



COPY

**AGENDA**  
**REGULAR MEETING OF THE NEVADA CITY COUNCIL**  
**MONDAY, MAY 11, 2026 – 6:00 P.M.**  
**NEVADA CITY HALL, COUNCIL CHAMBERS – 1209 6<sup>TH</sup> STREET**

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

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

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

Webinar ID: 851 5957 2027 Password: 287321

***\*If you would like to speak through Zoom regarding an agenda item or during public forum prior arrangements are REQUIRED. Written documents may also be submitted. Please call City Hall at 515-382-5466 or email [emousel@cityofnevadaiaowa.org](mailto:emousel@cityofnevadaiaowa.org) by 4:00 p.m. Monday, May 11, 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 April 27, 2026
  - B. Approve Payment of Cash Disbursements, including Check Numbers 90116-90177 and Electronic Numbers 5307-5392 (Inclusive) Totaling \$328,760.62 (See attached list); the First Interstate Card Purchases for the May 19, 2026 Statement, total \$2,950.64; and Sam's Club Card Purchases for April 22, 2026 Statement, total \$720.04
  - C. Schedule Public Hearing on Fiscal Year 2025/2026 Budget Amendment #2 for May 26, 2026 at 6:00 p.m. and Authorize Publication of Notice

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. Harrington Park Plan Discussion
7. Approve Change Order No. 3 for Tributary to Indian Creek, SRF Project B from Con-Struct, Inc. in the amount of \$4,814.71
8. Ordinance No. 1078 (2025/2026): An Ordinance Amending Chapter 165 (Land Development-Zoning Regulations) of the City Code to Update Supplemental Use Regulations, third and final reading
9. Approve purchase of vehicle for Police Department
10. Resolution No. 080 (2025/2026): A Resolution Approving Professional Services Agreement for Municipal Engineering Services with WHKS & Co. for 2026/27 Street Reconstruction Program
11. Resolution No. 081 (2025/2026): A Resolution Approving an Extension of the Agreement with Safe Building Services for Inspections and Plan Reviews
12. Resolution No. 082 (2025/2026): A Resolution Approving Final Bid Set for CDBG Nevada Downtown Revitalization (DTR) Façade Improvements Project
13. Resolution No. 083 (2025/2026): A Resolution Accepting Major Subdivision – Construction Plans for Timber Ridge Subdivision Plat 2 – A Plat within the City's two-mile corporate limits, Story County, Iowa
14. Resolution No. 084 (2025/2026): A Resolution Approving Compensation Estimate and Offer to Purchase
15. Resolution No. 085 (2025/2026): A Resolution Setting the Time and Place to Conduct a Public Hearing to Consider the Vacation and Conveyance of City Property
16. Resolution No. 086 (2025/2026): A Resolution Accepting a Permanent Public Utility Easement
17. REPORTS – City Administrator/Mayor/Council/Staff
18. ADJOURN

The agenda was posted on the official bulletin board on May 8, 2026, in compliance with the requirements of the open meetings law.

Posted \_\_\_\_\_

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

F:\OFFICE\COUNCIL\AGENDAS-COUNCIL\2026-2027\2026-05-11.DOC



**MEMO FOR  
REGULAR MEETING OF THE NEVADA CITY COUNCIL  
MONDAY, MAY 11, 2026 – 6:00 P.M.**

6. Harrington Park Plan Discussion  
**Enclosed you shall find an action form from Director Maier outlining the plan and explaining the additional documents.**
7. Approve Change Order No. 3 for Tributary to Indian Creek, SRF Project B from Con-Struct, Inc. in the amount of \$4,814.71  
**Enclosed you shall find the change order for SRF Project B.**
8. Ordinance No. 1078 (2025/2026): An Ordinance Amending Chapter 165 (Land Development-Zoning Regulations) of the City Code to Update Supplemental Use Regulations, third and final reading  
**Enclosed you shall find the third and final reading to update the ordinance determining the distance between a mobile home with a detached garage.**
9. Approve purchase of vehicle for Police Department  
**Enclosed you shall find the action form from PSD Brandes giving some background for the purchase.**
10. Resolution No. 080 (2025/2026): A Resolution Approving Professional Services Agreement for Municipal Engineering Services with WHKS & Co. for 2026/27 Street Reconstruction Program  
**Enclosed you shall find approving engineering and supervision for the construction phase of this project.**
11. Resolution No. 081(2025/2026): A Resolution Approving an Extension of the Agreement with Safe Building Services for Inspections and Plan Reviews  
**Enclosed you shall find the resolution approving an extension with Safe Build for an additional month.**
12. Resolution No. 082 (2025/2026): A Resolution Approving Final Bid Set for CDBG Nevada Downtown Revitalization (DTR) Façade Improvements Project  
**Enclosed you shall find resolution and final documents showing the improvements to the downtown buildings.**
13. Resolution No. 083 (2025/2026): A Resolution Accepting Major Subdivision – Construction Plans for Timber Ridge Subdivision Plat 2 – A Plat within the City’s two-mile corporate limits, Story County, Iowa  
**Enclosed you shall find the plat for Timber Ridge Subdivision, that has passed through Planning and Zoning and is now before Council.**

14. Resolution No. 084 (2025/2026): A Resolution Approving Compensation Estimate and Offer to Purchase

**Enclosed you shall find the resolution approving the offer as well as the offer from the DOT and the Appraisal Report.**

15. Resolution No. 085 (2025/2026): A Resolution Setting the Time and Place to Conduct a Public Hearing to Consider the Vacation and Conveyance of City Property

**Enclosed you shall find the resolution to set the public hearing to vacate the gravel parking on the north side of apartment building.**

16. Resolution No. 086 (2025/2026): A Resolution Accepting a Permanent Public Utility Easement

**Enclosed you shall find the resolution and easement for approval.**

---

NEVADA CITY COUNCIL – MONDAY, APRIL 27, 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 6<sup>th</sup> Street, Nevada, Iowa. Mayor Ryan Condon, convened the meeting at 6:00 p.m. on Monday, April 27, 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, Charlie Good, Jason Sampson, Andy Kelly, Sandy Ehrig. Absent: Henry Corbin.

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

Also in attendance were: Muriel Burnett, Courtney Sisson, Tim Robinson, Hünziker Properties Representatives, Heather Petersen, Beth Lycke, Sue VandeKamp, Jennifer Luengas-Otto, Ray Beatty, Kathy Solko, Jane Heintz, Debra Thompson, Carol Thompson, Jim Samuelson, Louis Lang, Michael Fulker.

3. APPROVAL OF AGENDA

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

4. PUBLIC HEARING(S)

A. 2026/27 Street Reconstruction Program – N Avenue from 5<sup>th</sup> Street to 8<sup>th</sup> Street

1. Public Hearing –

At 6:01 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **April 16, 2026**. The public hearing is **2026/27 Street Reconstruction Program – N Avenue from 5<sup>th</sup> Street to 8<sup>th</sup> Street.**

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

2. Resolution No. 073 (2025/2026): A Resolution finally approving and confirming plans, specifications, forms of contract and estimate of cost for the 2026/27 Street Reconstruction Program – N Avenue 5<sup>th</sup> St to 8<sup>th</sup> St

Motion by Jason Sampson, seconded by Sandy Ehrig, to **adopt Resolution No. 073 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Good, Kelly. Nay: None. The Mayor declared the motion carried.

3. Consideration of Bids for the 2026/27 Street Reconstruction Program – N Avenue 5<sup>th</sup> St to 8<sup>th</sup> St
4. Resolution No. 074 (2025/2026): A Resolution awarding contract for the 2026/27 Street Reconstruction Program – N Avenue 5<sup>th</sup> St to 8<sup>th</sup> St

Motion by Jason Sampson, seconded by Andy Kelly, to **adopt Resolution No. 074 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Kelly, Ehrig, Spence, Good. Nay: None. The Mayor declared the motion carried.

B. Trunkline Manhole Rehabilitation

1. Public Hearing –

At 6:06 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **April 16, 2026**. The public hearing is **Trunkline Manhole Rehabilitation**.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:06 p.m.

2. Resolution No. 075 (2025/2026): A Resolution finally approving and confirming plans, specifications, forms of contract and estimate of cost for the Trunkline Manhole Rehabilitation

Motion by Andy Kelly, seconded by Luke Spence, to **adopt Resolution No. 075 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Kelly, Spence, Good, Sampson, Ehrig. Nay: None. The Mayor declared the motion carried.

3. Consideration of Bids for the Trunkline Manhole Rehabilitation
4. Resolution No. 076 (2025/2026): A Resolution awarding contract for the Trunkline Manhole Rehabilitation

Motion by Jason Sampson, seconded by Luke Spence, to **adopt Resolution No. 076 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Spence, Good, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

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

Motion by Luke Spence, seconded by Charlie Good, to **approve the following consent agenda items:**

- A. Approve Minutes of Work Session held on April 13, 2026
- B. Approve Minutes of the Regular Meeting held on April 13, 2026
- C. Approve Payment of Cash Disbursements, including Check Numbers 90043-90115 and Electronic Numbers 5229-5306 (Inclusive) Totaling \$338,659.61 (See attached list)
- D. Approve Financial Reports for Month of March, 2026

- E. Approve Renewal of Class "C" Retail Alcohol License for Farmhouse Catering LC d/b/a/ Gatherings, 1024 6<sup>th</sup> Street, Effective April 25, 2026
- F. Probationary Firefighter: Josh Hoffman

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

6. PUBLIC FORUM:

Mayor Condon Proclaimed May 22, 2026 as Poppy Day

Hunziker Property Management presented information about Nevada Flats, giving some history about their company and the project; it included rental details and announcement of their open house.

Courtney Sisson, Main Street Director introduced herself as the new director and gave some brief updates for Main Street including the Downtown Market, Ragbrai, Lincoln Highway Days, and additional items their working on.

Jennifer Luengas-Otto provided happenings for NEDC including Leadership Nevada and meetings/opportunities moving forward.

Sue VandeKamp inquired about current and upcoming street projects.

- 7. Ordinance No. 1078 (2025/2026): An Ordinance Amending Chapter 165 (Land Development-Zoning Regulations) of the City Code to Update Supplemental Use Regulations, second reading

Motion by Sandy Ehrig, seconded by Jason Sampson, to **approve Ordinance No. 1078 (2025/2026), second reading.** After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Kelly, Spence, Good. Nay: None. The Mayor declared the motion carried.

- 8. Discussion and Appropriate Follow up on Request from Resident at 1207 7<sup>th</sup> Street Regarding Utility Bill

Motion by Andy Kelly, seconded by Luke Spence, to **waive sewer fees on the months that were high prior to meter being replaced.** After due consideration and discussion the roll was called. Aye: Kelly, Spence, Good, Sampson, Ehrig. Nay: None. The Mayor declared the motion carried.

- 9. Approve Change Order No. 1 for Library Desk Adjustment from Crow & Timber in the amount of \$2,000.00

Motion by Luke Spence, seconded by Charlie Good, to **approve Change Order No. 1 for Library Desk Adjustment from Crow & Timber in the amount of \$2,000.00.** After due consideration and discussion the roll was called. Aye: Spence, Good, Sampson, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

- 10. Approve Updated Elevator Maintenance Agreement for the Nevada Field House

Rhonda briefly talked about the elevator agreements and asked council if they would like her to pursue additional efforts to compare the agreements and the need to have one in place. Council would like additional information and for this to come back to council for further action. No action of council was taken.

11. Resolution No. 077 (2025/2026): A Resolution Declaring Surplus City Property and Authorizing its Disposal

Motion by Jason Sampson, seconded by Luke Spence, to **adopt Resolution No. 077 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Spence, Good, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

12. Resolution No. 078 (2025/2026): A Resolution Accepting and Approving the Plat of Survey for Rosk Development LLC, Part of "N" Avenue Nevada, Story County, Iowa

Motion by Sandy Ehrig, seconded by Jason Sampson, to **adopt Resolution No. 078 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Kelly, Spence, Good. Nay: None. The Mayor declared the motion carried.

13. Resolution No. 079 (2025/2026): A Resolution Approving Real Estate Purchase Agreement

Motion by Jason Sampson, seconded by Charlie Good, to **adopt Resolution No. 079 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Sampson, Good, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

14. Discussion and Appropriate Follow up Regarding Proposed RFP for Community Recycling Program for the City of Nevada

Jordan provided additional details on recycling options. The RFP was drafted to send out to start getting pricing for the Nevada community. This topic will come before council again. No action of council was taken.

15. ADJOURNMENT

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

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

ATTEST:

\_\_\_\_\_  
Erin Mousel, City Clerk

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

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

Item # 48  
 Date: 5/11/26

NEVADA CLAIMS 5/11/26

PAYEE	DESCRIPTION	CHECK AMOUNT	CHECK#
WAGeworks/HEALTH EQUITY	FSA 2025 PMTS	1,392.18	5307
EFTPS	FEDERAL WITHHOLDING TAX Pay Period: 04/26/2026	32,661.70	5385
CORNISH, DEVIN	HSA HSA Pay Period: 04/26/2026	50.00	5386
HUTTON, RYAN	HSA HSA Pay Period: 04/26/2026	355.42	5387
EMPLOYEE BEN SYST	BENEFITS PAID	4,786.91	5388
TREASURER STATE OF IA	SALES TAX 4/2026	17,234.97	5389
TREASURER STATE OF IA	WET 4/2026	9,262.31	5390
WAGeworks/HEALTH EQUITY	FSA 2025 PMTS	347.79	5391
EMPLOYEE BEN SYST	SELF FUNDING FEES	328.44	5392
CLOUDPERMIT	PZ-CLOUD SOFTWARE	5,000.00	90116
AKD HVAC	LIB-BUILD REPAIR	5,960.00	90117
ALLIANT	ALL-UTILITIES	5,319.13	90118
WINDSTREAM	ALL-UTILITIES	281.37	90119
PAYROLL	PAYROLL	53.56	90120
PAYROLL	PAYROLL	110.13	90121
COLLECTION SVCS CTR	CHILD SUPPORT Pay Period: 04/26/2026	122.02	90122
MISSION SQUARE	DEFERRED COMPENSATION Pay Period: 04/26/2026	565.00	90123
DELTA DENTAL OF IA	DENTAL 5/2026	4,195.12	90124
FIDELITY SECLIFE	VISION 5/2026	1,077.39	90125
WELLMARK	HEALTH 5/2026	45,047.13	90126
ALMACO	WEST IND. CITY GIFT	16,640.55	90127
ALLIANT	ALL-UTILITIES	3,731.16	90128
AMAZON CAPITAL SVCS	ALL-SUPPLIES	2,399.30	90129
ARNOLDS	PD/STS - SUPPLIES	186.54	90130
BEATY, RAY	EMS-CPR CERT TRNG	20.00	90131
BITUMINOUS MAT	STS PATCH MATERIAL	1,072.63	90132
BRICK GENTRY PC	ALL-LEGAL	11,850.00	90133
CENTRAL IA TOWING & REC	PD-TOW/SNOW	160.00	90134
CENTRAL IA BROADBAND	FH-INTERNET	375.00	90135
CRAIG MCCLANAHAN	PD-SERVER	4,547.51	90136
DELTA INDUSTRIES	WWT- COMPRESSOR M+R	239.25	90137
EJS SUPPLY	STS PLOW BLADES	3,486.07	90138
ELECTRIC PUMP	WTR-WELL #9 AB COOLING FANS	825.75	90139
FIRSTNET	PD-CAR COMPUTERS	385.93	90140
FOLLETT CONTENT SOL LLC	LIB-JUV MAT	461.09	90141
FRIEDRICH, MADDI	PD - FRIEDRICH EMT TEST	134.00	90142
HACH COMPANY	WTR-LAB SUPPLIES	1,200.67	90143
HAWKINS INC	WWT-CHEMICALS	7,631.06	90144
HOTSY CLEANING SYST	STS SOAP	70.00	90145
HR GREEN	ENGINEERING	5,291.28	90146
IA IRRIGATION & DEV LLC	PKM-IRRIGATION MAINT	115.22	90147
IA ONE CALL	WTR/WWT-ONE CALL	139.10	90148
IA PRISON INDUST	STS SIGNS	1,753.75	90149
KIESLERS POLICE SUPPLY	PD-AMMO	1,212.20	90150
LOPEZ, ARLENE SANTIAGO	EMS- TRAINING EMT EXAM SANTIAGO-LOPEZ	104.00	90151
MACQUEEN EQUIP	STS SWEEPER	219.22	90152
MARTIN BROS DIST	4PLX-CONCESSIONS	317.31	90153
MELTON, JESSICA	PD - CPR RECERTS	100.00	90154
MENARDS	PKM/CH-MATERIALS	300.49	90155
MID STATES ORG CRIME INFO CTR	PD - VANDERHART TRAINING	3,640.00	90156
MISSISSIPPI LIME CO	WTR-LIME	11,805.96	90157
NEVADA POSTMASTER	WTR/WWT-PERMIT#2 1ST CLASS	370.00	90158
NEVADA SENIORS	WTR/WWT-UTILITY BILLS	225.00	90159
PETERSEN MFG. CO.	PKM-BENCH/PLAQUE	250.00	90160

PLUMB SUPPLY CO	WTR-VALVE/SOCKET	372.10	90161
PRATT SANI	WWT-GRBG	988.32	90162
PRATT, DOUG	STS-DOUG JEANS	83.92	90163
QUADIENT FINANCE	ALL-POSTAGE	1,000.00	90164
QUADIENT, INC	ADM-METER	111.00	90165
SAFE BUILDING	P&Z-INPECTIONS	1,350.00	90166
SALTECH SYSTEMS	ADM-WP/HOSTING	151.15	90167
SCHENDEL PEST CONTROL	ALL-PEST CONTROL	293.81	90168
STOREY KENWORTHY	WTR/WWT #9 ENVELOPES	1,712.07	90169
STORY CO RECORDER	RECORDING FEES	176.00	90170
TK ELEVATOR	FH-ELEV RPR	2,564.32	90171
T-MOBILE	ALL-GEOTABS	128.10	90172
VAN WALL EQUIP	STS/PKM-ROCK BOSS SAW/MNT	456.18	90173
VEKRE, RONALD	WTR-REFUND	72.97	90174
WALKER, CHARLES	WTR-REFUND	46.17	90175
WILSON REPAIR LLC	WTR-TIRE REPAIR 2017 CHEVY	109.60	90176
ZIMCO SUPPLY CO	PKM-GRASS SEED	105.00	90177
	PAYROLL EFT (5308-5384)	<u>103,629.30</u>	
	TOTAL	<u>328,760.62</u>	

Vendor # 1170

20260501

Electronic Pymt #

ACCOUNT

FIRST INTERSTATE PURCHASING "P" CARD TRANSACTIONS PRESENTED AT COUNCIL MEETING 5/11/2026 W/CLAIMS

Tran Date	Merchant Name	Description	Amount	Invoice #	ACCOUNT
4/2/2026	Int'l Code Council	PZ, Membership Dues	285.00	102203668	001-540-6210
4/8/2026	Int'l Code Council	PZ, Training Materials	69.00	102207570	001-540-6240
4/9/2026	Int'l Code Council	PZ, Training Materials	346.50	102208652	001-540-6240
4/1/2026	Facebook	LIB, Ads	8.64	26351598401194620-2635159845427948	001-410-6402
3/31/2026	USPS	LIB, Postage	24.40	66220E	001-410-6508
4/3/2026	Wall Street Journal	LIB, Material	41.72	110121811673680	001-410-6559
4/7/2026	USPS	LIB, Postage	21.96	60340E	001-410-6508
4/12/2026	Microsoft	LIB, Software	47.73	E0700ZGHQS	001-410-6594
4/1/2026	IA Inspec & Appeals	REC, 4-Plex License	140.00	IOWDI5017102403	001-434-6474
4/2/2026	GovConnect	POOL, Processing Fee	3.75		001-435-6474
4/2/2026	GovConnect	POOL, License	150.00	0-010-280-020	001-435-6474
4/6/2026	Ames Girls Softball - Credit	REC, Softball	-180.00	10452051	001-470-6413
4/13/2026	Ames Girls Softball - Credit	REC, Softball	-180.00	10451969	001-470-6413
4/21/2026	Google	REC, IT	21.39		001-460-6419
4/21/2026	Scratch Cupcakery	4-Plex, Concessions	450.00	20187	001-434-6590
4/22/2026	Great Lakes Marking	PKS, Supplies	315.00	KKFCFLVT-0001	001-431-6599
4/22/2026	Anchor Industries	POOL, Supplies	313.25	SO-748768	001-435-6341
3/26/2026	Hilton Garden Inn	ADM, Conf Hotel-Battani	135.16	3410405798	001-620-6240
4/1/2026	Go Daddy	ADM, Website/Emails	27.46	4053519360	121-613-6431
4/12/2026	Sangoma	Water Plant	31.14	0939859	600-811-6373
		Wastewater Pl	31.14		610-816-6373
		Library	31.14		001-410-6373
		Fire Dept	31.14		001-150-6373
		Police Dept	31.14		001-110-6373
		ST Dept	31.14		110-210-6373
		City Hall	31.14		001-620-6373
		Cemetery	31.14		001-450-6373
		Parks Mint	31.15		001-431-6373
4/14/2026	Fleet Farm	WWT, Boot, Rasmusson	179.95	63427E	610-815-6180
4/15/2026	Wensco Sign Supply	STS, Signs	941.01	2502789	110-210-6509
4/17/2026	Twilio	ADM, Notifications	11.35	20260416	121-613-6431
4/19/2026	Zoom	ADM, Website	76.78	INV350543004	121-613-6431
4/20/2026	ISU Event Registration	ADM, MPI - MouseL	80	383578	001-620-6240
4/20/2026	IA DNR Fees	WWT, Certification	63.04	23751428	610-816-6479
4/23/2026	Paypal ISWEP	WWT, Training	72.25	27N04628T8539274B	610-816-6240
4/23/2026	Wensco Sign Supply	STS, Signs - Credit	-827.47	2513777	110-210-6509
4/3/2026	DSM Park & Ride	PSD,	3.5	32007	001-110-6240
4/18/2026	Returned Payment Fee	Will be getting credited back	29		001-620-6599
			<b>2,950.64</b>		

**POSTING & PAYMENT DATE:** May 19, 2026

City Administrator

Vendor #1403

2026504

Electronic Pymt #



SAMS CLUB PURCHASING "P" CARD TRANSACTIONS PRESENTED AT COUNCIL MEETING 4/13/2026 W/CLAIMS

Tran Date	Description	Amount	Invoice #
4/17/2026	REC, Concessions	720.04	F928000G000CHGDDA
		<u>720.04</u>	

ACCOUNT 001-470-6599

POSTING & PAYMENT DATE:

May 22, 2026

City Administrator

W:\Office\Finance\AccountsPayable\Vendors\Sam's Club



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

Phone:  
Email:  
Website:

Item # 4C  
Date: 5/11/26

Dear Mayor and Council,

The City of Nevada will hold a public hearing on Tuesday, May 26, 2026 to consider Budget Amendment #2 for the current fiscal year. This memo provides a brief overview of the amendment and an update on the City's overall financial position heading into year-end.

### **Financial Position**

The City is in a strong financial position heading into the final months of FY2026. After Amendment #2, the General Fund is forecast to spend approximately 10% less than budgeted, and across all City funds, excess revenues over expenditures and transfers out are projected at \$808,882. That surplus flows directly into the fund balance, strengthening the City's reserves going into FY2027.

### **Amendment #2 Overview**

The amendment includes two reclassifications and two new appropriations. The first reclassification moves \$216,500 in pool maintenance to Culture and Recreation, and the second moves \$20,000 in city hardware and software to General Government. Both items were originally placed under Capital Projects in Amendment #1, but they fit better under their respective operating categories. The dollars and projects don't change; only the reporting category does for the state. This is a routine cleanup before year-end, so the categories on our annual report line up the way the State expects.

Second, the amendment adds \$8,000 to Public Works for state-required bridge inspections under the Iowa DOT's biennial National Bridge Inspection Standards program. Finally, \$10,000 is appropriated from the fund balance for ADA counter-height upgrades at the library, funded by an ALA grant the library received in FY2025 and carried into the current fiscal year.

The net new spending impact of Amendment #2 is \$18,000, \$8,000 for bridge inspections, and \$10,000 in previously received ALA grant funds. The two reclassifications net to zero across functions.

Respectfully,

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



**NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET**

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

The City of NEVADA will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026

**Meeting Date/Time:** 5/26/2026 06:00 PM

**Contact:** Lucas Battani

**Phone:** (515) 382-5466

**Meeting Location:** Nevada City Hall, 1209 6th St, Nevada, IA 50201

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	4,809,946	0	4,809,946
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	4,809,946	0	4,809,946
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	1,240,499	0	1,240,499
Other City Taxes	6	1,273,464	0	1,273,464
Licenses & Permits	7	89,150	0	89,150
Use of Money & Property	8	691,550	0	691,550
Intergovernmental	9	2,379,358	0	2,379,358
Charges for Service	10	8,960,463	0	8,960,463
Special Assessments	11	0	0	0
Miscellaneous	12	6,082,785	0	6,082,785
Other Financing Sources	13	6,400,000	0	6,400,000
Transfers In	14	8,331,651	0	8,331,651
<b>Total Revenues &amp; Other Sources</b>	<b>15</b>	<b>40,258,866</b>	<b>0</b>	<b>40,258,866</b>
<b>EXPENDITURES &amp; OTHER FINANCING USES</b>				
Public Safety	16	2,503,289	0	2,503,289
Public Works	17	1,808,972	8,000	1,816,972
Health and Social Services	18	65,000	0	65,000
Culture and Recreation	19	2,383,093	226,500	2,609,593
Community and Economic Development	20	1,565,299	0	1,565,299
General Government	21	1,106,234	20,000	1,126,234
Debt Service	22	1,983,543	0	1,983,543
Capital Projects	23	6,906,500	-236,500	6,670,000
<b>Total Government Activities Expenditures</b>	<b>24</b>	<b>18,321,930</b>	<b>18,000</b>	<b>18,339,930</b>
Business Type/Enterprise	25	12,778,403	0	12,778,403
<b>Total Gov Activities &amp; Business Expenditures</b>	<b>26</b>	<b>31,100,333</b>	<b>18,000</b>	<b>31,118,333</b>
Transfers Out	27	8,331,651	0	8,331,651
<b>Total Expenditures/Transfers Out</b>	<b>28</b>	<b>39,431,984</b>	<b>18,000</b>	<b>39,449,984</b>
<b>Excess Revenues &amp; Other Sources Over (Under) Expenditures/Transfers Out</b>	<b>29</b>	<b>826,882</b>	<b>-18,000</b>	<b>808,882</b>
Beginning Fund Balance July 1, 2025	30	27,634,360	0	27,634,360
<b>Ending Fund Balance June 30, 2026</b>	<b>31</b>	<b>28,461,242</b>	<b>-18,000</b>	<b>28,443,242</b>

**Explanation of Changes:** This amendment reclassifies pool maintenance expenditures (\$216,500) and city hardware and software expenditures (\$20,000) within the Equipment Revolving Fund from the Capital Projects function to their correct operating functions (Culture and Recreation and General Government, respectively) for proper functional reporting under Iowa's Uniform Chart of Accounts. The amendment also adds \$8,000 for state-required bridge inspections under Public Works and appropriates \$10,000 in ALA grant funds, received in FY2025 and carried into fund balance, for ADA counter height upgrades at the Library. The amendment reflects \$18,000 in net additional expenditures, with reclassifications netting to zero across functions.

DATE: 5/6/2026

## COUNCIL ACTION FORM

### AGENDA ITEM: Harrington Park Concept and Fundraising Approval

#### HISTORY:

As a staple park for the community, Harrington Park has the ability to provide various recreation and leisure opportunities. The park is full of possibilities, several of those are named in the 2040 plan. They include development of a dog park, rehabilitation of the disc golf course, expansion and connection of the trail network in the community, expansion of adult recreation opportunities, and increasing partnerships to enhance recreation opportunities, and community aesthetics. Renovation of Harrington Park checks many of the boxes that Vision 2040 has identified as priorities. The various components of the park are listed below. The amenities for each component will be dependent upon the dollars raised throughout a capital campaign or will need to be phased in over time.

- **Dog Park:** Key amenities would include fencing, 3 play areas (large dog over 40 lbs., small dog under 40 lbs., training area, water and electricity to the site, security system, shade, benches, agility and play equipment, potential shelter/building for events.
- **Frisbee Golf Course Expansion:** 9 mobile tee boxes, water crossings (bridge, boardwalks, stepping stones), signage.
- **Trail:** Paved and asphalt milling trail throughout the park
- **Sand Volleyball:** Relocation of Sand Volleyball Court at Aquatic Center to Harrington Park.
- **Restroom Renovation:** More aesthetically appealing exterior, interior renovation and fixture updates.

#### CONCEPTUAL INFORMATION

In order to move forward with the renovation of the park to securing funding, it is vital to have conceptual plans for the entire park, including the Nevada Bark Park, approved by the City Council. Please see attached concepts.

#### PROJECT FUNDING

Funding for park improvements would be secured through a capital campaign, potential grants and budgeted parks and recreation project dollars. In order to start renovations, a minimum amount of private funding would need to be secured. For fundraising purposes, we have put together budget information for the Nevada Bark Park. Please note, there would be a minimum dollar amount needed to be raised in order to start any renovation efforts.

#### FUNDING EXAMPLE

Using the Nevada Bark Park as an example, it is anticipated, at a minimum, the park would cost \$128,500. This would include, the following: fencing, welcome pad, custom security, water fountains, waste stations, and electrical. **Please note monetary and in-kind donations, without any formal fundraising efforts through the Nevada Foundation, equate to \$51,000.** Additional funding needed to start the Dog Park project would be \$77,500 as a combination of private, city and grant funding.

**CAPITAL CAMPAIGN**

It is important to note that a capital campaign would encompass the entire park. There would be naming opportunities for areas of the Dog Park, frisbee golf hole sponsors, etc. After the fundraising effort is completed, both the Park and Recreation Board and City Council would determine phasing of the renovations based on available dollars through private funding, grants and any additional city contributions.

**OPTIONS:**

1. Accept the concepts and move forward with a capital campaign through the Nevada Foundation.
2. Do nothing at this time and bring back additional information for council discussion.

**STAFF RECOMMENDATION:**

The Park Board and staff recommend proceeding with Option #1. With \$51,000 of already secured funding, there is potential that various components of the park could be completed **without** the City being the main funding contributor.

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



**LEGEND**

	PROPERTY LINE
	PAVED TRAIL
	NON-PAVED TRAIL
	SNOWMOBILE
	DOG PARK TENSING
	FRISBEE GOLF TEE BOX
	FLIGHT PATH, 1/4 MILE
	LIMESTONE BOULDER CROSSING

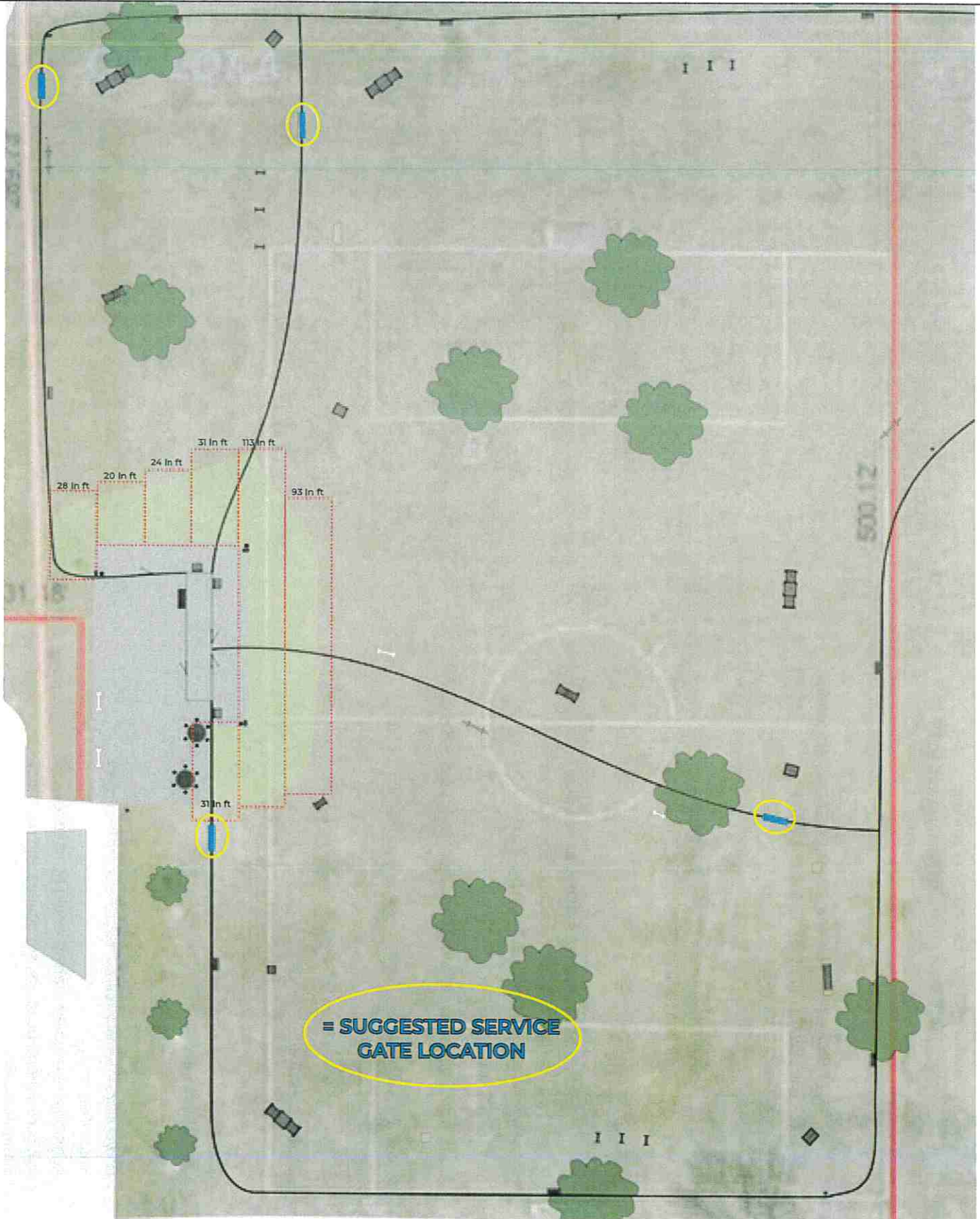
SCALE	AS SHOWN
DATE	10/15/2024
PROJECT NO.	2024-001
DESIGNED BY	JL
CHECKED BY	JL
SHEET	1

**CONCEPTUAL LAYOUT**

HARRINGTON PARK  
NEVADA, IA  
2025

REVISIONS	
NO.	DESCRIPTION





Minimum investment threshold to proceed with park - above 50% is agility equipment, additional turfing, benches and sunshades

Security system - Estimate in Planning  
Wellmark 3-Point Play Community Award \$17k

50%

Welcome pad & custom fencing entry system for dogs  
Dog Water Fountains & Waste Stations  
Costs total \$45K

40%

Fencing costs are estimated at \$45K  
Silent donation of \$20K covered towards this

30%

Electrical costs are estimated at \$21,500  
Donation of \$14K covered towards this  
Water costs - Estimate in planning

20%

Council has approved location on city-owned property

10%

BASE Project Cost:

\$128,500

-\$14,000 Electrical Donation

-\$20,000 Silent Donation

-\$17,000 Award

-----  
\$77,500 remaining to fundraise

(and/or allocate partially from additional Parks and Rec Project  
Budget if necessary)

Additional monies fundraised would be used for  
agility equipment, benches, sunshades and potential  
additional turfing

Change Order No. 3

Effective Date: 04-14-2025

Date of Issuance: 5/1/2026  
 Owner: City of Nevada  
 Contractor: Con-Struct, Inc.  
 Engineer: HR Green  
 Project: Tributary to Indian Creek (Project B)

The Contract is modified as follows upon execution of this Change Order:3

**Description:**

Additional Rock to address Headcut forming at western most edge of project along Lincoln Hwy.

Bid Item	ITEM DESCRIPTION	BID QUANTITY	NEW QUANTITY	UNIT	ADDED /SUBTRACTED QUANTITY	UNIT PRICE	NET CHANGE IN CONTRACT PRICE
23	ADDITIONAL LABOR AND ROCK PROTECTION	-	1.00	LS	1.00	\$4,082.50	\$4,814.71
						Net Change =	\$4,814.71

Original Contract Amount	\$137,844.00
Net Change by previously authorized Change Orders	\$27,590.50
Contract Sum prior to this Change Order	\$165,434.50
New Contract Sum Including this Change Order	\$170,249.21
Contract time will change by days	0

RECOMMENDED:

*Vito Poma*

By: \_\_\_\_\_  
 Title: Engineer  
 Date: 5-1-2026

ACCEPTED:

By: *Ray Morgan*  
 Title: Contractor (Authorized Signature)  
 Date: \_\_\_\_\_

ACCEPTED:

By: \_\_\_\_\_  
 Title: Owner (Authorized Signature)  
 Date: \_\_\_\_\_

Approved by Funding Agency (if applicable)

Digitally signed by Regan O'Hanlon  
 Date: 2026.05.01 10:17:00 -05'00'

Regan O'Hanlon

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

Item # 7  
 Date: 5/1/26

**ORDINANCE NO. 1078 (2025/2026)**  
**AN ORDINANCE AMENDING CHAPTER 165 (LAND DEVELOPMENT-ZONING REGULATIONS) OF THE CITY CODE TO UPDATE SUPPLEMENTAL USE REGULATIONS**

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

**SECTION 1. SECTION MODIFIED.** Chapter 165 (Land Development – Zoning Regulations), Section 165.16 (Supplemental Use Regulations) is hereby amended by updating the **highlighted, bold underlined** language:

**165.16 SUPPLEMENTAL USE REGULATIONS.**

Purpose. The Supplemental Use Regulations set forth additional standards for certain uses located within the various zoning districts. These regulations recognize that certain use types have characteristics that require additional controls in order to protect public health, safety, and welfare. These regulations complement the use regulations contained in Section 165.09 of this chapter. The regulations contained in this section pertain both to uses allowed by right within various zoning districts; and to uses that require approval as special uses by the Board of Adjustment. Nothing contained in this section shall limit the right of the Board of Adjustment to impose additional conditions on developments seeking special use approval.

**3. Supplemental Use Regulations: Residential Uses.**

- A. Zero-Lot Line Single-Family Detached Residential. Within a common development, one interior side yard may be equal to zero for single-family detached residential use, subject to the following additional regulations:
  - (1) The side yard opposite to the zero yard must equal at least twice the normal required minimum side yard and must taken by itself comply with all side yard requirements for the zoning district.
  - (2) The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.
  - (3) An easement for maintenance of the zero lot line facade shall be filed with the Story County Recorder and the City Clerk at the time of application for a building permit.
- B. Single-Family Attached. Whenever single-family attached dwellings are constructed, there shall be recorded restrictive covenants or a common element agreement addressing the following issues:
  - (1) Wall in Common. These walls form a common wall between adjacent lots along a common lot boundary. Where such walls exist each owner of a lot shall grant to the adjacent owner sharing a common wall an easement over, across and under the portion of such owner's lot upon which the common is constructed. In addition, the rights and responsibilities for the repair and rebuilding of such walls shall be addressed in the easement document.
  - (2) Roofs. Those structures that share a common wall also share that portion of the roof which lies immediately above the common wall. Each owner of a lot upon which an improvement has been constructed shall keep in good maintenance and repair his or her respective roof so as not to cause damage to the roof of the adjoining lot owner. In addition, the rights and responsibilities for the repair and

rebuilding of such roofs shall be addressed in the easement document referenced in paragraph (1) above.

- (3) Shared Driveways and Sidewalks. All shared driveways and sidewalks shall be acknowledged as such and the respective owners of the affected lots shall have the right to use such driveways and sidewalks jointly. Cross easements shall be granted over, across and under that portion of each owner's lot where such shared driveways and/or sidewalks are located. In addition, the rights and responsibilities for the maintenance, repair and rebuilding of such driveways shall be addressed in the cross-easement document.
  - (4) Materials. The restrictive covenant or common development agreement shall address the need for the use of the same or similar materials for building elements, driveways and sidewalks when making repairs or when any portion of a group of attached single-family attached dwellings is rebuilt.
- C. Townhouse Residential. Where permitted, townhouse residential is subject to the following regulations:
- (1) The minimum width for any townhouse lot sold individually shall be 25 feet, except within an approved creative subdivision.
  - (2) Coverage percentages are computed for the site of the entire townhouse common development.
- D. Downtown Residential and Group Residential Uses in the DC District. Downtown Residential and Group Residential uses are permitted in the DC District subject to the following conditions:
- (1) Downtown and Group Residential uses are permitted in the DC District only on levels above street level except that a unit specifically designed for occupancy by disabled residents may be developed at street level, subject to approval by the Board of Adjustment.
  - (2) Residents of units must be informed by the owner of the building that lawful commercial uses have priority over residential uses.
  - (3) All upper level apartments must have two separate means of egress.
  - (4) Two parking spaces marked and reserved for tenants must be provided for each unit. This parking space shall be located within a maximum distance of 300 feet of the unit.
- E. Group Residential. Where permitted, Group Residential use must comply with the following requirements:
- (1) Within the AR, RR, R-1, R-2, and R-5 districts, no more than six persons in addition to the family of the owner shall be permitted to reside in an owner-occupied dwelling unit. No more than five persons shall be permitted to reside in a non owner-occupied dwelling unit.
  - (2) Within the R-3 and R-4 districts, no more than ten persons in addition to the family of the owner shall be permitted to reside in an owner-occupied dwelling unit. No more than seven persons shall be permitted to reside in a non owner-occupied dwelling unit.
  - (3) A minimum of 250 square feet must be provided in the dwelling unit for each resident.

- F. Mobile Home Parks. In the R-5 Mobile Home Residential District, which permits mobile home residential use, such use may be configured in a Mobile Home Park or Mobile Home Subdivision. Following the effective date of the Zoning Ordinance, no mobile home shall be located outside of a Mobile Home Park or Mobile Home Subdivision. A Mobile Home Park is subject to compliance with the following regulations:
- (1) Certification. A certification of compliance with all ordinances and regulations regarding mobile home licensing, zoning, health, plumbing, electrical, building, fire protection and any other applicable requirements shall be issued by the Zoning Administrator prior to the occupancy of any new Mobile Home Park or any expansion of an existing Mobile Home Park.
  - (2) Minimum and Maximum Area. A Mobile Home Park shall be considered to be one zoned lot. The contiguous area of a Mobile Home Park shall have a minimum of five (5) acres and a maximum of forty (40) acres.
  - (3) Density Requirements.
    - a. The minimum gross site area per dwelling unit shall be 5,000 square feet.
    - b. The minimum size of an individual mobile home space shall be 4,000 square feet for single-wide mobile home units and 6,000 square feet for double-wide mobile home units.
    - c. Each mobile home space shall have a width of at least 50 feet wide and a length of at least 80 feet.
  - (4) Site Development Standards.
    - a. Setbacks. Each Mobile Home Park shall have a minimum perimeter setback of 30 feet from adjacent nonresidential uses and 50 feet from adjacent residential uses. No space for a dwelling unit or any other structure shall be permitted in the required setback.
    - b. Setback Landscaping: All area contained within the required setbacks except sidewalks and private drives shall be landscaped and screened in conformance with Section 165.18 of this chapter. Screening shall be provided in conformance with Section 165.18 for any common property line with another nonresidential use.
    - c. Impervious Coverage: Impervious coverage for a Mobile Home Park shall not exceed 50 percent of the total site area.
    - d. Open Space: Each Mobile Home Park shall provide a minimum of 400 square feet of open recreational space per unit. Such space shall be provided at a central location accessible from all parts of the park by pedestrians. Required perimeter setbacks or buffers shall not be credited toward the fulfillment of this requirement.
    - e. Separation Between Mobile Home Units: The minimum separation between a mobile home unit and attached accessory structure and any other mobile home units and/or accessory structure shall be **15 7** feet.
    - f. Separation and Setbacks for Accessory Buildings: An accessory building on a mobile home space shall maintain a minimum rear and side yard setback of five feet. A minimum distance of ten feet shall be provided between any mobile home and an unattached accessory building.

