0.00	($257,878.00)
NET CHANGES	($257,878.00)	

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: Cornerstone Commercial Contractors, Inc.

By: _____ Date: _____

Jason Kentner

State of: Iowa

County of: Adams

Jason Kentner Digitally signed by Jason Kentner Date: 2026.11.17 15:40:07 -06'00'

Subscribed and sworn to before me this 17th day of November 2026

Notary Public: Jaime Johnston

My Commission Expires: 01-19-2028

ARCHITECT'S CERTIFICATION

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

CERTIFIED AMOUNT..... $353,439.40

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

ARCHITECT: Jacob D. Gockel

By: Jacob Gockel Date: 11-17-2026

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

CONTINUATION PAGE

PROJECT: Nevada Façade Rehabilitation
façade rehab

APPLICATION #: 1
DATE OF APPLICATION: 11/17/2026
PERIOD THRU: 11/17/2026
PROJECT #s: Nevada Façade

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
1	1122 6th St	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
1a	Masonry	$22,248.50	$0.00	$22,248.50	$0.00	$22,248.50	100%	$0.00	
1b	Carpentry	$13,500.00	$0.00	$0.00	$0.00	$0.00	0%	$13,500.00	
1c	Painting	$11,603.00	$0.00	$8,702.25	$0.00	$8,702.25	75%	$2,900.75	
1d	Aluminum storefront	$18,500.00	$0.00	$2,000.00	$0.00	$2,000.00	11%	$16,500.00	
1e	Electrical	$3,000.00	$0.00	$0.00	$0.00	$0.00	0%	$3,000.00	
1f	Concrete	$9,000.00	$0.00	$0.00	$0.00	$0.00	0%	$9,000.00	
1g	Coping cap/cornice repair	$4,000.00	$0.00	$0.00	$0.00	$0.00	0%	$4,000.00	
1h	Radon	$3,000.00	$0.00	$0.00	$0.00	$0.00	0%	$3,000.00	
1i	Misc building materials	$5,812.50	$0.00	$0.00	$0.00	$0.00	0%	$5,812.50	
1j	Contingency 5%	$5,943.00	$0.00	$5,943.00	$0.00	$5,943.00	100%	$0.00	
1k	Performance bond	$4,000.00	$0.00	$4,000.00	$0.00	$4,000.00	100%	$0.00	
1l	General conditions, overhead and	$24,199.00	$0.00	$11,798.66	$0.00	$11,798.66	49%	$12,400.34	
1m	Alternate #1	$22,100.00	$0.00	$0.00	$0.00	$0.00	0%	$22,100.00	
2	1110 6th St	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
2a	Masonry	$25,700.00	$0.00	$25,700.00	$0.00	$25,700.00	100%	$0.00	
2b	Carpentry	$27,500.00	$0.00	$0.00	$0.00	$0.00	0%	$27,500.00	
2c	Painting	$24,295.00	$0.00	$18,221.25	$0.00	$18,221.25	75%	$6,073.75	
2d	Aluminum storefront	$25,000.00	$0.00	$2,000.00	$0.00	$2,000.00	8%	$23,000.00	
2e	Windows	$13,670.00	$0.00	$0.00	$0.00	$0.00	0%	$13,670.00	
2f	Allowance window spandrel	$500.00	$0.00	$0.00	$0.00	$0.00	0%	$500.00	
2g	Electrical	$4,500.00	$0.00	$0.00	$0.00	$0.00	0%	$4,500.00	
2h	Asbestos	$2,800.00	$0.00	$0.00	$0.00	$0.00	0%	$2,800.00	
2i	Radon	$3,000.00	$0.00	$0.00	$0.00	$0.00	0%	$3,000.00	
2j	Misc building materials	$4,562.50	$0.00	$0.00	$0.00	$0.00	0%	$4,562.50	
2k	Contingency 5%	$8,570.00	$0.00	$8,570.00	$0.00	$8,570.00	100%	$0.00	
2l	Performance bond	$4,000.00	$0.00	$4,000.00	$0.00	$4,000.00	100%	$0.00	
2m	General conditions, overhead and	$35,858.00	$0.00	$15,045.56	$0.00	$15,045.56	42%	$20,812.44	
3	1104 6th St	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
	SUB-TOTALS	$326,861.50	$0.00	$128,229.22	$0.00	$128,229.22	39%	$198,632.28	

Quantum Software Solutions, Inc. Document

CONTINUATION PAGE

PROJECT: Nevada Façade Rehabilitation
façade rehab

APPLICATION #: 1
DATE OF APPLICATION: 11/17/2026
PERIOD THRU: 11/17/2026
PROJECT #s: Nevada Façade

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
3a	Masonry	$130,057.75	$0.00	$130,057.75	$0.00	$130,057.75	100%	$0.00	
3b	Carpentry	$16,000.00	$0.00	$0.00	$0.00	$0.00	0%	$16,000.00	
3c	Electrical	$6,500.00	$0.00	$0.00	$0.00	$0.00	0%	$6,500.00	
3d	Painting	$34,422.00	$0.00	$25,816.50	$0.00	$25,816.50	75%	$8,605.50	
3e	Concrete	$14,000.00	$0.00	$0.00	$0.00	$0.00	0%	$14,000.00	
3f	Radon	$3,000.00	$0.00	$0.00	$0.00	$0.00	0%	$3,000.00	
3g	Misc building materials	$4,562.50	$0.00	$0.00	$0.00	$0.00	0%	$4,562.50	
3h	Contingency 5%	$13,567.00	$0.00	$13,567.00	$0.00	$13,567.00	100%	$0.00	
3i	Performance bond	$4,000.00	$0.00	$4,000.00	$0.00	$4,000.00	100%	$0.00	
3j	General conditions, overhead and	$57,984.00	$0.00	$38,941.24	$0.00	$38,941.24	67%	$19,042.76	
4	1038 6th St	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
4a	Masonry	$96,648.75	$0.00	$0.00	$0.00	$0.00	0%	$96,648.75	
4b	Carpentry	$29,500.00	$0.00	$0.00	$0.00	$0.00	0%	$29,500.00	
4c	Windows	$30,579.00	$0.00	$0.00	$0.00	$0.00	0%	$30,579.00	
4d	Aluminum storefront	$30,500.00	$0.00	$2,000.00	$0.00	$2,000.00	7%	$28,500.00	
4e	Painting	$17,565.00	$0.00	$1,038.75	$0.00	$1,038.75	6%	$16,526.25	
4f	Door	$3,454.00	$0.00	$0.00	$0.00	$0.00	0%	$3,454.00	
4g	Electrical	$5,000.00	$0.00	$0.00	$0.00	$0.00	0%	$5,000.00	
4h	Asbestos	$2,800.00	$0.00	$0.00	$0.00	$0.00	0%	$2,800.00	
4i	Misc building materials	$4,562.50	$0.00	$0.00	$0.00	$0.00	0%	$4,562.50	
4j	Contingency 8%	$22,399.00	$0.00	$22,399.00	$0.00	$22,399.00	100%	$0.00	
4k	Performance bond	$4,000.00	$0.00	$4,000.00	$0.00	$4,000.00	100%	$0.00	
4l	General conditions, overhead and	$55,382.00	$0.00	$9,109.20	$0.00	$9,109.20	16%	$46,272.80	
5	1032 6th St	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
5a	Masonry	$20,416.50	$0.00	$0.00	$0.00	$0.00	0%	$20,416.50	
5b	Carpentry	$11,250.00	$0.00	$0.00	$0.00	$0.00	0%	$11,250.00	
5c	Windows	$15,448.00	$0.00	$0.00	$0.00	$0.00	0%	$15,448.00	
5d	Aluminum storefront	$19,000.00	$0.00	$2,000.00	$0.00	$2,000.00	11%	$17,000.00	
5e	Stucco	$3,000.00	$0.00	$0.00	$0.00	$0.00	0%	$3,000.00	
	SUB-TOTALS	$982,459.50	$0.00	$381,158.66	$0.00	$381,158.66	39%	$601,300.84	