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

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

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

Passed and approved 1<sup>st</sup> Reading on this \_\_\_ day of April, 2026.

Passed and approved 2<sup>nd</sup> Reading on this \_\_\_ day of April, 2026.

Passed and approved 3<sup>rd</sup> and final Reading on this \_\_\_ day of May, 2026.

---

Ryan Condon, Mayor

---

Erin Mousel, City Clerk

**COUNCIL ACTION FORM**

**AGENDA ITEM: Approve purchase of vehicle for the Police Department**

**HISTORY:**

The Nevada Public Safety Department (NPSD) budgeted for a vehicle for the Police Department in the FY 2026-2027 budget. There will be a trade in of (1) one older patrol vehicle with this purchase. The State of Iowa vehicle contract catalog has historically been used to determine the available vehicles and the purchase prices. NPSD currently has Ford Explorers and Chevy Tahoes with a transition to larger vehicles to allow for the space needed for Police, Fire, and EMS equipment storage.

<b>Dealer</b>	<b>Model</b>	<b>Cost</b>
Karl Chevrolet	2026 Silverado Crew Cab 5.3L V8 PPV	\$49,322.80
Karl Chevrolet	2026 Chevy Tahoe 4x4 PPV	\$53,740.20
Stiver's Ford	2026 Ford F150 4x4 SuperCrew 3.5L V6 PPV	\$49,024.00

NPSD has been purchasing Tahoe as patrol vehicle over recent years due to the cost comparison and storage space provided. We have seen a decrease in maintenance costs associated with these vehicle versus prior purchases. The cost of the Tahoe has increased to a value higher than the Silverado and F150.

**OPTIONS:**

1. Approve staff recommendation to purchase a 2026 Silverado Crew Cab 5.3L V8 PPV for \$49,322.80 from Karl's Chevrolet.
2. Purchase 2026 Chevy Tahoe 4x4 PPV from Karl Chevrolet for \$53,740.20 from Karl's Chevrolet.
3. Purchase 2026 Ford F150 4x4 SuperCrew 3.5L V6 PPV for \$49,024.00 from Stiver's Ford.

**STAFF RECOMMENDATION:**

Staff recommends approval of #1

Therefore, it is the recommendation of the City Administrator that Council approves Option #1, purchasing the 2026 Silverado Crew Cab 5.3L V8 PPV for \$49,322.80 from Karl's Chevrolet.

Item # 10  
Date: 5/11/26

**RESOLUTION NO. 080 (2025/2026)**

**A RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT FOR MUNICIPAL ENGINEERING SERVICES WITH WHKS & CO. FOR 2026/27 STREET RECONSTRUCTION PROGRAM**

WHEREAS, the City of Nevada, Iowa desires to enter into an agreement with WHKS & Co. for construction phase engineering services concerning 2026/27 Street Reconstruction Program; and

WHEREAS, the City of Nevada, Iowa desires to employ WHKS & Co. for construction administration and part-time observation services for the reconstruction project on N Avenue from 5<sup>th</sup> Street to 8<sup>th</sup> Street. The project scope of services is described as outlined in Exhibit A, attached; and

WHEREAS, WHKS & Co. has submitted Professional Services Agreement, providing further detail outlining said services and fees, estimated at \$68,800;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Nevada, Story, County, Iowa, does hereby approve the Professional Services Agreement for Municipal Engineering Services with WHKS & Co. for 2026/27 Street Reconstruction Program. The Mayor and City Clerk are hereby authorized to execute the agreement on behalf of the City.

PASSED AND APPROVED this 11<sup>th</sup> day of May, 2026.

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

ATTEST:

\_\_\_\_\_  
Erin Mousel, City Clerk



## PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, by and between **City of Nevada, Iowa** hereinafter referred to as the "Client" and WHKS & Co., hereinafter referred to as "WHKS", is made as follows:

WHEREAS, the Client has a need for certain professional services relating to the project described as **2026/27 Street Reconstruction Program – N Avenue Construction Services**.

WHEREAS, WHKS proposes to furnish the professional services required by the Client for said project,

NOW THEREFORE, the Client hereby agrees to retain and compensate WHKS to perform the professional services in accordance with the terms and conditions of this Agreement and the attached Standard Terms and Conditions.

### Scope of Services

WHKS shall perform the following described services for the Client:

**Construction phase engineering services as described on the attached Scope of Services included in Exhibit A.**

### Basis of Compensation

For the services described above, the Client shall remunerate WHKS as follows:

**Billed Hourly with an Estimated Fee of \$68,800. Expenses billed at actual cost and mileage at the current published IRS rate per mile.**

Executed this \_\_\_\_\_ day of May, 2026

### **City of Nevada, Iowa**

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

Printed Name: Ryan Condon

Title: Mayor

### **WHKS & co.**

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

Printed Name: Derek J. Thomas, PE

Title: Vice President



## Exhibit A to Professional Services Agreement

### A. Project Description:

This project consists of construction administration and part-time observation services for the reconstruction project on N Avenue from 5<sup>th</sup> Street to 8<sup>th</sup> Street.

### B. Scope of Services Provided Under This Agreement:

#### 1. **Project Management and Meetings**

- Perform general project administrative duties including supervision and coordination of the project team, review of project costs and billings, prepare invoices using Consultant's standard forms, preparation of status reports, and general administrative activities.
- Advise the Client of the necessity of obtaining Special Engineering Services as described in Paragraph C., and act as the Client's representative in connection with any such services not actually performed by WHKS.

#### 2. **Construction Administration**

- Provide construction administration assistance during construction. Contract administration assistance activities conducted during project construction include clarification of design details, periodic visits to the construction site to observe the progress of work, review of shop drawings, review periodic payment estimates for completed construction work and recommend payments for processing, prepare change orders when required, and prepare the final summary of construction costs.
- Conduct a preconstruction meeting with Client, Contractor and Utility Owners.
- Prepare record drawings from Contractor provided "mark-ups" at the completion of the construction.
- Provide construction updates to the Client.

#### 3. **Construction Observation**

- Provide resident project observation services during the construction of the Project. Resident observation is a part time function during construction. Duties are to provide on-site evaluations of the Project progress in accordance with the plans and specifications and report said progress to the Engineer. Additionally, the observer maintains a log book recording conditions at the job site, weather, record of visitors, summary of daily activities, actions taken, observations in general and assists in recording data for eventual preparation of Record Drawings. The observer duties do not include construction means, methods, procedures, and job-site safety. Fee based on 360 hours of observation and travel time, based on 20 hours per week for 18 weeks.

**C. Special Engineering Services:**

Special Engineering Services are those services not listed above, but which may be required or advisable to accomplish the Project. Special Engineering Services shall be performed when authorized by the Client for additional fees, to be determined at the time authorized.

Special Engineering Services include:

1. Land surveying and platting
2. Easement research, plats or descriptions
3. Negotiation for easements or land acquisition
4. Permits other than those identified above
5. Funding assistance, including grant and/or loan applications
6. Geotechnical design/recommendations
7. Attendance at additional meetings (other than those listed above)

## STANDARD TERMS AND CONDITIONS FOR PUBLIC SECTOR PROJECTS

### 1. Scope of Services

Client and WHKS have agreed to a list of services WHKS will provide to Client as listed on the Professional Services Agreement Form.

### 2. Governing Law

The laws of the State of Iowa will govern this Agreement, its interpretation and performance. Any litigation arising in any way from this Agreement shall be brought in the courts of that State.

### 3. Standard of Care

Services provided by WHKS under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances and locality.

### 4. Integration

This Agreement comprises the final and complete agreement between Client and WHKS. It supersedes all prior communications, representations, or agreements, whether oral or written, relating to the subject matter of this Agreement. Execution of this Agreement signifies that each party has read the document thoroughly. Amendments to this Agreement shall not be binding unless made in writing and signed by both Client and WHKS.

### 5. Guarantees and Warranties

WHKS shall not be required to sign any documents, no matter by whom requested, that would result in WHKS having to guarantee or warrant the existence of conditions whose existence WHKS cannot ascertain. Client also agrees not to

make resolution of any dispute with WHKS or payment of any amount due to WHKS in any way contingent upon WHKS signing any such guarantee or warranty.

### 6. Indemnification

WHKS agrees, to the extent permitted by law, to indemnify and hold Client harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) to the extent caused by WHKS' negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its subconsultants or anyone for whom WHKS is legally liable.

Client agrees, to the extent permitted by law, to indemnify and hold WHKS harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by Client's negligent acts, errors or omissions and those of Client's contractors, subcontractors or consultants or anyone for whom Client is legally liable.

Neither WHKS nor Client shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

### 7. Billing and Payment Provisions

Invoices shall be submitted by WHKS monthly and are due upon presentation and shall be considered PAST DUE if not paid within thirty (30) calendar days of the invoice date.

If payment is not received by WHKS within thirty (30) calendar days of the invoice date, Client shall pay as interest an additional charge of one

and one-quarter percent (1.25%) of the PAST DUE amount per month. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

If Client fails to make payments within sixty (60) days from the date of an invoice or otherwise is in breach of this Agreement, WHKS may, at its option, suspend performance of services upon five (5) calendar days' notice to Client. WHKS shall have no liability whatsoever to Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by Client. If Client fails to make payment to WHKS in accordance with the payment terms herein, this shall constitute a material breach of this Agreement and shall be cause for termination by WHKS.

In the event legal action is necessary to enforce the payment provisions of this Agreement, WHKS shall be entitled to collect from Client any judgment or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by WHKS in connection therewith and, in addition, the reasonable value of WHKS personnel time and expenses spent in connection with such collection action, computed at WHKS current fee schedule and expense policies.

Payment of invoices is in no case subject to unilateral discounting or set-offs by Client, and payment is due regardless of suspension or termination of this Agreement by either party.

### 8. Ownership of Records

All reports, plans, specifications, field data and notes and other

documents, including all documents on electronic media, prepared by WHKS as instruments of service shall remain the property of WHKS.

Client shall be permitted to retain copies, including reproducible copies, of the plans and specifications for information and reference in connection with Client's use of the completed project. The plans and specifications shall not be used by Client or by others on other similar projects except by agreement in writing by WHKS.

#### **9. Delivery of Electronic Files**

In accepting and utilizing any drawings, reports and data on any form of electronic media generated and provided by WHKS, Client covenants and agrees that all such electronic files are instruments of service of WHKS, who shall be deemed the author, and who shall retain all rights under common and statutory laws, and other rights, including copyrights. Client is aware that differences may exist between the electronic files delivered and the respective construction documents due to addenda, change orders or other revisions. In the event of a conflict between the signed construction documents prepared by WHKS and electronic files, the signed construction documents shall govern.

Client and WHKS agree that the electronic files prepared by WHKS shall conform to the current CADD software in use by WHKS or to other mutually agreeable CADD specifications defined in the Agreement. Any changes to the CADD specifications by either Client or WHKS are subject to review and acceptance by the other party. Additional efforts by WHKS made necessary by a change to the CADD specifications or other software shall be compensated for as Additional Services.

The electronic files provided by WHKS to Client are submitted for an acceptance period of 60 days. Any defects Client discovers during this period will be reported to WHKS and will be corrected as part of the Scope

of Services. Correction of defects detected and reported after the acceptance period will be compensated for as Additional Services.

Client agrees not to reuse the electronic files, in whole or in part, for any purpose or project other than the project that is the subject of this Agreement. Client agrees not to transfer the electronic files to others without the prior written consent of WHKS, except as required by law. In addition, Client agrees, to the extent permitted by law, to indemnify and hold WHKS harmless from any damage, liability or cost, including reasonable attorney's fees and costs of defense, arising from any changes made by anyone other than WHKS or from any reuse of the electronic files without the prior written consent of WHKS.

Under no circumstance shall delivery of the electronic files for use by Client be deemed a sale by WHKS and WHKS makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall WHKS be liable for any loss of profit or any consequential damages.

#### **10. Changed Conditions**

Client shall rely on the judgment of WHKS as to the continued adequacy of this agreement in light of occurrences or discoveries that were not originally contemplated by or known to WHKS. Should WHKS call for contract renegotiation, WHKS shall identify the changed conditions necessitating renegotiation and WHKS and Client shall promptly and in good faith enter into renegotiation of this Agreement. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement.

#### **11. Permits and Approvals**

WHKS shall assist Client in applying for those permits and approvals typically required by law for projects similar to the one for which WHKS services are being engaged. This assistance consists of completing

and submitting forms as to the results of certain work included in the Scope of Services.

#### **12. Suspension of Services**

If the project is suspended for more than thirty (30) calendar days in the aggregate, WHKS shall be compensated for services performed and charges incurred prior to receipt of notice to suspend and, upon resumption, an equitable adjustment in fees to accommodate the resulting demobilization and remobilization costs. In addition, there shall be an equitable adjustment in the project schedule based on the delay caused by the suspension. If the project is suspended for more than ninety (90) calendar days in the aggregate, WHKS may, at its option, terminate this Agreement upon giving notice in writing to Client.

#### **13. Termination**

Either Client or WHKS may terminate this Agreement at any time with or without cause upon giving the other party seven (7) calendar days prior written notice. Client shall within thirty (30) calendar days of termination pay WHKS for all services rendered and all costs incurred up to the date of termination, in accordance with the compensation provisions of the Agreement.

#### **14. Unauthorized Changes**

In the event Client, Client's contractors or subcontractors or anyone for whom Client is legally liable makes or permits to be made any changes to any reports, plans, specifications or other contract documents prepared by WHKS without obtaining WHKS' prior written consent, Client shall assume full responsibility for the results of such changes. Therefore, Client agrees to waive any claim against WHKS and to release WHKS from any liability arising directly or indirectly from such changes.

Client also agrees, to the extent permitted by laws, to indemnify and hold WHKS harmless from any

damage, liability or cost, including reasonable attorneys' fees and costs of defense, arising from such changes.

#### **15. Jobsite Safety**

Neither the professional activities of WHKS nor the presence of WHKS or its employees and subconsultants at a construction site, shall relieve the General Contractor and any other entity of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the construction work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. WHKS and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions.

#### **16. Additional Services**

Services which are requested by Client or are required as part of the Project, but are not included in the Scope of Services, are considered Additional Services.

WHKS will notify Client in writing when Additional Services will be needed. WHKS and Client will agree on the extent of the Additional Service(s) required and will agree on the method and amount of the compensation for performance of said agreed upon Additional Services.

WHKS will not perform Additional Services which will result in additional cost to Client without documented verbal or written authority of Client.

In the event WHKS is requested or required to participate in any dispute resolution procedure which involves any aspect of the Project, Client agrees to compensate WHKS for the reasonable value of WHKS' personnel time and expenses spent

in connection with such procedures computed at WHKS' then current fee schedule and expense policies.

#### **17. Dispute Resolution**

In an effort to resolve any conflicts that arise, Client and WHKS agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.

#### **18. Third Party Beneficiaries**

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or WHKS. WHKS' services under this Agreement are being performed solely for Client's benefit, and no other entity shall have any claim against WHKS because of this Agreement or the performance or nonperformance of services hereunder.

#### **19. Extension of Protection**

Client agrees to extend any and all liability limitations and indemnifications provided by Client to WHKS to those individuals and entities WHKS retains for performance of the services under this Agreement, including but not limited to WHKS officers and employees and their heirs and assigns, as well as WHKS subconsultants and their officers, employees, heirs and assigns.

#### **20. Timeliness of Performance**

WHKS will perform the services described in the Scope of Services with due and reasonable diligence consistent with sound professional practices.

#### **21. Delays**

WHKS is not responsible for delays caused by factors beyond WHKS' reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other

regulatory authority to act in a timely manner, failure of Client to furnish timely information or approve or disapprove of WHKS' services or work product promptly, or delays caused by faulty performance by Client or by contractors of any level. When such delays beyond WHKS' reasonable control occur, Client agrees WHKS is not responsible for damages, nor shall WHKS be deemed to be in default of this Agreement.

#### **22. Right to Retain Subconsultants**

WHKS may use the services of subconsultants when, in the sole opinion of WHKS, it is appropriate and customary to do so. Such persons and entities include, but are not limited to, aerial mapping specialists, geotechnical consultants and testing laboratories. WHKS' use of other consultants for additional services shall not be unreasonably restricted by Client provided WHKS notifies Client in advance.

#### **23. Assignment**

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

#### **24. Severability and Survival**

Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect.

#### **25. Hazardous Materials**

It is acknowledged by both parties that WHKS' Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event WHKS or any other party encounters asbestos or hazardous or toxic materials at the jobsite, or should it become known in any way that such materials may be present at the jobsite or any adjacent areas that may affect the performance of WHKS services,

WHKS may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until Client retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrant that the jobsite is in full compliance with applicable laws and regulations.

#### **26. Joint Participation**

The parties have participated jointly in the negotiation and preparation of all agreements between the parties. Each party has had an opportunity to obtain the advice of legal counsel and to review and comment upon this instrument. Accordingly, no rule of construction shall apply against any party or in favor of any party. This instrument shall be construed as if the parties jointly prepared it and any uncertainty or ambiguity shall not be interpreted against one party and in favor of another.

#### **27. Record Documents**

If required in the Professional Services Agreement, WHKS shall, upon completion of the Work, complete for and deliver to the Client a reproducible set of Record Documents that are based upon the marked-up record drawings, addenda, change orders and other data furnished by the Contractor or other third parties. These Record Documents may show certain significant changes from the original design made during construction. Because these Record Documents are based on unverified information provided by other parties, which the Consultant is entitled to assume as reliable, the Consultant does not warrant their accuracy.

Revised 02/23/07

Revised: 04/29/09

**RESOLUTION NO. 081 (2025/2026)**

**A RESOLUTION APPROVING AN EXTENSION OF THE AGREEMENT WITH SAFE BUILDING SERVICES FOR INSPECTIONS AND PLAN REVIEWS**

WHEREAS, the City of Nevada previously approved Resolution No. 028 (2025/2026) authorizing an agreement with Safe Building Services for plan review and inspection services; and

WHEREAS, the City and Safe Building Services desire to continue said services under a new agreement dated in 2026, which outlines the same general scope of services as outlined in Schedule A – Services, and compensation structure as outlined in Schedule B – Fee Schedule; and

WHEREAS, the Nevada City Council finds it to be in the best interest of the City to extend and continue the services provided by Safe Building Services under the updated agreement; and

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

- The extension and updated Agreement with Safe Building Services for inspection and plan review services is hereby approved.
- The fee schedule as outlined in the updated agreement shall continue to be adopted and passed through as applicable.
- The Mayor and/or City Clerk are hereby authorized to execute the extension agreement and any related documents on behalf of the City.

Passed and approved this 11th day of May, 2025.

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

ATTEST: /

\_\_\_\_\_  
Erin Mousel, City Clerk



This Services Agreement ("**Agreement**") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026 (the "**Effective Date**") by and between Safe Building ("**Contractor**") and \_\_\_\_\_ ("**Client**").

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

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

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

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

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

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



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

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

**\*\*Service Agreement is valid for 30 days once signed by both parties.  
After 30 days the agreement needs to be revisited.**

**SAFE BUILDING LLC**

**CITY OF NEVADA**

**By:**

**By:**

\_\_\_\_\_

\_\_\_\_\_

**Title:**

**Title:**

\_\_\_\_\_

\_\_\_\_\_

**Date:**

**Date:**

\_\_\_\_\_

\_\_\_\_\_



### **SCHEDULE A – Services**

The services to be provided under this Agreement include electrical inspections for commercial and residential projects that have been permitted by the City. As part of this services Contractor will:

1. Act as point of contact for City staff.
2. Provide an experienced inspector for electrical inspections.
3. Answer any questions the contractors might have about electrical codes.
4. Provide the City with results of inspections for city records.

### **SCHEDULE B – Fee Schedule**

<b>Type of Inspection – Electrical</b>	<b>Fee</b>
Temporary Power	\$125
Electrical Service	\$125
Rough-In	\$125
Final	\$125



**SCHEDULE C - FROM THE ADMINISTRATION SECTION OF THE 2015  
INTERNATIONAL CODES**

**104.8 Liability.** The building official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be civilly or criminally rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

**104.8.1 Legal defense** Any suit or criminal complaint instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representatives of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for

Item # 4J  
Date: 11/24/25

RESOLUTION NO. 028 (2025/2026)

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

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

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

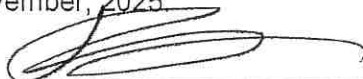
WHEREAS, the Nevada City Council believes it is the best interest of the City to enter into an agreement with Safe Building Services, as shown in Exhibit A attached, to handle permitted plan review and inspection services and unpermitted services as outlined in the agreement; and


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

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

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

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

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

ATTEST:  
  
\_\_\_\_\_  
Kerin Wright, City Clerk

Moved by Council Member Dane Neelson, seconded by Council Member Jason Sampson, that  
Resolution No. 028 (2025/2026) be adopted.

AYES: Neelson, Sampson, Skaggs, Ehrig, Corbin  
NAYS: None  
ABSENT: Spence

The Mayor declared Resolution No. 028 (2025/2026) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 028  
(2025/2026) at the regular Council Meeting of the City of Nevada, Iowa, held on the 24th day of  
November, 2025.

---

Kerin Wright, City Clerk

F:\Office\Council\Resolutions\2025-2026\028-Safe Building Agrmt 2025.doc



## SERVICES AGREEMENT

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

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

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

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

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

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

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



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

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

**SAFE BUILDING LLC**

**CITY OF NEVADA**

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

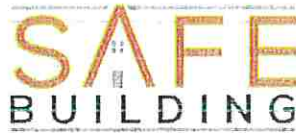
By: Jordan Cook

Title: \_\_\_\_\_

Title: City Administrator

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

Date: Nov. 3, 2025



## SCHEDULE A – Services

### Permitted Plan Review and Inspection Services:

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

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

### Unpermitted Services – Building Nuisance, Work Without a Permit:

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

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

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



## SCHEDULE B – Fee Schedule

### Permitted Plan Review and Inspection Services:

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

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

### Inspection services for existing permits permitted by the city:

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



**Unpermitted- Building Nuisance and Work Without a Permit:**

For all other non-permitted services:

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

**RESOLUTION NO. 082 (2025/2026)**

**A RESOLUTION APPROVING FINAL BID SET FOR CDBG NEVADA DOWNTOWN REVITALIZAION (DTR) FAÇADE IMPROVEMENTS PROJECT**

WHEREAS, the City of Nevada has undertaken the CDBG Nevada Downtown Revitalization (DTR) Facade Improvements Project for the purpose of improving and rehabilitating commercial building facades within the downtown district; and

WHEREAS, final construction documents and bid drawings for the project have been prepared by Curtis Architecture and Design, P.C., dated April 22, 2026, for participating properties located at:

- 1122 6th Street
- 1110 6th Street
- 1104 6th Street
- 1038 6th Street
- 1032 6th Street
- 1028 6th Street
- 532 K Avenue
- 526 K Avenue

as identified in the final bid set documents, attached; and

WHEREAS, the final bid set includes architectural elevations, plans, details, schedules, façade restoration requirements, storefront improvements, masonry restoration, window replacement, and associated electrical and finish work necessary for the completion of the project; and

WHEREAS, the City Council finds that approval of the final bid set is in the best interests of the City and necessary to proceed with the bidding and construction phases of the project;

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

1. The final bid set prepared by Curtis Architecture and Design, P.C., dated April 22, 2026, for the CDBG Nevada Downtown Revitalization (DTR) Facade Improvements Project is hereby approved.
2. The Mayor and City Clerk are hereby authorized to execute any documents necessary to carry out the intent of this Resolution.

Passed and approved this 11<sup>th</sup> day of May, 2026.

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

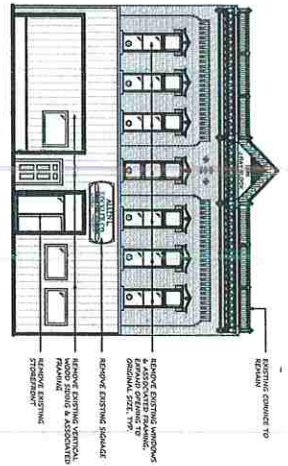
ATTEST:

\_\_\_\_\_  
Erin Mousel, City Clerk









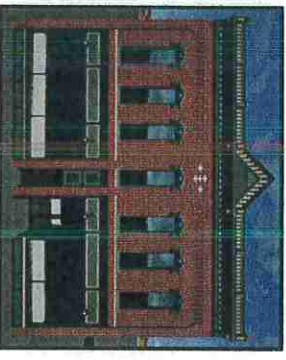
EXISTING ELEVATION  
1/8" = 3'-0"



EXISTING FLOOR PLAN  
1/8" = 3'-0"  
NORTH



EXISTING PHOTOGRAPH

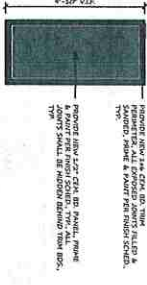


PROPOSED RENDERING

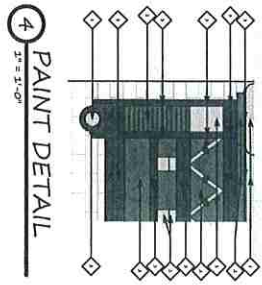
\* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW \*  
GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.



EXTERIOR ELEV. 1  
1/4" = 3'-0"



EXTERIOR ELEV. 2  
1/4" = 3'-0"

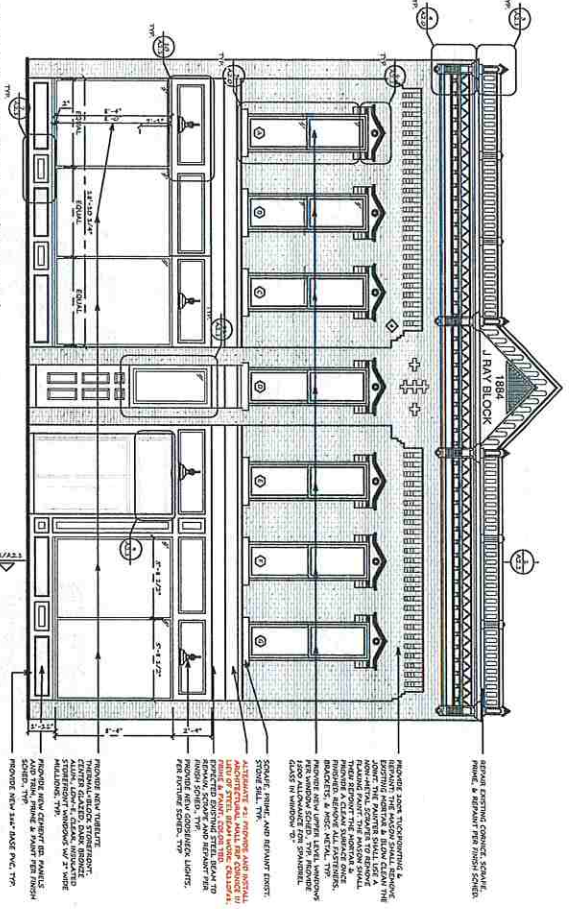


PAINT DETAIL  
1/4" = 3'-0"

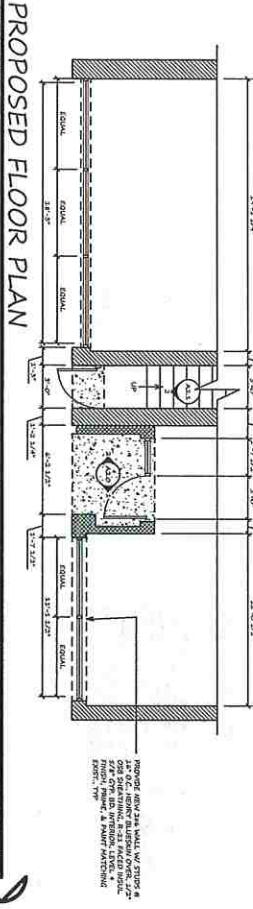
1110 6TH ST. LIGHT FIXTURES

LOCATION	TYPE	LOCATION
MAIN ENTRANCE	RECESSED	WEST
SECOND FLOOR	RECESSED	EAST
THIRD FLOOR	RECESSED	SOUTH
FOURTH FLOOR	RECESSED	NORTH

LIGHTING SCHEDULE



PROPOSED ELEVATION  
1/4" = 3'-0"



PROPOSED FLOOR PLAN  
1/4" = 3'-0"  
NORTH



PROPOSED REFLECTED CEILING PLAN  
1/4" = 3'-0"  
NORTH

1110 K AVE. WINDOW SURVEY

NO.	LOCATION	WINDOW TYPE	MATERIAL	SIZE	BALANCE	OPERATION	GLASS	INSUL.	COATING	SPAC.	FRAME	FINISH	REMARKS
1	NORTH	FIXED	WOOD	4'-0" x 6'-0"	FAIR	OPERATION	1980S	NO	NO	NO	PAINT	GOOD	REPLACE GLASS
2	EAST	FIXED	WOOD	4'-0" x 6'-0"	FAIR	OPERATION	1980S	NO	NO	NO	PAINT	GOOD	REPLACE GLASS
3	SOUTH	FIXED	WOOD	4'-0" x 6'-0"	FAIR	OPERATION	1980S	NO	NO	NO	PAINT	GOOD	REPLACE GLASS
4	WEST	FIXED	WOOD	4'-0" x 6'-0"	FAIR	OPERATION	1980S	NO	NO	NO	PAINT	GOOD	REPLACE GLASS
5	1ST FLOOR	FIXED	WOOD	4'-0" x 6'-0"	FAIR	OPERATION	1980S	NO	NO	NO	PAINT	GOOD	REPLACE GLASS
6	2ND FLOOR	FIXED	WOOD	4'-0" x 6'-0"	FAIR	OPERATION	1980S	NO	NO	NO	PAINT	GOOD	REPLACE GLASS
7	3RD FLOOR	FIXED	WOOD	4'-0" x 6'-0"	FAIR	OPERATION	1980S	NO	NO	NO	PAINT	GOOD	REPLACE GLASS
8	4TH FLOOR	FIXED	WOOD	4'-0" x 6'-0"	FAIR	OPERATION	1980S	NO	NO	NO	PAINT	GOOD	REPLACE GLASS

WINDOW REMARKS

1. VERIFY ALL WINDOW AND FINISHES

2. VERIFY ALL WINDOW AND FINISHES

3. VERIFY ALL WINDOW AND FINISHES

4. VERIFY ALL WINDOW AND FINISHES

5. VERIFY ALL WINDOW AND FINISHES

6. VERIFY ALL WINDOW AND FINISHES

7. VERIFY ALL WINDOW AND FINISHES

8. VERIFY ALL WINDOW AND FINISHES

9. VERIFY ALL WINDOW AND FINISHES

10. VERIFY ALL WINDOW AND FINISHES



WWW.CA&D.P.C.  
400 WINDLAND AVE  
SUITE 202  
WEST DES MOINES, IA  
50319  
641.281.5555

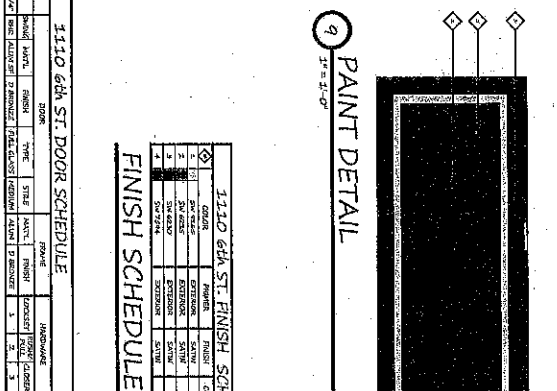
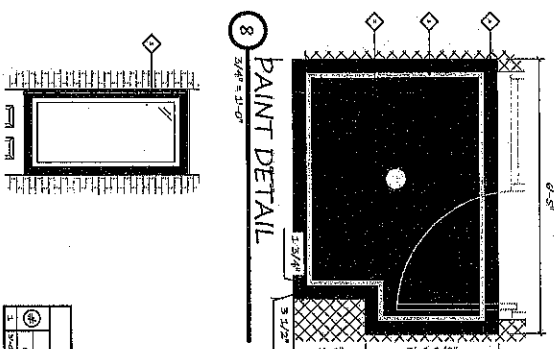
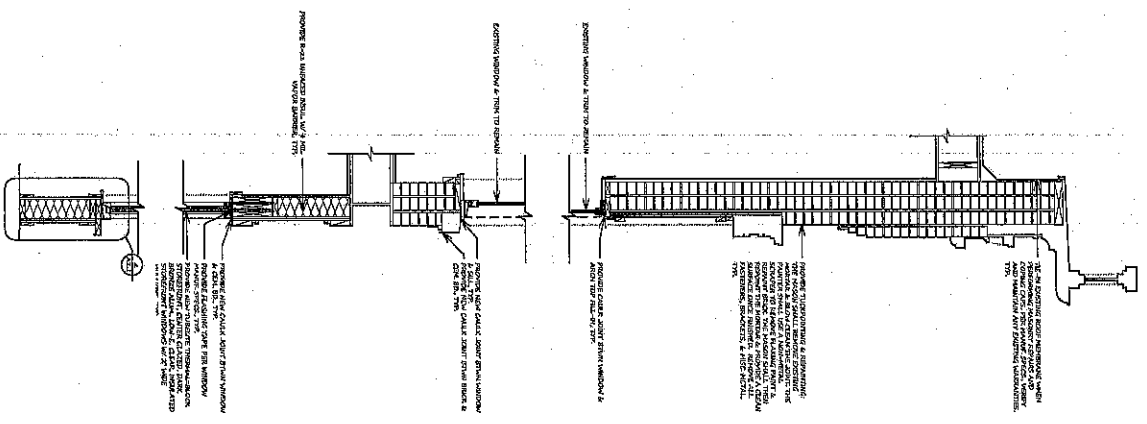
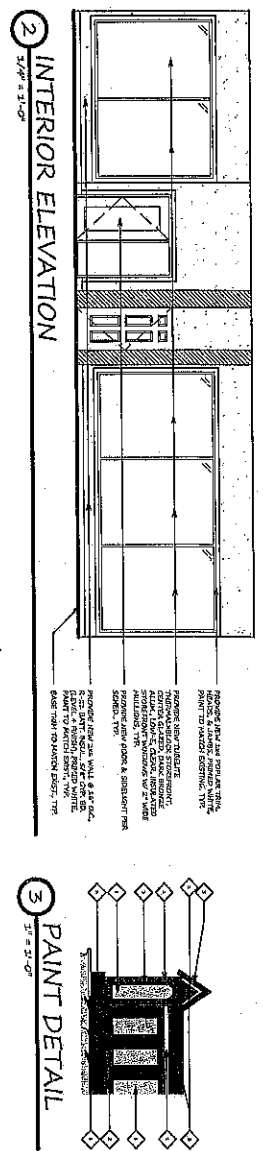
NEVADA FACADE IMPROVEMENTS

1110 6TH ST, NEVADA, IOWA, 50201

PROJECT # 2503  
PLANS,  
ELEVATIONS,  
DETAILS, &  
SCHEDULES

DATE 04/22/2026  
REVISIONS

**NEVADA FACADE IMPROVEMENTS**  
 1110 6TH ST, NEVADA, IOWA, 50201



**1110 6th St. Finish Schedule**

NO.	DESCRIPTION	FINISH	REMARKS
1	CEILING	CEILING	REMARKS
2	WALL	WALL	REMARKS
3	FLOOR	FLOOR	REMARKS
4	DOOR	DOOR	REMARKS
5	WINDOW	WINDOW	REMARKS

**1110 6th St. Door Schedule**

NO.	DESCRIPTION	FINISH	REMARKS
1	DOOR	DOOR	REMARKS
2	WINDOW	WINDOW	REMARKS

**FINISH SCHEDULE**

NO.	DESCRIPTION	FINISH	REMARKS
1	CEILING	CEILING	REMARKS
2	WALL	WALL	REMARKS
3	FLOOR	FLOOR	REMARKS
4	DOOR	DOOR	REMARKS
5	WINDOW	WINDOW	REMARKS

**REMARKS:**

1. VENEER COLOR USE BY

2. CLEAN UP AND REMOVE DEBRIS

3. CLEAN UP AND REMOVE DEBRIS

4. CLEAN UP AND REMOVE DEBRIS

5. CLEAN UP AND REMOVE DEBRIS

6. CLEAN UP AND REMOVE DEBRIS

7. CLEAN UP AND REMOVE DEBRIS

8. CLEAN UP AND REMOVE DEBRIS

9. CLEAN UP AND REMOVE DEBRIS

10. CLEAN UP AND REMOVE DEBRIS

**OPENING SCHEDULE**

NO.	DESCRIPTION	FINISH	REMARKS
1	DOOR	DOOR	REMARKS
2	WINDOW	WINDOW	REMARKS

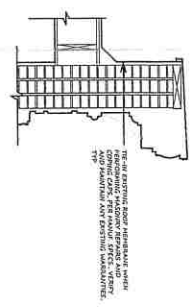
**BUILDING SECTION**  
 3/4" x 3'-0"

**PAINT DETAIL**  
 3/4" x 3'-0"

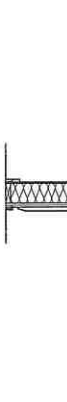
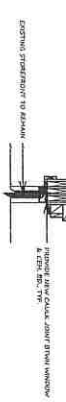
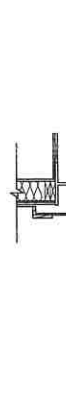
**OPENING SCHEDULE**

**REMARKS:**

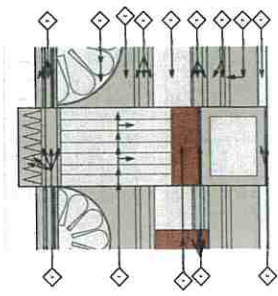




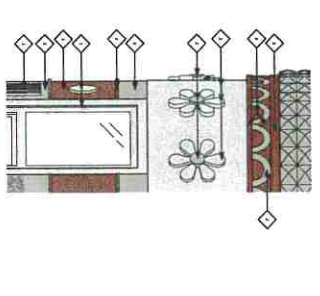
PROJECT: 1104-6TH ST. IMPROVEMENTS & REPAIRS.  
 THIS DRAWING SHALL EXPOSE THE EXISTING CONSTRUCTION TO THE EXTENT NECESSARY TO SHOW THE LOCATION OF THE EXISTING CONSTRUCTION. THE EXISTING CONSTRUCTION SHALL BE SHOWN AS EXISTING UNLESS OTHERWISE NOTED. THE EXISTING CONSTRUCTION SHALL BE SHOWN AS EXISTING UNLESS OTHERWISE NOTED. THE EXISTING CONSTRUCTION SHALL BE SHOWN AS EXISTING UNLESS OTHERWISE NOTED.



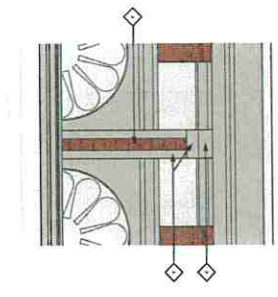
**1 BUILDING SECTION**  
 3/8" = 1'-0"



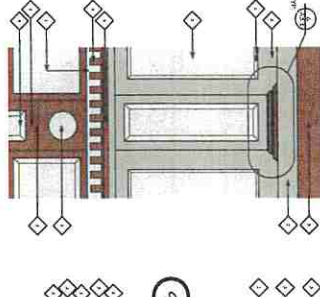
**2 PAINT DETAIL**  
 1" = 1'-0"



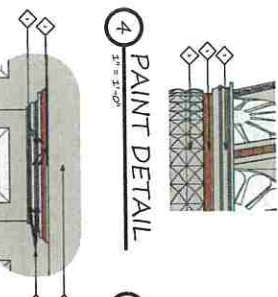
**7 PAINT DETAIL**  
 1" = 1'-0"



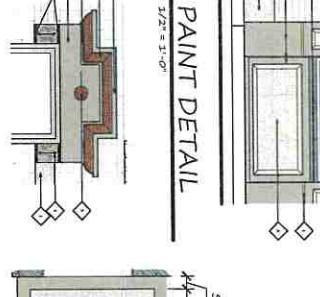
**3 PAINT DETAIL**  
 1" = 1'-0"



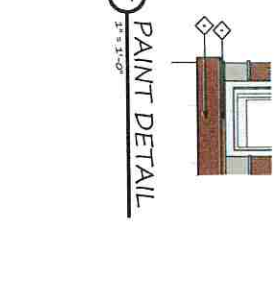
**8 PAINT DETAIL**  
 3/8" = 1'-0"



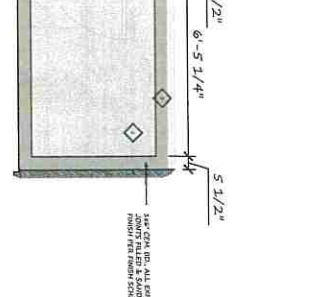
**6 PAINT DETAIL**  
 1-1/2" = 1'-0"



**9 PAINT DETAIL**  
 1/2" = 1'-0"



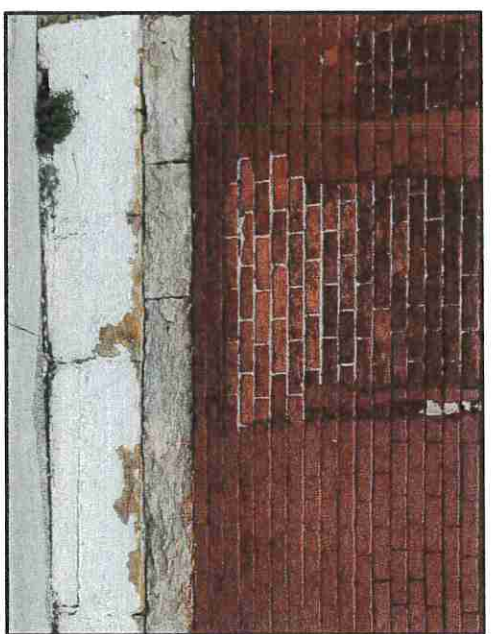
**5 PAINT DETAIL**  
 1" = 1'-0"



**10 PAINT DETAIL**  
 1/2" = 1'-0"



**11 PAINT DETAIL**  
 1/2" = 1'-0"



**1104-6TH ST. FINISH SCHEDULE**

NO.	LOCATION	FINISH	COATS	REMARKS
1	SOffit	STAIN	2	
2	SOffit	STAIN	2	
3	EXTENSION	STAIN	2	
4	EXTENSION	STAIN	2	

**REMARKS:**

1. COLOR REFER TO FINISH SCHEDULE
2. COLOR REFER TO FINISH SCHEDULE
3. COLOR REFER TO FINISH SCHEDULE
4. COLOR REFER TO FINISH SCHEDULE
5. COLOR REFER TO FINISH SCHEDULE
6. COLOR REFER TO FINISH SCHEDULE
7. COLOR REFER TO FINISH SCHEDULE
8. COLOR REFER TO FINISH SCHEDULE
9. COLOR REFER TO FINISH SCHEDULE
10. COLOR REFER TO FINISH SCHEDULE
11. COLOR REFER TO FINISH SCHEDULE

**NEVADA FACADE IMPROVEMENTS**

1104 6TH ST, NEVADA, IOWA, 50201

**CA&D P.C.**  
 www.caandp.com  
 3400 WOODLAND AVE  
 SUITE 302  
 WEST DES MOINES, IA  
 50315  
 515.281.1500

PROJECT # 2303  
 WALL  
 SECTIONS,  
 DETAILS, &  
 SCHEDULES

A3.1



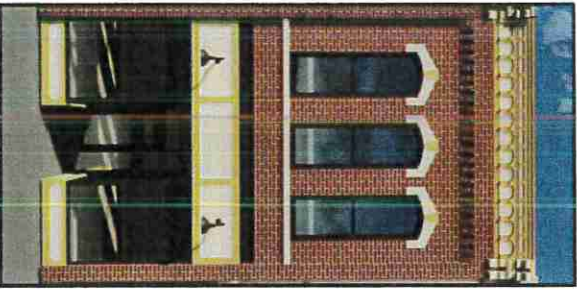








EXISTING PHOTOGRAPH



PROPOSED RENDERING

\* RENDERING AREA REPRESENTS LOCATION OF THE \*  
 BUILDING SHOW GENERAL DESIGN INTENT \*  
 NOT TO BE USED TO BUILD FROM.



**10332 6th ST. FINISH SCHEDULE**

NO.	QTY	DESCRIPTION	FINISH	QTY	REMARKS
1	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
2	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
3	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
4	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
5	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
6	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
7	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
8	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
9	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
10	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'

FINISH SCHEDULE

REMARKS: VERIFY COLOR USE BY  
 1. COLOR USED FOR TRIM & AT SPIT  
 2. COLOR USED FOR TRIM & AT SPIT  
 3. COLOR USED FOR TRIM & AT SPIT  
 4. COLOR USED FOR TRIM & AT SPIT  
 5. COLOR USED FOR TRIM & AT SPIT  
 6. COLOR USED FOR TRIM & AT SPIT  
 7. COLOR USED FOR TRIM & AT SPIT  
 8. COLOR USED FOR TRIM & AT SPIT  
 9. COLOR USED FOR TRIM & AT SPIT  
 10. COLOR USED FOR TRIM & AT SPIT

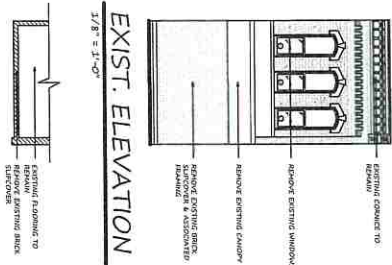
**10332 6th ST. DOOR SCHEDULE**

NO.	QTY	DESCRIPTION	FINISH	QTY	REMARKS
1	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
2	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
3	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
4	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
5	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
6	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
7	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
8	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
9	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
10	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'

OPENING SCHEDULE

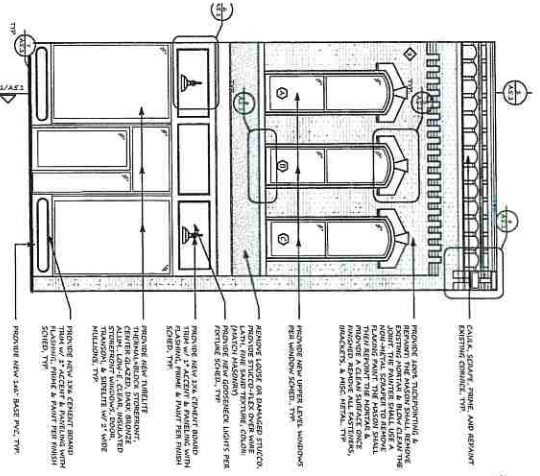
HARDWARE SPECIFICATIONS:  
 1. HANGERS: 1/2" x 4" x 8" BRASS  
 2. HANGERS: 1/2" x 4" x 8" BRASS  
 3. HANGERS: 1/2" x 4" x 8" BRASS  
 4. HANGERS: 1/2" x 4" x 8" BRASS  
 5. HANGERS: 1/2" x 4" x 8" BRASS  
 6. HANGERS: 1/2" x 4" x 8" BRASS  
 7. HANGERS: 1/2" x 4" x 8" BRASS  
 8. HANGERS: 1/2" x 4" x 8" BRASS  
 9. HANGERS: 1/2" x 4" x 8" BRASS  
 10. HANGERS: 1/2" x 4" x 8" BRASS

REMARKS:  
 1. HANGERS: 1/2" x 4" x 8" BRASS  
 2. HANGERS: 1/2" x 4" x 8" BRASS  
 3. HANGERS: 1/2" x 4" x 8" BRASS  
 4. HANGERS: 1/2" x 4" x 8" BRASS  
 5. HANGERS: 1/2" x 4" x 8" BRASS  
 6. HANGERS: 1/2" x 4" x 8" BRASS  
 7. HANGERS: 1/2" x 4" x 8" BRASS  
 8. HANGERS: 1/2" x 4" x 8" BRASS  
 9. HANGERS: 1/2" x 4" x 8" BRASS  
 10. HANGERS: 1/2" x 4" x 8" BRASS

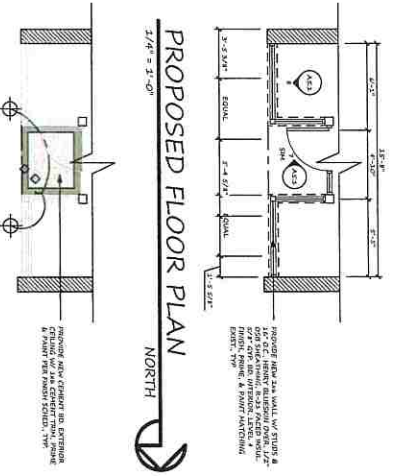


EXIST. ELEVATION

EXIST. FLOOR PLAN NORTH



PROPOSED ELEVATION



PROPOSED FLOOR PLAN NORTH

PROPOSED REF. CEIL. PLAN NORTH

**10332 6th ST. LIGHT FIXTURES**

NO.	QTY	DESCRIPTION	FINISH	QTY	REMARKS
1	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
2	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
3	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
4	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
5	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
6	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
7	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
8	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
9	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'
10	1	WOOD TRIM	PAINT	1	1/2" x 4" x 8'

LIGHTING SCHEDULE

NEVADA FACADE IMPROVEMENTS

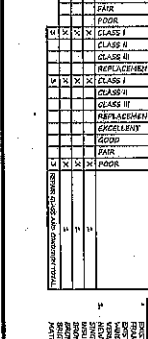
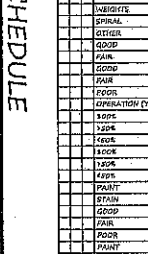
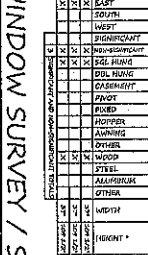
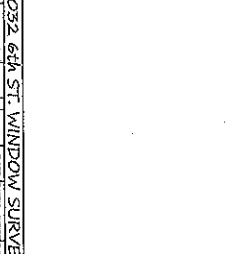
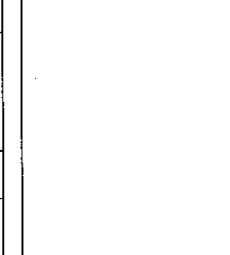
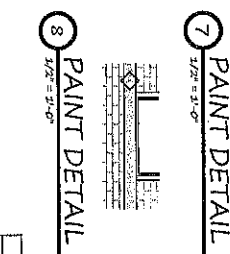
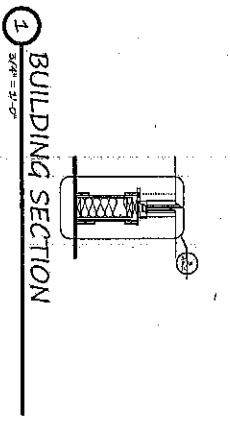
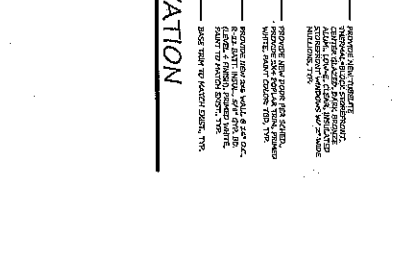
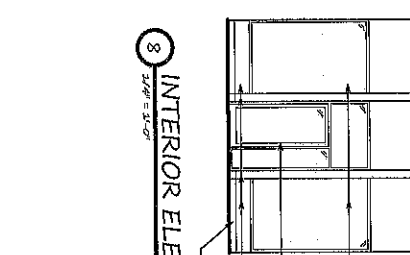
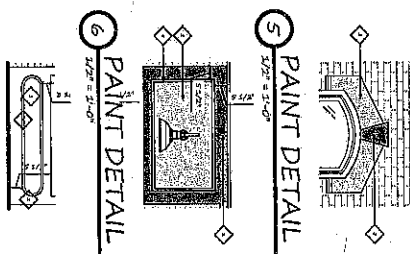
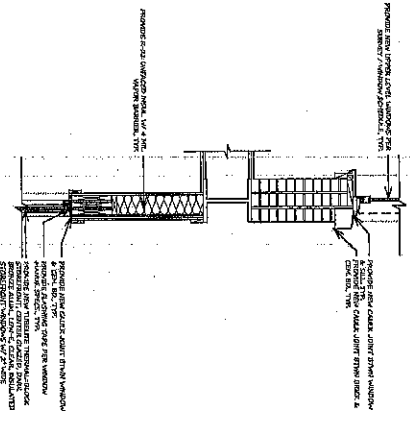
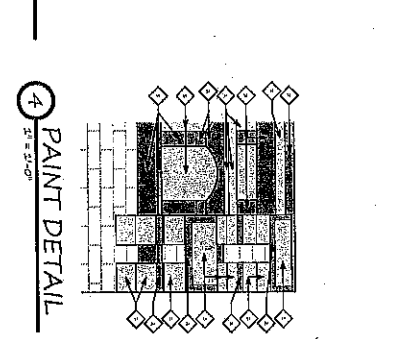
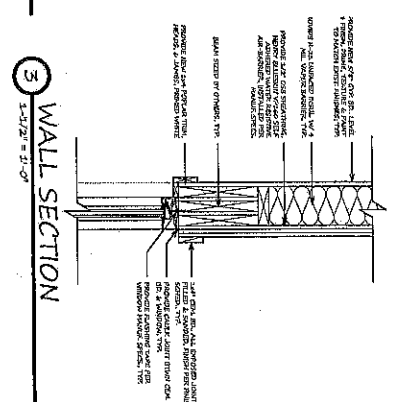
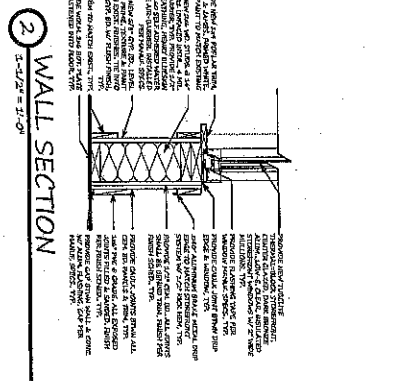
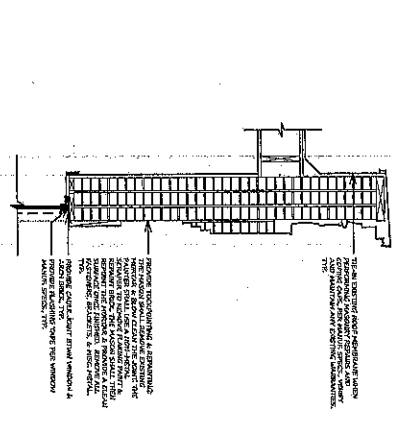
1032 6TH ST, NEVADA, IOWA, 50201

**CA&D P.C.**  
 WWW.CA&DARCHITECTURE.COM  
 300 WOODLAND AVE  
 SUITE 302  
 WEST DES MOINES, IA  
 50319-1100  
 515.281.1800

PROJECT # 2503  
 PLANS,  
 ELEVATIONS,  
 & SCHEDULES

A5.0

DATE: 04/22/2026  
 REVISIONS:



NO.	LOCATION	WINDOW TYPE	HEIGHT	WIDTH	FINISH	OPERATION	REMARKS
1	1032 6TH ST.	1032 6TH ST. WINDOW SURVEY					

WINDOW NOTES:  
 1. ALL WINDOWS AND DOORS SHALL BE FINISHED WITH INTERIOR AND EXTERIOR PAINT.  
 2. ALL WINDOWS AND DOORS SHALL BE FINISHED WITH INTERIOR AND EXTERIOR PAINT.  
 3. ALL WINDOWS AND DOORS SHALL BE FINISHED WITH INTERIOR AND EXTERIOR PAINT.

# NEVADA FACADE IMPROVEMENTS

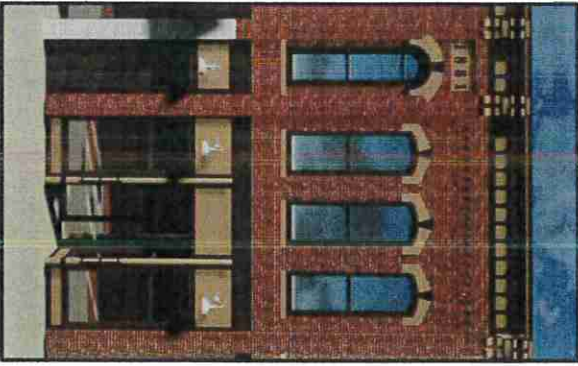
1032 6TH ST, NEVADA, IOWA, 50201

**C&D P.C.**  
 WINN-DIXIE STORES INC.  
 3800 W. HARRISON AVE.  
 SUITE 302  
 WEST DES MOINES, IA 50308  
 515.281.1111

PROJECT # : 2008  
 WALL  
 SECTIONS,  
 DETAILS, &  
 SCHEDULES  
 A5.1



EXISTING PHOTOGRAPH

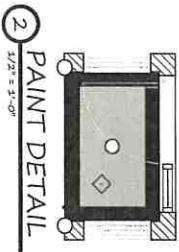


PROPOSED RENDERING

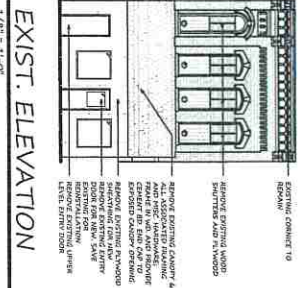
\* RENDERINGS ARE A REPRESENTATION OF THE \*  
BUILDING TO SHOW GENERAL DESIGN INTENT.  
NOT TO BE USED TO BUILD FROM.



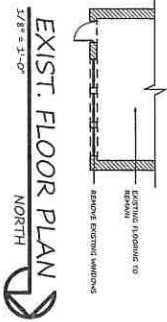
1 PAINT DETAIL  
1/2" = 3'-0"



2 PAINT DETAIL  
1/2" = 3'-0"



EXIST. ELEVATION  
1/2" = 3'-0"



EXIST. FLOOR PLAN  
1/4" = 3'-0"  
NORTH

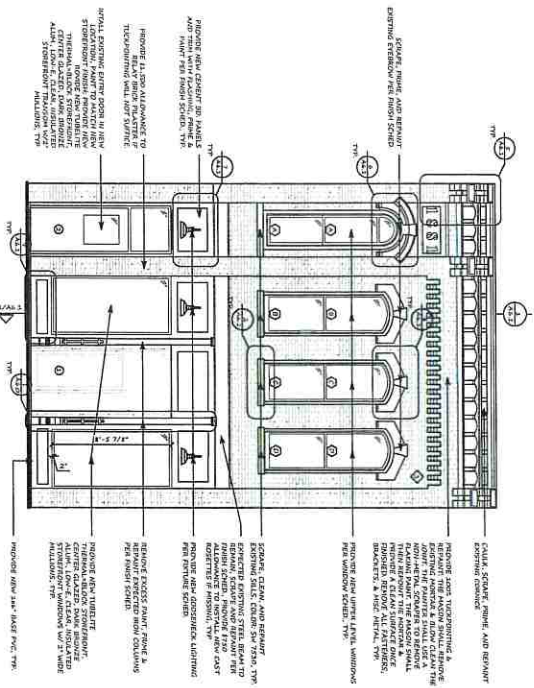
1028 6th ST. LIGHT FIXTURES		LOCATION	
1	MAIN LIGHT FIXTURE COMPANY, THE	1	WATER HOUSE ROSEWOOD WALL, STORE
2	RECESSED LIGHT FIXTURE COMPANY, THE	2	WATER HOUSE ROSEWOOD WALL, STORE
3	RECESSED LIGHT FIXTURE COMPANY, THE	3	WATER HOUSE ROSEWOOD WALL, STORE
4	RECESSED LIGHT FIXTURE COMPANY, THE	4	WATER HOUSE ROSEWOOD WALL, STORE
5	RECESSED LIGHT FIXTURE COMPANY, THE	5	WATER HOUSE ROSEWOOD WALL, STORE
6	RECESSED LIGHT FIXTURE COMPANY, THE	6	WATER HOUSE ROSEWOOD WALL, STORE
7	RECESSED LIGHT FIXTURE COMPANY, THE	7	WATER HOUSE ROSEWOOD WALL, STORE

LIGHTING SCHEDULE

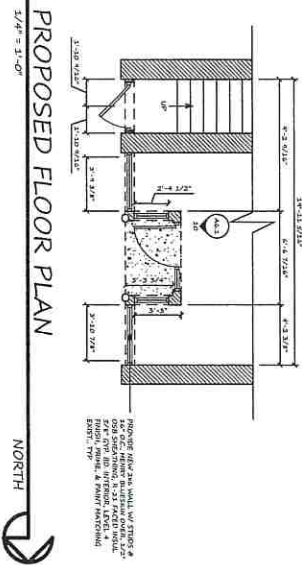
1028 6th ST. FINISH SCHEDULE			
NO.	DESCRIPTION	FINISH	REMARKS
1	CONCRETE	CONCRETE	1.3.1
2	WOOD	WOOD	1.3.2
3	PAINT	PAINT	1.3.3
4	GLASS	GLASS	1.3.4
5	CEILING	CEILING	1.3.5
6	FLOOR	FLOOR	1.3.6
7	WALL	WALL	1.3.7

FINISH SCHEDULE

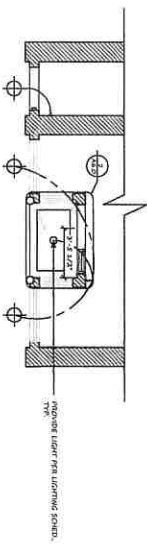
REMARKS: VERIFY COLOR USE ON  
ELEVATIONS AND DETAILS  
1. COLOR USED FOR FINISH SCHEDULE  
2. COLOR USED FOR FINISH SCHEDULE  
3. COLOR USED FOR FINISH SCHEDULE  
4. COLOR USED FOR FINISH SCHEDULE  
5. COLOR USED FOR FINISH SCHEDULE  
6. COLOR USED FOR FINISH SCHEDULE  
7. COLOR USED FOR FINISH SCHEDULE



PROPOSED ELEVATION  
1/2" = 3'-0"



PROPOSED FLOOR PLAN  
1/4" = 3'-0"  
NORTH



PROPOSED REFLECTED CEILING PLAN  
1/4" = 3'-0"  
NORTH

NEVADA FACADE IMPROVEMENTS

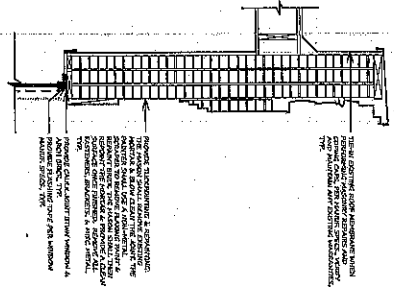
1028 6TH ST, NEVADA, IOWA, 50201



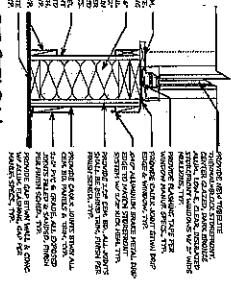
PROJECT # 2903  
PLANS,  
ELEVATIONS,  
& SCHEDULES

DATE: 04/22/2026  
REVISIONS:

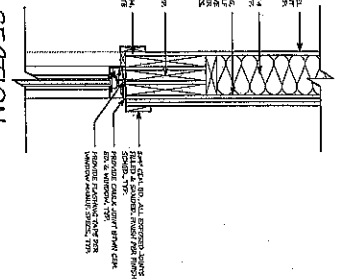
A6.0



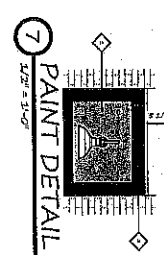
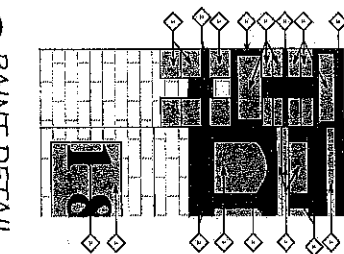
3 WALL SECTION  
1/4" = 1'-0"



4 WALL SECTION  
1/4" = 1'-0"

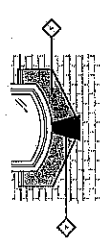


5 PAINT DETAIL  
1/2" = 1'-0"



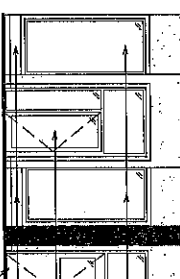
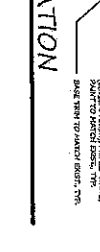
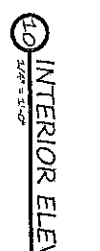
6 PAINT DETAIL  
1/2" = 1'-0"

7 PAINT DETAIL  
1/2" = 1'-0"

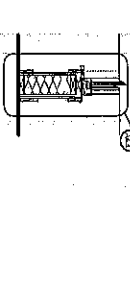
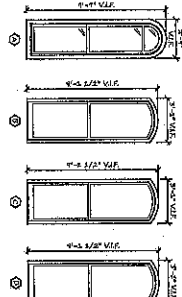


8 PAINT DETAIL  
1/2" = 1'-0"

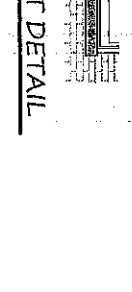
9 PAINT DETAIL  
1/2" = 1'-0"



10 INTERIOR ELEVATION  
1/4" = 1'-0"



1 BUILDING SECTION  
3/8" = 1'-0"



2 PAINT DETAIL  
1/2" = 1'-0"

1028 6TH ST. WINDOW SURVEY

NO.	LOCATION	WINDOW TYPE	APERTURE	SIZE	FINISH	GLASS	FRAME	OPERATION	SWITCH	SHUTTER	REMARKS
1	NORTH	DOUBLE	6'-0" x 4'-0"	6'-0" x 4'-0"	WOOD	GLASS	WOOD	DOUBLE	UP	WOOD	
2	EAST	DOUBLE	6'-0" x 4'-0"	6'-0" x 4'-0"	WOOD	GLASS	WOOD	DOUBLE	UP	WOOD	
3	WEST	DOUBLE	6'-0" x 4'-0"	6'-0" x 4'-0"	WOOD	GLASS	WOOD	DOUBLE	UP	WOOD	
4	SOUTH	DOUBLE	6'-0" x 4'-0"	6'-0" x 4'-0"	WOOD	GLASS	WOOD	DOUBLE	UP	WOOD	

526 K AVE. DOOR SCHEDULE

NO.	DESCRIPTION	TYPE	FINISH	REMARKS
1	WOOD	WOOD	WOOD	
2	STEEL	STEEL	STEEL	
3	ALUMINUM	ALUMINUM	ALUMINUM	

WINDOW SCHEDULE

NO.	DESCRIPTION	TYPE	FINISH	REMARKS
1	WOOD	WOOD	WOOD	
2	STEEL	STEEL	STEEL	
3	ALUMINUM	ALUMINUM	ALUMINUM	

WINDOW NOTES:  
- VERIFY ALL WINDOW AND FINISH SCHEDULES WITH ARCHITECT.  
- ALL WINDOW AND FINISH SCHEDULES SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.  
- WINDOW AND FINISH SCHEDULES SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.

REVISIONS:  
DATE: 10/20/2023  
PROJECT # 2203  
WALL SECTIONS, DETAILS, & SCHEDULES  
A6.1



### 532 K AVE FINISH SCHEDULE

NO.	DESCRIPTION	UNIT	QTY	REMARKS
1	CONCRETE	CU YD	1.00	
2	FORMWORK	SQ YD	1.00	
3	REINFORCEMENT	TON	1.00	
4	PAINT	SQ YD	1.00	
5	GLASS	SQ YD	1.00	
6	WALL	SQ YD	1.00	
7	ROOF	SQ YD	1.00	
8	FLOOR	SQ YD	1.00	
9	CEILING	SQ YD	1.00	
10	MECHANICAL	SQ YD	1.00	
11	ELECTRICAL	SQ YD	1.00	
12	PLUMBING	SQ YD	1.00	
13	MECHANICAL	SQ YD	1.00	
14	ELECTRICAL	SQ YD	1.00	
15	PLUMBING	SQ YD	1.00	

**REMARKS:** VERIFY LOCAL USE AND

1. CONCRETE USED FOR CURB AND DRIVEWAY
2. FORMWORK USED FOR CONCRETE
3. REINFORCEMENT USED FOR CONCRETE
4. PAINT USED FOR INTERIOR WALLS
5. GLASS USED FOR WINDOW GLASS
6. WALL USED FOR EXTERIOR WALLS
7. ROOF USED FOR ROOFING
8. FLOOR USED FOR FLOORING
9. CEILING USED FOR CEILING
10. MECHANICAL USED FOR MECHANICAL
11. ELECTRICAL USED FOR ELECTRICAL
12. PLUMBING USED FOR PLUMBING
13. MECHANICAL USED FOR MECHANICAL
14. ELECTRICAL USED FOR ELECTRICAL
15. PLUMBING USED FOR PLUMBING

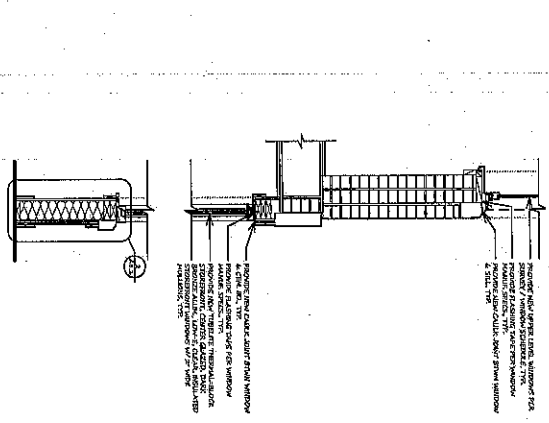
### 532 K AVE WINDOW SURVEY

NO.	LOCATION	WINDOW TYPE	MATERIAL	SIZE	THICKNESS	WEIGHTS	SPRINK	OTHER	GOOD	FAIR	POOR	REMARKS
1	NORTH	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
2	EAST	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
3	SOUTH	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
4	WEST	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
5	REAR	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
6	FRONT	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
7	REAR	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
8	FRONT	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
9	REAR	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
10	FRONT	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
11	REAR	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
12	FRONT	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
13	REAR	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
14	FRONT	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
15	REAR	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
16	FRONT	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
17	REAR	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
18	FRONT	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
19	REAR	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
20	FRONT	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
21	REAR	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
22	FRONT	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
23	REAR	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
24	FRONT	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	
25	REAR	DOUBLE	ALUMINUM	36" x 48"	1/2"	150 LB	NO	NO	GOOD	FAIR	POOR	

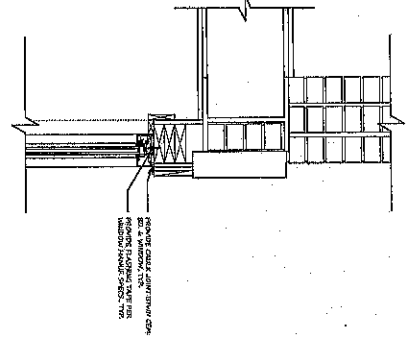
**WINDOW NOTES:**

1. VERIFY WINDOW SIZES AND WEIGHTS
2. VERIFY ALL WINDOWS AND PARTS
3. VERIFY WINDOW SIZES AND WEIGHTS
4. VERIFY WINDOW SIZES AND WEIGHTS
5. VERIFY WINDOW SIZES AND WEIGHTS
6. VERIFY WINDOW SIZES AND WEIGHTS
7. VERIFY WINDOW SIZES AND WEIGHTS
8. VERIFY WINDOW SIZES AND WEIGHTS
9. VERIFY WINDOW SIZES AND WEIGHTS
10. VERIFY WINDOW SIZES AND WEIGHTS
11. VERIFY WINDOW SIZES AND WEIGHTS
12. VERIFY WINDOW SIZES AND WEIGHTS
13. VERIFY WINDOW SIZES AND WEIGHTS
14. VERIFY WINDOW SIZES AND WEIGHTS
15. VERIFY WINDOW SIZES AND WEIGHTS
16. VERIFY WINDOW SIZES AND WEIGHTS
17. VERIFY WINDOW SIZES AND WEIGHTS
18. VERIFY WINDOW SIZES AND WEIGHTS
19. VERIFY WINDOW SIZES AND WEIGHTS
20. VERIFY WINDOW SIZES AND WEIGHTS
21. VERIFY WINDOW SIZES AND WEIGHTS
22. VERIFY WINDOW SIZES AND WEIGHTS
23. VERIFY WINDOW SIZES AND WEIGHTS
24. VERIFY WINDOW SIZES AND WEIGHTS
25. VERIFY WINDOW SIZES AND WEIGHTS

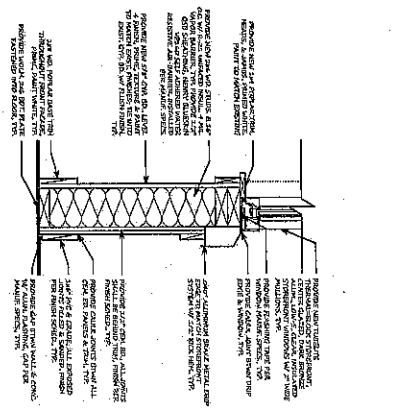
**1 BUILDING SECTION**  
1/2" = 3'-0"



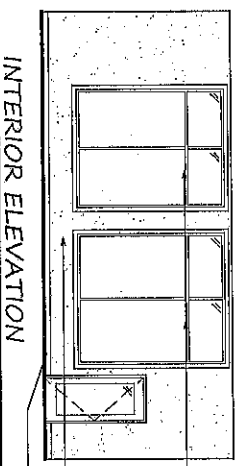
**3 WALL SECTION**  
1/2" = 3'-0"



**2 WALL SECTION**  
1/2" = 3'-0"



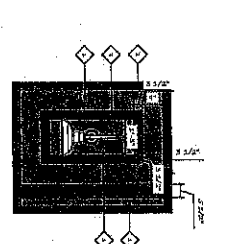
**6 INTERIOR ELEVATION**  
1/4" = 3'-0"



**5 PAINT DETAIL**  
1/2" = 3'-0"

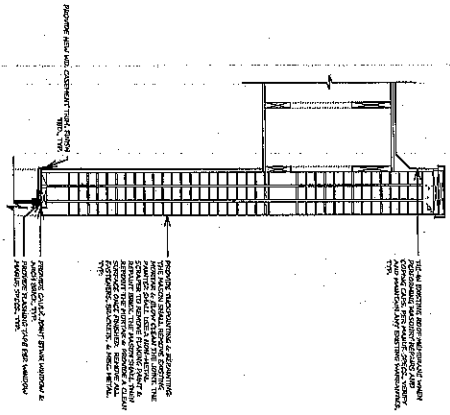


**4 PAINT DETAIL**  
1/2" = 3'-0"

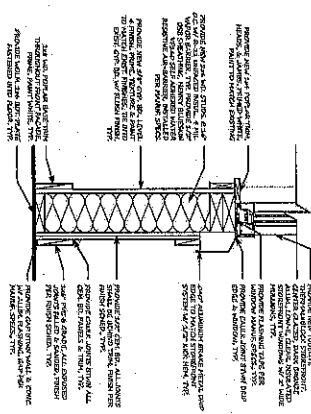




1. SEE ALL EXISTING AND PROPOSED LIGHT FIXTURES. ALL EXISTING LIGHT FIXTURES TO REMAIN. ALL NEW LIGHT FIXTURES TO BE INSTALLED AS SHOWN. ALL LIGHT FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARMS CODE (NFPA).



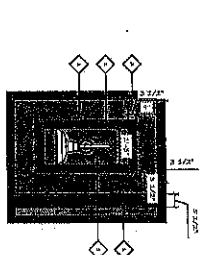
2 WALL SECTION  
1/2" = 1'-0"



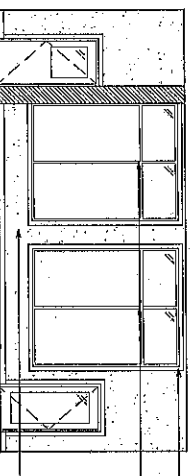
5 PAINT DETAIL  
1/2" = 1'-0"



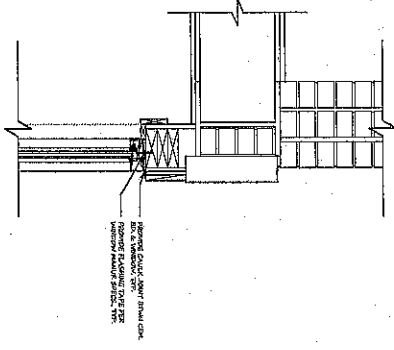
4 PAINT DETAIL  
1/2" = 1'-0"



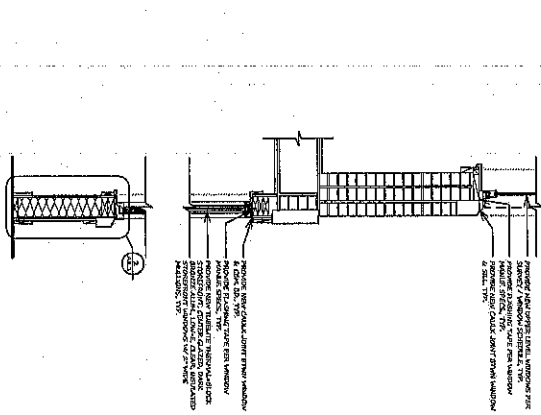
6 INTERIOR ELEVATION  
1/4" = 1'-0"



3 WALL SECTION  
1/4" = 1'-0"



1 BUILDING SECTION  
3/8" = 1'-0"



**526 K AVE FINISH SCHEDULE**

NO.	DESCRIPTION	FINISH	QTY	REMARKS
1	CEILING	PAINT	1	PAINT
2	WALL	PAINT	1	PAINT
3	FLOOR	PAINT	1	PAINT
4	DOOR	PAINT	1	PAINT
5	WINDOW	PAINT	1	PAINT

**REMARKS:**

1. FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

**526 K AVE WINDOW SURVEY**

NO.	LOCATION	WINDOW TYPE	MATERIAL	SIZE	FINISH	REMARKS
1	NORTH	X	X	X	X	X
2	EAST	X	X	X	X	X
3	SOUTH	X	X	X	X	X
4	WEST	X	X	X	X	X
5	DOOR	X	X	X	X	X
6	OTHER	X	X	X	X	X

**WINDOW SURVEY / SCHEDULE**

NO.	LOCATION	WINDOW TYPE	MATERIAL	SIZE	FINISH	REMARKS
1	NORTH	X	X	X	X	X
2	EAST	X	X	X	X	X
3	SOUTH	X	X	X	X	X
4	WEST	X	X	X	X	X
5	DOOR	X	X	X	X	X
6	OTHER	X	X	X	X	X

**WINDOW NOTES:**

1. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

Prepared by/Return to: City of Nevada, 1209 6<sup>th</sup> Street, P.O. Box 530, Nevada, Iowa 50201

**RESOLUTION NO. 083 (2025/2026)**

**A RESOLUTION ACCEPTING MAJOR SUBDIVISION – CONSTRUCTION PLANS FOR  
TIMBER RIDGE SUBDIVISION PLAT 2 – A PLAT WITHIN THE CITY’S TWO-MILE  
CORPORATE LIMITS, STORY COUNTY, IOWA**

WHEREAS, there has been submitted to the City Council of the City of Nevada, Iowa, the Major Subdivision – Construction Plans for Timber Ridge Subdivision Plat 2, Story County, Iowa, within the City’s two-mile corporate limits of the City of Nevada, Iowa; and

WHEREAS, the Major Subdivision – Construction Plans for Timber Ridge Subdivision Plat 2 have been submitted to the Planning and Zoning Commission of the City of Nevada, Iowa, and they recommended approval of the Major Subdivision – Construction Plans for Timber Ridge Subdivision Plat 2, Nevada, Story County, Iowa, on the 4<sup>th</sup> day of May, 2026.

WHEREAS, the City Council of Nevada, Iowa is required to review the Plat of said subdivision pursuant to Iowa Code §354.8.

WHEREAS, the City Council of the City of Nevada, Iowa has considered the recommendations of the Planning and Zoning Commission and finds that it is advisable and in the best interests of the City of Nevada, Iowa, and of the citizens thereof that the Major Subdivision – Construction Plans for Timber Ridge Subdivision Plat 2 be accepted and approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEVADA, IOWA, that the Major Subdivision – Construction Plans for Timber Ridge Subdivision Plat 2, Story County, Iowa, and located within two miles of the corporate limits of the City of Nevada, Iowa, is hereby accepted and approved for and on behalf of the City of Nevada, Iowa.

IT IS FURTHER RESOLVED, that the Mayor and the City Clerk are hereby directed to certify a copy of this Resolution to be affixed to said Plat. The City Clerk is directed to forthwith release an original copy of all subdivision platting documents to the owner for recording with the Story County Recorder.

PASSED AND APPROVED THIS 11<sup>th</sup> day of May, 2026.

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

Attest:

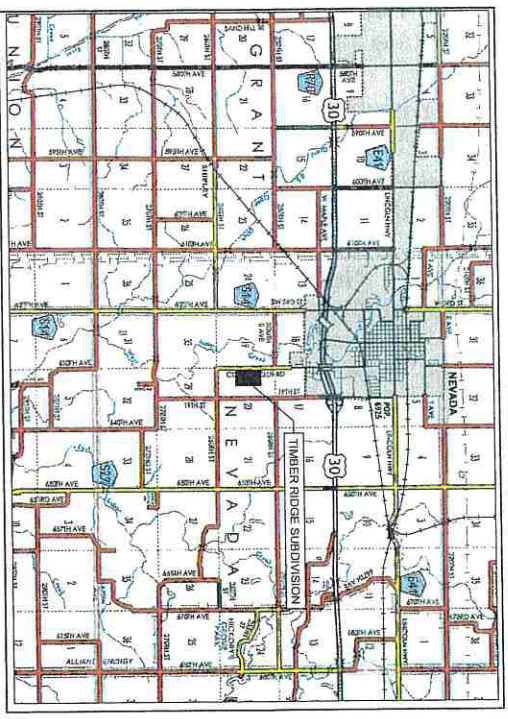
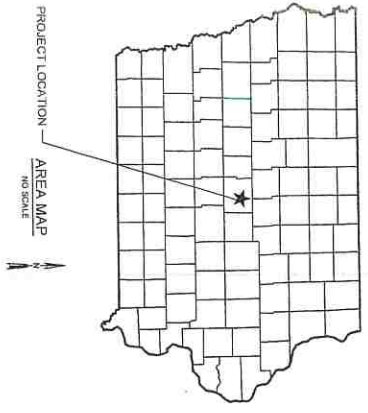
\_\_\_\_\_  
Erin Mousel, City Clerk

# MAJOR SUBDIVISION - CONSTRUCTION PLANS

## FOR TIMBER RIDGE SUBDIVISION

### PLAT 2

## STORY COUNTY, IOWA

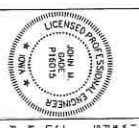


SHEET NO.	SHEET ID	DRAWINGS LIST	SHEET TITLE
1	CL1	COVER	
2	CL2	SUBDIVISION DATA	
3	CL3	GENERAL NOTES	
4	CL4	LOT DIMENSIONS AND NOTES	
5	CL5	LOT DIMENSIONS AND QUANTITIES	
6	CL6	TYPICAL DRIVEWAY - CROSS SECTION	
7	CL7	TYPICAL DRIVEWAY - 2	
8	CL8	TYPICAL DRIVEWAY - 3	
9	CL9	TYPICAL DRIVEWAY - 4	
10	CL10	TYPICAL DRIVEWAY - 5	
11	CL11	TYPICAL DRIVEWAY - 6	
12	CL12	TYPICAL DRIVEWAY - 7	
13	CL13	TYPICAL DRIVEWAY - 8	
14	CL14	TYPICAL DRIVEWAY - 9	
15	CL15	TYPICAL DRIVEWAY - 10	
16	CL16	TYPICAL DRIVEWAY - 11	
17	CL17	TYPICAL DRIVEWAY - 12	
18	CL18	TYPICAL DRIVEWAY - 13	
19	CL19	TYPICAL DRIVEWAY - 14	
20	CL20	TYPICAL DRIVEWAY - 15	
21	CL21	TYPICAL DRIVEWAY - 16	
22	CL22	TYPICAL DRIVEWAY - 17	
23	CL23	TYPICAL DRIVEWAY - 18	
24	CL24	TYPICAL DRIVEWAY - 19	
25	CL25	TYPICAL DRIVEWAY - 20	
26	CL26	TYPICAL DRIVEWAY - 21	
27	CL27	TYPICAL DRIVEWAY - 22	
28	CL28	TYPICAL DRIVEWAY - 23	
29	CL29	TYPICAL DRIVEWAY - 24	
30	CL30	TYPICAL DRIVEWAY - 25	
31	CL31	TYPICAL DRIVEWAY - 26	
32	CL32	TYPICAL DRIVEWAY - 27	
33	CL33	TYPICAL DRIVEWAY - 28	
34	CL34	TYPICAL DRIVEWAY - 29	
35	CL35	TYPICAL DRIVEWAY - 30	
36	CL36	TYPICAL DRIVEWAY - 31	
37	CL37	TYPICAL DRIVEWAY - 32	

Strand Associates, Inc.  
2802 South Loop Rd  
Ames, IA 50010  
515-233-0000  
www.strand.com

THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUAD) AND STORY COUNTY SUPPLEMENT TO SUAD ALONG WITH SPECIFIC PROJECT AND SUBDIVISION MAPS ARE REQUIRED FOR SUBDIVISION MAPS TO THIS PROJECT.

THIS PROJECT IS COVERED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES WPA GENERAL REPORT NO. 2. THE CONTRACTORS SHALL OBTAIN A COPY OF THIS REPORT FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES. THIS REPORT IS NOT TO BE USED FOR ANY OTHER PURPOSES.



I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Iowa. Engineer number: 10003. Date: 12/13/2017. Report or plans covered by this seal: All.