CONTINUATION PAGE

PROJECT: Nevada Façade Rehabilitation
façade rehab

APPLICATION #: 1
DATE OF APPLICATION: 11/17/2026
PERIOD THRU: 11/17/2026
PROJECT #s: Nevada Façade

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
5f	Painting	$8,282.00	$0.00	$3,563.35	$0.00	$3,563.35	43%	$4,718.65	
5g	Electrical	$2,000.00	$0.00	$0.00	$0.00	$0.00	0%	$2,000.00	
5h	Asbestos	$2,800.00	$0.00	$0.00	$0.00	$0.00	0%	$2,800.00	
5i	Misc building materials	$4,562.50	$0.00	$0.00	$0.00	$0.00	0%	$4,562.50	
5j	Contingency 8%	$9,295.00	$0.00	$9,295.00	$0.00	$9,295.00	100%	$0.00	
5k	Performance bond	$4,000.00	$0.00	$4,000.00	$0.00	$4,000.00	100%	$0.00	
5l	General conditions, overhead and	$25,427.00	$0.00	$7,385.05	$0.00	$7,385.05	29%	$18,041.95	
6	1028 6th St	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
6a	Masonry	$18,475.00	$0.00	$18,475.00	$0.00	$18,475.00	100%	$0.00	
6b	Allowance replace rosettes	$750.00	$0.00	$750.00	$0.00	$750.00	100%	$0.00	
6c	Allowance relay brick pilaster	$1,500.00	$0.00	$1,500.00	$0.00	$1,500.00	100%	$0.00	
6d	Carpentry	$16,250.00	$0.00	$16,250.00	$0.00	$16,250.00	100%	$0.00	
6e	Windows	$23,678.00	$0.00	$23,678.00	$0.00	$23,678.00	100%	$0.00	
6f	Painting	$10,897.00	$0.00	$10,897.00	$0.00	$10,897.00	100%	$0.00	
6g	Aluminum storefront	$16,750.00	$0.00	$16,750.00	$0.00	$16,750.00	100%	$0.00	
6h	Door	$3,454.00	$0.00	$3,454.00	$0.00	$3,454.00	100%	$0.00	
6i	Electrical	$3,500.00	$0.00	$3,500.00	$0.00	$3,500.00	100%	$0.00	
6j	Radon	$3,000.00	$0.00	$3,000.00	$0.00	$3,000.00	100%	$0.00	
6k	Misc building materials	$4,562.50	$0.00	$4,562.50	$0.00	$4,562.50	100%	$0.00	
6l	Contingency 5%	$6,853.00	$0.00	$6,853.00	$0.00	$6,853.00	100%	$0.00	
6m	Performance bond	$4,000.00	$0.00	$4,000.00	$0.00	$4,000.00	100%	$0.00	
6n	General conditions, overhead and	$30,244.00	$0.00	$30,244.00	$0.00	$30,244.00	100%	$0.00	
7	532 K Ave	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
7a	Masonry	$41,498.50	$0.00	$13,650.00	$0.00	$13,650.00	33%	$27,848.50	
7b	Carpentry	$15,000.00	$0.00	$0.00	$0.00	$0.00	0%	$15,000.00	
7c	Aluminum storefront	$19,250.00	$0.00	$2,000.00	$0.00	$2,000.00	10%	$17,250.00	
7d	Windows	$22,201.00	$0.00	$0.00	$0.00	$0.00	0%	$22,201.00	
7e	Painting	$11,547.00	$0.00	$1,078.75	$0.00	$1,078.75	9%	$10,468.25	
7f	Electrical	$1,000.00	$0.00	$0.00	$0.00	$0.00	0%	$1,000.00	
	SUB-TOTALS	$1,293,236.00	$0.00	$566,044.31	$0.00	$566,044.31	44%	$727,191.69	

Quantum Software Solutions, Inc. Document

CONTINUATION PAGE

PROJECT: Nevada Façade Rehabilitation
façade rehab

APPLICATION #: 1
DATE OF APPLICATION: 11/17/2026
PERIOD THRU: 11/17/2026
PROJECT #s: Nevada Façade

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
7g	Asbestos	$2,800.00	$0.00	$0.00	$0.00	$0.00	0%	$2,800.00	
7h	Misc building materials	$4,562.50	$0.00	$0.00	$0.00	$0.00	0%	$4,562.50	
7i	Contingency 5%	$7,666.00	$0.00	$7,666.00	$0.00	$7,666.00	100%	$0.00	
7j	Performance bond	$4,000.00	$0.00	$4,000.00	$0.00	$4,000.00	100%	$0.00	
7k	General conditions, overhead and	$31,457.00	$0.00	$9,233.26	$0.00	$9,233.26	29%	$22,223.74	
8	526 K Ave	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
8a	Masonry	$54,891.00	$0.00	$11,350.00	$0.00	$11,350.00	21%	$43,541.00	
8b	Carpentry	$15,000.00	$0.00	$0.00	$0.00	$0.00	0%	$15,000.00	
8c	Painting	$11,058.00	$0.00	$1,078.75	$0.00	$1,078.75	10%	$9,979.25	
8d	Aluminum storefront	$19,500.00	$0.00	$2,000.00	$0.00	$2,000.00	10%	$17,500.00	
8e	Windows	$11,712.00	$0.00	$0.00	$0.00	$0.00	0%	$11,712.00	
8f	Door	$3,454.00	$0.00	$0.00	$0.00	$0.00	0%	$3,454.00	
8g	Electrical	$2,000.00	$0.00	$0.00	$0.00	$0.00	0%	$2,000.00	
8h	Asbestos	$2,800.00	$0.00	$0.00	$0.00	$0.00	0%	$2,800.00	
8i	Misc building materials	$5,812.50	$0.00	$0.00	$0.00	$0.00	0%	$5,812.50	
8j	Contingency 5%	$8,210.00	$0.00	$8,210.00	$0.00	$8,210.00	100%	$0.00	
8k	Performance bond	$4,000.00	$0.00	$4,000.00	$0.00	$4,000.00	100%	$0.00	
8l	General conditions, overhead and	$33,968.00	$0.00	$8,666.20	$0.00	$8,666.20	26%	$25,301.80	
9	CO #1 deduct labor for glazing	($14,000.00)	$0.00	($14,000.00)	$0.00	($14,000.00)	100%	$0.00	
10	CO #2 remove contingency from	($82,503.00)	$0.00	($82,503.00)	$0.00	($82,503.00)	100%	$0.00	
11	CO #3 reduce general conditions	($25,000.00)	$0.00	($25,000.00)	$0.00	($25,000.00)	100%	$0.00	
12	CO #4 remove interior painting at	($4,315.00)	$0.00	($4,315.00)	$0.00	($4,315.00)	100%	$0.00	
13	CO #5 value engineer masonry	($25,000.00)	$0.00	($25,000.00)	$0.00	($25,000.00)	100%	$0.00	
14	CO #6 remove 1028 from the	($107,060.00)	$0.00	($107,060.00)	$0.00	($107,060.00)	100%	$0.00	
	TOTALS	$1,258,249.00	$0.00	$364,370.52	$0.00	$364,370.52	29%	$893,878.48	

Quantum Software Solutions, Inc. Document

Item # 13
Date: 11/23/24

PROJECT NAME: 2025/2026 NEVADA STREET RECON
LOCATION(S): (N AVENUE)
CONTRACTOR: Castor Construction
ADDRESS: 4761 NE 20th Street
Fort Dodge, Iowa

CITY OF NEVADA IOWA
PUBLIC WORKS DEPARTMENT

ESTIMATE 3
Date 11/20/2026

ACCOUNT NUMBER: 0
PURCHASE ORDER#: 0
CONTRACT DATE: 6/15/2026
ORIGINAL CONTRACT AMOUNT: $869,685.01
ADJUSTED CONTRACT AMOUNT: $1,058,177.81