DIVISION 7 - PAVEMENT & APPURTENANCES

PAVING	7.01	LF	SMOOTH FINISH
PAVING	7.02	LF	REMOVAL OF WHITE EDGE PAINT
PAVING	7.03	SF	PAVEMENT, FCC, FINISH
PAVING	7.04	SF	GRAVELLY TRAIL, FINISH, W/PAVER
PAVING	7.05	EA	SHOULDER
EROSION	9.02	AC	SEEDING, FERTILIZING, & MULCHING - SUPERSON MIX
EROSION	9.03	LF	SILT FENCE, METALL MATTING
EROSION	9.04	LF	RILLS
EROSION	9.05	EA	INLET PROTECTION
EROSION	9.06	LF	PROTECTION FENCE
EROSION & UTILITY	9.07	SF	STABILIZED CONSTRUCTION ERT
EROSION & UTILITY	9.08	TON	RIPPED CLASS D/E
PAVING	11.02	LS	MOBILIZATION, PAVING
EROSION	11.03	LS	MOBILIZATION, EROSION

DIVISION 9 - SITE WORK & LANDSCAPING

EROSION & UTILITY	9.01	LF	SMOOTH FINISH
EROSION & UTILITY	9.02 <td>LF <td>REMOVAL OF WHITE EDGE PAINT</td> </td>	LF <td>REMOVAL OF WHITE EDGE PAINT</td>	REMOVAL OF WHITE EDGE PAINT
EROSION & UTILITY	9.03 <td>SF</td> <td>PAVEMENT, FCC, FINISH</td>	SF	PAVEMENT, FCC, FINISH
EROSION & UTILITY	9.04 <td>SF</td> <td>GRAVELLY TRAIL, FINISH, W/PAVER</td>	SF	GRAVELLY TRAIL, FINISH, W/PAVER
EROSION & UTILITY	9.05 <td>EA</td> <td>SHOULDER</td>	EA	SHOULDER
EROSION & UTILITY	9.06 <td>AC</td> <td>SEEDING, FERTILIZING, &amp; MULCHING - SUPERSON MIX</td>	AC	SEEDING, FERTILIZING, & MULCHING - SUPERSON MIX
EROSION & UTILITY	9.07 <td>LF <td>SILT FENCE, METALL MATTING</td> </td>	LF <td>SILT FENCE, METALL MATTING</td>	SILT FENCE, METALL MATTING
EROSION & UTILITY	9.08 <td>LF <td>RILLS</td> </td>	LF <td>RILLS</td>	RILLS
EROSION & UTILITY	9.09 <td>EA</td> <td>INLET PROTECTION</td>	EA	INLET PROTECTION
EROSION & UTILITY	9.10 <td>LF <td>PROTECTION FENCE</td> </td>	LF <td>PROTECTION FENCE</td>	PROTECTION FENCE
EROSION & UTILITY	9.11 <td>SF</td> <td>STABILIZED CONSTRUCTION ERT</td>	SF	STABILIZED CONSTRUCTION ERT
EROSION & UTILITY	9.12 <td>TON</td> <td>RIPPED CLASS D/E</td>	TON	RIPPED CLASS D/E
EROSION & UTILITY	11.01 <td>LS</td> <td>MOBILIZATION, PAVING</td>	LS	MOBILIZATION, PAVING
EROSION & UTILITY	11.02 <td>LS</td> <td>MOBILIZATION, EROSION</td>	LS	MOBILIZATION, EROSION

**BID ITEM DESCRIPTIONS AND QUANTITIES**

JOB NO. 2024.011

PROJECT NAME: TIMBER RIDGE SUBDIVISION - PLAT 2 NEVADA, IOWA

DATE: 11/15/24

REVISIONS: 1

SHEET 5 OF 5

STRAND ASSOCIATES

G23

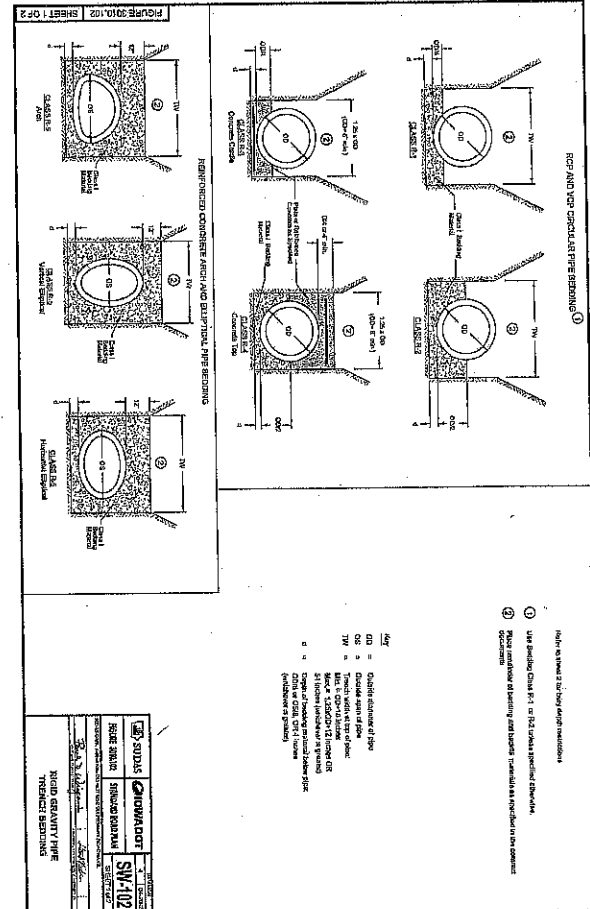
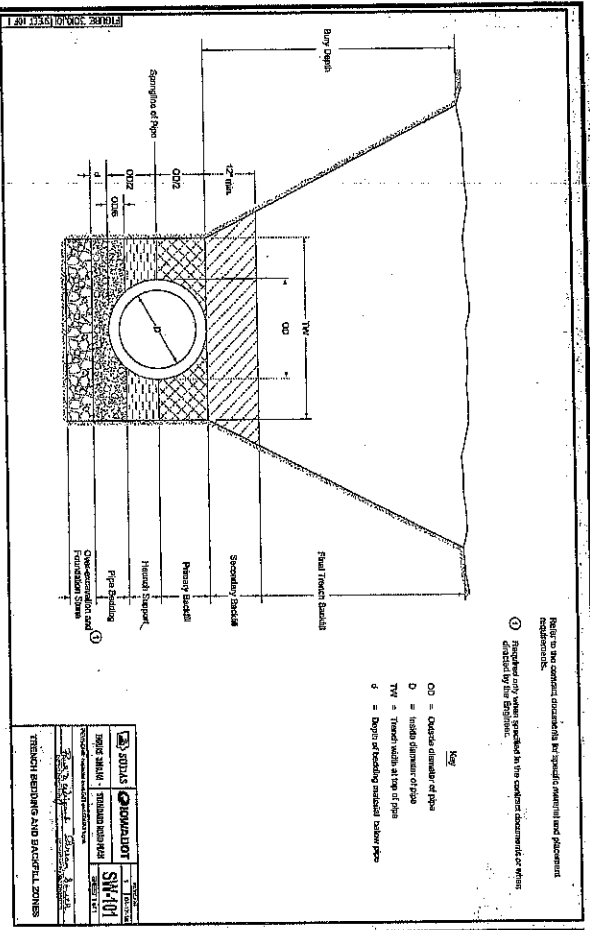
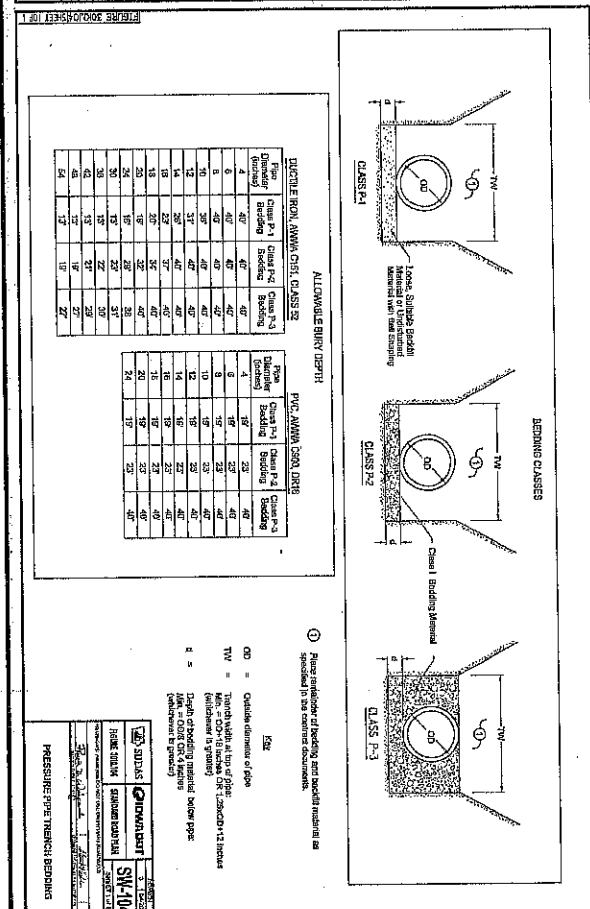
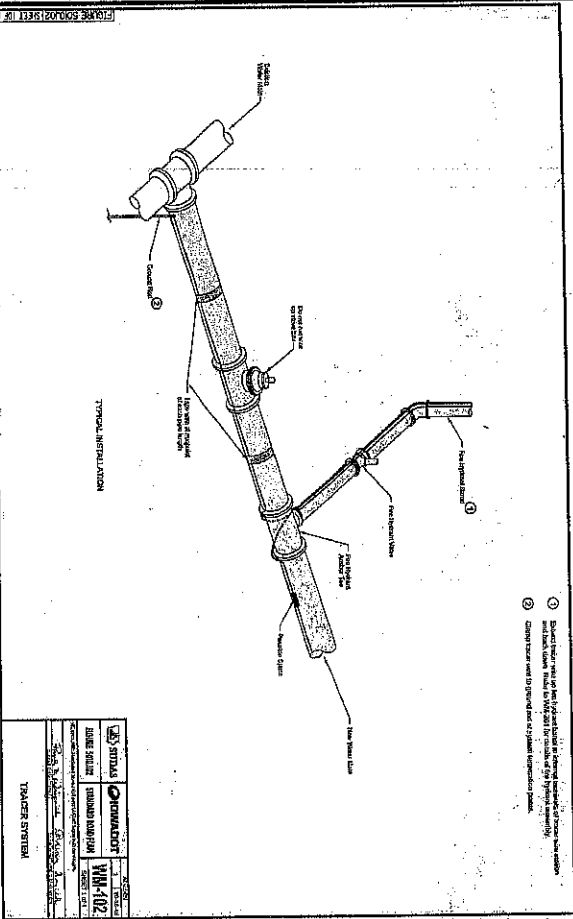


FIGURE 300A.02: SHEET 1 OF 2. RIGID GRANITE PIPE TRENCH BEDDING. Tables for ALLOWABLE BURY DEPTH and CLASSIFIED BEDDING.

Pipe Diameter (OD)	ALLOWABLE BURY DEPTH	
	Class 1	Class 2
12	48"	48"
14	48"	48"
16	48"	48"
18	48"	48"
20	48"	48"
22	48"	48"
24	48"	48"
26	48"	48"
28	48"	48"
30	48"	48"
32	48"	48"
34	48"	48"
36	48"	48"
38	48"	48"
40	48"	48"
42	48"	48"
44	48"	48"
46	48"	48"
48	48"	48"
50	48"	48"
52	48"	48"
54	48"	48"
56	48"	48"
58	48"	48"
60	48"	48"
62	48"	48"
64	48"	48"
66	48"	48"
68	48"	48"
70	48"	48"
72	48"	48"
74	48"	48"
76	48"	48"
78	48"	48"
80	48"	48"
82	48"	48"
84	48"	48"
86	48"	48"
88	48"	48"
90	48"	48"
92	48"	48"
94	48"	48"
96	48"	48"
98	48"	48"
100	48"	48"

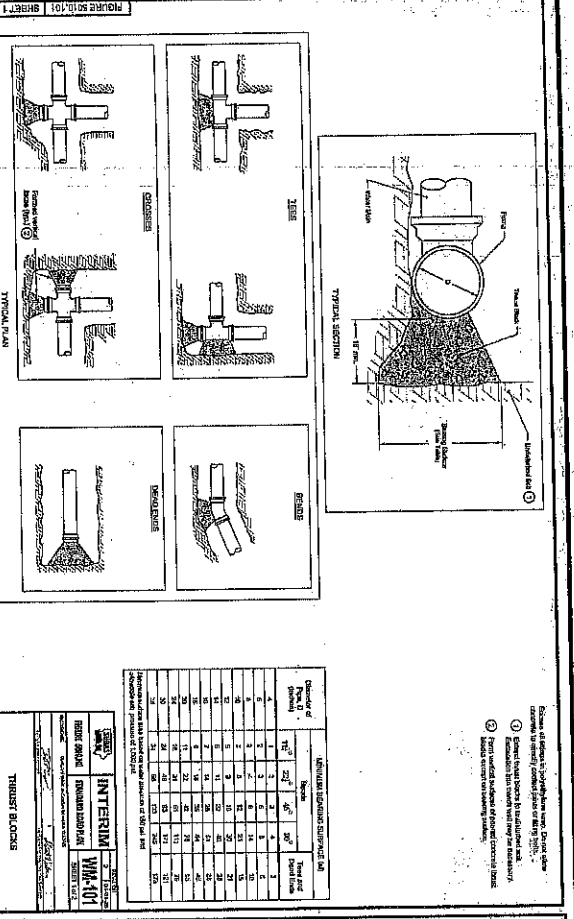




DESIGNER	CHESAUGHT	PROJECT NO.	WH-101
DATE	10/10/10	ISSUED FOR	CONSTRUCTION
TYPICAL INSULATION			

1. Insulation shall be installed in accordance with the manufacturer's instructions.
2. Vapor barrier shall be installed in accordance with the manufacturer's instructions.
3. Thermal break shall be installed in accordance with the manufacturer's instructions.

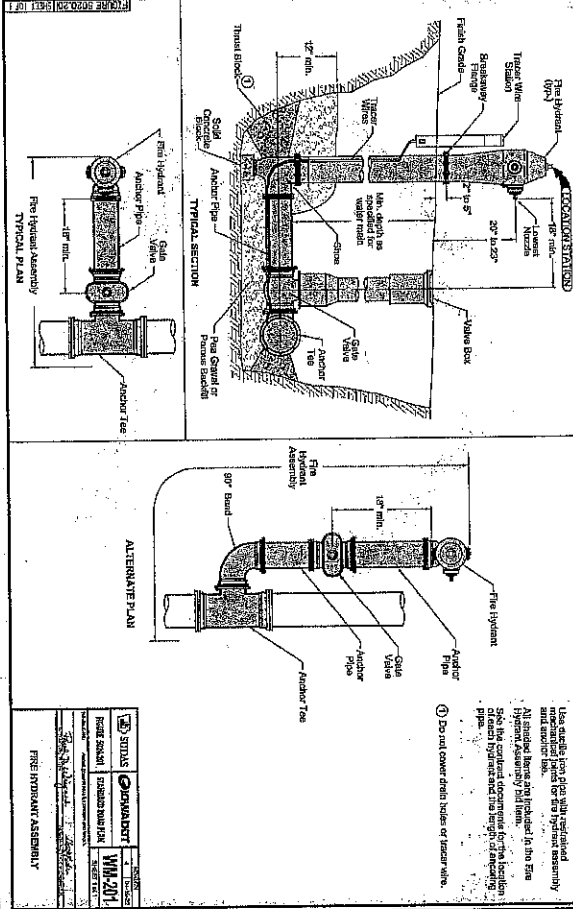
FIGURE 50-101-101 SHEET 1 OF 3



DESIGNER	CHESAUGHT	PROJECT NO.	WH-101
DATE	10/10/10	ISSUED FOR	CONSTRUCTION
THRUST BLOCKS			

1. Thrust blocks shall be installed in accordance with the manufacturer's instructions.
2. Thrust blocks shall be installed in accordance with the manufacturer's instructions.
3. Thrust blocks shall be installed in accordance with the manufacturer's instructions.

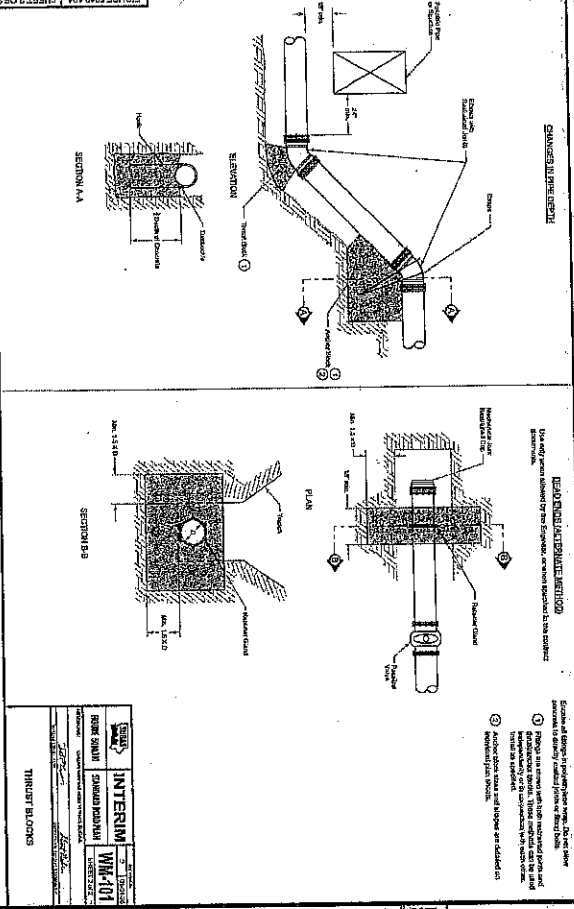
FIGURE 50-101-101 SHEET 2 OF 3



DESIGNER	CHESAUGHT	PROJECT NO.	WH-201
DATE	10/10/10	ISSUED FOR	CONSTRUCTION
FIRE HYDRANT ASSEMBLY			

1. Fire hydrant shall be installed in accordance with the manufacturer's instructions.
2. Fire hydrant shall be installed in accordance with the manufacturer's instructions.
3. Fire hydrant shall be installed in accordance with the manufacturer's instructions.

FIGURE 50-101-101 SHEET 3 OF 3



DESIGNER	CHESAUGHT	PROJECT NO.	WH-101
DATE	10/10/10	ISSUED FOR	CONSTRUCTION
THRUST BLOCKS			

1. Thrust blocks shall be installed in accordance with the manufacturer's instructions.
2. Thrust blocks shall be installed in accordance with the manufacturer's instructions.
3. Thrust blocks shall be installed in accordance with the manufacturer's instructions.

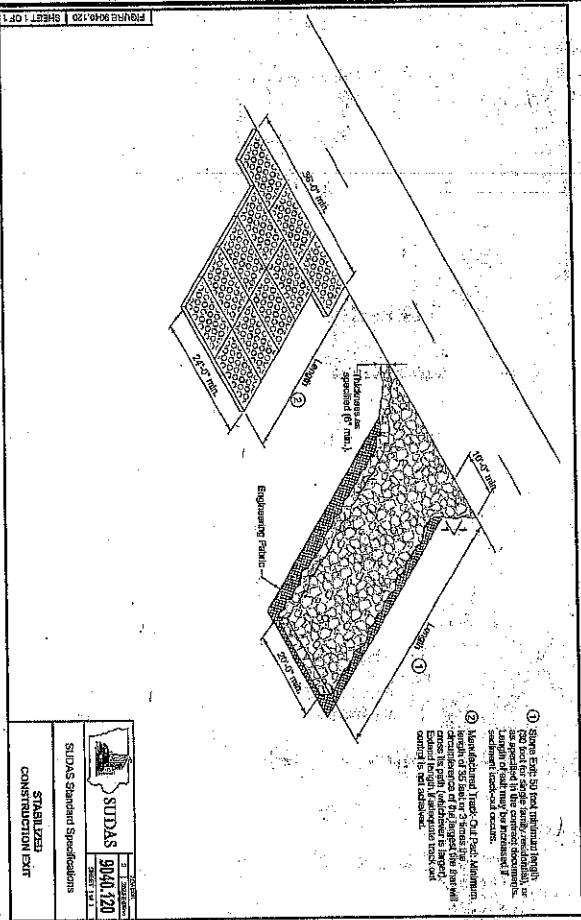
TYPICAL DETAILS - 3

TIMBER RIDGE SUBDIVISION - PLAT 2  
NEVADA, IOWA

**SA STRAND ASSOCIATES**  
SHEET 9  
64.3

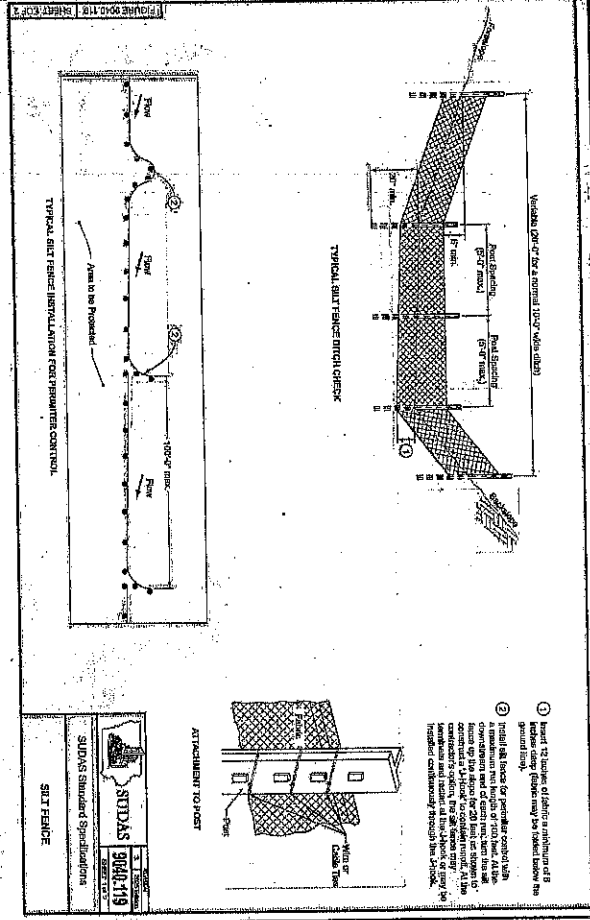
JOB NO. 7304-001  
PROJECT NAME: JOHN COLE, P.E.  
DATE: 10/10/10

NO.	REVISIONS	DATE



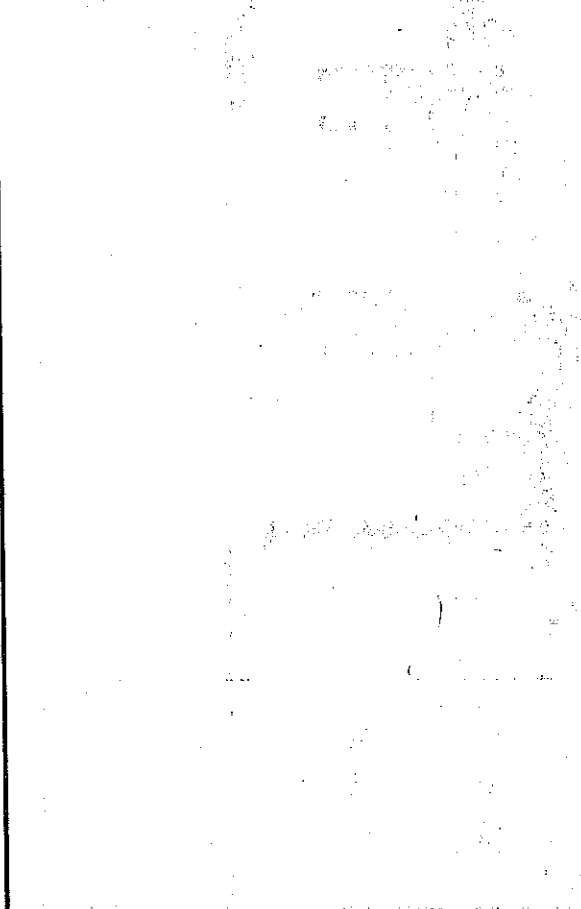
**SUDAS**  
9040-119  
SUDAS Standard Specifications  
SILT FENCE  
STABILIZES  
CONSTRUCTION EXIT

1. Fabric shall be 24 inch minimum height, 200 foot for slope steeper than 1:1, or as specified in the contract documents. Fabric shall be made of a non-woven polypropylene or polyethylene material.
2. Manufactured Jamb-Outer Minimum height of 24 inch or 3 inch less than the height of the fabric. Jamb shall be made of 2 inch diameter pipe or 2 inch diameter pipe with 1/2 inch thick wall. Jamb shall be spaced at 10 foot intervals and shall be set in concrete.



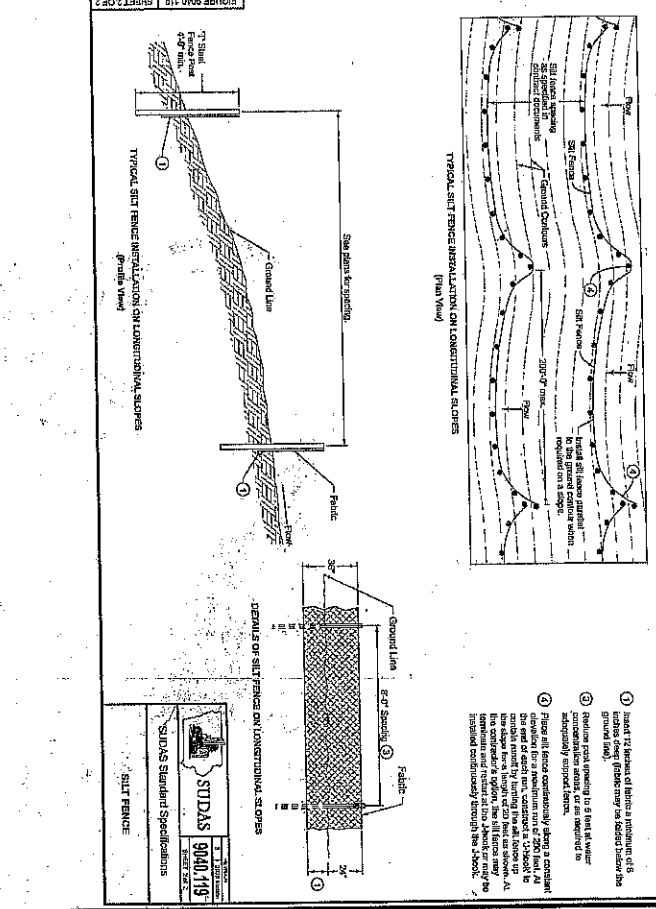
**SUDAS**  
9040-119  
SUDAS Standard Specifications  
SILT FENCE

1. Height of fabric to be a minimum of 24 inches deep (fabric may be lower where the slope is steep).
2. Fabric shall be made of a non-woven polypropylene or polyethylene material.
3. Manufactured Jamb-Outer Minimum height of 24 inch or 3 inch less than the height of the fabric. Jamb shall be made of 2 inch diameter pipe or 2 inch diameter pipe with 1/2 inch thick wall. Jamb shall be spaced at 10 foot intervals and shall be set in concrete.



**SUDAS**  
9040-118  
SUDAS Standard Specifications  
SILT FENCE

1. Height of fabric to be a minimum of 24 inches deep (fabric may be lower where the slope is steep).
2. Fabric shall be made of a non-woven polypropylene or polyethylene material.
3. Manufactured Jamb-Outer Minimum height of 24 inch or 3 inch less than the height of the fabric. Jamb shall be made of 2 inch diameter pipe or 2 inch diameter pipe with 1/2 inch thick wall. Jamb shall be spaced at 10 foot intervals and shall be set in concrete.



**SUDAS**  
9040-118  
SUDAS Standard Specifications  
SILT FENCE

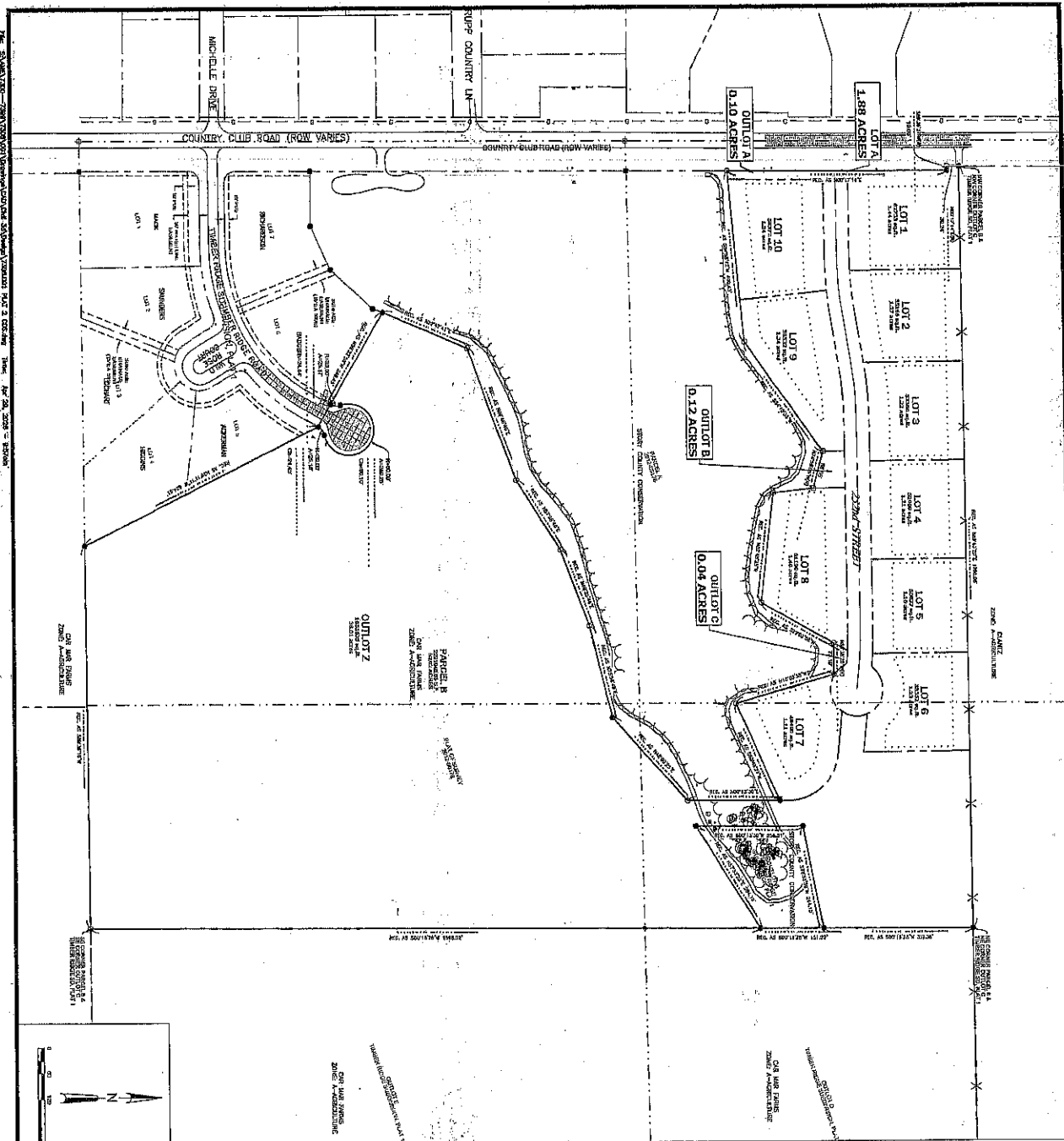
1. Height of fabric to be a minimum of 24 inches deep (fabric may be lower where the slope is steep).
2. Fabric shall be made of a non-woven polypropylene or polyethylene material.
3. Manufactured Jamb-Outer Minimum height of 24 inch or 3 inch less than the height of the fabric. Jamb shall be made of 2 inch diameter pipe or 2 inch diameter pipe with 1/2 inch thick wall. Jamb shall be spaced at 10 foot intervals and shall be set in concrete.

**STRAND ASSOCIATES**  
711  
64.5

TYPICAL DETAILS - 5

TIMBER RIDGE SUBDIVISION - PLAT 2  
NEVADA, IOWA





**SURVEY NOTES:**

1. EACH RESIDENTIAL LOT IN THIS DEVELOPMENT WILL BE SERVED BY IOWA REGIONAL UTILITY ASSOCIATION FOR WATER SERVICE.
2. SEWER SERVICE WILL BE PROVIDED BY A SEWAGE SANITATION SYSTEM. THE TYPE OF SEWER SYSTEM TO BE DETERMINED AND APPROVED BY THE COUNTY SANITARIAN. PROPOSED SEWER FIELDS ARE SHOWN AND PROTECTED FROM CONSTRUCTION EQUIPMENT.
3. OUTLOT 2 IS RESERVED FOR FUTURE DEVELOPMENT.
4. OUTLOT 7 IS RESERVED FOR FUTURE DEVELOPMENT.
5. OUTLOTS A, B AND C SHALL BE REDICATED TO STAFF COUNTY.
6. ALL NEW LOTS SHALL REQUIRE AN EXISTING ADDRESS FOR INMATED STRUCTURES, INCLUDING RESIDENCES AND BUSINESS. THE COMMUNICATION TOWNSHIP ADDRESS SHALL BE THE ADDRESS SHOWN ON THE SURVEY. THE ADDRESS SHALL BE APPROVED AT THE REQUEST OF THE PROPERTY OWNER.

**ESSENTIAL OBSERVATIONS:**

- P.A.E. - PUBLIC UTILITY ASSESSMENT
- L.P.E. - LEACH FIELD ASSESSMENT
- S.W.P.E. - SURFACE WATER FLOODING ASSESSMENT

**DISCLAIMER:**

STRAND ASSOCIATES IS NOT PROVIDING ANY PROFESSIONAL ENGINEERING OR ARCHITECTURAL SERVICES. THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. STRAND ASSOCIATES SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS SURVEY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. STRAND ASSOCIATES SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS SURVEY.

NO.	REVISIONS	DATE

**LOT LAYOUT**

TIMBER RIDGE SUBDIVISION - PLAT 2  
NEVADA, IOWA

**STRAND ASSOCIATES**

15 SHEET

02-1

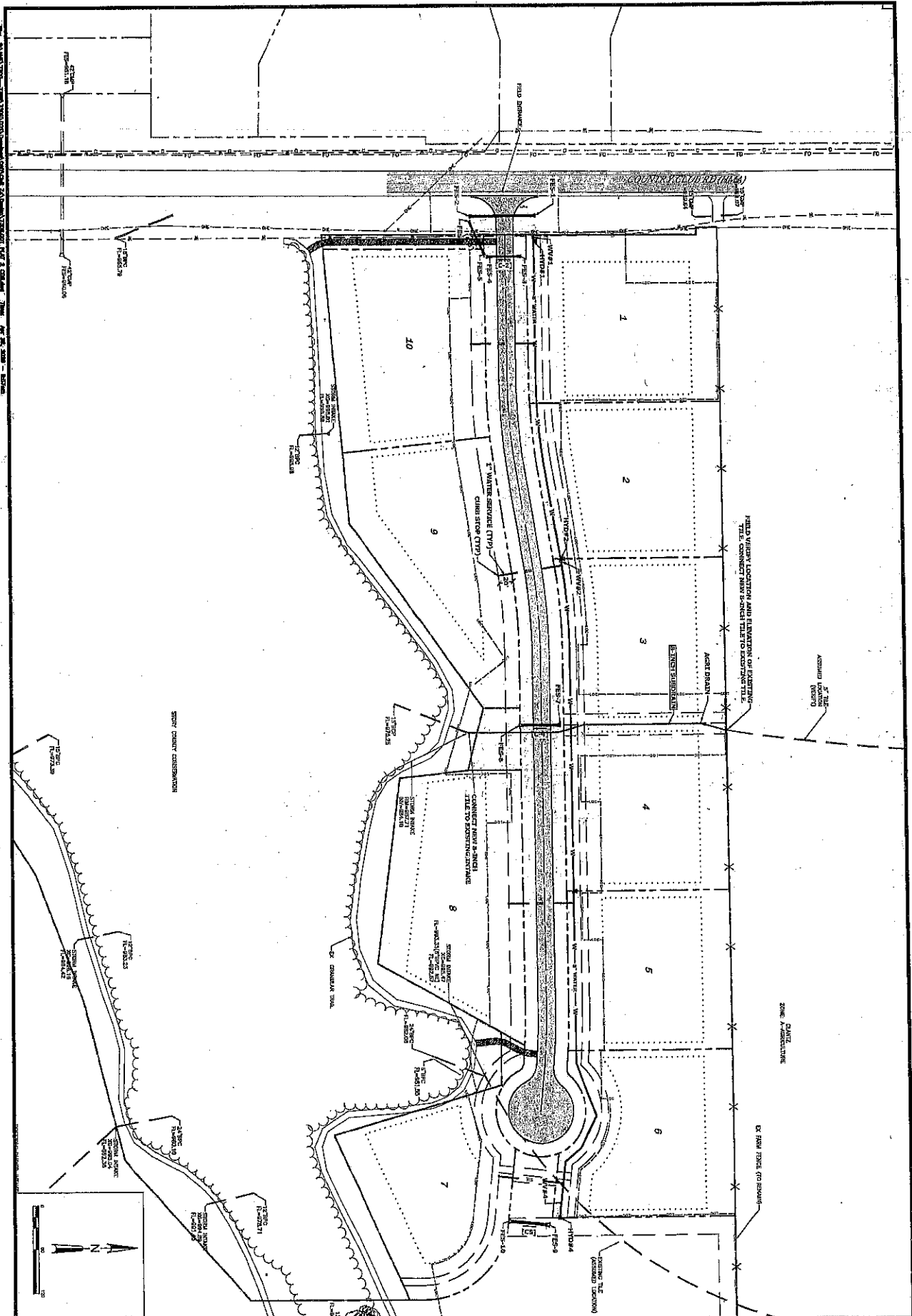
**JOB NO.**

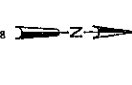
**PROJECT NAME**

**DATE**

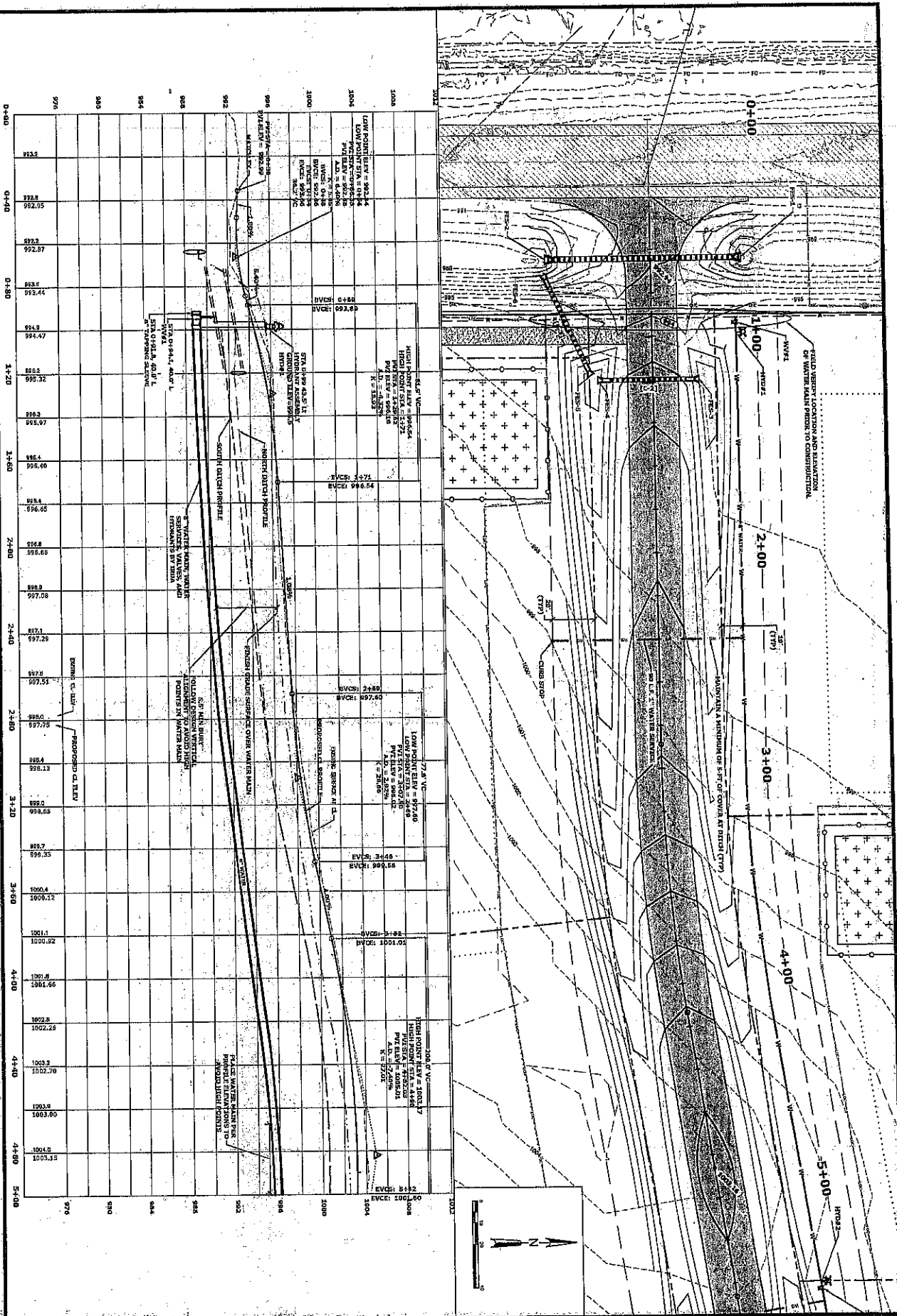
**DATE**





	<p><b>UTILITY PLAN</b></p>	<p><b>TIMBER RIDGE SUBDIVISION - PLAT 2</b> NEVADA, IOWA</p>	<p><b>NO. REVISIONS</b></p>	<p><b>DATE:</b></p>
<p><b>STRAND ASSOCIATES</b></p> <p>SHEET 19 CAL</p>	<p>JOB NO. 7308-01</p> <p>PROJECT MGR. JOHN QUINN, P.E.</p>			