NO	DESCRIPTION	UNITS	PRICE	QUANTITIES CONTRACT	QUANTITIES ADJUSTED	QUANTITIES COMPLETED	QUANTITIES REMAINING (+/-)	PRICE CONTRACT	PRICE ADJUSTED	PRICE COMPLETED	PRICE REMAINING (+/-)	CHANGE ORDER	
1	DIVISION 1-GENERAL (NOT USED)											1	$28,418.80
2	DIVISION 2-EARTHWORK											2	$129,706.00
2.01	Topsoil, On-site	CY	$17.50	1,174.00		122.60	1,051.40	$20,545.00		$2,145.50	$18,399.50	3	$30,368.00
2.02	Excavation, Class 10, Roadway and Borrow	CY	$10.00	1,511.00		1,061.60	449.40	$15,110.00		$10,616.00	$4,494.00	4	
2.03	Excavation, Class 10, Waste	CY	$9.00	1,078.00		773.00	305.00	$9,702.00		$6,957.00	$2,745.00	5	
2.04	Subgrade Preparation	SY	$3.00	5,239.80		2,711.10	2,528.70	$15,719.40		$8,133.30	$7,586.10	6	
2.05	Subgrade Treatment, Geogrid Type 1	SY	$3.00	5,925.70		3,527.65	2,398.05	$17,777.10		$10,582.95	$7,194.15	7	
2.06	Subbase, Modified Subbase, 6"	SY	$11.25	5,925.70		3,527.65	2,398.05	$66,664.13		$39,686.06	$26,978.06	8	
3	DIVISION 3- (Not Used)												TOTAL $188,492.80
3.01	Replacement of Unsuitable Backfill Material	CY	$95.00	50.00		20.00	30.00	$4,750.00		$1,900.00	$2,850.00		
										$0.00	$0.00		PREVIOUS PAYMENTS
4	DIVISION 4 — SEWERS AND DRAINS												
4.01	Storm Sewer, Trenched, RCP Class III, 15"	LF	$129.00	40.00	65.00	66.00	39.00	$5,160.00	$8,385.00	$8,514.00	$5,031.00		
4.02	Storm Sewer, Trenched, PVC, 12"	LF	$200.00	8.00		50.00	(42.00)	$1,600.00		$10,000.00	($8,400.00)	1	$230,746.05
4.03	Subdrain, Type 2, 6" PVC	LF	$22.00	1,805.40		856.00	949.40	$39,718.80		$18,832.00	$20,886.80	2	$187,894.66
4.04	Subdrain Cleanout, A-1, 6"	EA	$600.00	10.00		6.00	4.00	$6,000.00		$3,600.00	$2,400.00	3	
4.05	Subdrain Outlets and Connections, Structure, 6"	EA	$300.00	10.00		10.00	0.00	$3,000.00		$3,000.00	$0.00	4	
4.06	Spot Repairs by Pipe Replacement, PVC, 8"	EA	$500.00	3.00		2.00	1.00	$1,500.00		$1,000.00	$500.00	5	
4.07	Spot Repairs by Pipe Replacement, RCP Class III, 18"	EA	$500.00	1.00		0.00	1.00	$500.00		$0.00	$500.00	6	
4.08	Spot Repairs by Pipe Replacement, PVC, 8"	LF	$89.00	251.00		198.00	53.00	$22,339.00		$17,622.00	$4,717.00	7	
4.09	Spot Repairs by Pipe Replacement, RCP Class III, 18"	LF	$193.00	10.00		0.00	10.00	$1,930.00		$0.00	$1,930.00		TOTAL $418,640.71
5	DIVISION 5 — WATER MAINS AND APPURTENANCES (NOT USED)												
6	DIVISION 6 – STRUCTURES FOR SANITARY AND STORM SEWERS												
6.01	Manhole, SW-301, 48"	EA	$5,260.00	2.00		2.00	0.00	$10,520.00		$10,520.00	$0.00		
6.02	Manhole, SW-401, 48"	EA	$7,016.00	4.00	1.00	3.55	1.45	$28,064.00	$7,016.00	$24,906.80	$10,173.20		
6.03	Intake, SW-501	EA	$4,088.00	8.00		4.64	3.36	$32,704.00		$18,968.32	$13,735.68		
6.04	Intake, SW-502 (48")	EA	$4,685.00	1.00		1.00	0.00	$4,685.00		$4,685.00	$0.00		
6.05	Intake, SW-507	EA	$5,680.00	1.00		1.00	0.00	$5,680.00		$5,680.00	$0.00		
6.06	Intake, SW-541	EA	$10,160.00	1.00	2.00	3.00	0.00	$10,160.00	$20,320.00	$30,480.00	$0.00		
6.07	Manhole Adjustment, Minor	EA	$3,750.00	2.00		1.00	1.00	$7,500.00		$3,750.00	$3,750.00		
6.08	Remove Manhole	EA	$750.00	8.00	1.00	8.00	1.00	$6,000.00	$750.00	$6,000.00	$750.00		
6.09	Remove Intake	EA	$500.00	9.00		7.00	2.00	$4,500.00		$3,500.00	$1,000.00		
7	DIVISION 7 – STREETS AND RELATED WORK												
7.01	Curb and Gutter, 2.5', 7"	LF	$35.50	2,381.00		1,204.60	1,176.40	$84,525.50		$42,763.30	$41,762.20		
7.02	Pavement, ST, 4 IN. Asphalt, Base Course, 3/4 IN., PG58-28S	TON	$119.00	851.70		409.68	442.02	$101,352.30		$48,751.92	$52,600.38		
7.03	Pavement, ST, 1.5 IN. Asphalt, Intermediate Course, 1/2 IN., PG58-28S	TON	$151.00	319.40		169.23	150.17	$48,229.40		$25,553.73	$22,675.67		
7.04	Pavement, ST, 1.5 IN. Asphalt, Surface Course, 1/2 IN., PG58-28S	TON	$151.00	319.40		0.00	319.40	$48,229.40		$0.00	$48,229.40		
7.05	Removal of Sidewalk	SY	$7.50	444.00		367.50	76.50	$3,330.00		$2,756.25	$573.75		
7.06	Removal of Driveway	SY	$7.50	591.70		210.00	381.70	$4,437.75		$1,575.00	$2,862.75		
7.07	Sidewalk, PCC, 4 in.	SY	$76.50	265.30		225.90	39.40	$20,295.45		$17,281.35	$3,014.10		
7.08	Sidewalk, PCC, 6 in.	SY	$87.00	268.40		169.10	99.30	$23,350.80		$14,711.70	$8,639.10		
7.09	Detectable Warning	SF	$60.00	160.00		120.00	40.00	$9,600.00		$7,200.00	$2,400.00		
7.1	Driveway, Paved, Type A, 6"	SY	$79.50	646.30	464.60	708.00	402.90	$51,380.85	$36,935.70	$56,286.00	$32,030.55		
7.11	Driveway, Paved, Type A, 7"	SY	$99.00	84.70		0.00	84.70	$8,385.30		$0.00	$8,385.30		
7.12	Driveway, Granular, 6"	SY	$13.30	165.10		0.00	165.10	$2,195.83		$0.00	$2,195.83		
7.13	Pavement Removal	SY	$5.70	4,594.00		2,463.85	2,130.15	$26,185.80		$14,043.95	$12,141.86		
8	DIVISION 8 – TRAFFIC CONTROL												
8.01	Painted Pavement Markings, High-Build	STA.	$840.00	2.15		0.00	2.15	$1,806.00		$0.00	$1,806.00		
8.02	Temporary Traffic Control	LS	$8,140.00	1.00		0.60	0.40	$8,140.00		$4,884.00	$3,256.00		
9	DIVISION 9 – SITEWORK AND LANDSCAPING												
9.01	Conventional Seeding, Seeding, Fertilizing, and Mulching, Type 1	AC	$8,000.00	0.50		0.00	0.50	$4,000.00		$0.00	$4,000.00		
9.02	Watering	MGAL	$63.00	149.40		0.00	149.40	$9,412.20		$0.00	$9,412.20		
9.03	Filter Sock, 9 in.	LF	$1.90	860.00		0.00	860.00	$1,634.00		$0.00	$1,634.00		
9.04	Filter Socks, Removal	LF	$0.10	860.00		0.00	860.00	$86.00		$0.00	$86.00		
9.05	Inlet Protection Device, Grate Intake Sediment Bag	EA	$185.00	8.00		0.00	8.00	$1,480.00		$0.00	$1,480.00		
9.06	Inlet Protection Device, Manhole Well	EA	$185.00	6.00		4.00	2.00	$1,110.00		$740.00	$370.00		
9.07	Inlet Protection Device, Maintenance	EA	$10.00	14.00		0.00	14.00	$140.00		$0.00	$140.00		

CC: Project Engineer, PW Mgmt. Asst., Finance, Contractor

PROJECT NAME: 2025/2026 NEVADA STREET RECON
LOCATION(S): (N AVENUE)
CONTRACTOR: Castor Construction
ADDRESS: 4761 NE 20th Street
Fort Dodge, Iowa

CITY OF NEVADA IOWA
PUBLIC WORKS DEPARTMENT

ESTIMATE 3
Date 11/20/2026

ACCOUNT NUMBER: 0
PURCHASE ORDER#: 0
CONTRACT DATE: 6/15/2026
ORIGINAL CONTRACT AMOUNT: $869,685.01
ADJUSTED CONTRACT AMOUNT: $1,056,177.81

NO	DESCRIPTION	UNITS	PRICE	QUANTITIES CONTRACT	ADJUSTED	COMPLETED	REMAINING (+/-)	PRICE CONTRACT	ADJUSTED	COMPLETED	REMAINING (+/-)
10	DIVISION 10 – DEMOLITION (NOT USED)										
11	DIVISION 11 - MISCELLANEOUS										
11.01	Mobilization	LS	$66,250.00	1.00		0.60	0.40	$66,250.00		$39,750.00	$26,500.00
11.02	Maintenance of Solid Waste Collection	LS	$1,800.00	1.00		0.60	0.40	$1,800.00		$1,080.00	$720.00
11.03	Concrete Washout	LS	$500.00	1.00		0.60	0.40	$500.00		$300.00	$200.00
CHANGE ORDER (NEW ITEMS)											
CO1 - 1	148' of 15" Storm Pipe for Storm MH Realignment	LS	$8,270.00	1.00		1.00	0.00	$8,270.00		$8,270.00	$0.00
CO1 - 2	Proposed 18" RCP Storm Sewer from SW-401 to SW-541	LS	$11,690.00	1.00		1.00	0.00	$11,690.00		$11,690.00	$0.00
CO2 - 2	Redo Pipe Connection Collar at previously placed SW-541	LS	$2,500.00	1.00		1.00	0.00	$2,500.00		$2,500.00	$0.00
CO2 - 3	Storm Sewer, Trenched, RCP Class III, 18"	LF	$145.00	462.00	208.00	470.00	200.00	$67,452.00	$30,368.00	$68,620.00	$29,200.00
							TOTALS:	$959,597.81		$619,836.13	$443,535.59

59%

11/16/26

ACCOUNT# % SPLIT

TOTAL ESTIMATED VALUE OF WORK PERFORMED: $619,836.13
ADJUSTMENT(S): $0.00
LESS: 3% RETAINED: $18,595.08
NET TOTAL: $601,241.05
LESS PREVIOUS PAYMENTS: $418,640.71
AMOUNT PAYABLE THIS ESTIMATE: $182,600.34

P.56

CC: Project Engineer, PW Mgmt. Asst., Finance, Contractor

11/16/2026 | 12:48 PM

ORDINANCE NO. 1081 (2026/2027)

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Nevada Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Nevada, Iowa (the "City") previously enacted certain ordinances providing for the division of taxes levied on certain taxable property in the Nevada Urban Renewal Area (the "Urban Renewal Area"), pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to said ordinances, certain taxable property within the Urban Renewal Area in the City was designated a "tax increment district"; and

WHEREAS, the City Council now desires to designate additional taxable property within the Urban Renewal Area as a tax increment district and to provide for the division of taxes levied on such property pursuant to Section 403.19 of the Code of Iowa;

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

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the Nevada Urban Renewal Area of the City of Nevada, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Nevada to finance projects in such area.

Section 2. Definitions. For use within the remainder of this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Nevada, Iowa.

"County" shall mean Story County, Iowa.

"Tax Increment Financing District" shall mean certain real property situated in the Nevada Urban Renewal Area and more particularly described as follows:

PARCEL 'G' BEING A PART OF THE WEST 28.355 ACRES IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 83 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF NEVADA, STORY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6; THENCE S89°52'42"W, ALONG THE NORTH LINE OF THE NORTHWEST CORNER OF SAID SECTION 6, A DISTANCE OF 577.41 FEET, TO THE POINT OF BEGINNING, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION

6; THENCE CONTINUING S89°52'42"W, ALONG SAID NORTH LINE, 742.61 FEET; THENCE S00°41'35"E, ALONG THE WEST LINE OF THE WEST 28.355 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1665.89 FEET, TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE N89°42'04"E, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, DISTANCE OF 73.21 FEET; THENCE 272.50 FEET, ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE, CONCAVE NORTHWEST, HAVING A CHORD BEARING N70°11'04"E, 267.26 FEET; THENCE N50°40'04"E, 359.99 FEET, THENCE 143.31 FEET, ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST, HAVING A CHORD BEARING N60°55'54"E, 142.54 FEET, TO A POINT ON THE WEST LINE OF LOT 3 OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE N00°14'03"W, ALONG THE WEST LINES OF LOT 1, LOT 2, & LOT 3 OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1278.95 FEET, TO THE POINT OF BEGINNING.

AND

Lot Two (2) in the West Half (W ½) of the Northeast Quarter (NE ¼) and Lot Two (2) in the East Half (E ½) of the Northwest Quarter (NW ¼) all in Section Six (6), Township Eighty-three (83) North, Range Twenty-two (22) West of the 5th PM, Story County, Iowa.