252ND STREET PLAN AND PROFILE - 1



**STRAND ASSOCIATES**  
SHEET 21  
CS-1

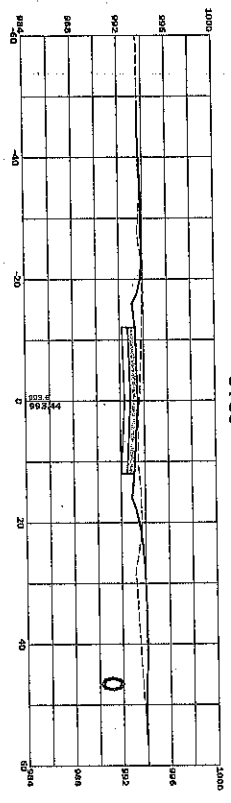
JOB NO. 732001  
PROJECT NAME: 252ND STREET  
DRAWN BY: JES

**252ND STREET PLAN AND PROFILE - 1**

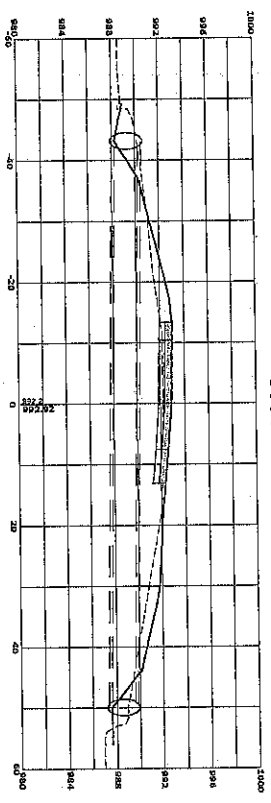
TIMBER RIDGE SUBDIVISION - PLAT 2  
NEVADA, IOWA

NO.	REVISIONS	DATE

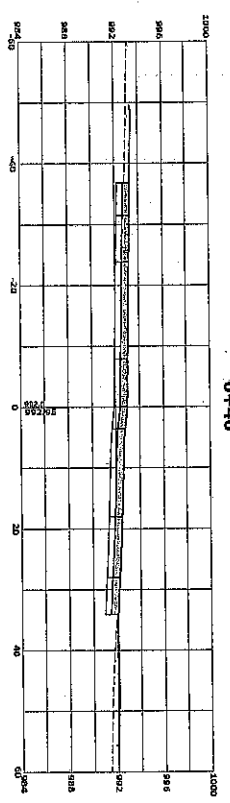




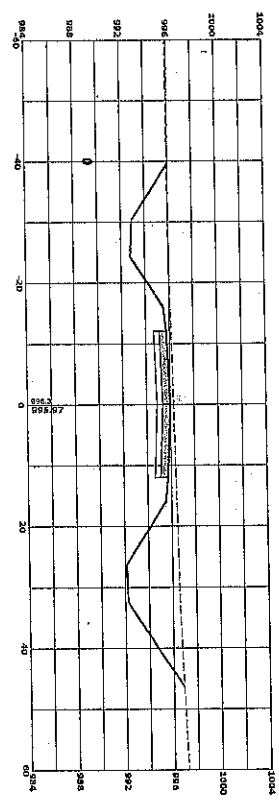
0+30



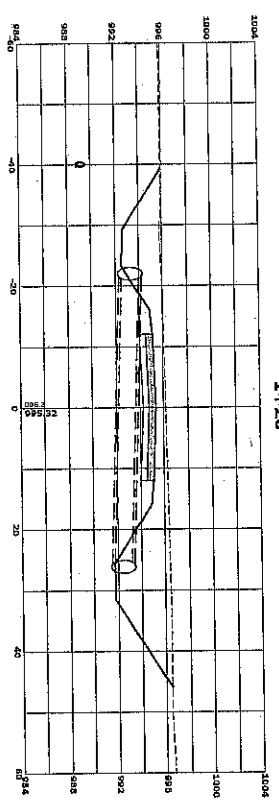
0+64



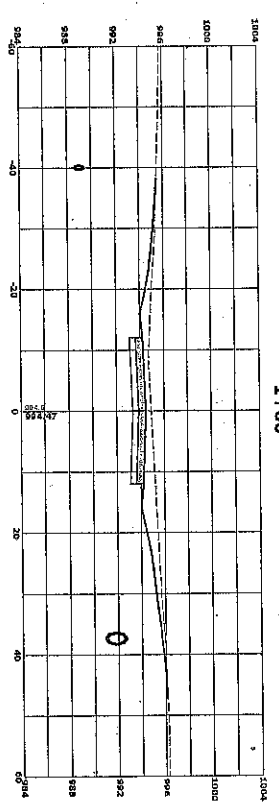
0+40



1+40



1+20



1+00

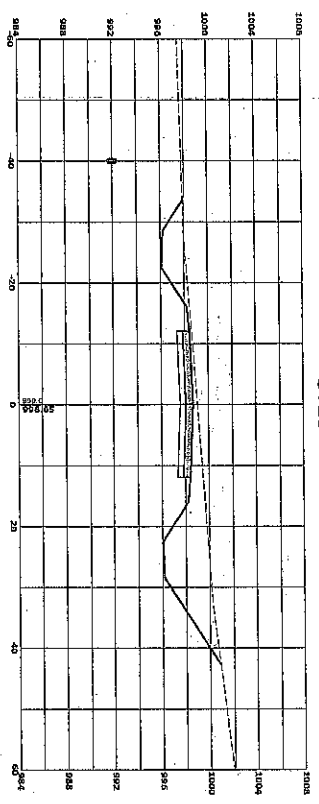
NO.	REVISIONS	DATE

252ND STREET CROSS SECTIONS - 1

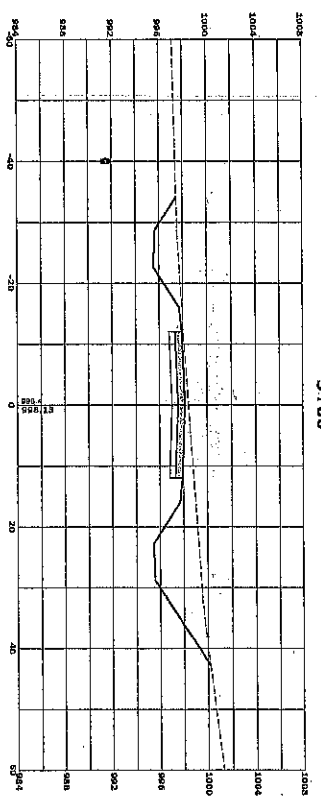
TIMBER RIDGE SUBDIVISION - PLAT 2  
NEVADA, IOWA


  
 JOB NO. 7088401  
 PROJECT MGR. JOHN DAVE P.E.  
 SHEET 25  
 XL1

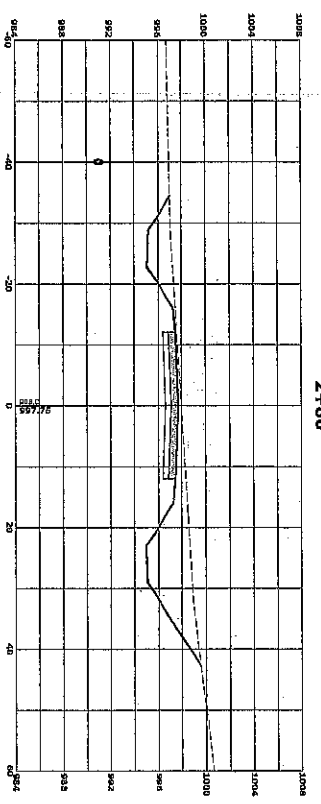
252ND STREET CROSS SECTIONS - 3



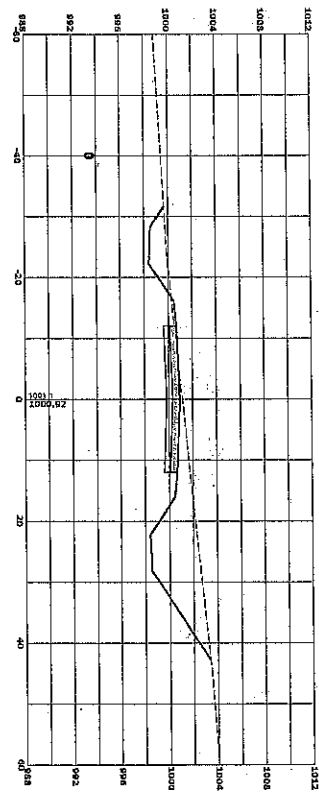
3+20



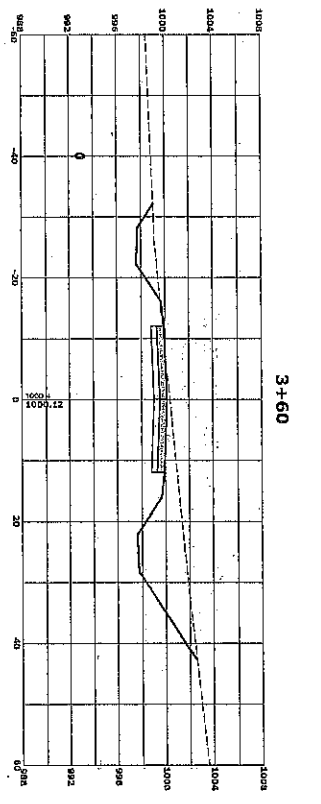
3+00



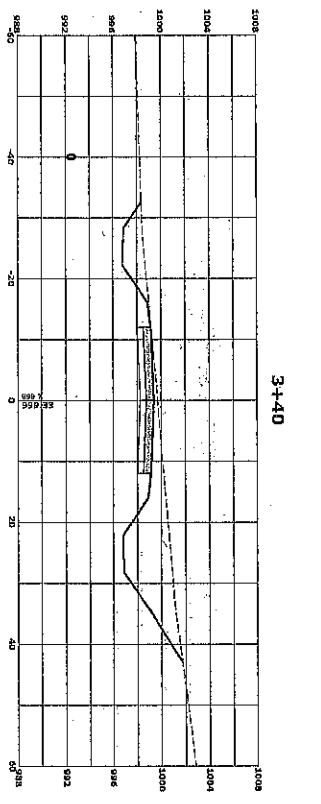
2+80



3+80



3+60



3+40

NO.	REVISIONS	DATE

252ND STREET CROSS SECTIONS - 3

TIMBER RIDGE SUBDIVISION - PLAT 2  
NEVADA, IOWA

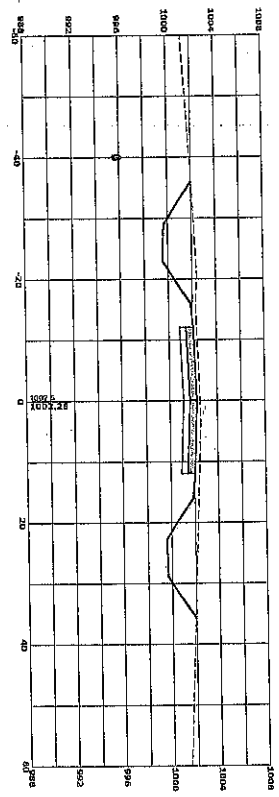
JOB NO.  
7088401

PROJECT MGR.  
JOHN GADE, P.E.

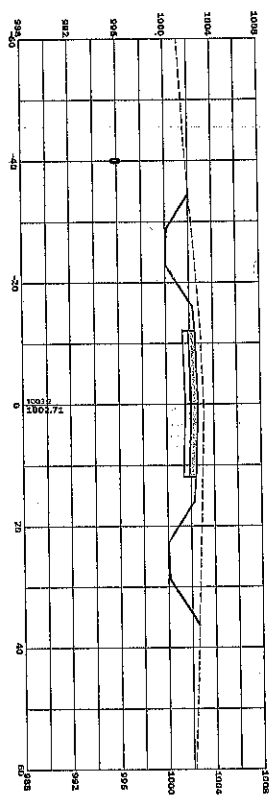
**STRAND ASSOCIATES**

SHEET  
27  
M4.3

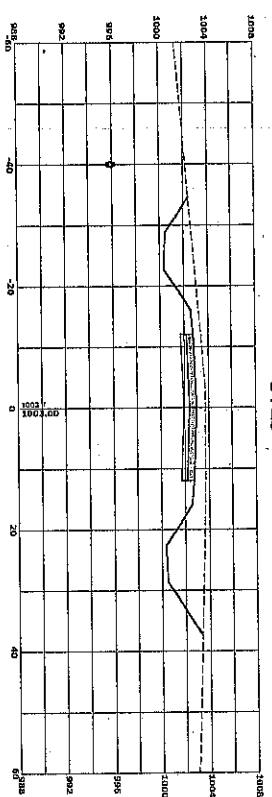
FILE: S:\Projects\252nd\Drawings\252nd\Plat 2\252nd\252nd - Plat 2 - Cross Section - Timber Ridge Subdivision - 10/15/01.dwg



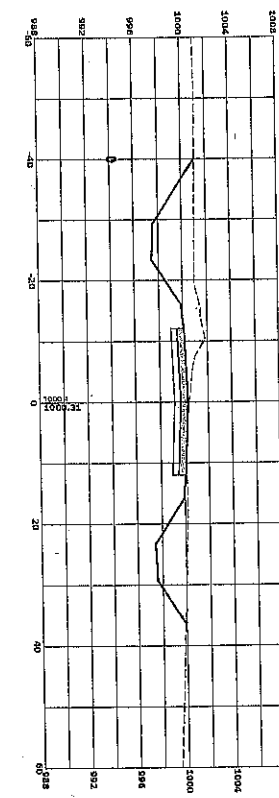
5+60



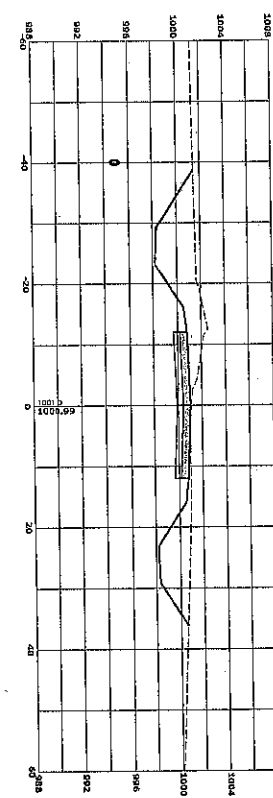
5+40



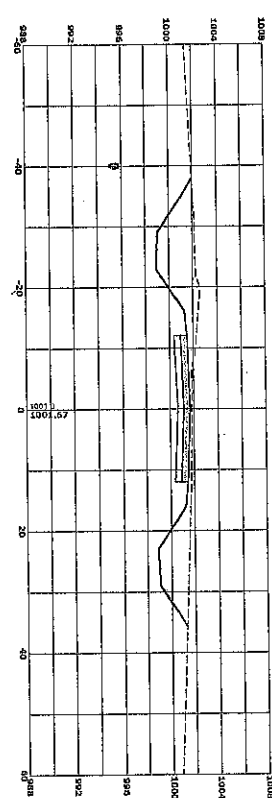
5+20



6+20



6+00



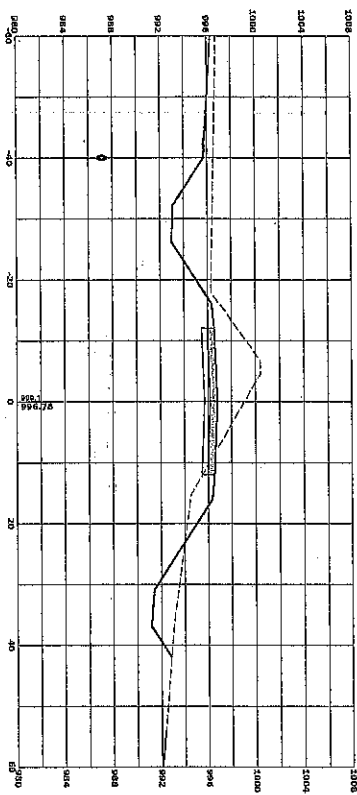
5+80

252ND STREET CROSS SECTIONS - 5

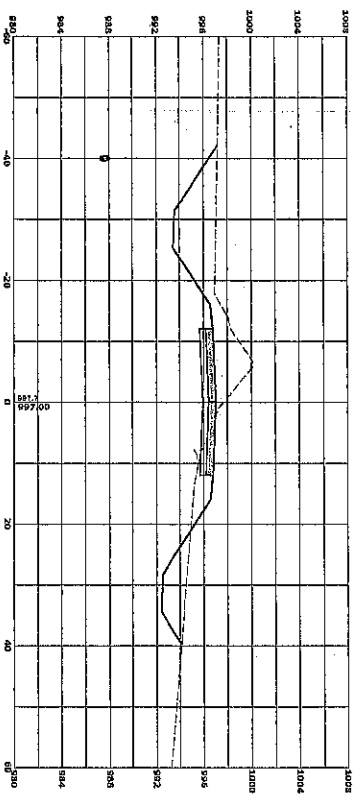
TIMBER RIDGE SUBDIVISION - PLAT 2  
NEVADA, IOWA

No.	REVISIONS	DATE:
1		
2		
3		
4		
5		

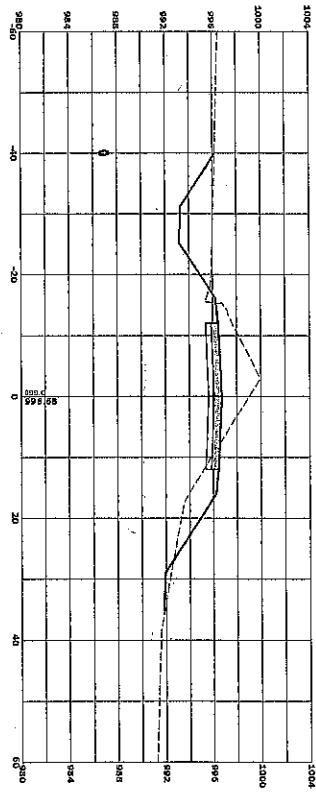
**STRAND ASSOCIATES**  
 SHEET 29  
 X1.5  
 JOB NO. 7588.001  
 PROJECT ENGR. JOHN GARDNER, P.E.  
 DATE: 10/15/01



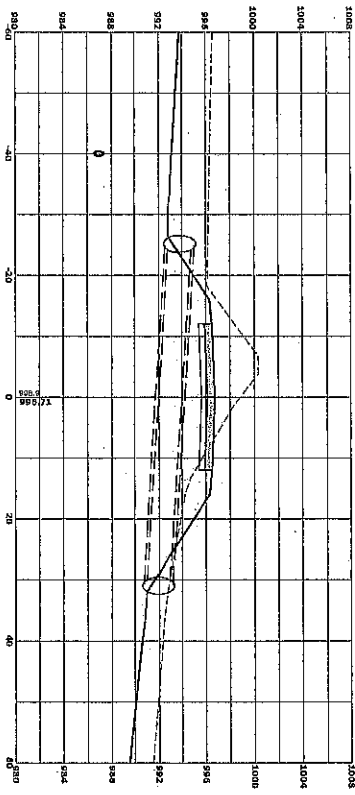
7+60



7+40



8+00



7+70

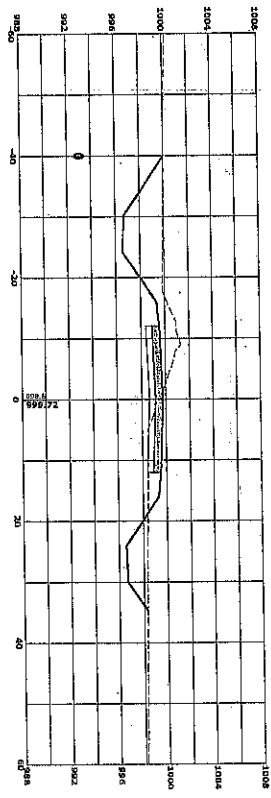
252ND STREET CROSS SECTIONS - 7  
 JOB NO. 7-0001  
 PROJECT MGR. JOHN GADE, P.E.  
 STRAND ASSOCIATES  
 SHEET 31  
 XL7

252ND STREET CROSS SECTIONS - 7

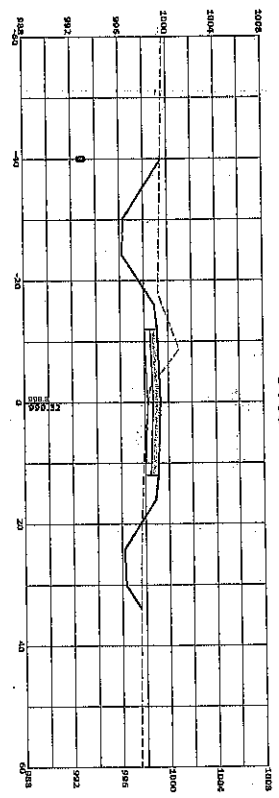
TIMBER RIDGE SUBDIVISION - PLAT 2  
NEVADA, IOWA

NO.	REVISIONS	DATE

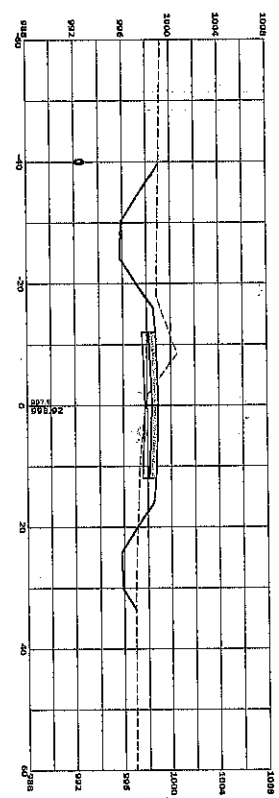
The above information was prepared by the undersigned on the date indicated herein. It is true and correct to the best of my knowledge and belief.



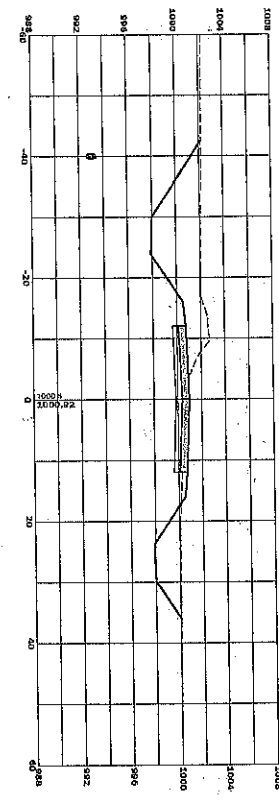
9+80



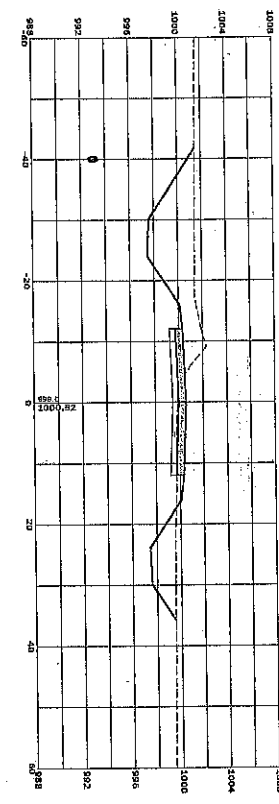
9+60



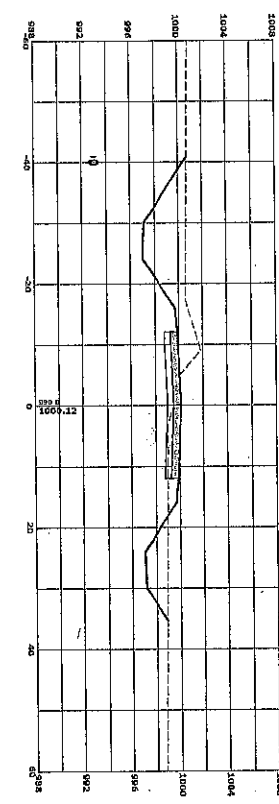
9+40



10+40



10+20



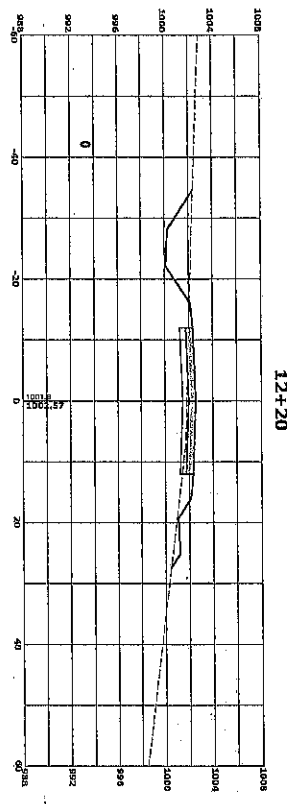
10+00

NO.	REVISIONS	DATE

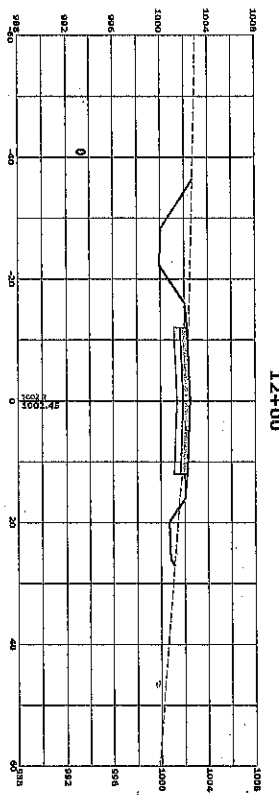
252ND STREET CROSS SECTIONS - 9

TIMBER RIDGE SUBDIVISION - PLAT 2  
NEVADA, IOWA

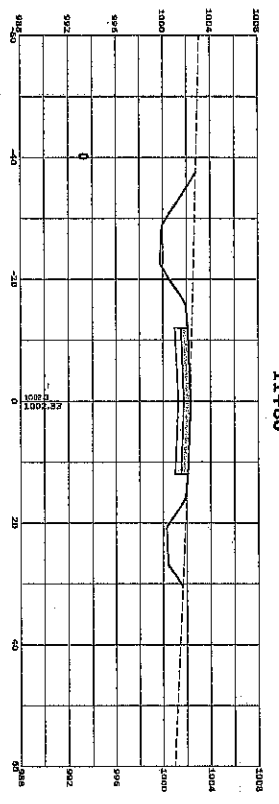
**STRAND ASSOCIATES**  
 PROJECT ENGINEER  
 JOHN GARDNER, P.E.  
 7280004  
 JOB NO. 7280004  
 SHEET 33 OF 33  
 X1.9



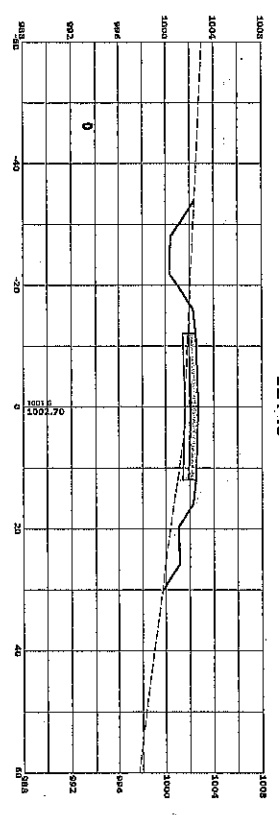
12+20



12+00



11+80



12+40

NO.	REVISIONS	DATE

252ND STREET CROSS SECTIONS - 11

TIMBER RIDGE SUBDIVISION - PLAT 2  
NEVADA, IOWA

**STRAND ASSOCIATES**

JOB NO. 718411  
PROJECT NAME: 252ND STREET  
SHEET 35 OF 35  
X1414



**RESOLUTION NO. 084 (2025/2026)**

**A RESOLUTION APPROVING COMPENSATION ESTIMATE AND OFFER TO PURCHASE**

**WHEREAS**, the City Council of Nevada, Iowa owns certain real property located in Story County, Iowa, depicted in Exhibit A – Preliminary Plans and explained in Exhibit B – Value Finding Appraisal Report, and described as follows:

<u>Parcel</u>	<u>Short Legal</u>	<u>Acres</u>
10-19-400-125	NW SE Parcel "A" CFN 13-64	8.06
10-19-200-305	SW NE E of ditch	36.12
10-19-200-100	NW NE	37.94
10-18-400-305	SW SE and SE SW lying E of Hwy 35 Ex Hwy	38.28

; and

**WHEREAS**, the Iowa Department of Transportation ("IDOT") has submitted an offer of \$8,000.00, representing compensation of the right-of-way needed from the real property for the IDOT's IMN-035-4(328)110-0E-85 Project; and

**WHEREAS**, the IDOT had the property appraised as required by law to determine the difference in market value of the fee simple estate in the property as of the appraisal's effective date, immediately before and immediately after the acquisition on part of the subject; and

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

1. The Offer to Purchase – Compensation Estimate between the City of Nevada, Iowa and Iowa Department of Transportation for the purchase of the right-of-way is hereby approved and is deemed to be the just compensation for the property.
2. Any resolution or part thereof in conflict or inconsistent with this resolution is repealed.

**PASSED AND APPROVED** this 11<sup>th</sup> day of May, 2026.

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

Attest:

\_\_\_\_\_  
Erin Mousel, City Clerk

Moved by Council Member \_\_\_, seconded by Council Member \_\_\_, that Resolution No. 084 (2025/2026) be adopted.

AYES:        \_\_\_  
NAYS:        \_\_\_  
ABSENT:      \_\_\_

The Mayor declared Resolution No. 084 (2025/2026) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 084 (2025/2026) at the regular Council Meeting of the City of Nevada, Iowa, held on the 11<sup>th</sup> day of May, 2026.

---

Erin Mousel, City Clerk



Office of Right of Way, 800 Lincoln Way, Ames, Iowa 50010

Ph.: 515-291-2601  
FAX: 515-239-1247  
E-mail: [elsa.stutzman@iowadot.us](mailto:elsa.stutzman@iowadot.us)  
[www.iowadot.gov](http://www.iowadot.gov)

DATE 5/5/2026

COUNTY Story

PROJECT IMN-035-4(328)110-0E-85

PARCEL 2

**OFFER TO PURCHASE – COMPENSATION ESTIMATE**

Owner City of Nevada

Address 1209 6<sup>th</sup> Street P.O. Box 530 Nevada, IA 50201

Pursuant to federal and state regulations, the Iowa Department of Transportation presents to you the pamphlet Highways and Your Land and submits an offer of \$8,000.00, which represents just compensation of the right of way needed from your property.

You will not be required to move from your dwelling or to move your business, farm, non-profit organization to personal property any sooner than 8/19/2026, which is at least 90 days from the date of this notice.

By   
Elsa Stutzman, Acquisition Agent



## VALUE FINDING APPRAISAL REPORT



### OF

Proposed Partial Acquisition of Land  
Owned by the City of Nevada – Parcel 2  
In Rural Story County, Iowa / Project IMN-035-4(328)110—0E-85

### FOR

Joe Cuva  
Right of Way Agent - Appraisal  
Iowa Department of Transportation  
800 Lincoln Way – North Annex  
Ames, Iowa 50010

### EFFECTIVE DATE

February 18, 2026

### PREPARED BY

Daniel W. Dvorak, MAI  
Kathy J. Pettinger, ARA



April 10, 2026

Joe Cuva  
Right of Way Agent - Appraisal  
Iowa Department of Transportation  
800 Lincoln Way – North Annex  
Ames, Iowa 50010

Dear Mr. Cuva:

**Re: Proposed Partial Acquisition of Land Owned by the City of Nevada In Rural  
Story County, Iowa. Parcel 2 for Project IMN-035-4(328)110—0E-85.**

As you requested, we have on February 18, 2026, observed the property identified in the caption of this letter. The property's legal description is summarized in the Summary of Salient Data section. The property visit is part of an appraisal process to estimate just compensation.

The purpose of the appraisal is to estimate the difference in the market value of the fee simple estate in the property as of the appraisal's effective date, immediately before and immediately after the acquisition on part of the subject. We have utilized a value finding appraisal report format to estimate the difference between the before and after values. The estimate of market value assumes the price paid for the property is unaffected by any knowledge of the proposed project.

*"The opinion of just compensation arrived at in this value finding appraisal report reflects the appraiser's opinion of the difference between the before and after values. Our opinion of just compensation is no different than if doing a before and after appraisal."*


This appraisal is prepared in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, in accordance with Part 24 of Title 49 of the Code of Federal Regulations, and under the Jurisdictional Exception contained in the Standards of Professional Appraisal Practice. Our findings are presented in an appraisal report in value-finding format.

We estimate just compensation for the acquisition to be \$8,000.

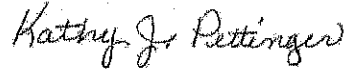
**HYPOTHETICAL CONDITION:** *Our estimate of total just compensation is based on the hypothetical condition that the proposed acquisitions have been completed according to the plans provided to us by the Iowa Department of Transportation. Also, if the proposed acquisitions or project plans change, our estimate of just compensation may be different.*

Thank you for using our appraisal services. If you have any questions regarding the estimate of market value, please feel free to contact us at your convenience.

Respectfully Submitted



Daniel W. Dvorak, MAI  
Vice President



Kathy J. Pettinger, ARA  
Certified General Appraiser

**TABLE OF CONTENTS**

**PREFACE**

**LETTER OF TRANSMITTAL**

**CONTENTS**

**SUMMARY OF SALIENT DATA ..... 1**  
**GENERAL ASSUMPTIONS AND LIMITING CONDITIONS ..... 4**  
**SCOPE OF WORK..... 6**  
**AMES AREA ANALYSIS..... 7**  
**LARGER PARCEL/PARENT TRACT DETERMINATION..... 11**  
**DESCRIPTION OF SUBJECT (PARENT TRACT) – BEFORE THE ACQUISITION ..... 12**  
**DESCRIPTION OF SUBJECT – AFTER THE ACQUISITION ..... 13**  
**HIGHEST AND BEST USE – BEFORE THE ACQUISITION..... 14**  
**HIGHEST AND BEST USE-AFTER ACQUISITION ..... 15**  
**PROPOSED PROJECT ..... 16**  
**STATEMENT OF THE APPRAISAL PROBLEM..... 16**  
**EFFECT OF THE ACQUISITION ..... 17**  
**VALUATION..... 18**  
**LOCATION MAP..... 22**  
**AERIAL PLAT MAP – PARENT TRACT ..... 23**  
**FLOOD MAP..... 24**  
**PROJECT PLANS..... 25**  
**RIGHT OF WAY SUMMARY..... 27**  
**ACQUISITION PLATS..... 30**  
**TILLABLE SOIL MAP..... 32**  
**ACQUISITION SOIL MAP ..... 33**  
**TOPOGRAPHY HILLSHADE MAP ..... 34**  
**SUBJECT PHOTOGRAPHS..... 35**  
**CERTIFICATION ..... 38**

**ADDENDA**

- IDOT FORMS**
- COMPARABLE LAND SALES AND MAP**
- DEFINITIONS**
- QUALIFICATIONS OF APPRAISERS**
- STATE LICENSES**
- PRIVATE POLICY**

## SUMMARY OF SALIENT DATA

**Property Type** Agricultural Land

**Location** The subject property is located just south of Iowa Highway 30 along the east side of the northbound lanes of Interstate 35.

**Legal Description** The abbreviated legal description of the subject parcels, per assessment records, is as follows:

Parcel #'s	Short Legal	Acres
10-19-400-125	NW SE PARCEL"A"CFN 13-64	8.06
10-19-200-305	SW NE E OF DITCH	36.12
10-19-200-100	NW NE	37.94
10-18-400-305	SW SE AND SE SW LYING E OF HWY 35 EX HWY	38.28

**Site** The total assessment parcels are ±123.89 gross acres with 120.4 net right of way – assessor indicates 38.28 net acres as the assessor has three of the parcels recorded as government owned property and therefore, the acres are non-taxable.

**Zoning** Primary Zoning is A-1 – Agricultural; Story County Assessor Primary Class – Agricultural and Commercial

**Improvements** The subject does not include any structural improvements.

**Ownership and Sales History** According to public records, title is held by the City of Nevada. The most recent transfer was 2023. Parcel 10-18-400-305, the north 38.28-acre parcel, was transferred from Grantor C.G. Lee Joint Venture, L.L.C to the City of Nevada, Iowa. This was a purchase of the property with a Transfer Tax of \$734.40 which calculates to an estimated sale price of \$459,500. Assessor indicates sale price of \$459,360. We are unaware of any other transfers involving the subject within the past five years. The property is not listed for sale.

**Occupancy** The property has 17 cropland acres that are farmed on a written, year to year lease @\$250.00/acre to Jeff & Twila Longnecker. Additionally, there are 20.6 acres enrolled in CRP – CP38E-25.

**Assessed Valuation and Taxes** Three of the parcels are exempt from taxes so they are given an exempt value for city/town property of \$205,400. The fourth parcel has an assessed valuation of \$96,400 and taxes are still recorded as \$1,248. Public records indicate taxes are current. The property is within two county drainage districts; however, there is currently no unpaid levy against the property. There are no other special assessments against the subject.

**Ownership Interest Valued** Fee Simple (subject to easements of record).

<b>Fixtures and Equipment</b>	Only the real property has been considered. No equipment is included in the scope of this appraisal.
<b>Scope of the Appraisal</b>	Please refer to the Scope of Work section of the report.
<b>Definition of Fair Market Value</b>	<p>The term fair and reasonable market value is defined as the cash price which would be arrived at as between a voluntary seller, willing but not compelled to sell, and a voluntary purchaser willing, but not compelled to buy. It assumes a buyer and seller are bargaining freely, in the open market for the purchase and sale of the real estate in question.</p> <p>The term does not mean a value under circumstances where greater than its fair price could be obtained, nor does it mean the price which the property would bring at a forced sale. It does not mean what the property is worth to the plaintiff(owner) nor what the defendant (acquiring authority) can afford to pay, but what it is fairly worth in cash on the open market, as stated above. (Iowa Civil Jury Instructions 2500.4).</p> <p>In short, the fair and reasonable market value of a property is to be considered in the same manner that a knowledgeable, voluntary buyer determines the fair and reasonable market value of a property: in terms of its capabilities, its detriments, and its fair and reasonable worth in the marketplace.</p> <p>The jury and/or Compensation Commission is entitled to be informed of all the factors which (1) tend to show value, which the willing seller would impress upon the willing buyer, and (2) tend to indicate lack of value, which the willing buyer would impress upon the willing seller. These factors sales of comparable properties and evidence of its highest and best use. (Iowa Civil Jury Instructions 2500.6 and annotated authorities). See also Bellew v. ISHC, 171 N.W.2d 284, 288, 289 (Iowa 1969) and In Re Primary Road No. 141, 255 Iowa 711, 124 N.W.2d 141, 147 (Iowa 1963).</p> <p>The determination of "Market Value" may not consider or reflect any enhancement in value of the subject, caused by the public improvement which has prompted the taking. (i.e. no sales exhibiting these effects may be used as a comparable in arriving at the value of the subject property, either before or after the date of condemnation.) (Iowa Civil Jury Instructions 2500.3). Socony Vacuum Oil Co. v. State of Iowa, 170 N.W.2d 378. (Iowa 1969). Source: Iowa Department of Transportation, Office of Right of Way, Appraisal Operations Manual, June 2025.</p>
<b>Other Definitions</b>	Please refer to the Addenda for the definitions of other selected terms used in this report.
<b>Type of Appraisal Report</b>	Written Appraisal Report

**Highest and Best Use****As Vacant**

Row Crop Production and CRP.

**Client**

Iowa Department of Transportation

**Intended Use**

Eminent domain purposes; no other use is intended.

**Intended User**

Iowa Department of Transportation; no other user is intended.

**Date of Field Visit**

February 18, 2026

**Effective Date of the Appraisal**

February 18, 2026

**Date of Report**

April 10, 2026

**Valuation Conclusion****Total Just Compensation      \$8,000****Tenant's Leasehold Interest**

The farmland is leased on a year-to-year basis, so the market value of the tenant's leasehold interest, if any, is not impacted by the project.

**HYPOTHETICAL CONDITION:** *Our estimate of total just compensation is based on the hypothetical condition that the proposed acquisitions have been completed according to the plans provided to us by the Iowa Department of Transportation. Also, if the proposed acquisitions or project plans change, our estimate of just compensation may be different.*

**Jurisdictional Exception**

The jurisdictional exception rule of USPAP is invoked in order to comply with the eminent domain rules in Iowa.

**Contacts***City of Nevada**Jordan Cook**1209 6<sup>th</sup> St. P.O. Box 530**Nevada, IA 50201**515-382-5466**jcook@cityofnevadaiaowa.org*

## GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

**HYPOTHETICAL CONDITION:** *Our estimate of total just compensation is based on the hypothetical condition that the proposed acquisitions have been completed according to the plans provided to us by the Iowa Department of Transportation. Also, if the proposed acquisitions or project plans change, our estimate of just compensation may be different.*

The appraisal and the appraisal report do not constitute an inspection of the improvements. The appraiser(s) performed only a visual inspection of the immediately accessible areas and the appraisal cannot be relied upon to disclose conditions or defects in the improvements. In addition, regardless of who receives a copy of the appraisal, unless specifically stated in the appraisal, they are not an intended user of it.

The following assumptions and limiting conditions may or may not be applicable to every assignment:

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents and other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. Unless otherwise stated in this report, the existence of hazardous materials, pollutants, fungi or microbes commonly known as mold (collectively referred to as "environmental hazards") that may or may not be present on the property, was not observed by the appraiser. The appraiser is not trained in environmental engineering, is not qualified to detect environmental hazards, and has not investigated whether environmental hazards are present on or in the property. The presence of substances such as asbestos, urea formaldehyde foam insulation, and other environmental hazards may affect the value of the property. The estimate of value is predicated



on the assumption that there are no environmental hazards on or in the property that would cause a loss in value. No responsibility is assumed for the presence of environmental hazards. To conduct an environmental assessment of the property, the intended user is urged to retain an environmental engineer.

This appraisal report has been made with the following general limiting conditions:

1. Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication.
3. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the appraiser.

Additional assumptions and limiting conditions:

1. Any opinions of value provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interests has been set forth in the report.
2. If only preliminary plans and specifications were available for use in the preparation of this appraisal, the analysis is subject to a review of the final plans and specifications when available.
3. Any proposed improvements are assumed to have been completed unless otherwise stipulated, so any construction is assumed to conform with the building plans referenced in the report.
4. The appraiser assumes that the reader or user of this report has been provided with copies of available building plans and all leases and amendments, if any, that encumber the property.
5. If no legal description or survey was furnished, the appraiser used the county tax plan to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, it may be necessary for this appraisal to be adjusted.
6. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
7. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.
8. This appraisal report is not intended to be used and shall not be used by real estate syndications, real estate investment trusts, limited partnership or other individuals or entities in the solicitation of investors. The appraiser shall not be liable for violations or alleged violations of the Securities Act of 1933 or 1934 and the amendments thereto, or any state blue sky or securities law or similar federal or state law.

## SCOPE OF WORK

### Summary

The client requested an appraisal to estimate just compensation for permanent fee title acquisition related to the proposed construction project to be made to Interstate 35 – that is 0.5 miles north of County Road E57/260<sup>th</sup> St to 0.6 miles north of U.S. Highway 30. The client requested a depth of scope of work adequate to provide a reliable indication of value. We are providing our findings in a written appraisal report in value finding format.

### Property Visit

We met with Jordan Cook, contact for the City of Nevada at his office in Nevada City Hall on February 18, 2026. We viewed the farm from on top of the berm as well as along I-35 with permission but unaccompanied by the owner. After viewing the subject property, we viewed and observed the neighborhood. Photographs of the subject property and neighborhood were taken.

### Data Collection

After the property visit, we researched the local and regional markets for data. We collected data on all items that affect the value of the subject property. These factors include Area and City Data, Neighborhood Data, Site and Improvement Data, Highest and Best Use Analysis, and the application of the three approaches to estimate the property's value. We searched for similar and proximate sales to the subject. Data was obtained from public records, the client, the property owner, real estate agents, our internal database, and various other sources. We have relied on assessment records for our estimate of land and building areas. We have relied on acquisition plats and project plans provided our client.

### Valuation

Real estate appraisers generally use three approaches to value known as: The Cost Approach, Sales Comparison Approach (also known as the Market Data Approach) and the Income Capitalization Approach. We did not complete the cost or income approaches as they are not applicable to this assignment. The sales comparison approach has been completed.

## AMES AREA ANALYSIS

### General

The subject is located along the east side Interstate 35 roughly five miles west of Nevada, Iowa and less than one mile south of the Hwy 30/I35 interchange on the eastern edge of Ames. Nevada is a community located approximately five miles east of Ames, connected by Highway 30. Nevada is the county seat of Story County and benefits from its proximity to Ames. It has experienced steady population growth, with the populations indicated by the 2020 and 2010 Census being 6,925 and 6,798, respectively. Nevada, 2026 estimated population is 7,165.

Ames is a city located in the central part of Iowa in Story County. Ames is located approximately 30 miles north of Des Moines along Interstate 35 and Highway 30. The city of Ames is home to Iowa State University, the United States Department of Agriculture's Animal and Plant Health Inspection Service, the National Animal Disease Center, and headquarters for the Iowa Department of Transportation.

### Population

The following table summarizes the population of Ames, Story County, and the state of Iowa since 2000.

#### POPULATION DATA

	Census 2000	Census 2010	Annualized Change	Census 2020	Annualized Change
City of Ames	50,731	58,965	1.62%	66,427	1.27%
Story County	79,981	89,542	1.20%	98,537	1.00%
State of Iowa	2,926,324	3,046,355	0.40%	3,190,369	0.47%

The population of all three areas have increased over the time span shown. The city of Ames and Story County are growing faster than the statewide average.

### Income

The following table summarizes median household income in Ames, Story County, and the state.

#### MEDIAN HOUSEHOLD INCOME

	Census 2020
City of Ames	\$60,442
Story County	\$58,302
State of Iowa	\$61,836

Citywide and Countywide median household income is very similar to the statewide average.

## Employment

The following tables describe the unemployment rates from 2011 to 2025 and the city's top employers.

UNEMPLOYMENT RATES <sup>1</sup>				TOP EMPLOYERS <sup>2</sup>		
Year	Ames	Story Co.	Iowa	Employers	Industry	Employees
2011	3.6%	3.9%	5.5%	Iowa State University	Education	>10,000
2012	3.3%	3.6%	5.0%	Iowa Department of Transportation	Government	2,000-5,000
2013	3.1%	3.3%	4.7%	City of Ames	Government	1,000-2,000
2014	2.7%	2.9%	4.2%	Danfoss	Manufacturing	1,000-2,000
2015	2.3%	2.5%	3.8%	Mary Greeley Medical Center	Health Care	1,000-2,000
2016	2.2%	2.4%	3.6%	McFarland Clinic PC	Health Care	1,000-2,000
2017	1.9%	2.0%	3.1%	Ames Community School	Education	500-1,000
2018	1.5%	1.6%	2.8%	Hach Companies	Scientific	500-1,000
2019	1.8%	1.9%	2.7%	National Centers for Animal Health	Scientific	500-1,000
2020	3.5%	3.6%	5.6%	Workiva	Information	500-1,000
2021	1.9%	1.9%	2.9%			
2022	1.8%	1.8%	3.0%			
2023	1.9%	2.2%	2.9%			
2024	2.4%	2.3%	3.0%			
2025	3.0%	3.0%	3.7%			

Unemployment rates in Ames and Story County have typically been in line with one another, and below state averages.