AND

Lot Three (3) in the West Half (W ½) of the Northeast Quarter (NE ¼) and Lot Three (3) in the East Half (E ½) of the Northwest Quarter (NW ¼) all in Section Six (6), Township Eighty-three (83) North, Range Twenty-two (22) West of the 5th PM, Story County, Iowa, EXCEPT that part of Parcel "F" a part of Lot 3 in the West Half (W ½) of the Northeast Quarter (NE ¼) and part of Lot Three (3) in the East Half (E ½) of the Northwest Quarter (NW ¼) all in Section Six (6), Township Eighty-three (83) North, Range Twenty-two (22) West of the 5th PM, City of Nevada Story County, Iowa, and of Lot 1, Block 2, Dana's Addition to Nevada as shown on the amended "Plat of Survey" filed in the office of the Recorder of Story County, Iowa on March 12, 2019, as Inst. No. 19-01680, Slide 629, Page 5.

AND

SECTION:06 TOWNSHIP:83 RANGE:22 EX PARCEL G 24-00136 & EX THAT PT OF NORTHVIEW PLAT 1 25-05037

"Urban Renewal Area" shall mean the entirety of the Nevada Urban Renewal Area as amended from time to time.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Tax Increment Financing District. After the effective date of this ordinance, the taxes levied on the taxable property in the Tax Increment Financing District each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Tax Increment Financing District is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Tax Increment Financing District, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Tax Increment Financing District on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Tax Increment Financing District to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide for low and moderate-income family housing, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Tax Increment Financing District exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Tax Increment Financing District shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Tax Increment Financing District shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving 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 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Nevada, Iowa, on December 7, 2026.

_____
Ryan Condon, Mayor

Attest:

_____
Erin Mousel, City Clerk

MINUTES PROVIDING FOR SECOND CONSIDERATION OF AN ORDINANCE ESTABLISHING A TAX INCREMENT FINANCING DISTRICT IN THE NEVADA URBAN RENEWAL AREA

420131

(Second Consideration)

Nevada, Iowa

November 23, 2026

The City Council of the City of Nevada, Iowa, met on November 23, 2026, at 6:00 p.m., at the City Hall, Nevada, Iowa.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: _____

Absent: _____.

The Mayor announced that, on November 9, 2026, the Council had given its initial consideration and had adopted an ordinance entitled "Ordinance No. 1081 (2026/2027). An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Nevada Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

It was moved by Council Member _____ and seconded by Council Member _____ that the aforementioned ordinance be given its second consideration and that it be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its second consideration.

• • • •

There being no further business to come before the meeting, it was upon motion adjourned.

_____
Ryan Condon, Mayor

Attest:

_____
Erin Mousel, City Clerk

MINUTES PROVIDING FOR FINAL CONSIDERATION AND ADOPTION OF AN ORDINANCE ESTABLISHING A ~~TAX INCREMENT FINANCING~~ DISTRICT IN THE NEVADA URBAN RENEWAL AREA

420131

(Final Consideration and Adoption)

Nevada, Iowa

December 14, 2026

The City Council of the City of Nevada, Iowa, met on December 14, 2026, at 6:00 p.m., at the City Hall, Nevada, Iowa.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: _____

Absent: _____.

The Mayor announced that, on November 9, 2026, and on November 23, 2026, the Council had given initial and second consideration and had adopted an ordinance entitled "Ordinance No.1081 (2026/2027). An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Nevada Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

It was moved by Council Member _____ and seconded by Council Member _____ that the aforementioned ordinance be given its final consideration and that it be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its final consideration and has been adopted.

• • • •

There being no further business to come before the meeting, it was upon motion adjourned.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

STATE OF IOWA

SS:

STORY COUNTY

I, the undersigned, County Auditor of Story County, in the State of Iowa, do hereby certify that on the ____ day of _____, 2026, the City Clerk of the City of Nevada, Iowa, filed in my office a copy of an ordinance of such City shown to have been adopted by the Council and approved by the Mayor thereof on December 7, 2026, entitled: "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Nevada Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," and that I have duly placed a copy of the ordinance on file in my records.

WITNESS MY HAND this _____ day of _____, 2026.

_____

County Auditor

STATE OF IOWA
STORY COUNTY SS:
CITY OF NEVADA

I, the undersigned, City Clerk of the City of Nevada, State of Iowa, do hereby certify that I caused to be published "Ordinance No._____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Nevada Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," of which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, and that such newspaper has a general circulation in said City.

WITNESS MY HAND this _____ day of _____, 2026.

_____
Erin Mousel, City Clerk

(Attach hereto publisher's affidavit of publication with clipping of ordinance as published.)

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

STATE OF IOWA
STORY COUNTY SS:
CITY OF NEVADA

I, the undersigned, City Clerk of the City of Nevada, State of Iowa, do hereby certify that the attached is a true, correct and complete copy of all the records of the Council of such City relating to the adoption of an ordinance entitled "An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Nevada Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

WITNESS MY HAND this _____ day of _____, 2026.

_____
Erin Mousel, City Clerk

Item # 15
Date: 11/23/26

FY 2027 Human Services Fund

Final Human Service Committee Recommendation

Approved by Nevada Foundation Board of Directors

ORGANIZATION	Committee Funding Recommendation
Nevada CSD, Cubbie's Cupboard School Food Pantry -Food Support	$7,000
Nevada CSD, Student and Family Assistance -Safe and Stable Housing (shelter)	$7,000
Nevada Community Cupboard -Food Support	$8,000
Boys & Girls Club of Story County -Kids Café	$5,000
Nevada Food at First -Quantity Food Support	$3,000
The Salvation Army -Homeless Prevention & Support (shelter)	$8,000

Item # 16
Date: 11/23/26

EXHIBIT B
FORM OF DISBURSEMENT REQUEST

Date submitted: 11-13-26

Submitted by: Jennifer Luengas-Otto

Contact information: jennifer@amesalliance.com

Identify applicable Program: Affordable New Single Family Home Initiative
(Affordable New Single-Family Home Initiative) (Rental Rehabilitation Program) (Home Buyer Assistance Program)

Amount Requested $24,999

Index of Applications attached to substantive request:

1738 1st Street. Certified Sales price. Confirmed this is a SF occupied home and not a rental.

NEVADA ECONOMIC DEVELOPMENT COUNCIL, INC

Jennifer Luengas-Otto Executive Director
[Name, Title]

Reviewed and accepted by the City of Nevada, Iowa this _____ day of _____, 20__.

By: _____
City Administrator

Item # 17
Date: 11/23/26

EXHIBIT B
FORM OF DISBURSEMENT REQUEST

Date submitted: 11-17-26

Submitted by: Jennifer Luengas-Otto

Contact information: jennifer@amesalliance.com

Identify applicable Program: Affordable New Single Family Home Initiative
(Affordable New Single-Family Home Initiative) (Rental Rehabilitation Program) (Home Buyer Assistance Program)

Amount Requested $ 30,000

Index of Applications attached to substantive request:

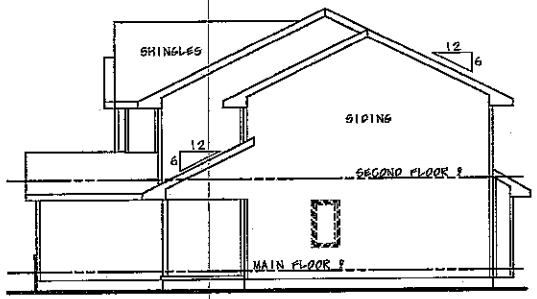
2 Attached 2-story SF home. 1,440 SF. 3 Beds, 2.5 baths with unfinished basement. Targeted SP of about $260,000 each. Estimated completion date of April 2027.

NEVADA ECONOMIC DEVELOPMENT COUNCIL, INC

Jennifer Luengas-Otto Executive Director
[Name, Title]

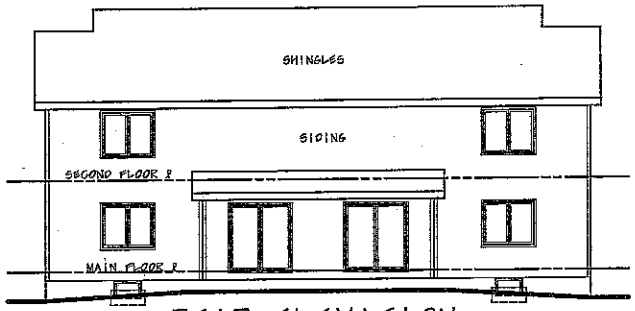
Reviewed and accepted by the City of Nevada, Iowa this _____ day of _____, 20__.