Iowa State University has made a significant impact on the city employing over 10,000 people. The following table shows the city's industry sectors. Education, retail trade, health care and accommodation services are among the top industries for the city.

AMES INDUSTRY SECTOR <sup>3</sup>			
Industry		Industry	
Agricultural, Forestry, Fishing & Hunting	0.5%	Real Estate, Rental & Leasing	1.6%
Mining, Quarrying, Oil & Gas Extraction	0.0%	Professional, Scientific & Technical Services	4.8%
Utilities	0.0%	Management and Enterprises	1.8%
Construction	3.5%	Administration & Support	3.7%
Manufacturing	8.2%	Educational Services	24.6%
Wholesale Trade	1.6%	Health Care and Social Assistance	13.9%
Retail Trade	12.5%	Arts, Entertainment, and Recreation	0.9%
Transportation & Warehousing	1.5%	Accommodation and Food Services	9.2%
Information	1.7%	Other Services	2.0%
Finance and Insurance	1.8%	Public Administration	6.2%

### Iowa State University

Ames is home to Iowa State University (ISU), one of Iowa's three public universities. As discussed previously, ISU is the largest employer in Ames. In addition to providing a source of employment, the university attracts a large student body which has a major economic impact on rental, retail, and other properties in Ames. Fall semester enrollment data for ISU over the past several years is summarized in the following table:

<sup>1</sup> Bureau of Labor Statistics – Local Area Unemployment Statistics

<sup>2</sup> Ames Economic Development Commission

<sup>3</sup> On the Map – Work Area Profile Analysis, 2021

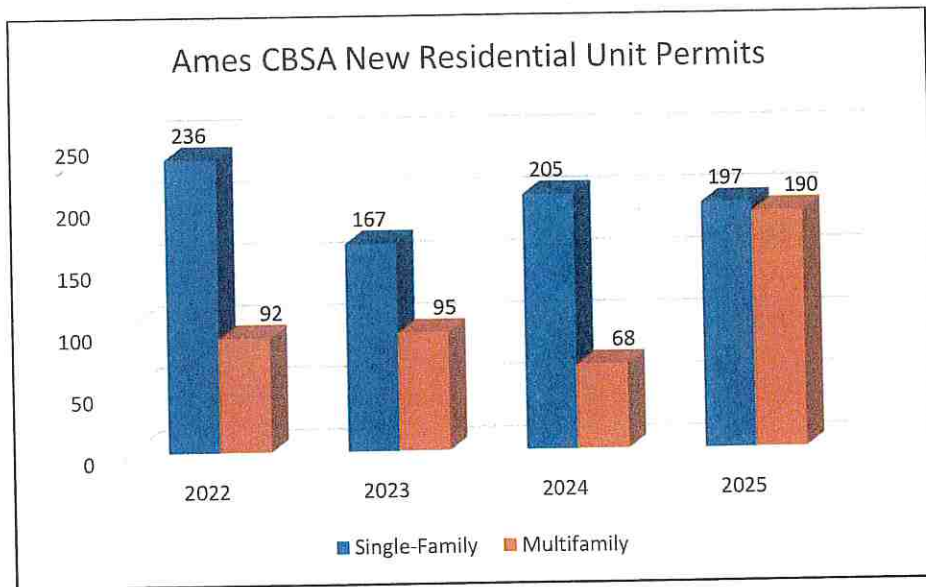
**Total Enrollment at ISU<sup>4</sup>**

Year	Enrollment	% Chg.
2015	36,001	3.7%
2016	36,660	1.8%
2017	36,321	-0.9%
2018	34,992	-3.6%
2019	33,391	-4.6%
2020	31,825	-4.7%
2021	30,708	-3.5%
2022	29,969	-2.4%
2023	30,177	0.7%
2024	30,432	0.8%
2025	31,105	2.2%

Increasing enrollment at ISU is a boost for the community, providing demand for additional employment at ISU as well as increasing demand for rental housing, retailers, and services. Fall enrollment is typically slightly higher than spring enrollment. Enrollment grew significantly from 2013 through 2016. Enrollment has then steadily declined, typical of Iowa’s other public universities, before stabilizing in 2023 and 2024 and rising in 2025.

**Residential Construction**

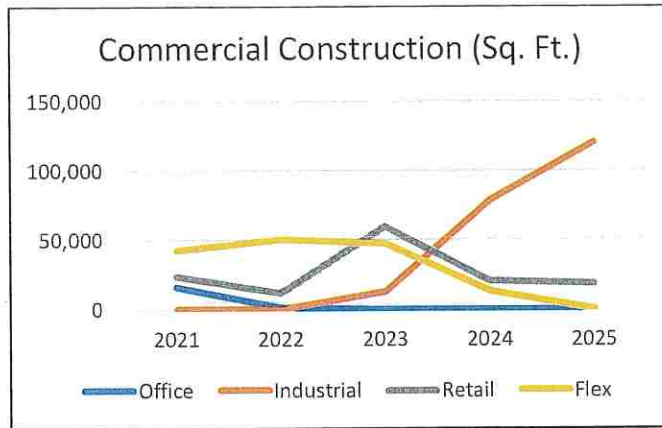
Single-family residential construction dropped in 2023 but rose in 2024, being between its 2023 and 2022 levels in 2024 and 2025. Multifamily residential construction rose significantly in 2025. Multifamily construction was lower in 2020 through 2022 than in 2019. Permit data from the Census Bureau follows:



<sup>4</sup> <http://www.registrar.iastate.edu/stats/>

**Commercial Construction**

CoStar provides the following statistics for deliveries of new space in Ames over the past five years:



The data provider shows little new retail construction, with less new flex construction. More new industrial space has been delivered to the market over the past four years, per CoStar.

**Local Market Area Description**

U.S. Highway #30 crosses east to west slightly south of the middle of the county. Interstate #35 runs north and south through the western third of the county. These are the only four-lane roads in Story County. Numerous two-lane paved roads are throughout the market area, but most rural roads are gravel surfaced.

Story County is primarily an agricultural land use for corn and soybean production. Some minimal livestock production with swine and cattle herds is in the area, but most farm operations are based on row-crop production of corn and soybeans. Throughout the market area, operators have the option of selling their commodities primarily to grain elevators, livestock producers, and bio-fuel plants. Story County has windfarms adding to the economy.

**Summary**

The Ames MSA has experienced a growing population during the last ten years. With it, job growth has been steady and predictable. We have seen household formations and median income rise during the same period, which has provided a strong economic base for this area.

A strong local economy and growing population has spurred new single-family residential and commercial construction. The trend for the Ames MSA is continued growth and a stable economic base. Having Iowa State University in Ames provides an excellent, stable economic base.

Story County contains highly productive soils that are well suited for row-crop agriculture, and farming remains a dominant land use. Although single-family residential development continues to expand, the county places strong priority on preserving its most valuable agricultural land.

**LARGER PARCEL/PARENT TRACT DETERMINATION**

The client proposes a fee title acquisition of  $\pm 0.84$ -acres for public highway to the state for right of way in relation to a roadway project for widening Interstate 35 between Ames and Huxley, Iowa. The acquisition is related to the proposed construction project to be made to Interstate 35 – that is 0.5 miles north of County Road E57/260<sup>th</sup> St to 0.6 miles north of U.S. Highway 30.

The larger parcel includes a total of four assessment parcels previously listed laying east of Interstate 35 and at the west end of east/west running dead-end gravel road 250<sup>th</sup> St. Only the north parcel along I-35 will be affected by the acquisition. The four parcels are owned by the City of Nevada so exhibit unity of ownership. The south three parcels are all used by the City of Nevada for wells; while the northern most parcel is tillable cropland and 20.6 acres enrolled in CRP. While the current uses are different, the highest and best use would be interim transitional land, so unity of use exists. And lastly, the final test of larger parcel is they are all physically adjoined; so physical proximity exists. No other parcels owned by the same owner adjoin these parcels. Therefore, using the four assessor parcels listed previously, the larger parcel is  $\pm 120.4$  net acres.

The subject's owner does not own any other contiguous parcels, and no other nearby parcels owned by the subject's owner are impacted by the acquisitions on the subject or included in the parent tract/larger parcel.

**DESCRIPTION OF SUBJECT (PARENT TRACT) - BEFORE THE ACQUISITION**

<b>General</b>	The subject is adjacent along the east side of north/south running Interstate 35 and at the west end of east/west running the west portion of dead-end gravel road 250 <sup>th</sup> St. The farm is roughly 0.7 air miles south of U.S. Hwy 30 at the I-35 interchange.
<b>Size</b>	±120.4 net taxable acres according to assessor records from Story County.
<b>Shape/Topography</b>	The subject is generally rectangular shape with a diagonal south border that follows the creek. It has nearly level topography. Using Surety® Agri-Data mapping tools and a USDA map supplied by the client the tillable acres are 17.05. CRP acres are 20.6. The other parcels are all grassland and wells for the City of Nevada.
<b>Soils</b>	The tillable area has an average CSR2 rating of 79.9 points. The 0.84 acquisition acres have a CSR2 of 82, and the overall 120.4 acres have a CSR2 of 78.4. Predominant soils include Coland and Spillville.
<b>Access</b>	The farm is accessible via the dead-end of the west portion of gravel road 250 <sup>th</sup> Street along the eastern border.
<b>Frontage and Visibility</b>	The subject has frontage and visibility along gravel road 250 <sup>th</sup> Street on the east and paved Interstate 35 along the west.
<b>Flood Zone</b>	The ±120.4-acre property is located entirely within a 100-year FEMA Floodplain area.
<b>Nearby Properties</b>	Nearby properties include scattered rural residences and agricultural.
<b>Easements &amp; Encroachments</b>	Poles for a transmission line run along the berm on the west. There are no other known easements other than road right of way and typical utility easements.
<b>Utilities</b>	Typical rural utilities.
<b>Hazards and Nuisances</b>	No obvious hazards or nuisances were observed during our field visit.
<b>Improvements</b>	The property does not have any structural improvements.
<b>Zoning</b>	The subject is zoned A-1-Agricultural.

## DESCRIPTION OF SUBJECT - AFTER THE ACQUISITION

The State of Iowa proposes a  $\pm 0.84$ -acre fee title acquisition for public highway. The proposed acquisition is located along the western boundary of the subject property. The acquisition is for a construction project between Huxley and Ames – that is 0.5 miles north of County Road E57/260<sup>th</sup> St to 0.6 miles north of U.S. Highway 30. The project will widen Interstate 35 to a six-lanes, replace I-35 bridges over U.S. 30, reconstruct and lower U.S. Hwy 30 through the I-35/U.S. Hwy 30 interchange, and reconstruct 3 existing loop ramps at the U.S. Hwy 30 interchange as well as the slip ramp from eastbound U.S. 30 to southbound I-35. The project also requires permanently closing 564<sup>th</sup> Ave between 280<sup>th</sup> and 290<sup>th</sup> Streets. A representative of the Iowa Department of Transportation reports construction is expected to begin the spring of 2027 and be completed by the end of 2030.

The site area, net of road right of way, will be reduced, and the subject's shape will generally be similar to before the acquisition. Access to the subject will remain unchanged. There are no improvements on the subject. The site before the acquisition is  $\pm 120.4$  net acres and after the acquisition will be 119.56 net acres. The information supplied by the IDOT indicates the remaining property to be 119.82 which is 0.26 acres more than what the assessor indicates. The property card indicates parcel 10-18-400-305 has 0.26 ROW acres. The property to be acquired is west of a creek and berm that provide a buffer between the tillable and CRP acres and Interstate-35. According to the IDOT, the intent during the construction phase is to not interfere with the creek or berm. The characteristics of the site, after the acquisition, are similar to the site before the acquisition with a loss of  $\pm 0.84$  acres.



## HIGHEST AND BEST USE – BEFORE THE ACQUISITION

This section seeks to determine the most profitable use of the subject land, as if it were vacant, as well as the improved property. Refer to the Definition pages in the Addenda for a full definition of highest and best use.

The appraisal problem did not warrant an intensive highest and best use study, in which a survey of the local market would have been conducted to determine supply and demand factors to determine the feasibility of alternative uses. Our conclusion of highest and best use is based on our experience, historical data, and observation of the market. This is an inferred analysis.

### The Site if Vacant

**Physically Possible** The site contains a total area of ±120.4 net acres. It has nearly level topography and is entirely located within a FEMA 100-year Floodplain area. The subject has a tillable CSR2 of ±78.4. Access to the site is adequate. Utility access is typical of other rural properties. Row-crop production and CRP is physically possible. Being in a floodplain limits the use and development of the subject property.

**Legally Permissible** The highest and best use of property must also be legally permissible. Private deed restrictions and municipal restrictions of zoning are the most common considerations. To our knowledge, there are no private deed restrictions on this property which negatively affect the value of the site.

The subject is zoned A-1-Agricultural. The current use of row-crop production, CRP, and grassland that is above the City of Nevada wells and all uses are legally permissible.

**Financially Feasible** Of those physically possible and legally permissible uses, we must determine which are financially feasible. More specifically, which uses are likely to produce an income or return equal to or greater than the amount needed to satisfy operating expenses, financial obligations, and capital amortization. All uses that are expected to produce a positive return are regarded as financially feasible.

Properties near the subject are primarily agricultural properties, with rural residences and some light industrial nearby, concentrated toward Iowa Highway 30. Continued interim use of agriculture is financially feasible until such time when the subject can be developed with a higher value use.

**Maximally Productive** Of the financially feasible uses, the use that provides the highest price or value is the highest and best use.

Based on our examination of the preceding aspects of highest and best use, it appears that the highest and best use of the site, if vacant, is for continued interim agricultural use while holding for future development.

**HIGHEST AND BEST USE – AFTER ACQUISITION**

The subject's highest and best use, after acquisition, is the same as its highest and best use before the acquisition.



## PROPOSED PROJECT

The State of Iowa proposes a construction project that begins 0.5 miles north of County Road E-57/260<sup>th</sup> St to 0.6 miles north of U.S. Hwy 30 in Ames. The project will widen Interstate 35 to a six-lanes, replace I-35 bridges over U.S. 30, reconstruct and lower U.S. Hwy 30 through the I-35/U.S. Hwy 30 interchange, and reconstruct 3 existing loop ramps at the U.S. Hwy 30 interchange as well as the slip ramp from eastbound U.S. 30 to southbound I-35. The project also requires permanently closing 564<sup>th</sup> Ave between 280<sup>th</sup> and 290<sup>th</sup> Streets. The project is scheduled to start construction in the spring of 2027.

We have not considered any benefits that may accrue to the property due to this project. However, we are considering the negative effects caused by the project and associated acquisitions. Because we are not considering the benefits to the property due to the project, the Jurisdictional Exception rule of USPAP is exercised. The requirement to not consider the benefits from the project is according to Iowa Law.

## STATEMENT OF THE APPRAISAL PROBLEM

The State of Iowa proposes a  $\pm 0.84$  partial acquisition in the name of the state for construction on Interstate 35. The proposed acquisition is located along the western boundary of the subject property. The acquisition is for an improvement project along I-35 that runs from Huxley to Ames. A representative of the Iowa Department of Transportation reports construction for the project is anticipated to begin Spring 2027 through 2030.

The highest and best use of the subject property will not be changed by the acquisition. There is no damage to the remainder and just compensation is appropriately measured using the value finding format. It is not necessary to develop either the value of subject property immediately before the acquisition or the value of the subject property immediately after the acquisition. Consideration will be given to the development of the value of the subject site, as vacant, as no building improvements are within the acquisition areas.



## EFFECT OF THE ACQUISITION

The State of Iowa proposes a  $\pm 0.84$ -acre fee-title acquisition consisting of a strip of land along the western boundary of the subject property. The acquisition is intended for the widening of Interstate 35 and will be taken in the name of the State. The area to be acquired lies west of a creek and berm that serve as a buffer between the tillable/CRP portion of the property and Interstate 35. This area is unfarmable green space.

After the acquisition, we conclude that no damage to the remainder is created by road proximity. We assume that any grading within the acquisition area or existing right-of-way will not damage the creek or berm that act as a buffer. If this is not the case, our estimate of just compensation may be different.

The highest and best use of the property will not change after the proposed acquisition.



## VALUATION

The diminution in value is best measured by considering the value of the land acquired as part of the whole. A value finding appraisal will adequately measure the just compensation to the property owner. We will estimate just compensation for the acquisition by researching sales of land and completing the sales comparison approach.

### **Land Valuation**

We searched Iowa Appraisal land auction/pending sale database and public records for sales of land similar and proximate to the subject. The sales are analyzed based on their prices per acre.

The Sales Comparison and Adjustment Table follows. It is a presentation of the essential data for each sale and the adjustments we deemed necessary. We have made quantitative adjustments for some items. An adjustment greater than 1.00 indicates that an upward quantitative adjustment is necessary, and an adjustment less than 1.00 indicates that a downward quantitative adjustment is necessary. We were unable to locate adequate data to quantify all of the adjustments. Because of this, we have made qualitative adjustments for some items. Qualitative adjustment is similar to how typical market participants analyze sales and are made on a plus (+) or minus (-) basis. The qualitative adjustments are then weighed and considered in our reconciliation. Detailed information pertaining to the sales is included in the Addenda.

**LAND SALES COMPARISON AND ADJUSTMENT TABLE**

Sale	1		2		3		4	
	Subject	18	3	3	10	26	Attribute	Adj
Section	18 & 19	Grant, Story	Worth, Boone	Worth, Boone	Lincoln, Polk			
Township, County	Grant, Story	\$360,000	\$420,000	\$310,000	\$368,282			
Sale Price (SP)	NA	36.84	53.58	30.52	42.45			
Area (Acres)	120.40	62.2	N/A	30.5	N/A			
Average CSR2 (Acquisition)	82.0	\$9,772	\$7,839	\$10,157	\$8,676			
SP/\$Acre	N/A	C G Lee Joint Venture LLC	Gladstone Farms, LLC	Gladstone Farms, LLC	Eric & Carol Ziel Jt Rev Trst			
Grantor	N/A	Jonathon Brandt	HoundsField LLC	Aaron Heiar	Polk County Conservation Board			
Grantee	N/A							
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple			
Cash Equivalency	Typical	Typical	Typical	Typical	Typical			
Conditions of Sale	Typical	Typical	Typical	Typical	Typical			
Market Conditions	2/18/2026	3/14/2025	2/26/2024	12/29/2023	7/19/2023			1.07
Adjusted Sale Price	N/A	\$368,640	\$442,260	\$327,980	\$393,693			
Adjusted Price / Acre	N/A	\$10,007	\$8,254	\$10,746	\$9,274			
Subtotal		\$10,007	\$8,254	\$10,746	\$9,274			
<i>Other Considerations</i>								
Size	120.40	36.84	53.58	30.52	42.45			0.95
Shape	Generally Rectangular	'L' Shape	Irregular	Rectangular	Irregular			
Topography	Nearly level	Similar	Superior	Superior	Similar			
Location	Average	Similar	Similar	Similar	Similar			
Total Other Adjustments		0.95	0.95	0.95	0.95			
Indicated Subject Value Per Acre		\$9,507	\$7,841	\$10,209	\$8,810			
Additional Qualitative Adjustment Necessary		None	(-)	(-)	None			

## Explanation of Adjustments

**Property Rights Conveyed** – The property is appraised in the fee simple estate. All the sales sold in the fee simple estate therefore adjustments are not needed.

**Cash Equivalency** - If a comparable sale occurred under conditions other than cash to the seller, then a cash equivalency adjustment may be necessary. All the sales were sold with typical financing and do not need adjustments.

**Conditions of Sale** - This category considers buyer or seller motivation. Conditions of sale may include desperation exchange, tax ramifications, reinvestment or condemnation money, assemblage, or non-market transactions. None of the sales require adjustments for conditions of sale. Sale 4 was purchased by a County government agency, but it was not purchased under threat of eminent domain. Additionally, the sale price was based on an appraisal completed by a certified appraiser.

**Market Conditions** The market conditions adjustment reflects the change in property values between the dates of the comparable sales and the effective valuation date of the subject property. After reviewing housing trends in Story County using Zillow data, we concluded that an annual appreciation rate of 2.6 percent is appropriate. Each comparable sale has been adjusted upward to account for this market appreciation.

**Size** – This category takes into consideration the size of the comparable sales in relation to the subject. Typically, as the size decreases, the sales price per unit increases and vice versa. This is because there are more purchasers for smaller sites than for larger sites and because large sites introduce economies of scale. The sales are smaller than the subject and given a 5 percent downward adjustment for size.

**Shape** – No adjustments are necessary.

**Topography**– The subject property has predominantly level topography and is located entirely within a 100-year FEMA floodplain. Sales 1 and 4 also include substantial acreage within a floodplain. Sales 2 and 3 exhibit topography ranging from nearly level to steep, resulting in their own site-related limitations. Overall, the subject and comparable sales share similar topographical constraints; however, Sales 1, 2, and 3 include an area of generally level land situated outside of a floodplain or excessively steep terrain, providing better potential for development. The pond on Sale 1 reduces the buildable or farmable acreage of the site while providing an amenity that supports future development. On Sale 1, these factors, including difference in flood plain presence, offset one another. No adjustment is needed to Sale 1. Sales 2 and 3 are considered slightly superior to the acquisition area on the subject and given a qualitative downward adjustment.

**Location** – The subject and comparable sales are within similar locations; therefore, no adjustment for location is needed.

### ***Reconciliation – Market Value of Land***

The State proposes to acquire  $\pm 0.84$  acres in fee title acquisition for road right-of-way reducing the total site acreage to 119.56. The comparable sales range from \$7,841 per acre to \$10,209 per acre after adjustments. Sales 2, 3, and 4 have more potential for building a dwelling than the subject. The sales include properties with straight boundaries and irregular boundaries.

The most recent sale of the north 40 acres of the subject property was \$12,000 per acre. Jordan Cook, with the City of Nevada, said they did not negotiate the list price as they felt it was fair and were interested in acquiring it to expand the capacity of the wells that are on the adjoining property. This sale was not included in the



analysis as it was sold to a government entity. The prior sale as a whole is topographically superior to the acquisition area.

The analyzed sales are a good representation of what market participants are paying for transitional land in the market area. Sale 1 adjoins the subject to the north and is given slightly more consideration. For this reason, based on analysis of these sales and our knowledge of the market area, the indicated contributory value of the acquisition area is near the adjusted value of Sale 1 at \$9,500 per acre. The indicated just compensation estimate for the permanent fee title acquisition area is:

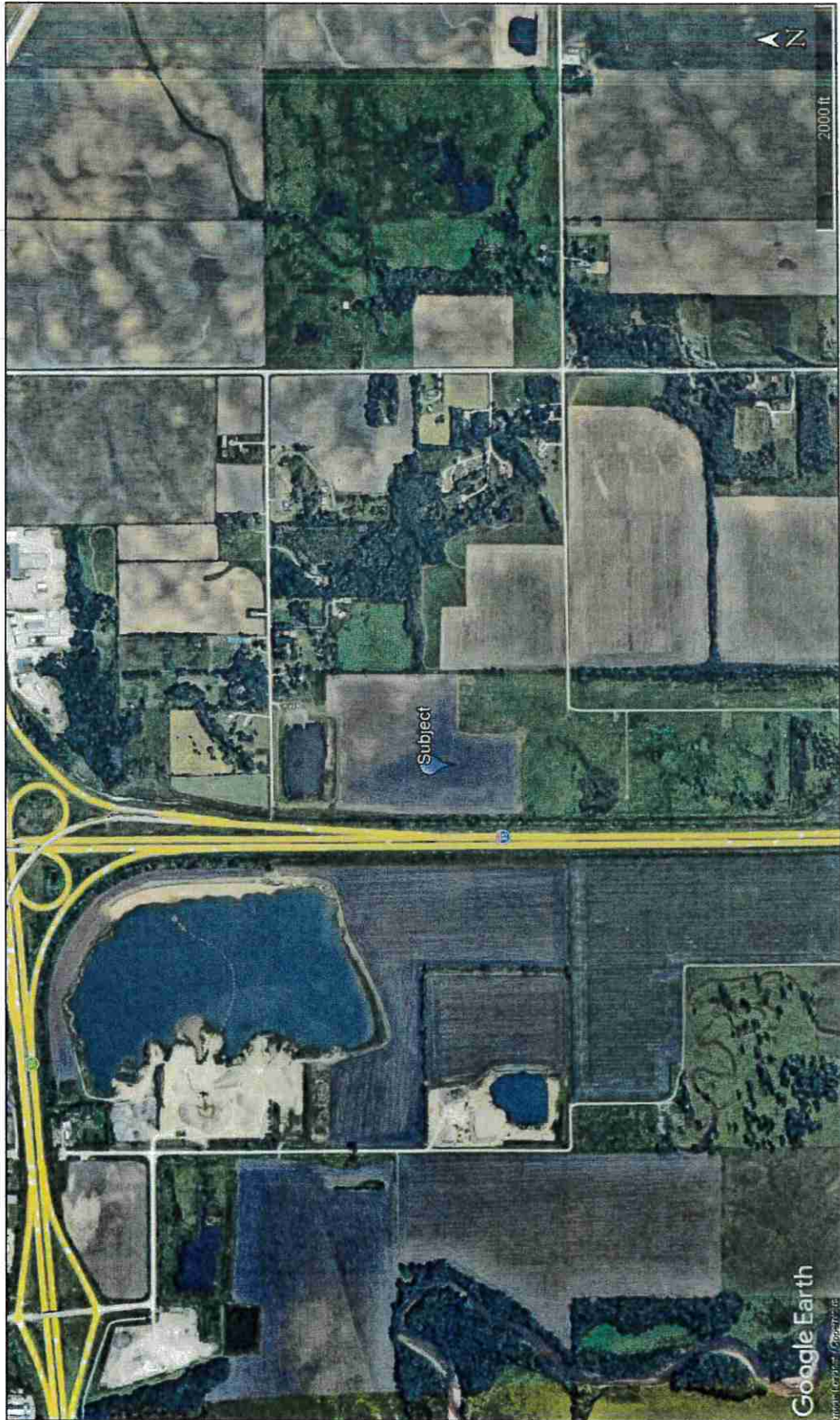
$$0.84 \text{ acres} \times \$9,500 \text{ per acre} = \$8,000 \text{ (rounded)}$$

### **Final Conclusion of Total Just Compensation**

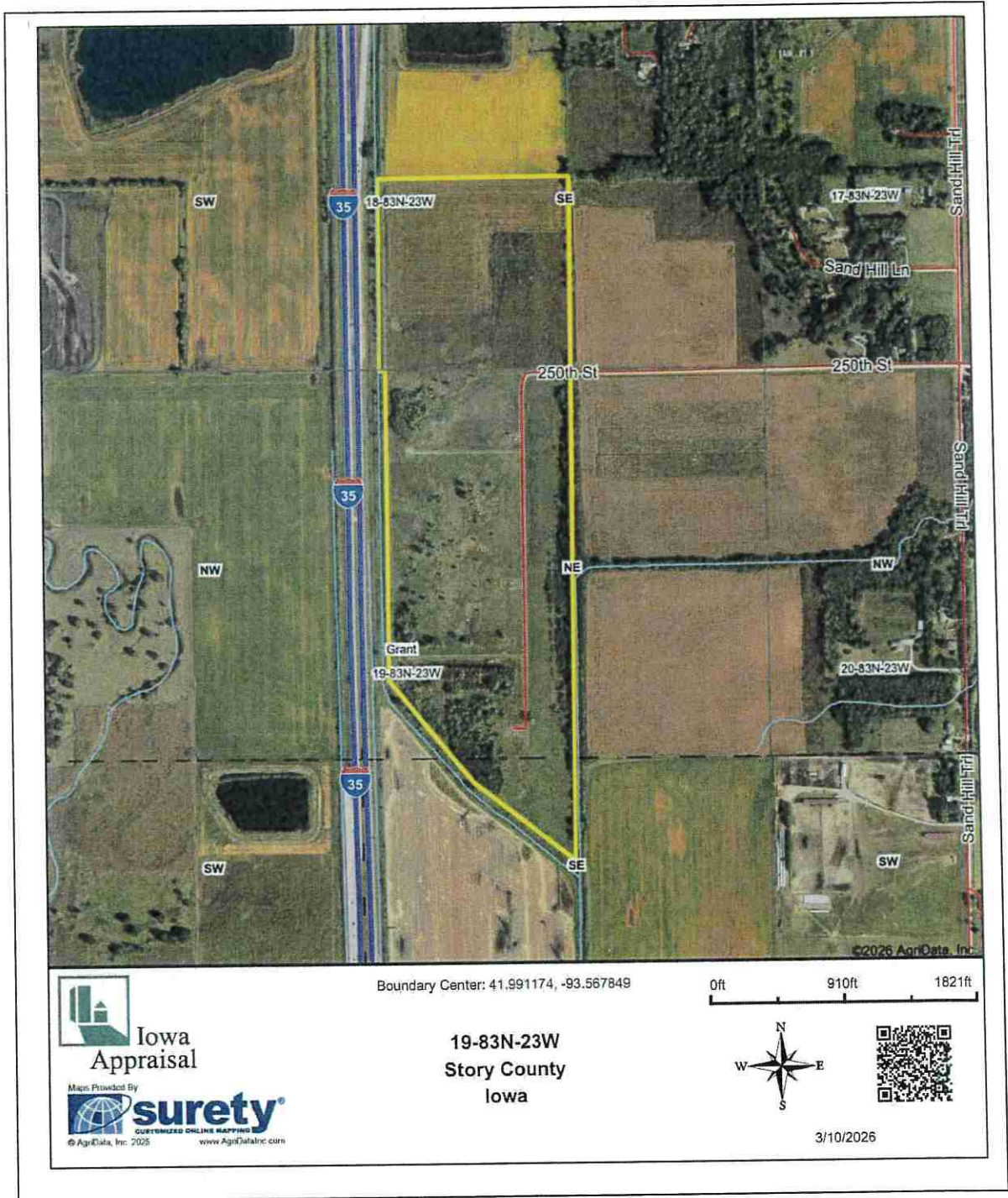
Total just compensation effective February 16, 2026, is estimated to be **\$8,000**, rounded.

**HYPOTHETICAL CONDITION:** *Our estimate of total just compensation is based on the hypothetical condition that the proposed acquisitions have been completed according to the plans provided to us by the Iowa Department of Transportation. Also, if the proposed acquisitions or project plans change, our estimate of just compensation may be different.*

LOCATION MAP

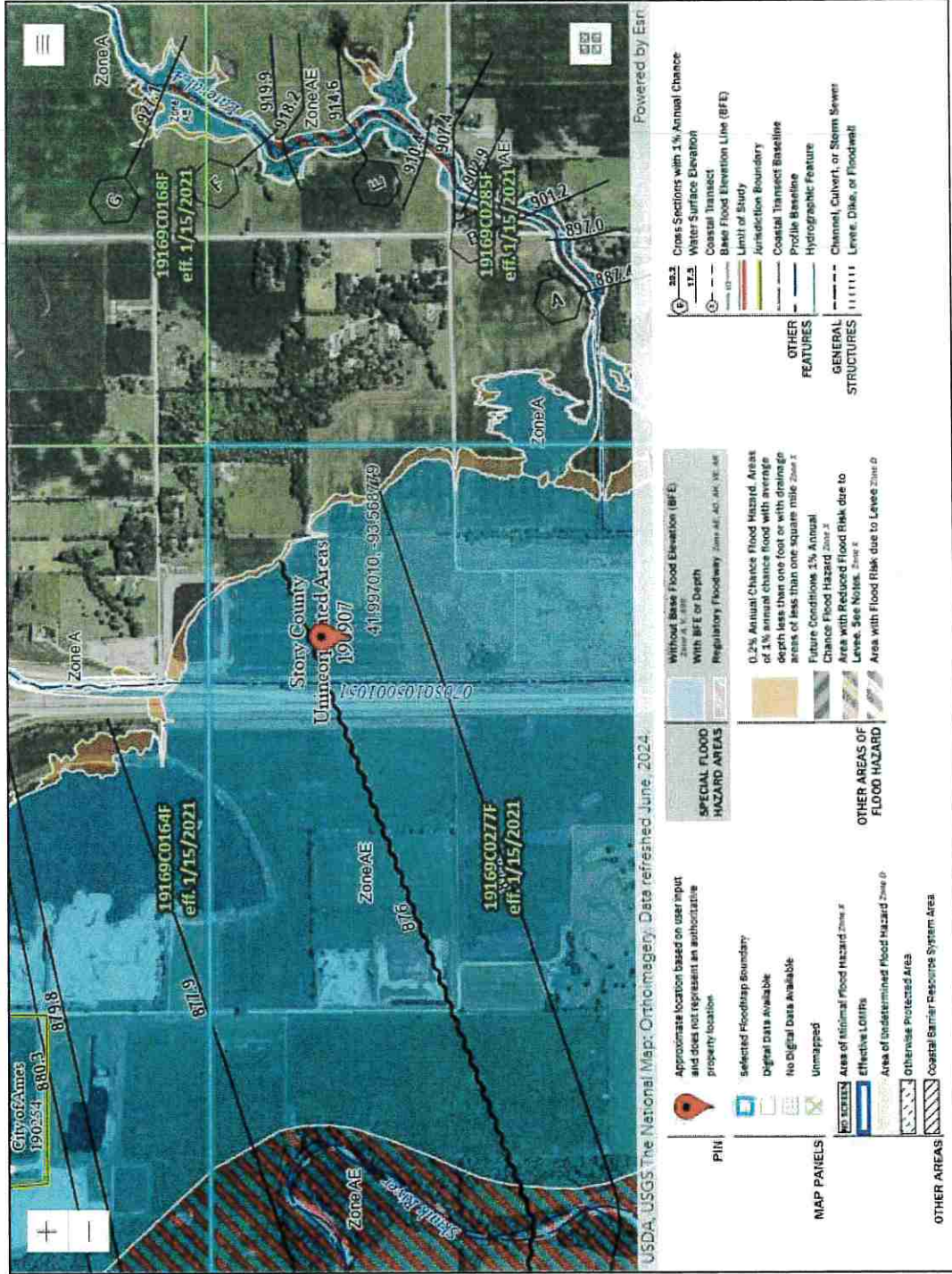


AERIAL PLAT MAP- PARENT TRACT



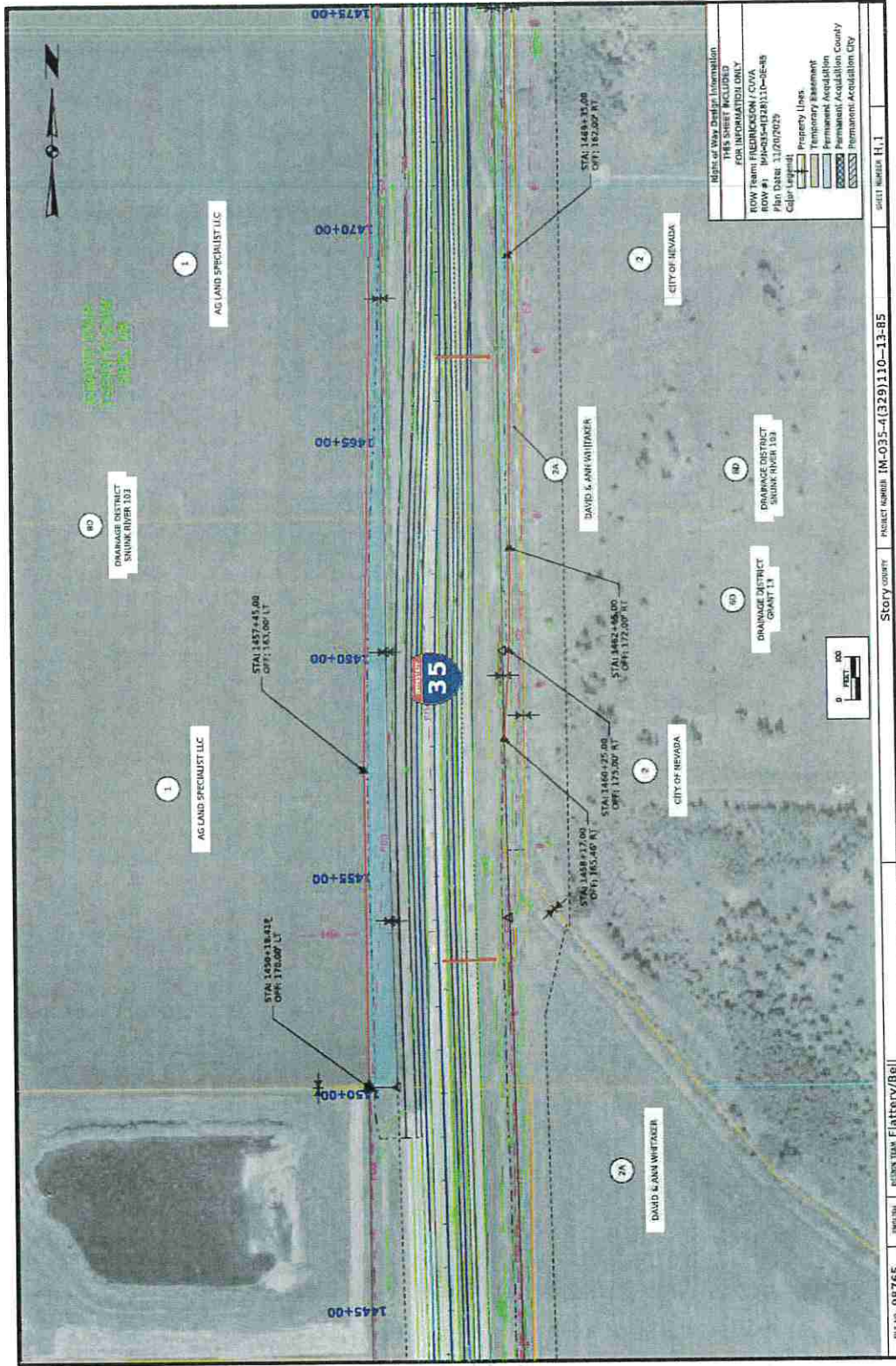


# FLOOD MAP





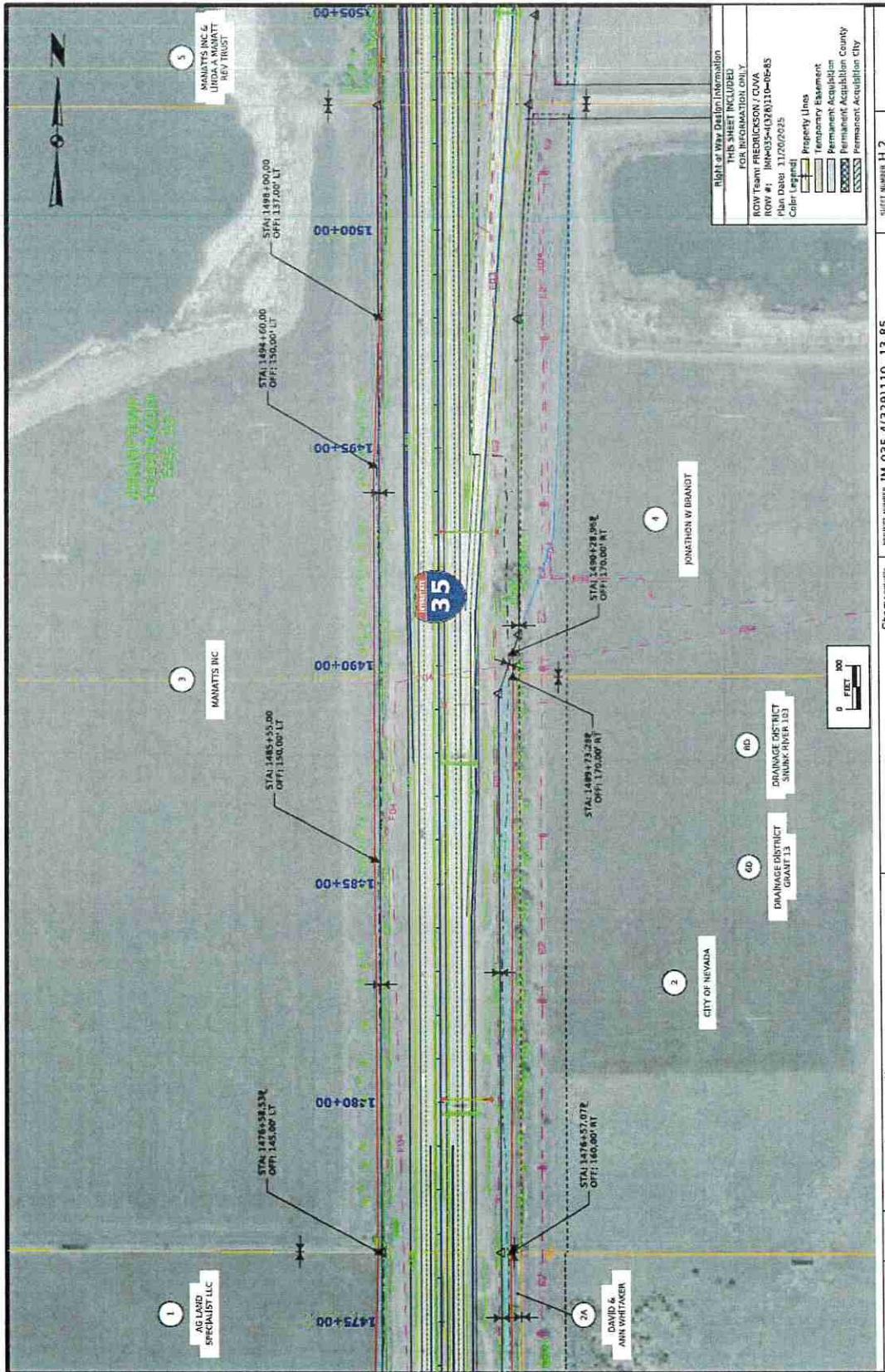
# PROJECT PLANS



The teal shaded area with the solid red line is the proposed permanent fee title acquisition area in the name of the state.