By: _____
City Administrator



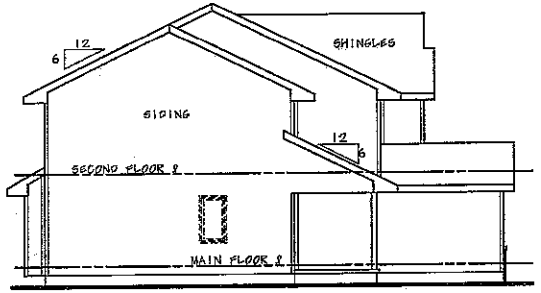
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



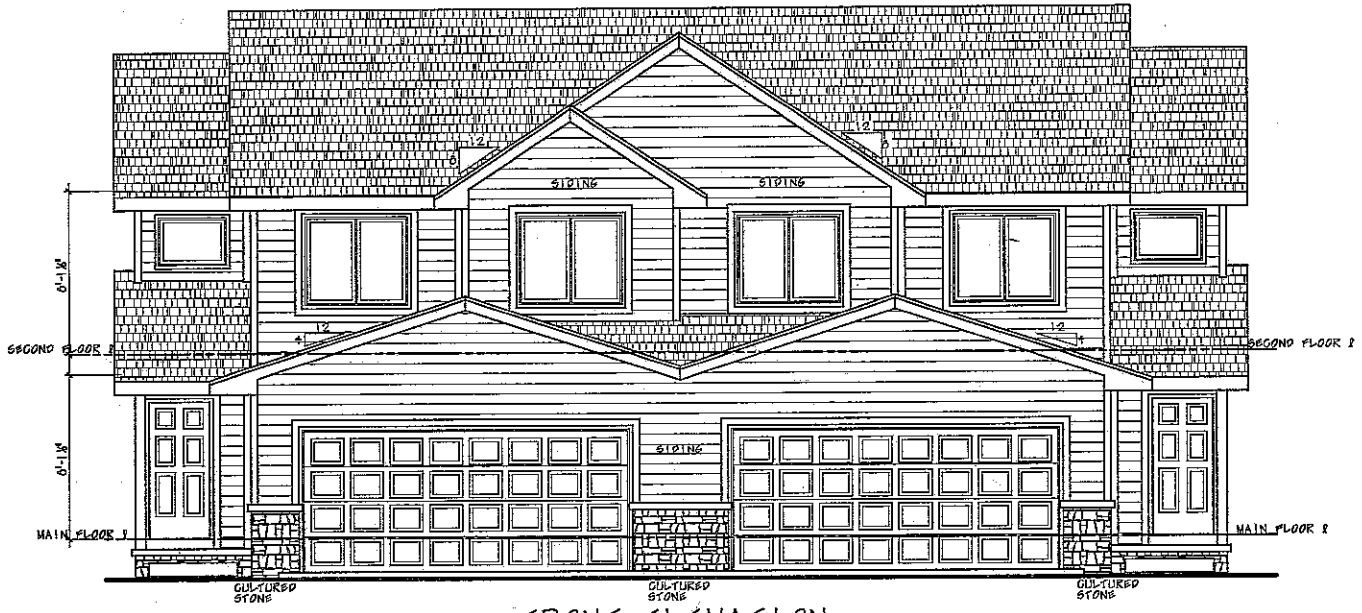
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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WWW.DESIGNBASICS.COM

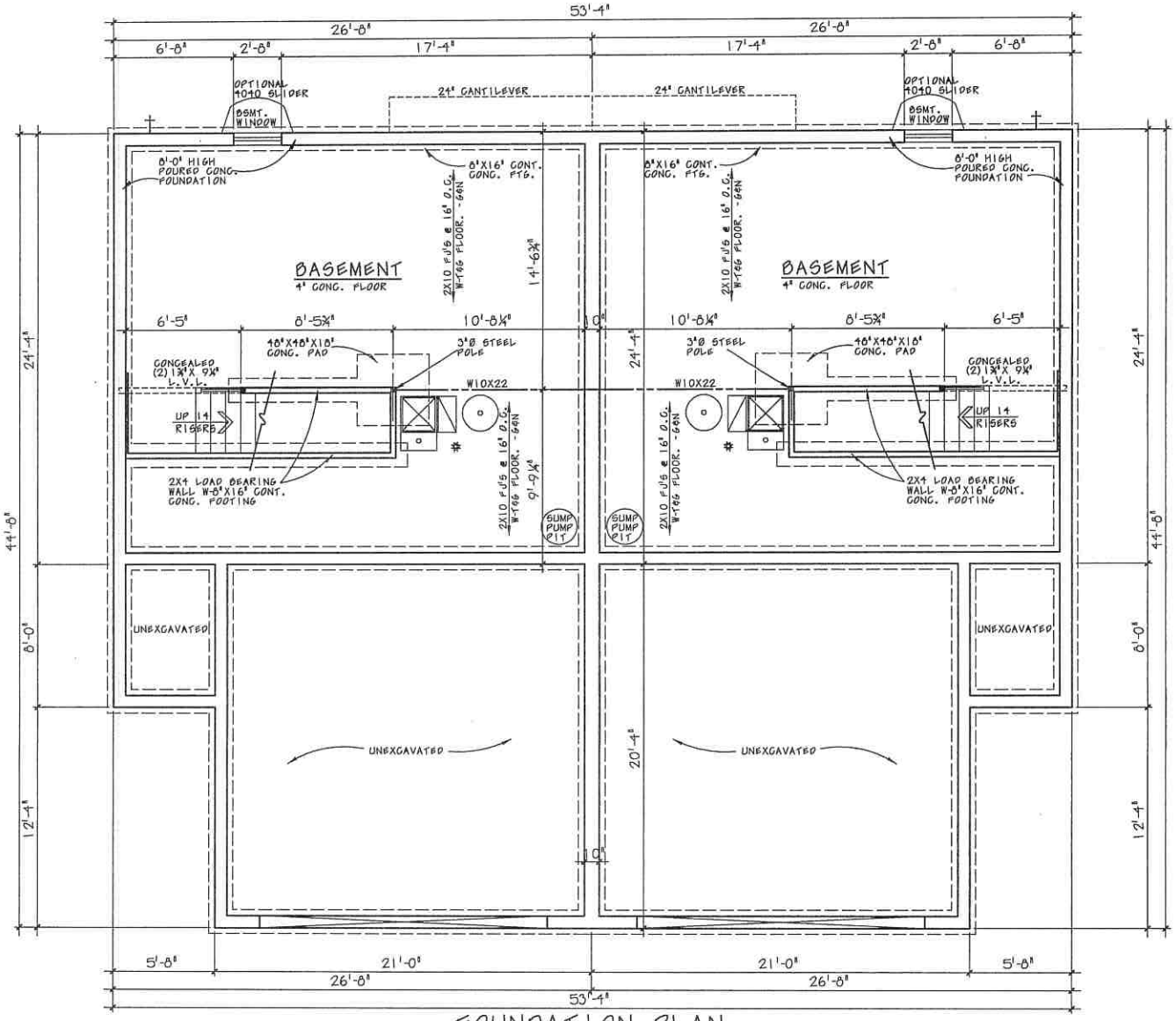
CC-108492

2909 BETTER LIVING

Plan No.

Sheet No.

2



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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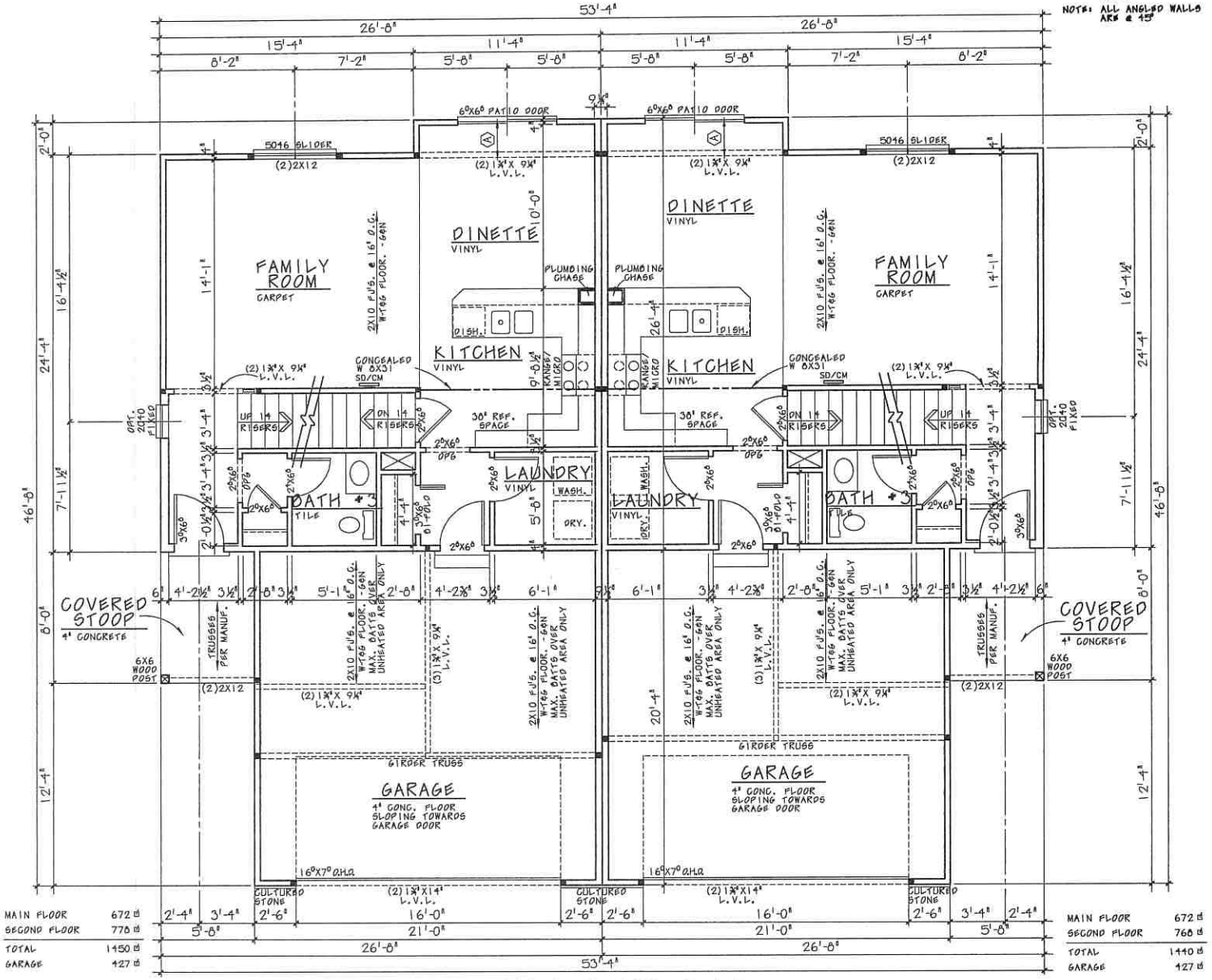
Omaha, Nebraska
1-800-947-7526
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BETTER LIVING

Plan No. 9

Sheet No. 4



MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

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2709

BETTER LIVING

Plan No.

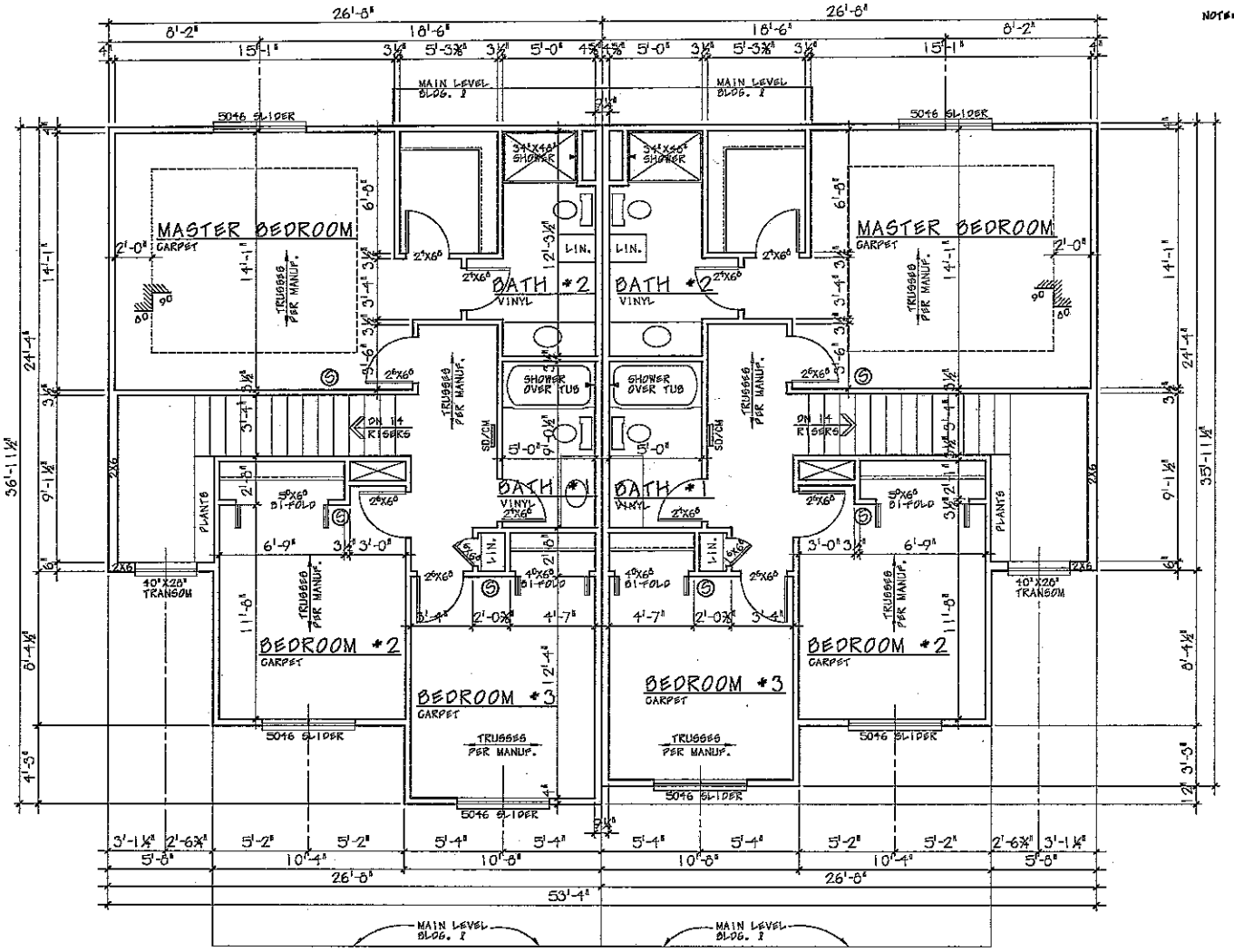
Sheet No.

5

NOTE: ALL SECOND FLOOR WALLS ARE 8'-1⅛" HIGH UNLESS NOTED OTHERWISE

NOTE: ALL EXTERIOR WALLS ARE 4" (3½" STUD + ½" SHEATHING) ALL INTERIOR WALLS ARE 3½" UNLESS OTHERWISE SHOWN

NOTE: ALL ANGLED WALLS ARE @ 45°



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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BETTER LIVING

Plan No. 2909

Sheet No. 6

Item # 18
Date: 11/23/26

RESOLUTION NO. 052 (2026/2027)

A RESOLUTION APPROVING A SERVICE AGREEMENT WITH MERCHANT MCINTYRE & ASSOCIATES, LLC FOR FEDERAL FUNDING AND CONSULTING SERVICES

WHEREAS, the City of Nevada, Iowa, desires to explore federal funding opportunities through the Congressionally Directed Spending (earmark) process to support potential City projects; and

WHEREAS, Merchant McIntyre & Associates, LLC provides strategic advisory and project development services to assist municipalities in identifying, developing, and positioning projects for federal funding consideration; and

WHEREAS, Merchant McIntyre & Associates, LLC has proposed a Service Agreement, effective December 1, 2026, for a one-time flat professional fee of $8,800.00, which includes strategic guidance, project evaluation, consultation services, and access to funding development resources as outlined in Exhibit A of the Agreement; and

NOW, THEREFORE, be it resolved by the City Council of Nevada, Iowa

Section 1. The City Council hereby approves the Service Agreement with Merchant McIntyre & Associates, LLC for federal funding consulting services in the amount of $8,800.00.

Section 2. The City Administrator is hereby authorized to execute the Agreement on behalf of the City of Nevada, Iowa.

Passed and approved November 23, 2026.

_____
Ryan Condon, Mayor

Attest:

_____
Erin Mousel, City Clerk

MERCHANT MCINTYRE ASSOCIATES

SERVICE AGREEMENT

THE CITY OF NEVADA, IA (the "Client") agrees to retain **MERCHANT MCINTYRE & ASSOCIATES, LLC**, a Delaware limited liability company with a principal place of business in Washington, D.C. ("MM") (together, the "Parties"), for federal funding consulting services commencing on December 1, 2026 (the "Effective Date").

PROFESSIONAL FEE. Client agrees to pay MM a one-time, flat professional fee of **$8,800.00** for the services rendered under this Agreement.

DELIVERABLES. MM agrees to provide the deliverables set forth in **EXHIBIT A**, attached hereto.

CONGRESSIONAL DEADLINES AND CLIENT RESPONSIBILITIES. Client acknowledges that all services are contingent upon deadlines established by the U.S. House of Representatives, U.S. Senate, and individual congressional offices. Client is solely responsible for providing all requested information, documentation, and approvals within MM-established timeframes and for the timely and complete submission of congressional funding requests. MM provides advisory and application development services but does not submit requests on Client's behalf.

FAILURE TO MEET DEADLINES; FORFEITURE OF SERVICES. Client acknowledges that failure to meet congressional or MM-established deadlines may result in forfeiture of some or all services under this Agreement. MM shall not be liable for missed opportunities, incomplete submissions, or services rendered unavailable due to Client's failure to meet such deadlines. In such circumstances, no refund, credit, or reduction of the professional fee shall be provided, and MM shall have no obligation to extend or substitute services beyond the applicable congressional appropriations cycle.

PROPRIETARY INFORMATION. All tools, templates, guidance materials, examples, databases, methodologies, training materials, and other resources provided by MM (collectively, the "Proprietary Materials") are provided solely for Client's internal use in connection with the project contemplated by this Agreement. Client shall not copy, reproduce, distribute, publish, license, sell, share, disseminate, or otherwise make the Proprietary Materials available to any third party.

Client shall not use the Proprietary Materials for the benefit of any other organization, project, consultant, or service provider. All Proprietary Materials remain the exclusive intellectual property of MM, and no ownership rights are transferred to Client under this Agreement.

Upon expiration or termination of this Agreement for any reason, Client's right to access, use, or rely upon MM's Proprietary Materials shall immediately cease. Client shall not distribute, reproduce, publish, share, or otherwise disseminate any Proprietary Materials following termination of this Agreement. Notwithstanding the foregoing, Client may retain copies of project-specific work product and materials developed for Client's internal use in connection with the project contemplated by this Agreement.

The restrictions contained in this Section shall survive the expiration or termination of this Agreement and remain in full force and effect thereafter.

TERMINATION OF SERVICES. If Client becomes materially nonresponsive, fails to provide requested information in a timely manner, or materially changes the proposed project scope after substantial work has commenced, MM reserves the right to suspend or terminate services upon written notice. In the event MM terminates services due to project infeasibility, nonresponsiveness, or substantial changes in project direction, MM shall retain all fees paid through the date of termination.

ASSIGNMENT. No other party shall assign any of its rights or delegate any of its duties or obligations under this Agreement without the express written consent of the other party.

* * *

IN WITNESS THEREOF, the parties hereto have executed or approved this Agreement on the dates below their signatures.

Brent W. Merchant	Jordan Cook
Principal and Co-Founder	City Administrator
Merchant McIntyre & Associates, LLC	City of Nevada, IA
Date: _____	Date: _____

EXHIBIT A

SCOPE OF WORK AND DELIVERABLES

MERCHANT MCINTYRE & ASSOCIATES, LLC ("MM") will provide limited strategic advisory and project development support to **THE CITY OF NEVADA, IA** ("Client") (together, the "Parties") to assist in identifying, developing, positioning, and submitting projects for consideration through the Congressionally Directed Spending ("CDS" or "earmark") process.

The Parties acknowledge that MM's services under this Agreement are consultative in nature and intended to support the Client's internal project development efforts. MM does not guarantee the selection, funding, advancement, or award of any earmark request.

1. **STRATEGIC EARMARK ADVISORY SERVICES**
   MM will provide advisory support intended to assist Client in evaluating, preparing, and positioning a prospective earmark project for congressional consideration. Services may include:
   a. General orientation to the congressional earmark process, timelines, and applicable appropriations accounts;
   b. Preliminary assessment of project alignment with available earmark funding mechanisms and congressional priorities;
   c. Guidance regarding project framing, competitiveness, and positioning considerations;
   d. Provision of sample materials, templates, funded project examples, and other proprietary MM tools and resources;
   e. Recommendations regarding congressional engagement strategy and timing; and
   f. Limited review and feedback on draft earmark materials prepared by Client.