IOWA APPRAISAL




FILE NO. 98765 DESIGN TEAM Flattery/Bell  
 35762 PW 12/2024 SHEET 41/41 PROJECT NUMBER IM-035-4(329)110-13-85 SHEET NUMBER H.1.2

RIGHT OF WAY DATION INFORMATION  
 THIS SHEET INCLUDED  
 FOR INFORMATION ONLY  
 ROW TEAM: FREDRICKSON, CUVA  
 ROW #: IM-035-4(329)110-05-85  
 PLAN DATE: 11/20/2025

Color Legend:

- Property Lines
- Temporary Easement
- Permanent Acquisition
- Permanent Acquisition County
- Permanent Acquisition City

## RIGHT OF WAY SUMMARY



**MASTERWORKS**  
CLOUD

**PARCEL - DETAILS REPORT**

---

Parent Project Code:	11-85-035-020-047	Project Directory Number:	8503502011
ROW Phase Number:	IMK-025-4(328)110-0E-85		

---

**Parcel Information**

Parcel Number: 2	Acquisition Agent:
Parcel Status: Pending Design	Condemnation Agent:
Relocation Agent:	ROW design staff: Amella Fredrickson
Title And Closing Agent:	Proposed Possession:
Extension:	Actual Possession:
Advertising Device Only: No	Relocation Needed: No

Ongoing Comments:

Appraisal Waiver Amount (\$):

**Appraisal Determination**

Type of Valuation:

Appraisal Determination By ::

Appraisal Determination Summary:

Appraisal Determination Date:

**Subject Address**

Address:

City:

State:

Zipcode:

**Ownership Interests**

Name	Owner Type	PA Group	Disp. Group
City of Nevada	Fee Owner	PA-1	

**Parcel Location**

Section	Township	Range
18	T83N	R23W

County Parcel ID: 1018400305

Parcel Unit: AC

**Parcel Acquisition Information**

Acquisition Area	Acquisition Type	Purpose	Additional Details
0.84 AC	State - ROW Fee		

**Entrances to be Constructed**

---

Generated on: 10/19/2028 8:00 AM  
Timezone: (UTC-08:00) Central Time (US & Canada)

Page 1 of 3



PARCEL - DETAILS REPORT

Station	Type	Side	Side Road	Joint
No records to display				

Additional Length of Drive (Ft): 0.00

Access Control

From Station	To Station	Main Line/Side Road
No records to display		

Access Control Fencing

From Station	To Station
1476+57.07	1489+73.28

Access Location Points

Station
No records to display

Area of Remaining Property

Left of ROW:	0.00	Acres / SqFt:	
Right of ROW:	119.82	Acres / SqFt:	Acres

Parcel Attributes

Total Acquisition:	No	Access Control Only:	No
Permitted Sign Impacted:	No	Advance Purchase:	No
Survey Plats Required:	Yes	Temporary Easement Only:	No
Survey Plats Received:			
Status Flag:	Active		

Parcel Filings

Document Type	Grantee	Name	Recording Date	Recording Info	Sent to ERMS
No records to display					

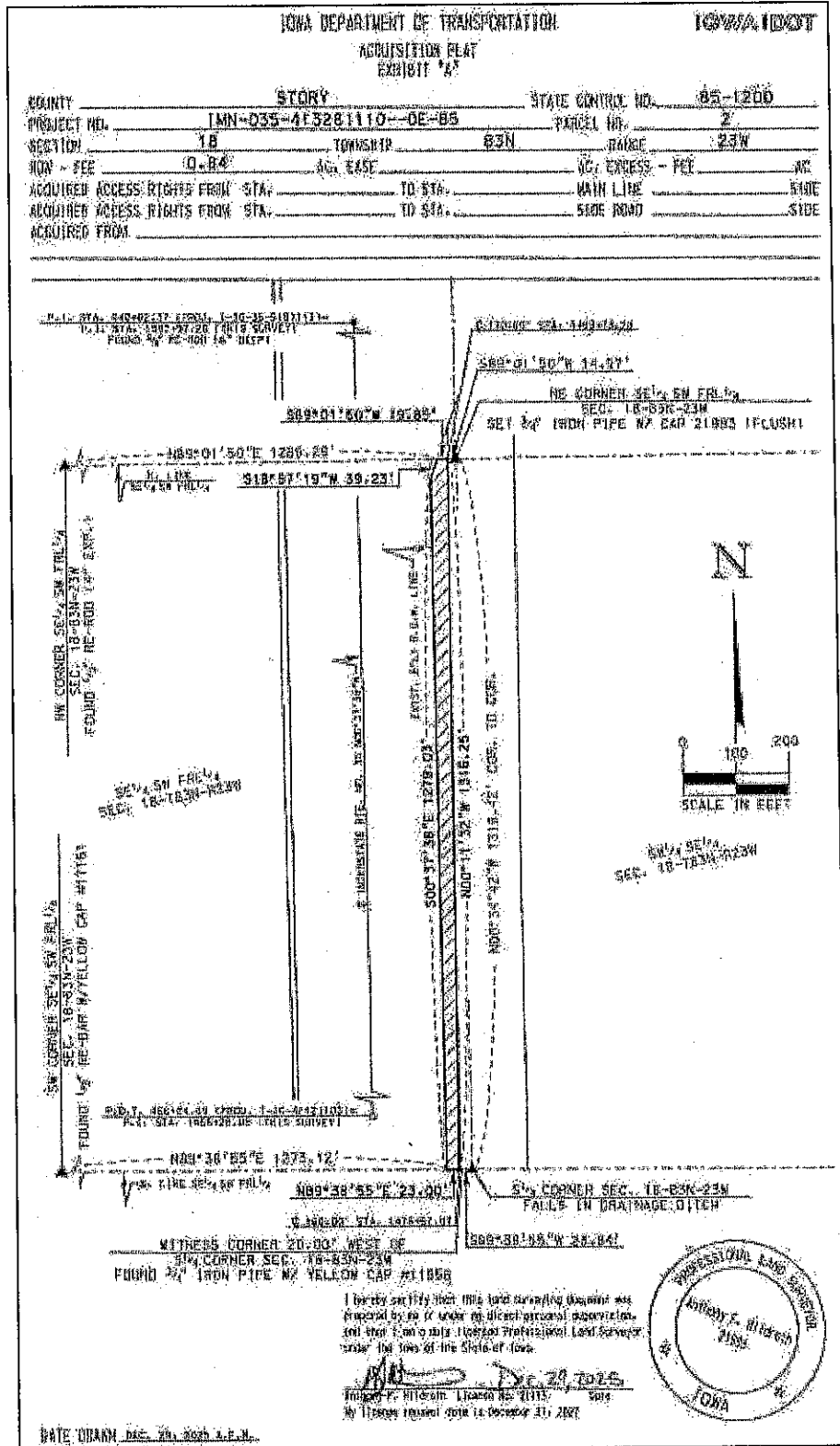
Design Notes: MAINLINE ACCESS RIGHTS WERE PREVIOUSLY ACQUIRED IN 1963 BK. 95 PG. 440 & BK. 96 PG.43

Workflow History

Status	Pending On Role(s)	Date	User	Action	Action User ID	Action User Name	Action Date	Due Date Override
Design	Administrator, ROW Design Staff, ROW Project Coordinator, System Administrator	11/20/2025	AFREDRI					11/20/2025

Notes :

ACQUISITION PLATS



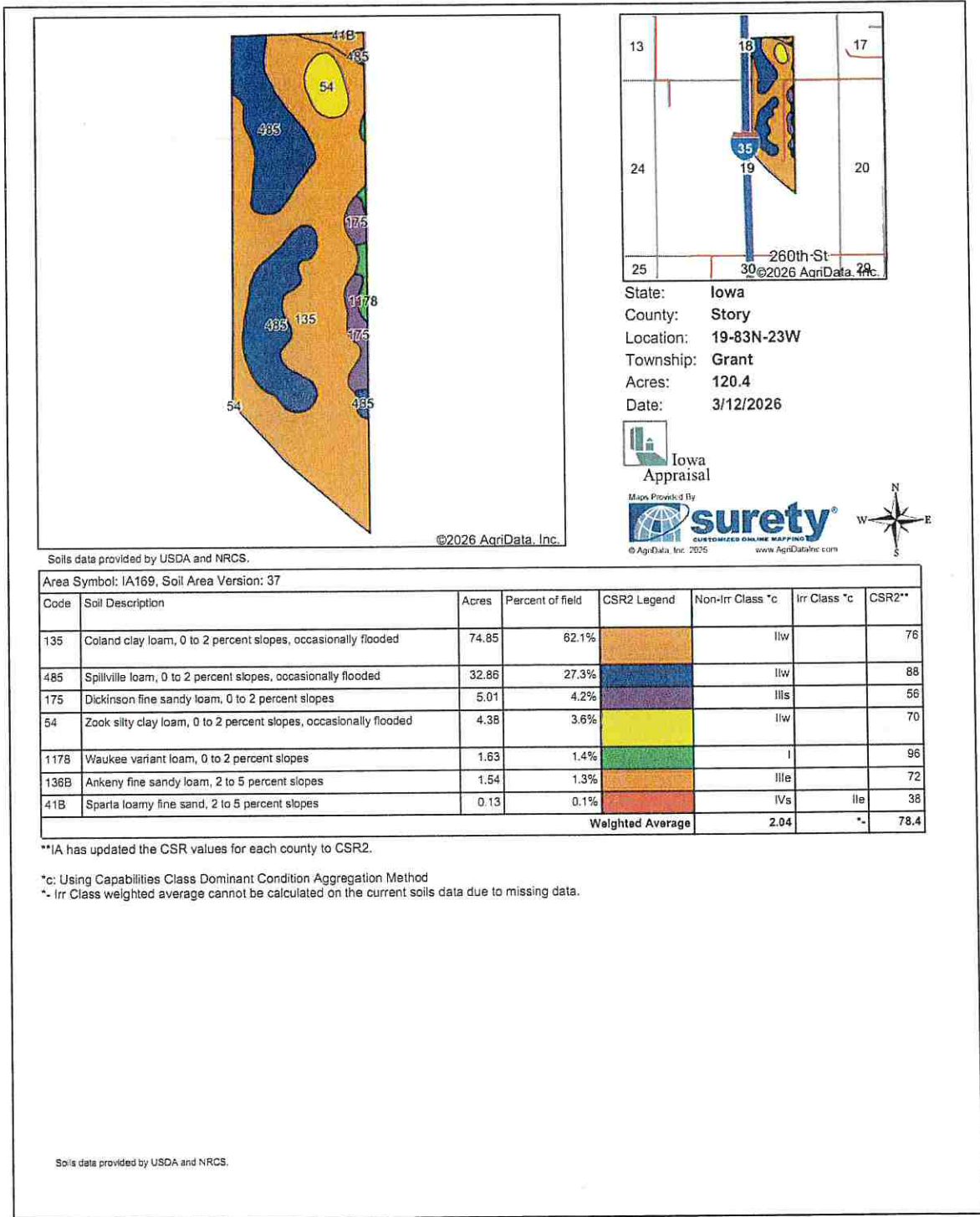
**THE FREE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:**

A parcel of land located in the SE $\frac{1}{4}$  of the SW Fractional (also shown as FRL $\frac{1}{4}$ ) of Section 18, Township 83 North, Range 23 West of the 5<sup>th</sup> Principal Meridian, Story County, Iowa as shown on Acquisition Plat Exhibit "A", attached hereto, which by this reference is made a part hereof, more particularly described as follows:

Commencing at the NE corner of the SE $\frac{1}{4}$  of the SW FRL $\frac{1}{4}$  of said Section 18; thence S89°01'50"W, 14.97 feet on the north line of the SE $\frac{1}{4}$  of the SW FRL $\frac{1}{4}$  of said Section 18 to the Point of Beginning; thence, continuing on the north line of the SE $\frac{1}{4}$  of the SW FRL $\frac{1}{4}$  of said Section 18; S89°01'50"W, 19.85 feet to the existing easterly right of way line of Interstate Route No. 35; thence S18°57'19"W, 39.23 feet on said existing easterly right of way line; thence S00°37'38"E, 1,279.03 feet on said existing easterly right of way line to the south line of the SE $\frac{1}{4}$  of the SW FRL $\frac{1}{4}$  of said Section 18; thence N89°38'55"E, 23.00 feet on the south line of the SE $\frac{1}{4}$  of the SW FRL $\frac{1}{4}$  of said Section 18; thence N00°11'32"W, 1,316.25 feet to the Point of Beginning, containing 0.84 of an acre.

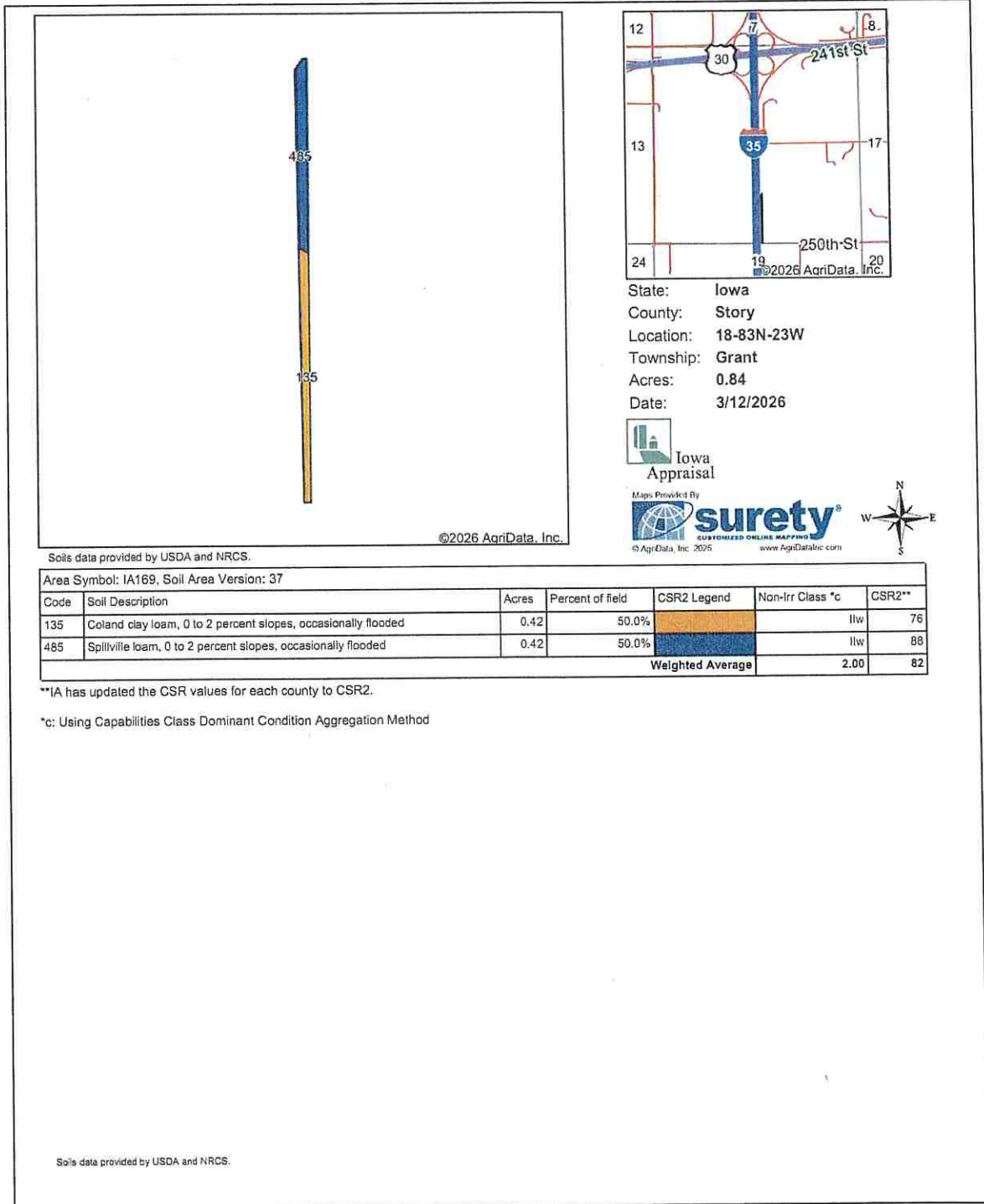
Story County  
Project No. IMN-015-4(328)10-0E-85  
Parcel No. 2

### TILLABLE SOIL MAP

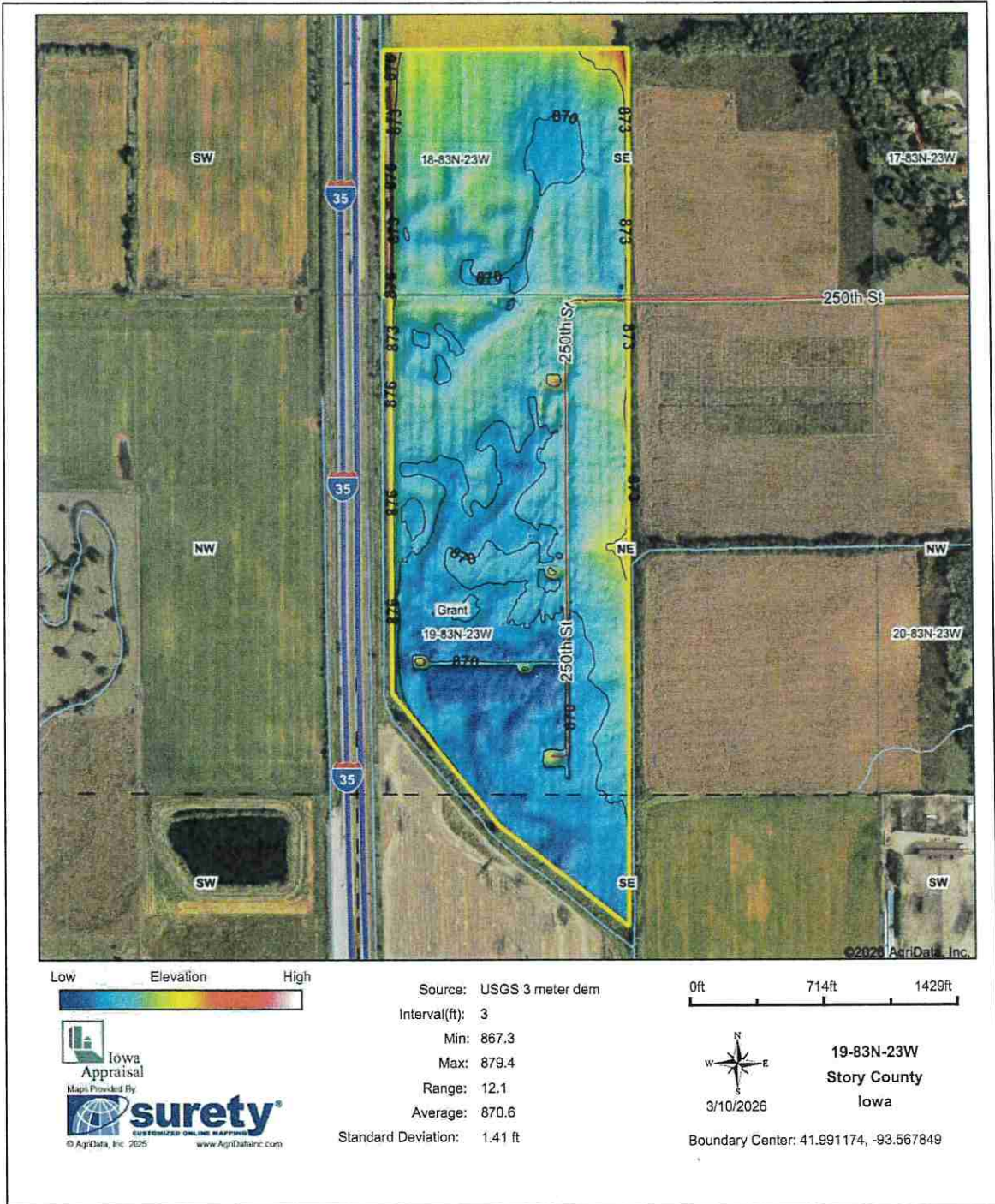


### ACQUISITION SOIL MAP

The following acquisition soil map was drawn using desktop mapping tools in Surety Agri-Data. While it is impossible to trace the borders exactly, minor discrepancies will not materially change the CSR2 or our compensation estimate.



TOPOGRAPHY HILLSHADE MAP





**SUBJECT PHOTOGRAPHS**



**PHOTO 1: FROM THE SOUTHWEST CORNER ALONG I-35 LOOKING EAST.**



**PHOTO 2: FROM THE SOUTHWEST CORNER ALONG I-35 LOOKING NORTH.**



**PHOTO 3: FROM ROUGHLY MID-WAY ON THE ACQUISITION ALONG I-35 LOOKING SOUTHEAST.**



**PHOTO 4: FROM ROUGHLY MID-WAY ON THE ACQUISITION ALONG I-35 LOOKING EAST.**



**PHOTO 5: FROM THE NORTHWEST CORNER OF THE ACQUISITION LOOKING SOUTH.**



**PHOTO 6: FROM THE NORTHERN POINT OF THE ACQUISITION FROM ON TOP OF THE BERM  
LOOKING SOUTHWARD AT THE BERM AND DITCH.**



**CERTIFICATION**

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the American Society of Farm Managers and Rural Appraisers (ASFMRA) Code of Ethics and Standards of Professional Practice.
- The use of this report is subject to the requirements of the ASFMRA relating to review by its duly authorized representatives.
- Daniel W. Dvorak has observed the subject property for this assignment.
- Kathy J. Pettinger has observed the subject property for this assignment.
- No significant professional assistance was provided to the person signing this report.
- As of the date of this report, Daniel W. Dvorak has completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, Kathy J. Pettinger has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Practicing Affiliates.
- As of the date of this report, Kathy J. Pettinger has completed the required testing and education to be awarded the ARA designation with the ASFMRA.
- We have not performed any real property services related to the subject property within the three-year period immediately preceding acceptance of this assignment.

Daniel W. Dvorak, MAI  
Vice President  
State #CG02880

Kathy J. Pettinger, ARA  
Certified General Real Property Appraiser  
State # CG03326

IDOT Form 633-101

Parcel No. 2 Project IMN-035-4(328)110-0E-85 County Story

Record Owner City of Nevada

Owner's Mailing Address 1209 6<sup>th</sup> St, P.O. ox 530, Nevada, IA 50201

Address of Property being Appraised Located roughly one-quarter mile south of 245<sup>th</sup> St north of 250<sup>th</sup> St just east of Ames, Iowa. The subject's assessment parcel numbers are: 10-19-400-125, 10-19-200-305, 10-19-200-100, & 10-18-400-305

This property is described as: NW SE PARCEL "A" CFN 13-64, SW NE E OF DITCH, NW NE, & SW SE AND SE SW LYING E OF HWY 35 EX. HWY Sections 18 & 19 T83N-R23W

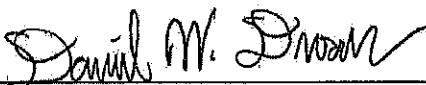
This property consists of ±120.40 taxable Acres before the acquisition and ±119.56 taxable Acres will remain after the acquisition. The land to be acquired for roadway purposes consist of 0.84 acres by permanent fee title acquisition.

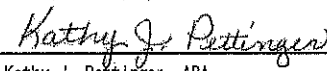
The present zoning is "Agricultural" and its present use is Row-crop production and CRP. The property is appraised on the basis of its highest and best use for Interim Ag while holding for future development before the acquisition and Same after the acquisition.

MARKET VALUE UNDER EMINENT DOMAIN LAW OF THE STATE OF IOWA

The estimate of just compensation is: \$ 8,000

Effective Date of Valuation February 18, 2026

Signed   
Daniel W. Dvorak, MAI

Signed   
Kathy J. Pettinger, ARA

CERTIFICATION OF APPRAISER

Parcel No. 2 Project IMN-035-4 (328) 110-0E-85 County: Story

We hereby certify:

That we personally made a field inspection of the property herein appraised and that we have afforded the property owner or authorized representative the opportunity to accompany us at the time of inspection. We have also personally made a field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in preparing this appraisal are as represented by the photographs supplied.

That to the best of our knowledge and belief the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based is correct, subject to the limiting conditions therein set forth.

That we understand the intended use of this appraisal is for eminent domain related acquisition of property by the Iowa Department of Transportation.

This appraisal was prepared according to the contract/assignment from the Iowa Department of Transportation. The appraisal is prepared under the Jurisdictional Exception provision contained in the Uniform Standards of Professional Appraisal Practice (USPAP). In preparing the appraisal, we have conformed with all parts of USPAP except those that are contrary to State and Federal requirements.

This eminent domain appraisal has been completed under the following appraisal requirements

- The Iowa Constitution, Article 1, Section 18
- Code of Iowa, Chapters 6A, 6B, 316 and other eminent domain statutes
- Regulations 761, IAC111
- Federal Uniform Act and Regulations, 49CFR, Part 24

Guidance can be found at

- The Iowa Department of Transportation Appraisal Policy and Procedure Manual
- The Federal Highway Administration (FHWA) Appraisal Guide
- Uniform Standards for Federal Land Acquisition
- Uniform Standards of Professional Appraisal Practice (USPAP)

That neither our employment nor our compensation for making this appraisal and report are in any way contingent upon the values reported therein.

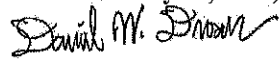
That we have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.

That we have not revealed the findings and results of such appraisal to anyone other than the proper officials of the Iowa Department of Transportation and we will not do so until so authorized, or until required to do so by due process of law, or until we are released from the obligation by having publicly testified as to such findings.

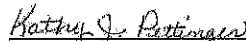
That we are aware the Iowa Department of Transportation will provide a copy of this appraisal to the property owner or their designee.

That the conclusion set forth in this appraisal is our independent opinion of the difference between the fair market value of this property immediately before and immediately after the proposed acquisition.

As of **February 18, 2026**, the estimate of just compensation is **\$8,000**.



Daniel W. Dvorak, MAI  
Vice President  
State #CG02880



Kathy J. Pettinger, ARA  
Certified General Real Property Appraiser  
State #CG033265

**ASSUMPTIONS AND LIMITING CONDITIONS**

1. The photographs contained in the individual appraisal reports were taken by the appraiser on the date the property was inspected. Any photo taken on a different date or by another person will be appropriately labeled.
2. The title to the property is good and merchantable, free and clear of all liens and, there are no encumbrances other than those mentioned in the appraisal report.
3. The plans, plats, legal descriptions and other data furnished by others are assumed to be correct and reliable but the appraiser assumes no responsibility for their accuracy.
4. The individual appraisals are made in accord with the Code of Iowa and do not reflect any benefit from the proposed improvement or non-compensable items of damage.
5. Any temporary easement area acquired will be retained by the state until completion of project construction and will be returned in the condition indicated by the highway plans.
6. The existing drainage will not be adversely affected by highway construction unless otherwise specified in the data furnished and the tile lines on the remaining property will function properly after highway construction is completed.
7. The property is appraised as though under responsible ownership and typical management.
8. The property owner will be paid separately for the cost of fencing the new right of way line, if such fencing is needed, in those cases where the state does not erect a right of way fence. The property owner has a right to pasture livestock adjacent to any state erected fence but must assume all responsibility for restraint of such livestock. Any effect on fencing other than right of way fence or temporary fence will be considered in the individual appraisal reports.
9. The property owner or lessee will be paid separately for loss, if any, of growing crops or completed field work.
10. The Agency may use any or all of the contents of the appraisal reports only for its normal business functions.

Project No. IMN-035-4(328)110-0E-85

Parcel No. 2

**PURPOSE OF THIS APPRAISAL:**

To estimate the market value of the ownership interest, and the leasehold interest if any, in this property before the proposed acquisition and the market value of the same interest in the remainder property immediately after the proposed acquisition. In case the proposed acquisition causes only limited damage, the purpose is to estimate just compensation resulting from the acquisition, without reporting before and after values.

**DEFINITION OF MARKET VALUE:**

The cash sales price between a voluntary, willing seller who is not forced to sell, and a voluntary, willing buyer who is not forced to buy. It assumes a buyer and seller are bargaining freely in the open market for the purchase and sale of real estate. (State of Iowa Uniform Jury Instruction No. 2500.4)

**DEFINITION OF HIGHEST AND BEST USE:**

The utilization of a property to its best and most profitable use. It is that use, chosen from among the reasonably probable and financially feasible alternative uses which is found to be physically practical, legally acceptable and which results in the highest present value, as defined, as of the effective date of the appraisal.

**HAZARDOUS SUBSTANCE CONTAMINATION:**

The appraiser observed the following signs of possible contamination:  None,  As described

**FIVE YEAR DELINIATION OF TITLE: (if none, so state)**

Grantor	Grantee	Type of Instr.	Date of Instr.	Book	Page	Sales Price
C.G. Lee Joint Venture, L.L.C.	City of Nevada	Warranty Deed	5/22/2023	2023	03073	\$459,360
None	None	None	None	None	None	None
None	None	None	None	None	None	None
None	None	None	None	None	None	None
None	None	None	None	None	None	None

**LEASES: (Lessee's Name, Address and Lease Terms)**

The property owner reported the land is leased to Jeff Longnecker, 27300 580<sup>th</sup> Ave, Nevada, IA 50201 / 515-382-4441.

Lease Terms: Written / Year to Year / \$250.00/acre @17 acres

**DATE OF INSPECTION AND INVITATION:**

I offered City of Nevada/Jordan Cook who is the property owner contact an opportunity to accompany me on my inspection of this property by  personal contact  telephone  letter on February 18, 2026. This invitation was  accepted  declined.

Telephone number of owner or representative contacted: (515)382-5466

I personally inspected the subject property on February 18, 2026.

Right of Way Bureau, 800 Lincoln Way, Ames, Iowa 50010

### Property Owner Contact Information

County: Story

Project: IMN-035-4(328)110-0E-85

Parcel: 2

**Property Owner Name(s):**

*City of Nevada*

**Property Owner Preferred Mailing Address:**

*1209 6<sup>th</sup> St. P.O. Box 530  
Nevada, IA 50201*

**Property Owner Telephone Numbers:**

Home 1 *515 382 5466* Cell 1 \_\_\_\_\_ Work 1 \_\_\_\_\_

Home 2 \_\_\_\_\_ Cell 2 \_\_\_\_\_ Work 2 \_\_\_\_\_


**Property Owner Email Addresses:**

E-Mail 1 *jcook@cityofnevadaiaowa.org*

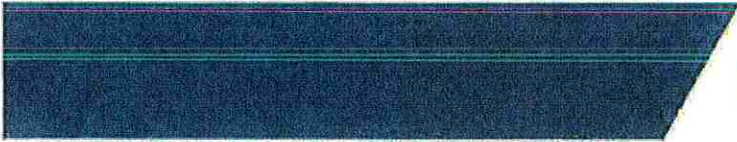
E-Mail 2 \_\_\_\_\_

**Other Contact Information (seasonal mailing address, special instructions or requests, etc.):**

By providing this information I authorize the Iowa Department of Transportation and/or its assigns to use it to communicate with me and provide documents to me regarding this project.

  
\_\_\_\_\_  
Property Owner's Signature

*February 18, 2026*  
\_\_\_\_\_  
Date



Right of Way Bureau, 800 Lincoln Way, Ames, Iowa 50010

TENANT INFORMATION

County: Story Project: IMN-035-4(328)110-0E-85 Parcel: 2

- There is currently no lease in effect on this property
- There is a tenant on this property with a lease in effect

Tenant's Name: Jeff Langnecker

Tenant's Address: 27300 580<sup>th</sup> Ave

Phone: 515-382-4441 E-mail: \_\_\_\_\_

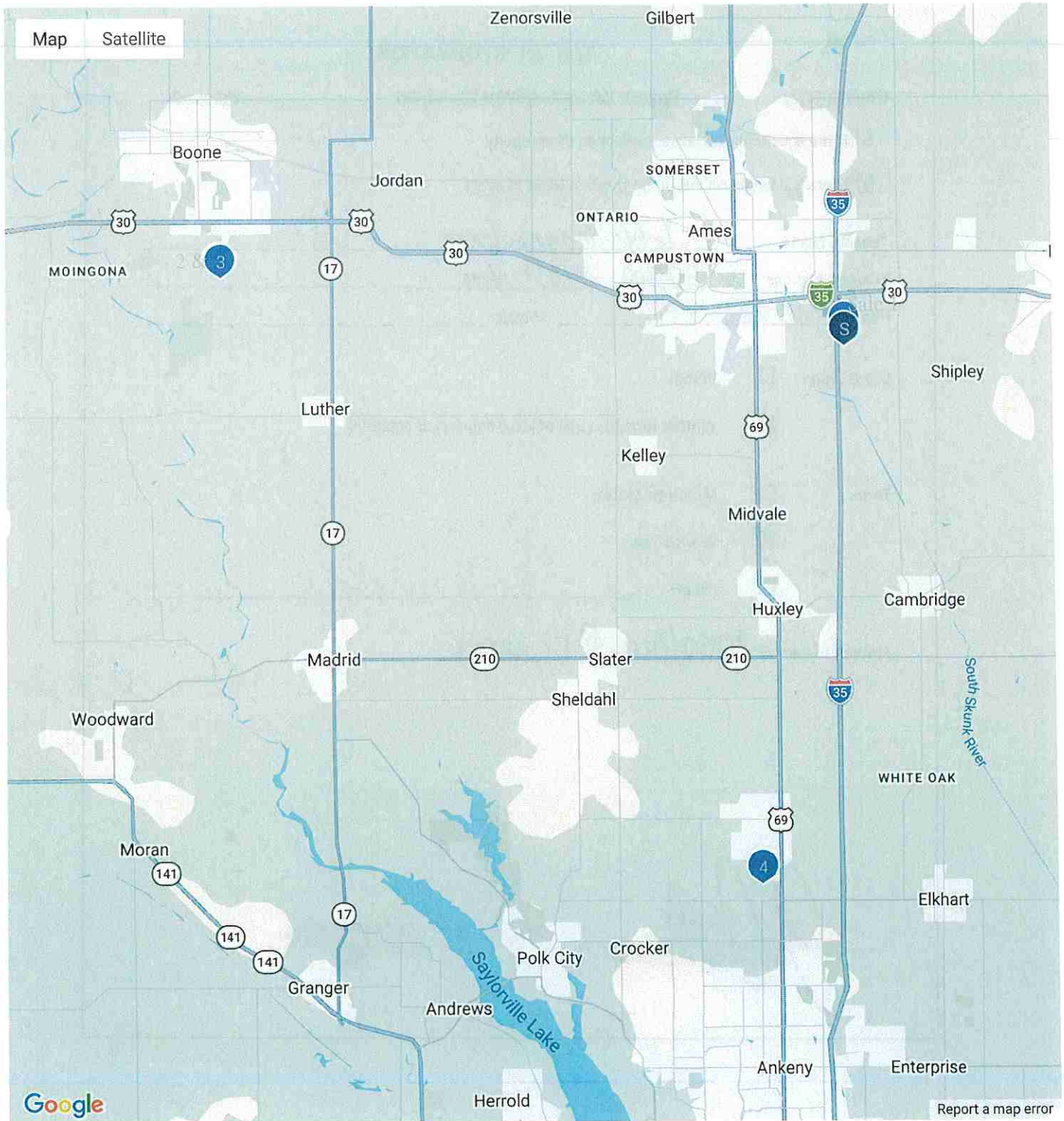
- Lease Type:  Verbal
- Written (provide copy of lease contract, if possible)

- Term:  Month-to-Month
- Year-to-Year
- Other: \_\_\_\_\_

Amount of Rent: \$ \$250/Acre @ 17 acres

  
 \_\_\_\_\_  
 Property Owner's Signature

2/18/2026  
 \_\_\_\_\_  
 Date





## 245th St Section 18 Grant Twp Comparable 1

### Sale Information

Buyer	Jonathon Brandt	
Seller	C G Lee Joint Venture LLC	
Sale Date	3/14/2025	
Transaction Status	Recorded	
Sale Price	\$360,000	\$9,772 /AC
Recording Number	2025-01833	
Rights Transferred	Fee Simple	
Financing	Cash	
Conditions of Sale	Arm's Length	

### Property

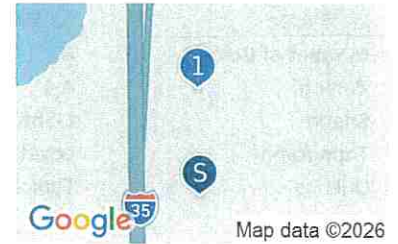
Land Area	36.84 Acres (1,604,750 SF)
Number of Parcels	1
Zoning	A-1
Shape	L-Shaped
Topography	Level to Sloping



56896 245th St  
Ames, IA

County  
Story

APN  
10-18-400-110



### Confirmation

Name	Listing brochure, public records, assessor records
Company	Gannon Real Estate & Consulting
Phone Number	515-291-5942

### Remarks

Property is accessed from 245th St on the north. Interstate 35 runs along the western border. Also along the western border is a creek and berm. The property includes a 6-acre pond with depths ranging from 2-3 feet in the northeast to 8 feet along the west. Three grain storage bins and an open front shed have some utility but are physically and functionally obsolete and provide no contributory value. Roughly 70 percent of the property is within a 100- to 500-year FEMA floodplain. All of the roughly 21.1 acres of tillable land is in the floodplain and has a CSR2 of 62.2.



## Peony Lane Section 3 Worth Twp Comparable 2

### Sale Information

Buyer	HoundsField LLC	
Seller	Gladstone Farms, LLC	
Sale Date	2/26/2024	
Transaction Status	Recorded	
Sale Price	\$420,000	\$7,839 /AC
Recording Number	2024/0226	
Rights Transferred	Fee Simple	
Conditions of Sale	Arm's Length	
Marketing Time	160 days	

### Property

Land Area	53.58 Acres (2,333,944 SF)
Number of Parcels	4
Zoning	A-1
Shape	L-Shaped
Topography	Level to Sloping
Utilities	Typical Rural



Adj. 1302 Peony Lane  
Boone, IA 50036

County  
Boone

4 parcels  
088326033300009,  
088326033400009,  
088326102100002



### Confirmation

Name	Colin Ortmeier
Company	Kiloterra
Phone Number	515-442-7709
Affiliation	Listing Agent

### Remarks

Listed for sale with Colin Ortmeier of Kiloterra for \$495,000. Agent thinks buyer may build someday, but that this is more of a recreational property. Wooded area is steeply sloping along a ravine that runs north/south. Must cross ravine to access main body of site on eastern side of property. Less than 3.5 percent of the property along Peas Creek is in a FEMA Floodplain area.

Agent also listed and sold property adjacent south at around same time, which was a smaller site. Adjacent property sold for more, and agent thinks this is because the adjacent property had more residential potential. As of March 2024 site visit, south property had house under construction. In addition, as of March 2024 Assessor's website shows buyer as owner but does not show sale. Deed confirms sale price shown by MLS, though. As of March 2026, the assessor site indicates the \$420,000 sale price.



## Peony Ln Section 10 Worth Twp Comparable 3

### Sale Information

Buyer	Aaron Heiar	
Seller	Gladstone Farms, LLC	
Sale Date	12/29/2023	
Transaction Status	Recorded	
Sale Price	\$310,000	\$10,157 /AC
Recording Number	2024/0070	
Rights Transferred	Fee Simple	
Conditions of Sale	Arm's Length	
Marketing Time	111 days	

### Property

Land Area	30.52 Acres (1,329,451 SF)
Number of Parcels	1
Zoning	A-1
Shape	Rectangular
Topography	Level to Sloping
Utilities	Typical Rural



1314 Peony Ln  
Boone, IA 50036

County  
Boone

APN  
088326102100004



### Confirmation

Name	Colin Ortmeier
Company	Kiloterra
Phone Number	515-442-7709
Affiliation	Listing Agent

### Remarks

Listed for sale with Colin Ortmeier of Kiloterra for \$315,000. Agent thinks buyer will build house on site, and when appraiser viewed site March 2024, construction was underway in level, open area on western side of site. Wooded area is steeply sloping along a ravine that runs north/south. Must cross ravine to access eastern  $\pm 1/2$  of site. Less than 2.5 percent along Peas Creek is within a FEMA Floodplain area.

Agent also listed and sold property adjacent north at around same time, which was a larger site. Adjacent property sold for less, and agent thinks this is because the adjacent property had more recreational than residential potential, though its western side does have a level, open, buildable spot.



**Meadow Pointe Ct Section 26  
Lincoln Twp  
Comparable 4**

**Sale Information**

Buyer	Polk County Conservation Board	
Seller	Eric & Carol Ziel Jt Rev Trst	
Sale Date	7/19/2023	
Transaction Status	Recorded	
Sale Price	\$368,282	\$8,676 /AC
Recording Number	2023-00037971	
Rights Transferred	Fee Simple	
Financing	Cash	
Conditions of Sale	Arms Length	

**Property**

Land Area	42.45 Acres (1,849,121 SF)
Number of Parcels	3
Zoning	AG
Shape	Irregular
Topography	Level to Sloping
Flood Zones	Zone AE, Zone X (Shaded)



750 Meadow Pointe Ct  
Alleman, IA 50007

County  
Polk

APN  
250/62426-100-005,  
252/62426-251-003,  
252/00033-009-000



**Confirmation**

Name	Cassie Cook
Company	Polk County Conservation

**Remarks**

The sale was a private negotiation. The seller reached out to the buyer to see if they were interested. The sale price was negotiated using an appraisal the buyers had prepared prior to purchase. The property was previously grazing pasture accessible from residential street Dennler Drive. A livestock barn is roughly 60 x 40 and in fair condition but given no contributory value. Fourmile Creek meanders through from the west to the southeast with several natural oxbows. Roughly 60 percent of the property is within a FEMA floodplain and/or floodway. There are three guy wires encumbering the property; however, the payment stays with the adjoining landowner where the transmission tower is located. Gated access from the south with permission. The property has several areas of broken concrete to help with stream erosion. The sale price was based on a certified appraisal.

## DEFINITIONS

Unless otherwise noted, all definitions are those set forth by the Appraisal Institute, in the *Dictionary of Real Estate Appraisal*, Seventh Edition.

**Easement:** The right to use another's land for a stated purpose.

**Eminent Domain:** The right of government to take private property for public use upon the payment of just compensation. The Fifth Amendment of the US Constitution, also known as the *takings clause*, guarantees payment of just compensation upon appropriation of private property.

**Fee Simple Estate:** Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

### **Going-Concern Value:**

1. An established and operating business having an indefinite future life.
2. An organization with an indefinite life that is sufficiently long that, over time, all currently incomplete transformations (transforming resources from one form to a different, more valuable form) will be completed.

### **Goodwill:**

1. Unidentifiable intangible assets.
2. The amount by which the acquisition price exceeds the fair value of identified assets.
3. The intangible asset arising as a result of name, reputation, customer loyalty, location, products, and similar factors not separately identified. (International Glossary of Business Valuation Terms)
4. The intangible asset arising as a result of elements such as name, reputation, customer loyalty, location, products, and related factors not separately identified and quantified. (ASA Glossary)

**Grantee:** A person to whom property is transferred by deed or to whom property rights

are granted by a trust instrument or other document.

**Grantor:** A person who transfers property by deed or grants property rights through a trust instrument or other document.

### **Highest & Best Use:**

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)

3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)

4. [For fair value determination] The use of a nonfinancial asset by market participants that would maximize the value of the asset or the group of assets and liabilities (for example, a business) within which the asset would be used. (FASB Glossary) The highest and best use of a nonfinancial asset takes into account the use that is physically possible, legally permissible, and financially feasible. (FASB 820-10-35-10B). The highest and best use of a nonfinancial asset establishes the valuation premise used to measure the fair value of the asset, as follows: (a) The highest and best use of a nonfinancial asset might provide maximum value to market participants through its use in combination with other assets as a group (as installed or otherwise

configured for use) or in combination with other assets and liabilities (for example, a business).

(b) The highest and best use of the asset might provide maximum value to market participants on a standalone basis. (FASB 820-10-35-10E)

**Leased Fee Estate (Interest):** The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.

**Leasehold Improvements:** Improvements or additions to leased property that have been made by the lessee.

**Leasehold Interest:** The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.

**Lessee:** One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement.

**Lessor:** One who conveys the rights of occupancy and use to others under a lease agreement.

**Liquidation Value:** The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in US dollars (or the local currency) or in terms of financial arrangements comparable thereto.

9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**Obsolescence:** One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external.

**Uniform Standards of Professional Appraisal Practice (USPAP):** In the United States, professional standards, developed for appraisers and users of appraisal services by the Appraisal Standards Board of The Appraisal Foundation, that are required for use in federally related transactions. Compliance with USPAP is also required in certain appraisals by state certification and licensing boards.

# STATEMENT OF QUALIFICATIONS

**DANIEL W. DVORAK, MAI**  
Vice President



Dan is an experienced real estate appraiser providing valuations for a wide variety of property types in both metropolitan and rural areas, as well as expert witness services. Dan has been with Iowa Appraisal since 2006.

Dan's past experience working for a real estate title company helps him identify and understand many unique issues that affect commercial valuations. Growing up on a farm in Guthrie County, Iowa, he gained a foundation and practical experience he can draw upon when evaluating agricultural land and buildings.

## EDUCATION, LICENSES, & CERTIFICATIONS

- B.S. with Distinction, Iowa State University
- Certified General Real Property Appraiser  
State of Iowa CG02880
- MAI, Appraisal Institute

## PROFESSIONAL & COMMUNITY INVOLVEMENT

- Appraisal Institute
- Appraisal Institute, Iowa Chapter – President (2023),  
Vice President (2022), Secretary/Treasurer (2021),  
Board Member (2019-2020)
- International Right-of-Way Association (IRWA)
- Institute of Real Estate Management (IREM)



Dan Dvorak

dandvorak@iowaappraisal.com  
515.777.7086

- Commercial Real Estate Appraisal
  - Multi-family
  - Office
  - Industrial
  - Rail corridor
  - Religious facility
  - Eminent domain
  - Hospitality
  - Car wash
- Expert witness services
- Real estate consultation



07/25/23

## STATEMENT OF QUALIFICATIONS

**KATHY J. PETTINGER, ARA**

Real Estate Appraiser



Kathy specializes in the valuation of farmland and farm-related improvements. She grew up on a small farm in SW Iowa and brings over a decade of experience in land appraisals.

Kathy was the second female Accredited Rural Appraiser in Iowa, joining a select 45 percent of the American Society of Farm Managers and Rural Appraisers membership who have received this status.

### EDUCATION, LICENSES, & CERTIFICATIONS

- B.S. in Management Information Systems, Iowa State University
- Certified General Real Property Appraiser  
State of Iowa CG03326
- Accredited Rural Appraiser (ARA), American Society of Farm Managers and Rural Appraisers (ASFMRA)
- Real Estate License, Salesperson  
State of Iowa S63367000

### PROFESSIONAL & COMMUNITY INVOLVEMENT

- American Society of Farm Managers and Rural Appraisers (ASFMRA)
- ASFMRA, Iowa Chapter – Board Member
- Appraisal Institute – Practicing Affiliate
- Appraisal Institute, Iowa Chapter



Kathy Pettinger

kathypettinger@iowaappraisal.com  
515.777.7080

- Agricultural Real Estate Appraisal
  - Agricultural land
  - Farm-related improvements
  - Production agricultural properties
  - Crop farms with grain facilities
  - Recreational land
- Uniform Appraisal Standards for Federal Land Acquisition (Yellow Book)

# STATE LICENSE



Department of Inspections,  
Appeals, & Licensing

This is to certify that the below named has been granted a certification as:  
Certified General Appraiser.

Certification Number: CG02880 Expires: June 30, 2026

Status: Active

Daniel W. Dvorak  
Iowa Appraisal & Research Corp.  
1707 High Street  
Des Moines, Iowa 50309



Department of Inspections,  
Appeals, & Licensing

KIM REYNOLDS, GOVERNOR  
CHRIS COURNOYER, LT. GOVERNOR

LARRY JOHNSON, JR., DIRECTOR

This is to certify that the below named has been granted a certification as: Certified General  
Appraiser.

Certification Number: CG03326 Expires: June 30, 2027

Status: Active

Kathy J. Pettinger  
Iowa Appraisal  
1707 High Street  
Des Moines, Iowa 50309



## PRIVACY NOTICE

The implementation of the Gramm-Leach-Bliley Act, effective July 2001, requires all financial service companies (including appraisers) to notify their clients of their (the company's) policies to protect your non-public information.

If you have questions, you can contact us at 515-283-0146.

---

Iowa Appraisal understands our clients' concerns about the privacy of their information collected by us. Our company is dedicated to protecting the confidentiality and security of non-public personal information we collect about our customers in accordance with applicable laws and regulations. This notice refers to the Company by using terms "us", "we" and "our". This notice describes our privacy policy and describes how we treat non-public personal information that we receive from our clients.

### WHY WE COLLECT AND HOW WE USE INFORMATION

We collect and use information for business purposes with respect to our real estate appraisal and consulting services. We gather this information to evaluate our clients' requests for property appraisal and consulting, and to process these requests according to the Uniform Standards of Professional Appraisal Practice, as well as particular requirements an appraisal reviewer may require.

### HOW WE COLLECT INFORMATION

Some information collected by us is provided by you, your lender, your attorney or CPA. We receive copies of purchase agreements, copies of income and expense information, copies of building costs and other pertinent information. We also obtain information from public sources, multiple listing services and other appraisers.

### HOW WE PROTECT INFORMATION

We require our appraisers and staff to protect the confidentiality of the information we receive from you. We also maintain physical, electronic, and procedural safeguards designed to protect information. When you, your lender, or your attorney orders an appraisal on your behalf, we hold this request in strict confidence. For example, we will not divulge to unrelated parties whether we are or whether we are not completing an appraisal for you. Once the appraisal document has been completed, we will not, unless requested by you, your lender/your attorney (see intended user section of appraisal report) divulge the results of this report to anyone other than the intended user.

### TO WHOM INFORMATION MAY BE DISCLOSED

- The intended users of our services
- Peer review groups as may be required to continue our professional designations
- Law enforcement, regulatory, governmental agencies, courts or parties therein pursuant to a subpoena or court order.
- A review appraiser, performing a review of your appraisal.



02/18/22



Iowa  
Appraisal

877.205.5016  
www.iowaappraisal.com

## Real Estate Appraisal Services

- Commercial appraisals
- Agricultural appraisals
- Consulting services
- Appraisal review
- Market/feasibility studies



## Additional services\*

**Business  
Valuation**



**Mergers &  
Acquisitions**



**Litigation Support  
& Expert Witness**



\* by BCC Advisers

RESOLUTION NO. 085 (2025/2026)

A RESOLUTION SETTING THE TIME AND PLACE TO CONDUCT A PUBLIC HEARING TO CONSIDER THE VACATION AND CONVEYANCE OF CITY PROPERTY

**WHEREAS**, The City Council of Nevada, Iowa currently owns property, legally described as:

All that part of the South 21.50 feet of the existing right-of-way of "N" Avenue, lying North of an adjoining Lot 2 in Block B in Stewart's Addition to the City of Nevada, Story County, Iowa, more particularly described as follows:

Beginning at the Northwest corner of Lot 2 in Block B in said Stewart's Addition; thence North 00°13'55" West, a distance of 21.50 feet; thence North 89°47'30" East, a distance of 140.03 feet; thence South 00°12'28" East, a distance of 21.50 feet to the Northeast corner of said Lot 2; thence South 89°47'30" West along the North line of said Lot 2, a distance of 140.02 feet to the point of beginning, containing 3,011 square feet or 0.07 acres, more or less, and subject to any easements and restrictions of record.

As shown on the Plat of Survey attached hereto as Exhibit A.

(The "Property").

**WHEREAS**, The City has determined that it has no use for the Property, that its maintenance at public expenses is no longer justified, that the disposal will have no significant impact on public access, and the City will not be inconvenienced by the vacation and conveyance of said Property.

**WHEREAS**, the City Council proposes to dispose of the property to Rosk Development, LLC for a purchase price of Two Hundred Fifty Dollars (\$250.00).

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

1. The Council desires to dispose of the Property described herein to Rosk Development, LLC for a purchase price of \$250.00.
2. The Council shall make a final determination on the proposal following a public hearing, which shall be held on May 26, 2026 at 6:00 p.m. or soon thereafter, in the City Council Chambers, 1209 6<sup>th</sup> Street, Nevada, Iowa 50201.
3. Pursuant to Iowa Code 364.7 the City Clerk is hereby directed to publish the proper notice of the public hearing with correct legal description and the proposed property disposal, as set forth in Exhibit B, attached hereto.

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

**PASSED AND APPROVED** this 11<sup>th</sup> day of May, 2026.

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

Attest:

\_\_\_\_\_  
Erin Mousel, City Clerk

Moved by Council Member \_\_, seconded by Council Member \_\_, that Resolution No. 085  
(2025/2026) be adopted.

AYES:            -  
NAYS:            -  
ABSENT:          =

The Mayor declared Resolution No. 085 (2025/2026) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 085 (2025/2026) at the regular Council Meeting of the City of Nevada, Iowa, held on the 11<sup>th</sup> day of May, 2026.

---

Erin Mousel, City Clerk

EXHIBIT A

[insert Plat of Survey]

INDEX LEGEND	
LOCATION:	STORY COUNTY, NEVADA, IOWA, STEWARTS ADDN, BLK B, LOT 2
REQUESTOR:	GREGORY L ROSS, IA PLS NO. 13286
PROPRIETOR:	ROSK DEVELOPMENT, LLC 1110 6TH ST NEVADA, IOWA 50201
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ROSS LAND SURVEYING, INC PO BOX 338, JOHNSTON, IA 50131
RETURN TO:	ROSS LAND SURVEYING, INC PO BOX 338, JOHNSTON, IA 50131
INDEX LEGEND	

\*AREA ABOVE FOR RECORDATION ONLY\*

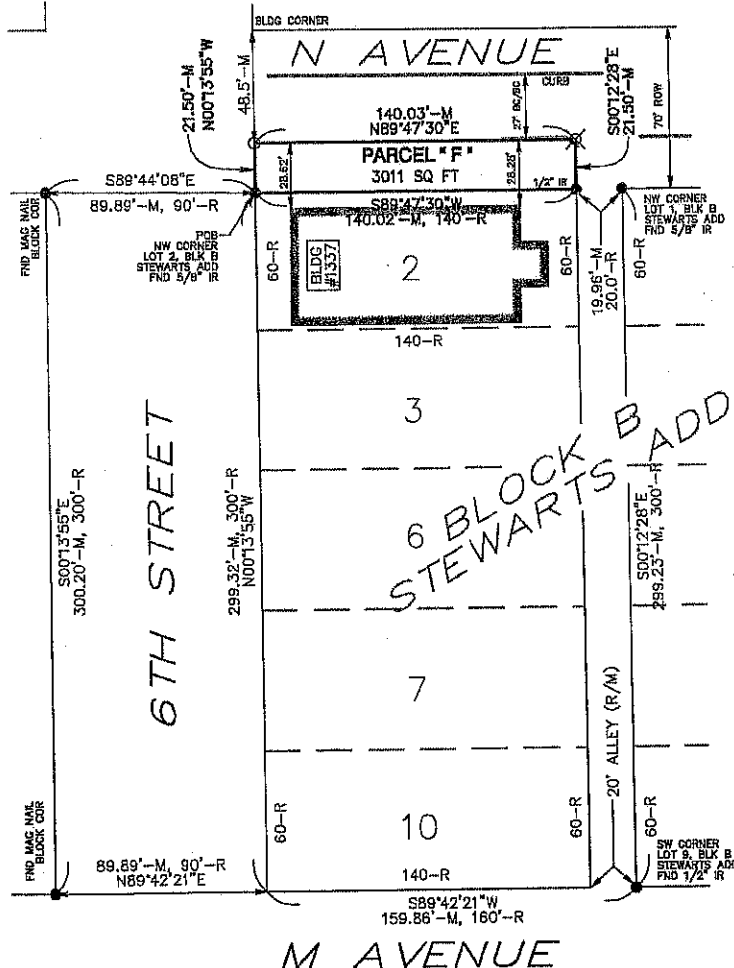
# PLAT OF SURVEY

## OWNER OF PROPERTY:

CITY OF NEVADA  
PO BOX 530  
NEVADA, IOWA 50201

## LEGAL DESCRIPTION- PARCEL "F"

ALL THAT PART OF THE SOUTH 21.50 FEET OF THE EXISTING RIGHT-OF-WAY OF "N" AVENUE, LYING NORTH OF A ADJOINING LOT 2 IN BLOCK B IN STEWART'S ADDITION TO THE CITY OF NEVADA, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTH-WEST CORNER OF LOT 2 IN BLOCK B IN SAID STEWART'S ADDITION; THENCE NORTH 00°13'55" WEST, A DISTANCE OF 21.50 FEET; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 140.03 FEET; THENCE SOUTH 00°12'28" EAST, A DISTANCE OF 21.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°47'30" WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 140.02 FEET TO THE POINT OF BEGINNING, CONTAINING 3,011 SQUARE FEET OR 0.07 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.



**ROSS  
LAND SURVEYING  
INC.**  
PO Box 338,  
Johnston, Iowa 50131  
PH 515 254 2267  
rosslandsurveying.com

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

**GREGORY L. ROSS**  
L.S.#13286  
Signed \_\_\_\_\_ Date \_\_\_\_\_  
GREGORY L. ROSS, PLS  
Iowa License No. 13286  
My license renewal date is  
December 31, 2026  
PAGES COVERED: 1

**GRAPHIC SCALE 1"=50'**

- -- FOUND CORNER
- -- SET 1/2" IR with orange plastic cap #13288
- ⊠ -- CALCULATED CORNER ONLY
- CUT "X"
- ▲ -- SECTION CORNER
- IP/GP -- IRON PIPE/GAS PIPE
- IR -- IRON ROD
- M -- MEASURED DISTANCE
- R -- RECORDED DISTANCE
- W(C)P(C) -- WITH [COLOR ABBREVIATION] PLASTIC CAP [SURVEYOR LICENSE NUMBER]

JOB NUMBER: 9584

PLAT OF SURVEY FOR  
**ROSK DEVELOPMENT LLC**

PART OF "N" AVENUE NEVADA, IOWA

FIELD WORK DONE: MAR 2025  
BEARING-SFC IA NORTH

EXHIBIT B

NOTICE OF PUBLIC HEARING CONCERNING THE VACATION AND CONVEYANCE  
OF CITY PROPERTY

YOU ARE HEREBY NOTIFIED that the City of Nevada, Iowa, proposes to vacate and convey the following property:

All that part of the South 21.50 feet of the existing right-of-way of "N" Avenue, lying North of an adjoining Lot 2 in Block B in Stewart's Addition to the City of Nevada, Story County, Iowa, more particularly described as follows:

Beginning at the Northwest corner of Lot 2 in Block B in said Stewart's Addition; thence North 00°13'55" West, a distance of 21.50 feet; thence North 89°47'30" East, a distance of 140.03 feet; thence South 00°12'28" East, a distance of 21.50 feet to the Northeast corner of said Lot 2; thence South 89°47'30" West along the North line of said Lot 2, a distance of 140.02 feet to the point of beginning, containing 3,011 square feet or 0.07 acres, more or less, and subject to any easements and restrictions of record.

YOU ARE FURTHER NOTIFIED, that a Public Hearing will be held in the City Council Chambers, City Council Chambers, 1209 6<sup>th</sup> Street, Nevada, Iowa 50201, at the City Council Meeting scheduled to begin at 6:00 p.m. on the 26<sup>th</sup> day of May 2026 at which time the Council will hear comments for and against the proposal from any interested party. You have a right to attend and express your views on this proposal. If you are unable to attend, you may submit your written comments addressed to the City Clerk, 1209 6<sup>th</sup> Street, Nevada, Iowa 50201. Your written comments must be received no later than 4:00 p.m. on the 26<sup>th</sup> day of May, 2026. At the conclusion of the Public Hearing, the Council will consider vacating the above-described property.

Prepared by: City of Nevada, 1209 6<sup>th</sup> Street, Nevada, IA 50201

**RESOLUTION NO. 086 (2025/2026)**

**A RESOLUTION ACCEPTING A PERMANENT PUBLIC UTILITY EASEMENT**

WHEREAS, the City of Nevada, Iowa currently owns the easement area, consisting of approximately 3,011 square feet (0.07 acres), more or less, located within a portion of the existing right-of-way of "N" Avenue lying north of Lot 2, Block B, Stewart's Addition to the City of Nevada, Story County, Iowa, as legally described in the attached Public Utility Easement; and

WHEREAS, the City of Nevada, Iowa is proceeding with the vacation and conveyance of said property, by setting the public hearing referenced by Resolution No. 085 (2025/2026); and

WHEREAS, the City of Nevada has determined it is necessary to obtain a permanent public utility easement for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining public utilities and providing permanent access; and

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

1. The Public Utility Easement in the form attached hereto, is hereby approved and accepted.
2. The Mayor and City Clerk are authorized and directed to execute any documents necessary to effectuate acceptance and recording of the Easement.
3. Upon execution, City staff is authorized to record the Easement with the Story County Recorder.

PASSED AND APPROVED this 11<sup>th</sup> day of May, 2026.

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

ATTEST:

\_\_\_\_\_  
Erin Mousel, City Clerk

Moved by Council Member \_\_\_, seconded by Council Member \_\_\_, that Resolution No. 086 (2025/2026) be adopted.

AYES:            \_\_\_

NAYS:            \_\_\_

ABSENT:         \_\_\_

The Mayor declared Resolution No. 086 (2025/2026) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 086 (2025/2026) at the regular Council Meeting of the City of Nevada, Iowa, held on the 11<sup>th</sup> day of May, 2026.

---

Erin Mousel, City Clerk

**WHEN RECORDED RETURN TO:**

City Clerk  
City of Nevada, Iowa  
1209 6<sup>th</sup> Street  
P.O. Box 530  
Nevada, Iowa 50201

Preparer Information: Erin Clanton, 6701 Westown Parkway, Ste 100, West Des Moines, IA 50266 (515) 274-1450

**PUBLIC UTILITY EASEMENT**

The undersigned, City of Nevada, Iowa, hereinafter referred to as "Grantor", in consideration of the sum of one dollar (\$1.00), and other valuable consideration, in hand paid by the City of Nevada, Iowa, receipt of which is hereby acknowledged, does hereby sell, grant and convey unto the City of Nevada, Iowa, a municipal corporation, in the County of Story, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement under, through, and across the following described real estate, hereinafter referred to as "Easement Area":

All that part of the South 21.50 feet of the existing right-of-way of "N" Avenue, lying North of an adjoining Lot 2 in Block B in Stewart's Addition to the City of Nevada, Story County, Iowa, more particularly described as follows:

Beginning at the Northwest corner of Lot 2 in Block B in said Stewart's Addition; thence North 00°13'55" West, a distance of 21.50 feet; thence North 89°47'30" East, a distance of 140.03 feet; thence South 00°12'28" East, a distance of 21.50 feet to the Northeast corner of said Lot 2; thence South 89°47'30" West along the North line of said Lot 2, a distance of 140.02 feet to the point of beginning, containing 3,011 square feet or 0.07 acres, more or less, and subject to any easements and restrictions of record.

The above-described easement is granted unto the City of Nevada, Iowa, for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining the following public improvements:

**Public Utility**

1. Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited. Grantor shall not erect any fence or other structure under, over, on, through, across or within

the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City.

2. Change of Grade Prohibited. Grantor shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor.
3. Right of Access. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.
4. Property to be Restored. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.
5. Liability. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor.
6. Easement Benefit. This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.
7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.
8. Approval by City Council. This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

The Grantor does hereby covenant with the said Grantee, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

IN WITNESS WHEREOF, we have hereunto affixed our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

GRANTOR:  
City of Nevada, Iowa

\_\_\_\_\_  
Name: Ryan Condon  
Its: Mayor

ATTEST:

\_\_\_\_\_  
Name: Erin Mousel  
Its: City Clerk

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF STORY                )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public in and for said county, personally appeared Ryan Condon and Erin Mousel, to me personally known, who being by me duly (sworn or affirmed) did say that they are the Mayor and City Clerk of the City of Nevada, Iowa, that said instrument was signed on behalf of the City upon authority from the City Council; acknowledged the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

**ACCEPTANCE BY CITY**

STATE OF IOWA            )  
  ) ss:  
COUNTY OF STORY        )

I, Erin Mousel, City Clerk of the City of Nevada, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City by Resolution No. \_\_\_\_\_, passed on the \_\_\_\_ day of \_\_\_\_\_, 2026, and this certificate is made pursuant to authority contained in said Resolution.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
City Clerk of the City of Nevada, Iowa



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

Phone: 515-382-5466  
Email: [cityhall@cityofnevadaiaowa.org](mailto:cityhall@cityofnevadaiaowa.org)  
Website: [cityofnevadaiaowa.org](http://cityofnevadaiaowa.org)

## Finance Director / Assistant City Administrator Report

*Reporting Period: April 14 – May 10, 2026*

### Financial Position

As referenced in my memo accompanying Budget Amendment #2, the City is in a strong financial position heading into the final months of FY2026. After Amendment #2, the General Fund is forecast to spend approximately 10% less than budgeted, and across all City funds, excess revenues over expenditures and transfers out are projected at \$808,882. That surplus flows directly into the fund balance, strengthening the City's reserves going into FY2027.

### State Property Tax Reform Update

The Iowa Legislature officially passed property tax reform legislation. After negotiations between the Senate and House, the final bill reflects a compromise on several of the most significant provisions. While the Iowa League of Cities and Department of Management are still working through the details and will be walking municipalities through the new rules as they apply to FY28 budget planning, here is a high-level summary of what we know so far:

- **2% Aggregate Cap with Carve-Outs:** The 2% cap applies broadly, but new construction and growth are unlimited. The employee benefit levy, FICA/IPERS liability, and debt service are not subject to the cap, preserving flexibility in areas where costs are largely outside the City's control.
- **No Age-Related Exemption:** Based on the final language, it appears the senior homestead exemption did not make it into the bill. This is a significant change from the Senate version and removes what would have been the largest long-term revenue impact for cities of our size.
- **35% Reserve Fund Cap:** A 35% cap on unassigned General Fund reserves was included. Nevada is at or above 100% of general fund revenue in most fiscal years, so on its face, this looks restrictive. However, the cap likely applies only to unassigned reserves, meaning the practical effect may be that we will need to formally classify and dedicate those funds to specific purposes (capital, equipment, contingency, etc.) rather than reduce them. We are awaiting clarification before drawing conclusions.
- **TIF Restrictions:** The bill places new limits on Tax Increment Financing, including a 23-year sunset on future TIF districts and, for existing perpetual TIFs, a 60% cap on increment usage after 20 years, with the school foundation levy phased out at that point. Future TIF agreements will be evaluated with these new restrictions in mind, and once we have more time to fully assess the rules, we will provide a clearer picture of how they apply to Nevada specifically.

The full operational impact will not be clear until the League completes its analysis and the Iowa Department of Management issues guidance. None of these changes affects the FY27 budget already adopted and certified, but they will begin to factor into FY28 planning and call for a longer-term structural mindset going forward. Cities that wait to react until the caps start binding will face the hardest choices. Fortunately, Nevada is well-positioned for this moment. The City has a long history of conservative financial management, and our department heads consistently find ways to do more with less. If there has ever been a time to lean into what Nevada has to offer on the industry and residential side, it is now, while growth and new construction remain outside the cap. Every policy and decision going forward should be evaluated against a long-term sustainability lens, asking how it holds up under the constraints the state has now mandated. That long-view discipline is how we protect service levels, our bond rating, and our ability to keep investing in the community without being forced into reactive decisions later. We will continue to provide updates as we learn more.

### **Weekly Budget Snapshot for Department Heads**

Beginning last week, our office has been sending a Weekly Budget Snapshot to each department head. The snapshot shows year-to-date actual expenditures as a percentage of the department's budget alongside the percentage of the fiscal year elapsed, giving each director a quick read on whether their spending is pacing on track.

The intent is to make this a no-effort, ten-second Monday morning read. As we move toward the end of the fiscal year, staying within budget is critical to avoid remarks during our scheduled annual audit, and the earlier a pacing issue is identified, the easier it is to address now. The weekly cadence also strengthens the feedback loop between Finance and the operating departments.

### **"Why Nevada" Recruitment Campaign – RAGBRAI 2026**


Jordan, Courtney, and I have started developing a coordinated "Why Nevada?" marketing campaign tied to our day as a RAGBRAI lunch stop. RAGBRAI puts 25,000 to 40,000 people on our Main Street for a single day, and rather than let that exposure pass without a strategy, we want to use it as a low-cost marketing moment to plant the seed about what Nevada has to offer. We are not expecting riders to decide to relocate over a turkey sandwich, but free impressions in front of that many people, including business owners, families, and decision-makers from across the state and country, are worth being intentional about.

The campaign will include a series of branded yard signs along the route highlighting Nevada's growth story, schools, housing, recreation, and industry, leading riders into a tent on Main Street and/or near City Hall. Inside the tent, two poster boards will anchor the message: one geared toward potential residents, walking them through why they should move to Nevada and how to access "Experience Nevada" resources, and a second focused on businesses, explaining why Nevada is serious about economic growth and how to get connected with NEDC.

The project is fully funded by the RAGBRAI host check and sponsorship contributions from local businesses that want to showcase themselves to riders. No Nevada taxpayer dollars are being used. The work is being aligned with the Vision 2040 strategies already adopted by the

City. This is a free marketing opportunity for Nevada, and we wanted to keep Council in the loop as the campaign develops. More concrete details, including draft sign mockups and the sponsorship roster, will be shared as we get closer to July.

Sincerely,

A handwritten signature in blue ink, appearing to be 'LB', is written above a horizontal line.

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



# NEVADA PUBLIC SAFETY DEPARTMENT

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



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

**To:** Mayor and City Council  
**From:** Chris Brandes, Public Safety Director/Chief of Police  
**Date:** Tuesday, May 5, 2026  
**Ref:** Report for City Council Meeting for Monday, May 11, 2026

## Staffing

CSO Pritchard remains out of the office on medical leave.

The current police officer position hiring post closes in May. The hope is to identify someone to attend the fall academy.

Officer Friedrich has completed her EMT coursework. She has applied for National Registry authorization to test, the final step needed to obtain her EMT certification. Officer Koder and Officer VanderHart are completing the prerequisites to start EMT school.

## Activity

The Police Department has contracted to support the following events:

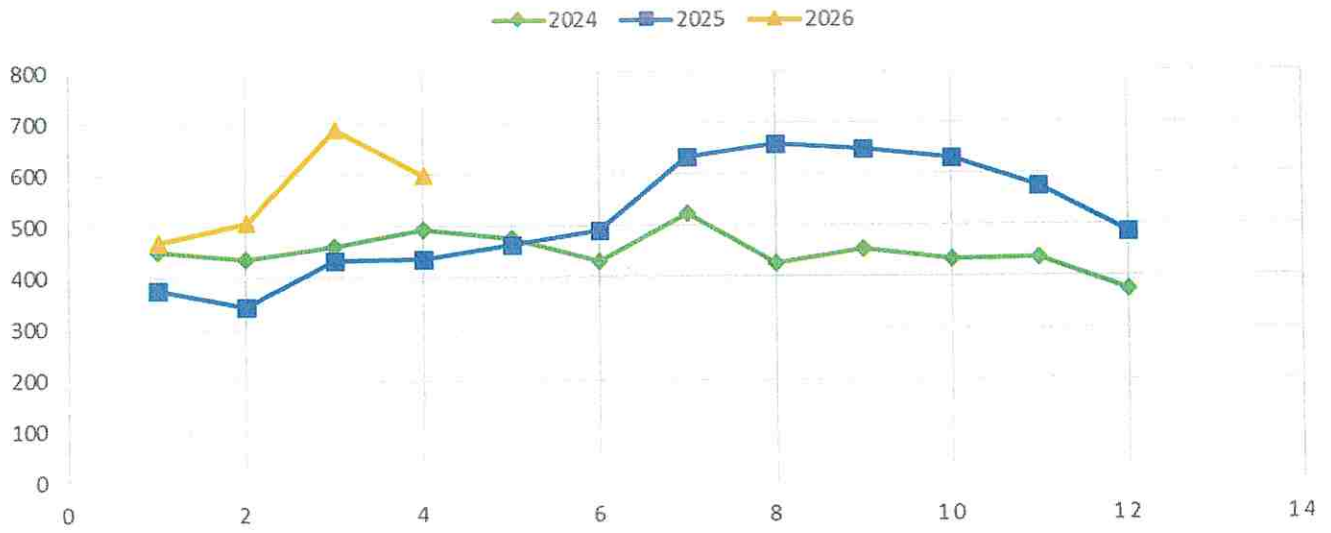
- both nights of Pizza Pie Looza
- The Story County Fair overnight security
- Live concerts at the Story County Fair
- ISU with the live concerts at Jake Trice
- RAGBRAI event in Nevada on July 22<sup>nd</sup>
- Lincoln Highway Day event in town

The police department has either responded to or self-initiated 599 calls for service in the month of April. ***THIS IS 164 CALLS FOR SERVICE MORE THAN 2025. CALLS FOR SERVICE VOLUME IS TRENDING UP FROM HISTORICAL AVERAGE.***

*Highest number of calls listed below:*

Traffic Stops: 248  
General Info: 53  
Medical Assists: 35  
Animal Call: 29  
Suspicious Person: 26  
Welfare Check: 15  
Reckless Driving: 15

# CALLS FOR SERVICE BY MONTH



Respectfully submitted,

Chris Brandes  
Public Safety Director  
Chief of Police



# NEVADA PUBLIC SAFETY DEPARTMENT

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



*Chris Brandes*  
Public Safety Director  
Chief of Police

TO: Chris Brandes, Public Safety Director  
FROM: Ray Reynolds, Director of Fire and EMS  
DATE: May 4, 2026  
REF: Activity report for Trustees, City Council and Honorable Mayor.

Calls to date in 2026:	233
Calls to date same time last year (2025):	264
Fires for Mar. 2026:	3
EMS for Mar. 2026:	32
Lift assistance for Mar. 2026	7
Fall with Injury Mar. 2026:	5
Good intent for Mar. 2026:	8
Community events for Mar. 2026:	3
Current roster number of members:	43

### Membership:

The department is seeing a small wave of outside non-residents apply for membership to the department. Those who do not live in the community are required to attend weekly training and put in 12 hours in the fire house for free. They are paid the \$7.50 taxed stipend per call like resident members. There are four new applicants for the May 5<sup>th</sup> fire department meeting. The department is at a point where we have a large number of non-residents so any new non-resident applicant will need to be an existing EMT or Firefighter 1 for consideration.

### Delays or Low Staffing on Calls

The department handled all paged calls with adequate staffing and response this month.

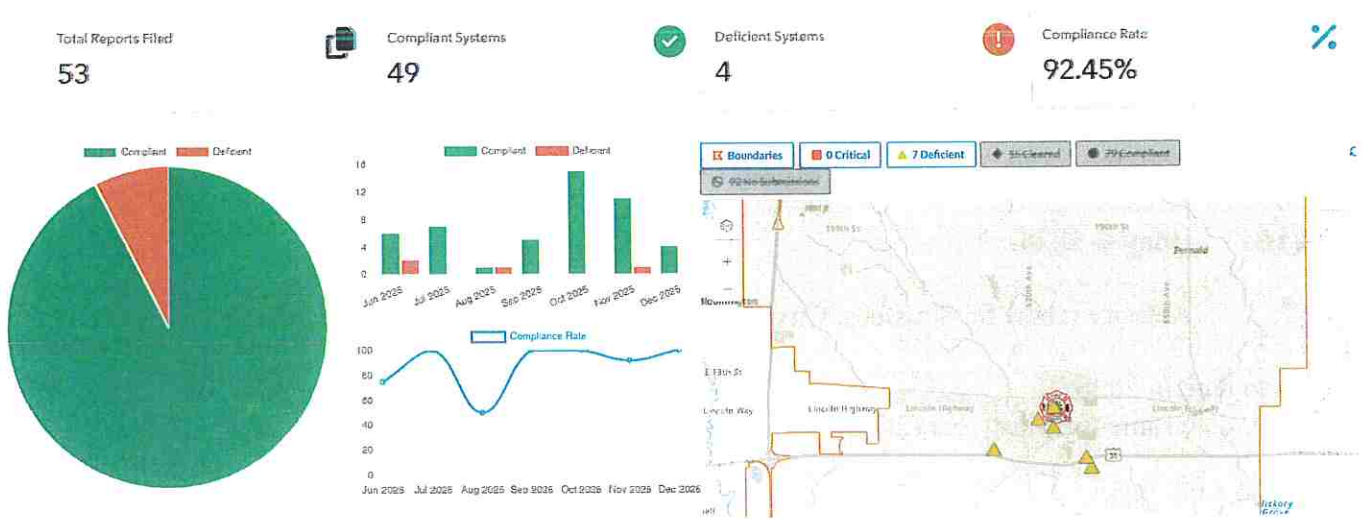
### IROL/ BRYCER

Starting June 15, 2026, IROL will be switching over to a program called The Compliance Engine. Brycer is the parent company and bought IROL. We are working with all the service companies that conduct inspections of fire alarms and sprinkler systems to make the switch. By looking at the attached graphs you can see when we started implementing this program of mandatory reporting from fire alarm, hood and duct, and sprinkler companies, our compliance has risen from 92% compliant to 97% compliant. We are seeing more reports being entered too.

What that means is the fire alarm, sprinkler systems, and hood and duct units in restaurants are being maintained and are anticipated to work properly. With an all volunteer fire department, it is critical when

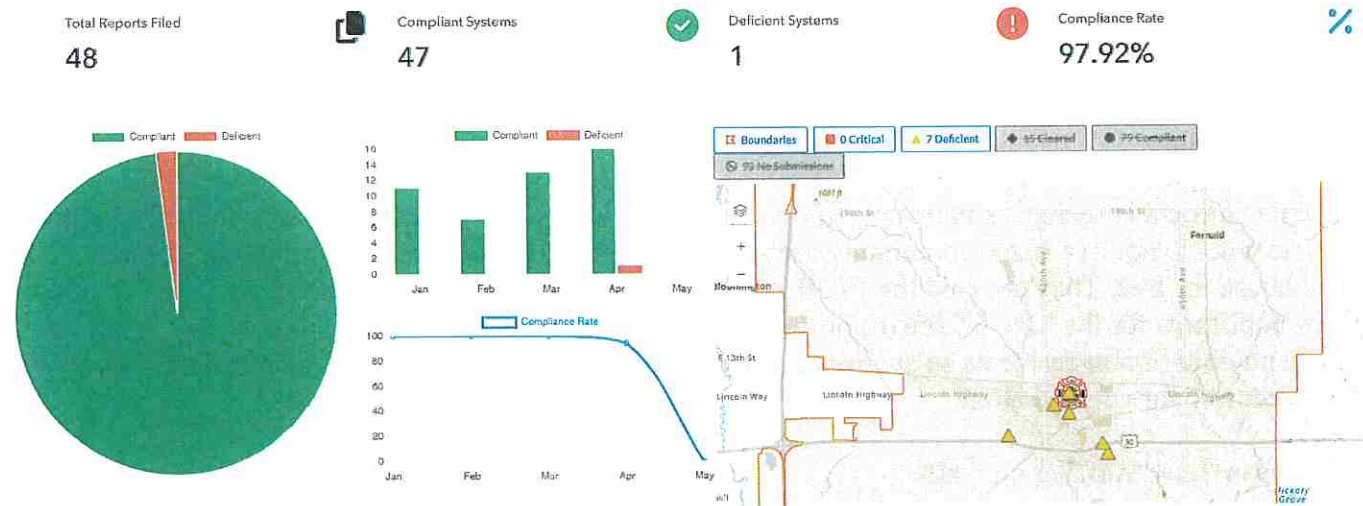
a fire happen, the fire life safety systems work properly. Any failure would likely mean delays in notification of a fire event. Delays mean more property damage and a late start for the fire department responding to a fire.

All Locations - Last Year - 2025



This year to date:

All Locations - This Year - 2026



We are excited about the new system The Compliance Engine (TCE). They will be sending out notifications to our businesses on behalf of the fire department when their inspections are coming due. There is no charge to the city for our involvement with the compliance engine. There is a \$20 fee for the contractors to submit reports that they likely pass on to the customer. On a daily basis I am tracking down fire alarms and sprinkler systems that are not being reported. Once in the system, it is easier to gain compliance. Those reports are also reviewed by a trained inspection expert to make sure the service provider is not trying to up-sell customers with things they do not need. This makes a safer community.

### On Our Radar

The tires at Misfit auto and the Tinker's Dam are collected on a trailer and being moved from the property. We are working with Big 8 Tyre to make more progress than they have on removing tire piles

being stored on site and in the building. A follow-up is planned for Belinda Scavone Martin's rental across from city hall to make sure the storage is being minimized. The Nevada Flats residential portion and resident's storage units are being inspected May 6 for final occupancy. The larger public storage is not ready and will not be occupied in the immediate future. It will be inspected later as the area is completed. It is not to be occupied by the public until such time as they have completed the construction. The whole building will be monitored and have sprinkler coverage.

### **DHS Shutdown Over**

With the DHS Shutdown completed, we are starting to receive our reimbursement for the 2024 AFG grant in the amount of \$19,887.52. The first of 4 payments was received by the city. The department plans to apply for the 2025 AFG grant. At some point (probably next year) we will look to apply for a station modification through this grant. Our building was built in July 1976 and does not have a fire alarm, vehicle exhaust capture, or sprinkler system. On average, 150 fires occur annually in non-staffed fire stations. The main causes were attributed to charging equipment (electrical) and unattended cooking at the fire station.

### **Reduction in the Fleet**

The fire department is working on a plan to reduce our fleet without losing fire suppression capabilities. The remaining rural owned apparatus are tender 510 (1996 Freightliner) and Attack truck 710 (2003 Ford XL Diesel). During the annual township trustee meeting, we received direction to return those vehicles to the township and work on the transition with the new buyers. Tender 510 will be sold for agriculture use. Green Mountain Fire Department is replacing a 1971 Dodge with the attack truck. The township did express a desire to provide some funds to surrounding fire department from the proceeds. We would put those funds to a future purchase of a mini-rescue/attack truck. Having a new multipurpose vehicle will enhance our response with limited staff during the day without using larger apparatus. We hope this adds years of life to the big vehicles that cost significantly more. It is a slight gamble on our response capability for wildfires since our only attack vehicles have UHP systems. Larger fuels and the higher pressures are effective on grass but tend to blow heavy fuels like corn stalks into unburned areas and not necessarily extinguish them completely. Traditional skid units provide more water discharge and have higher first pass extinguishing power.

Our ideal fleet number is 6-7 vehicles. However, having two relatively new main engines assures redundancy from vehicle failures for structure fires. Having one tender instead of two is a low-risk decision with our county's 3 department mutual aid package for structure fires.

## Nevada Streets Report

- ❖ Sign installs
- ❖ Finishing up on street markers
- ❖ Patching
- ❖ Getting ready for construction
- ❖ Stump grinding
- ❖ Sweeper demos
- ❖ City locates
- ❖ Tree removal
- ❖ Assisting other Dept
- ❖ Regular maintenance

May 11<sup>th</sup> / 2026

## Water Pollution Control Council Report

- Regular operation, monitoring & maintenance of the wastewater treatment plant, lift stations, and remote flow basin.
- Submitted 2025 Minor Source Emissions Inventory Letter of Exemption
  - All City Owned Generators operated under the reporting requirement threshold.
- Organizing data for DNR Form 30 Part A & B.
- Working with DNR and PMMIC for decommissioning the Underground Storage Tank at the old facility.
  - System is now in Temporary Closure.
    - Assessing Decommission options & resources.
    - Collecting Bids from registered contractors that are certified for tank removal and groundwater sampling.
- Working with DNR to assess boiler decommissioning requirements for old facility.
  - System is disconnected.
- Ongoing Punch list work being logged and completed at Phase 2.
- Ongoing Warranty Work Orders completed as assigned at Phase 3.
- Seasonal grounds maintenance has taken full effect, staff are maintaining grounds.
- Staff serviced Compressor Blowers at the Main Lift Station.
- Wastewater Treatment Operator 14727 – Passed Grade 1 Wastewater Treatment Certification Exam.
  - **All Full Time Staff now maintain a certification for Wastewater Treatment.**

May 6, 2026

To: Mayor and City Council

From: Rhonda Maier, Director of Parks and Recreation

Re: Monthly Information Report



- Completed Work/Accomplishments
  - Cemetery clean-up
  - Cemetery spraying
  - Fertilization of athletic fields
  - Aquatic Center start-up
  - Part-Time staff employment meetings
  - High School Day of Service
  - Pizza PieLooza
  - Start of baseball and softball games
  - Treatment of ponds with dye and algicide
  
- Items Currently Working On/Gathering Information
  - Hattery Park restroom renovation.
  - Aquatic center improvement research.
  - SRF Project and working with land owners on temporary easements.
  - Harrington Park concept approval and fundraising initiative.
  - Pool vacuum purchase.
  - Internet dish installation with owned equipment for pump house and possible controller purchase.
  - Adopt a flower bed/community beautification program.
  - Trail signage updates.
  - GIS Mapping for Park and Recreation – rescheduled due to weather and technology issues.
  - Special Events: Pizza Pie Looza.
  - Continued work with DNR on stocking of community ponds.
  - Eagle Scout planting project.
  - Operations of CIRL and North Story Baseball
  
- Notable Events
  - Baxter After Prom
  - School field trips
  - ISU Autocross
  - Several birthday parties and family gatherings

If you have any questions, please feel free to contact me directly at 515-382-4352 or by email at [nevadarecreation@gmail.com](mailto:nevadarecreation@gmail.com). Thank you for your continued support of Nevada Parks and Recreation.

For: May 11, 2026 Council Meeting

To: Mayor  
Nevada City Council  
City Administrator

From: Amanda Brewer, Library Director

**Nevada Public Library  
Council Report**

MY REPORT

We held an adult craft night on Monday, May 4<sup>th</sup> and we had 14 very excited attendees. Brittany has officially completed her MLIS program, kudos to her. Our youth department is busy finalizing summer programming. We are also very busy gearing up for Downtown Market nights, making sure the kids have a fun activity to do to help bring families out to shop and dine. We had a blower motor go out in one of our units and we had that replaced so we are ready for the heat of the summer. Our Leadership Nevada group is about half way through our year and I have learned so much about our unique community.

---

LIBRARY BOARD OF TRUSTEES MONDAY, APRIL 27, 2026, 5:00 P.M.

---

Chairperson Theresa Presley presided and convened the regular meeting of Nevada Library Board of Trustees on Monday, April 27, 2026 at 5:02 p.m. at the Nevada Public Library, 631 K Avenue, Nevada, Iowa. The agenda was posted on the official bulletin board in compliance with the open-meeting law.

The roll was called indicating that the following named Trustees were present and absent. Present: Emma Cassabaum, Derek Grote, Joshua Oeschel (via zoom), and Teresa Presley. Absent: Priscilla Gammon, Allison Severson, and James Woodard.

Others in attendance were Library Director Amanda Brewer, and Donna Mosinski.

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

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

Library Director Amanda Brewer reported on:

- The ALA Grant money is spent.
- There are two new intern clerks that are being trained.
- Brittany Dueker will have finished her MLIS on May 4<sup>th</sup>.
- Amanda has submitted paperwork for the Norman Jean Warner Trust that is donating to small libraries in Iowa.
- Teresa reported that the evaluation materials will go out mid-May.

For Continuing Education, Amanda sent a link to a YouTube video on Board Education by Jay Peterson. The program lasted 60 minutes.

Amanda also reviewed the house bills which lasted 6 minutes.

Motion by Board Member Derek Grote, seconded by Board Member Emma Cassabaum, to approve the following consent agenda items as submitted:

- (1) Approve **minutes** of the March 16, 2026 regular meeting
- (2) Approve April 2026 **claims** totaling \$18,873.85 (see attached list)
- (3) Accept and place on file the Director's **memo** dated April 24, 2026
- (4) Accept and place on file March 2026 financial report

The roll being called, the following named board members voted. Ayes: Grote, Cassabaum, Peschel, and Presley. Nays: None. Chairperson Theresa Presley declared the motion carried.

Motion by Board Member Emma Cassabaum, seconded by Board Member Derek Grote, to approve the change in invoice for the Circulation Desk. The roll being called, the following named members voted. Ayes: Cassabaum, Grote, Peschel, and Presley. Nays: None. Chairperson Theresa Presley declared the motion carried.

There being no further business to come before the Board, it was moved by Board Member Derek Grote, seconded by Board Member Emma Cassabaum, to adjourn the meeting. The roll being called, the following board members voted. Ayes: Grote, Cassabaum, Peschel, and Presley. Nays: None. Chairperson Theresa Presley declared the motion carried. At 5:24 p.m. she adjourned the meeting.

ATTEST:

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

\_\_\_\_\_  
Theresa Presley, Chairperson