2. **CONSULTATIONS AND DELIVERABLES**
   MM will provide the following during the Term of this Agreement:
   a. One (1) initial 30-minute preparation consultation focused on project identification, funding alignment, and project development strategy.
   b. One (1) 30-minute review consultation focused on competitiveness, project positioning, and application feedback.
   c. Two (2) additional 30-minute support consultations, to be scheduled as mutually agreed upon, addressing follow-up questions, process developments, or project execution considerations.
   d. Access to selected MM proprietary earmark development tools, templates, and guidance materials identified by MM as appropriate for Client's project.

   Unless otherwise agreed in writing, consultations are expected to be conducted virtually and are limited to the timeframes outlined above.

3. **CLIENT RESPONSIBILITIES**
   Client acknowledges that successful earmark development requires substantial participation and responsiveness. Client therefore agrees they shall be responsible for:
   a. Identifying and prioritizing the proposed project;

b. Preparing and supplying all substantive project information, budgets, supporting documentation, and institutional approvals;
c. Drafting initial application materials unless otherwise agreed by the Parties;
d. Ensuring the accuracy and completeness of all information submitted to MM or Congress;
e. Making final decisions regarding project scope, submission, and congressional outreach and advocacy strategy and/or activity.
f. Submitting all final project materials, applications, and supporting documentation through the applicable congressional office portals or other designated submission mechanisms within established deadlines.

Client further acknowledges that congressional deadlines, eligibility requirements, and application procedures may change with limited notice.

4. PROJECT VIABILITY AND STRATEGIC DISCRETION

The Parties acknowledge that not all projects are viable candidates for congressional earmark funding. MM reserves the right, in its professional judgment, to advise Client that:

a. A proposed project may not align with current congressional priorities or appropriations guidance;
b. A project may not be sufficiently competitive for submission; or
c. Additional development, local support, matching funds, or institutional readiness may be necessary before pursuing earmark funding.

If MM reasonably determines that a proposed project is unlikely to be viable or competitive, MM may recommend modifying, delaying, or discontinuing pursuit of the project. Such strategic guidance shall not constitute a breach of this Agreement.

5. LIMITATIONS OF SERVICES

Unless expressly stated otherwise in this Agreement, MM's services do not include:

a. Full drafting of earmark applications or supporting narratives;
b. Preparation of engineering, architectural, environmental, legal, or financial documentation requested by congressional or committee staff;
c. Direct lobbying activities or legislative advocacy;
d. Ongoing grant administration or post-award compliance services; or
e. Unlimited revisions, meetings, or project management support.

Additional services beyond the scope described herein are not included under this Agreement. If Client elects to pursue additional services, such services shall require a separate written engagement agreement or amendment to this Agreement and will be subject to additional fees.

6. NO GUARANTEE OF FUNDING

Client acknowledges that congressional earmarks are highly competitive and subject to political, legislative, budgetary, and procedural factors outside MM's control.

MM makes no representation or warranty regarding:

a. Whether Congress will continue the earmark process in a given fiscal year;

b. Whether any Member of Congress will accept or select Client's request; or
c. Whether any project will ultimately receive federal funding.

7. SCHEDULING AND TIMING

MM's recommendations regarding project timelines are advisory only and may change based on congressional activity, appropriations committee schedules, agency guidance, or Member office procedures.

Client understands and agrees that delays in providing requested information or approvals may negatively affect project competitiveness or submission readiness.

####

Item # 19
Date: 11/23/26

#_____
DATE: 11/23/2026

COUNCIL ACTION FORM

AGENDA ITEM: Discussion on Removing Dead Trees on Private Property

HISTORY:
In August, resident Andrew Noel, residing at 1007 10th Street, brought to the City's attention that there is a dead tree located on the property at 1003 10th Street. The tree is situated between the neighboring residences and is located on private property, outside of the public right-of-way. Upon receiving the complaint, I personally inspected the tree and confirmed that it appeared to be dead, with no visible leaves or signs of healthy growth. A photograph documenting the condition and location of the tree has been included with this action form for reference.

The City attempted to notify the property owner of 1003 10th Street regarding a nuisance violation by sending copies of the nuisance letter through both regular and certified mail. However, the certified letter was returned to the City marked "Unclaimed/Unable to Forward," indicating that the certified notice was not successfully delivered to the property owner. From my understanding, no one currently lives at the property.

At that time, I advised Andrew that the next step would be to ask City Council. I've copied below the city code that authorizes City Council to take action. Certified mail has been attempted, and it's well past the 14-day allowance from the date of the letter.

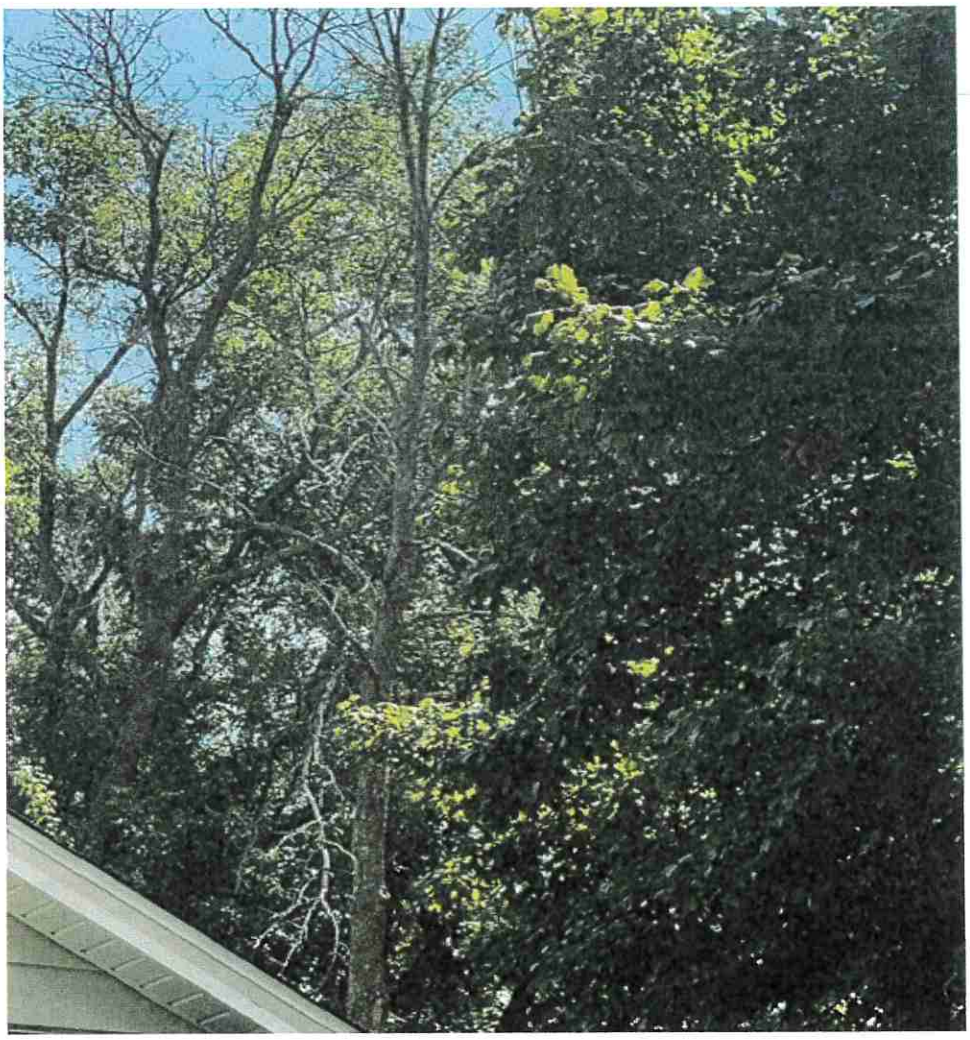
151.06 INSPECTION AND REMOVAL.
The Council shall inspect or cause to be inspected any trees or shrubs in the City reported or suspected to be dead, diseased or damaged, and such trees and shrubs shall be subject to the following:

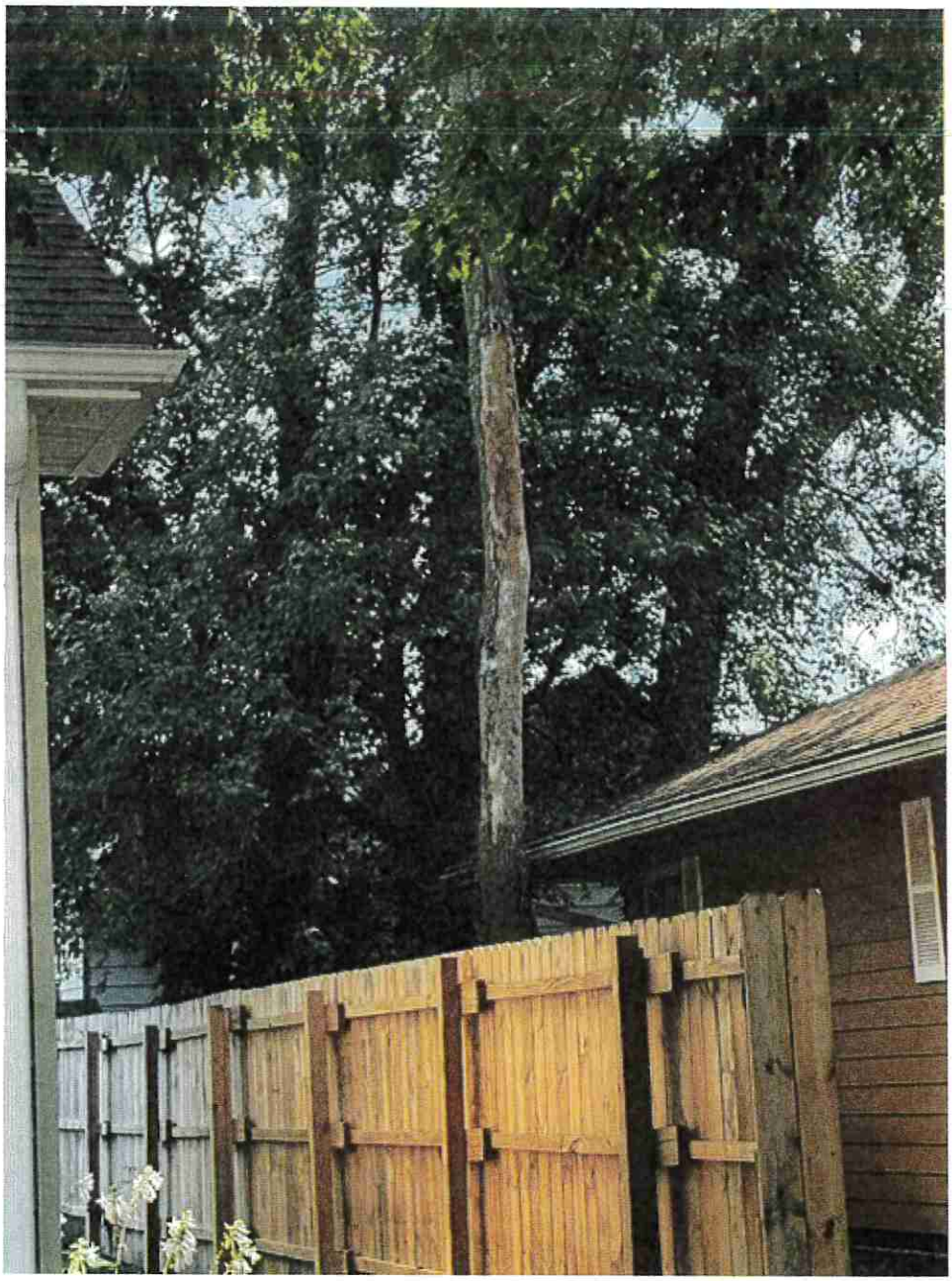
1. City Property. If it is determined that any such condition exists on any public property, including the strip between the curb and the lot line of private property, the Council may cause such condition to be corrected by treatment or removal. The Council may also order the removal of any trees on the streets of the City which interfere with the making of improvements or with travel thereon.
2. Private Property. If it is determined with reasonable certainty that any such condition exists on private property and that danger to other trees or to adjoining property or passing motorists or pedestrians is imminent, the Council shall notify by certified mail the owner, occupant or person in charge of such property to correct such condition by treatment or removal within fourteen (14) days of said notification. If such owner, occupant or person in charge of said property fails to comply within 14 days of receipt of notice, the Council may cause the condition to be corrected and the cost assessed against the property.

OPTIONS:
1. Authorize Rob's Tree Service to remove the trees.
2. Continue trying to make attempts to contact the current owner.
3. Take no action at this time

STAFF'S RECOMMENDED ACTION:

Staff recommends Option 1.





Item # 20
Date: 11/23/26

ITEM # _____
DATE: xx-xx-xxxx

COUNCIL ACTION FORM

AGENDA ITEM: Approval request to increase the volunteer firefighter stipend.

HISTORY: The Nevada Fire Department has one full-time paid fire chief and 38 volunteer members. The members respond to 870 calls per year and have the largest fire district in Story County totaling 137 sq. miles. NFD is the busiest volunteer department in the State of Iowa. The volunteers have not had an increase in stipend since it was last reduced in 2012 from $10 per call to $7.50 per call. Since 2017, the volunteer firefighters have been taxed on their stipend making their compensation equivalent to $4.50 per call.

The city-wide pay study several years ago recommended the city improve volunteer firefighter compensation. Attached is a document showing the fiscal implications for raising the stipend. The department has an approved budget of $24,000 towards volunteer stipends. Increasing the stipend to $10 per call for 911 calls while keeping the stipend at $7.50 for scheduled community events is feasible with the existing budget. For the last few years, our budget has operated in the black and would be able to cover anything exceeding the $24,000 budgeted if this proposal were implemented.

While this is not a long-term solution to the increased call demand on our volunteers, it does show a commitment from the city to continue the great support they have shown in providing outstanding equipment and apparatus for the members. It is recommended the volunteer firefighter stipend be raised from $7.50 per call to $10.00 per call for all dispatched calls for service and leaving the stipend at $7.50 per scheduled community event. A cap of $2500 per member every 6 months shall be set with this proposal increase.

OPTIONS:
1. Increase the volunteer firefighter stipend to $10 per call and remain $7.50 per community scheduled events with a cap of $2500 per member each 6 months.

2. Increase the volunteer stipend to a flat $9 per call.

3. Reject the stipend increase at this time and have staff seek other options.

STAFF'S RECOMMENDED ACTION:
The Public Safety Director and Director of Fire and EMS recommends approval of option #1. The city has continued to support several positive changes to improve the department. Therefore, it is the recommendation of the Interim City Administrator that Council approves Option #1.

NEVADA PUBLIC SAFETY DEPARTMENT

1209 6th Street – P.O. Box 530 Nevada, Iowa 50201 Tele: 515-382-4593

Chris Brandes
Public Safety Director
Chief of Police

COST ANALYSIS BETWEEN EMERGENCY CALLS AND NON-PAGED SPECIAL EVENTS

October 28, 2025 to October 28, 2026

NON-PAGED COMMUNITY EVENTS:	58
MEMBER RESPONSES TO COMMUNITY EVENTS:	337

TOTAL COST @ $7.50 PER CALL NON-SCHEDULED: $2527.50

TOTAL PAGED CALLS FOR SERIVCE:	809
MEMBER RESPONSES FOR EMERGENCIES:	2315

TOTAL COST @ $10 PER CALL: $23,150.00

COMMUNITY EVENT TRENDS:	2020	162 EVENTS
	2022	100 EVENTS
	2025	58 EVENTS *

*This figure is from October 28, 2025 to present (1 year).

Note: Since Chief Reynolds and our police officers who respond to fire calls do not get paid per call, all of those responses were not included in these figures. The department has drastically cut back on special events and requests where possible to reduce volunteer burnout from doing extra events. Our highest number of community requests came during Covid when the department participated in birthday driveby events due to social distancing.

OTHER VOLUNTEER FIRE DEPARTMENT COMPARISONS

Nevada FD 1st Busiest Vol FD in Iowa	870 calls	Currently $7.50
Eldridge FD 2nd busiest Vol FD	800 calls	$20 per call
West Burlington FD	600 calls	$100 per month $275-$325 (Captains and above)
West Story FD (old Kelley FD)	100 calls	$0

Fax: 515-382-5469 ~ Dispatch Center: 515-382-4305

Baxter FD	100 fire calls	$0
Baxter EMS	100 EMS calls	$50 per call for provider $10 per call for drivers
Huxley FD	50 fire calls	$15 per call Ambulance pay is as follows: $8/hr on call. $70 per call for EMS provider that takes the patient. $30 per call for Driver.
Slater FD	50 fire calls	$5 per call
Slater EMS	150 EMS calls	$5 per call $10 for primary EMS provider to include completing the pt care report
Gilbert FD	300 calls	$0
Maxwell FD	50 calls	$10 per call / $5 per meeting or training
Colo FD	220 calls	$9 per hour/call and $6/hr for training
Cambridge FD	240 calls	$5 per call clothing allowance
Story City FD	120 calls	$11 per call and training $5 per meeting $22 Fire Chief per call
Mitchellville FD	500 calls	$10 per call $30 for paramedics $100 for weekend stipend to remain in town on call.

CONCLUSIONS AND BUDGET IMPLICATIONS

The fire department operating budget line items 001-150-6010 Fire Salaries coverns the fire chief wages and the volunteer stipend reimbursement. There is $24,000 dedicated towards volunteer stipend reimbursement.

To implement the proposal of $7.50 for scheduled community events and $10 for 911 calls for service (paged responses) based off the last 12 months would require a total **$25,677.50**

Our top stipend participate is Chief Fred Malven, who has been paid $4162.50 from October 28 (2025) to October 28 (2026). He will be retiring from the department at the end of March. With the loss of Fred on

our payroll, I anticipate we could make this proposal work and come under budget. Using the last 12 months and excluding Fred's salary we would need $21,515.00 of the $24,000 budgeted.

It is my recommendation we adopt the proposal effective April 1, 2026. Our response level during the day calls along with not having the large call volume Fred Malven offers would allow the additional savings to start right after Fred's retirement.

CITY OF
NEVADA
WATER POLLUTION CONTROL

62512 270th Street
P.O. Box 530
Nevada, IA 50201-0530
Phone: (515) 382-2621

November 23rd / 2026
Water Pollution Control Council Report

- Regular operation, monitoring & maintenance of the wastewater treatment plant, lift stations, and remote flow basin.

- Ongoing Punch List Work & Warranty Work is being logged & completed at Phase 2 & 3.
  - 2 Potable Water Line Breaks have been diagnosed on site.
    - Piping has been marked.
    - Awaiting Contractor plans of correction.

- DMRQA-46 Analysis has been conducted. (Study to determine pH reporting accuracy)
  - Analysis results have been conducted.
  - Accuracy results are expected after Dec 4th.

- Tox Testing has been scheduled for Mid-December.

- OVIVO Membrane Thickener System.
  - OVIVO's Membrane Diagnoses was inconclusive.
    - Awaiting Work Report and Next Steps
  - Conducting routine cleanings on MBT 1

- UV Disinfection System
  - Replaced all wipers, next full replacement is estimated to be March 30, 2028
  - While conducting maintenance found a safety relay failure.
    - Investigating and Preparing Warranty Work Order.

- Old Facility
  - Pit Pros are to haul off remaining nutrient concentrate this fall.
    - Once completed, permit is authorized to close Jan 31st.
    - Darren Toot proposed 2 additional fields for application this year.
      - DNR accepted proposed field application sites.

Devin Cornish
City of Nevada
Water Pollution Control