



COPY

AGENDA  
REGULAR MEETING OF THE NEVADA CITY COUNCIL  
MONDAY, JUNE 8, 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, June 8, 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 May 26, 2026
  - B. Approve Payment of Cash Disbursements, including Check Numbers 90242-90310 and Electronic Numbers 5490-5575 (Inclusive) Totaling \$526,191.90 (See attached list); the First Interstate Card Purchases for the June 19, 2026 Statement, total \$6,433.96; and Sam's Club Card Purchases for June 22, 2026 Statement, total \$1,195.53
  - C. Resolution No. 096 (2025/2026): Resolution Amending Resolution No. 093 (2025/2026) to Correct Number of Workforce Housing Units for a Housing Project by Keystone Equity Group in Nevada, Iowa
  - D. Approve Fiscal Year 2026/2027 Retail Cigarette/Tobacco Permits for:

1. Renewal – Hy-Vee Dollar Fresh Market, 1622 Fawcett Parkway  
2. Renewal – Dollar General Store, #30415 115 W Lincoln Highway  
3. Renewal – Dollar General Store #1536, 1705 South B Avenue  
4. Renewal – Sundown Liquor & Groceries, 731 Lincoln Highway  
5. Renewal – Casey's General Store #5143, 519 Lincoln Highway  
6. Renewal – Casey's General Store #3319, 1800 South B Avenue  
7. Renewal – Fareway Stores, Inc., #426, 1505 South B Avenue

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

7. Approve Request for use of City Space for an Outdoor Liquor License Application from Camelot Theater Foundation for RAGBRAI on July 22<sup>nd</sup>

8. Approve Request for use of City Space for an Outdoor Liquor License Application from Gatherings for RAGBRAI on July 22<sup>nd</sup>

9. Approve Pay Request for Workforce Tax Credit Matching Fund Payment from The Capstone Group in the amount of \$30,000.00

10. Discussion Regarding Sidewalk Program

11. Resolution No. 097 (2025/2026): A Resolution to Approve Property Lease Agreement for Underbridge Access Truck

12. Resolution No. 098 (2025/2026): A Resolution Approving Site Plan Review Service Agreement with Conflation Labs

13. Resolution No. 099 (2025/2026): A Resolution Setting the Time and Place to Conduct a Public Hearing to Consider the Conveyance of Easement on City Property

14. Discussion and Appropriate Follow up Regarding Submitted Request for Proposals for Recycling Program

15. Discussion and Appropriate Follow up Regarding 1139 6<sup>th</sup> Street

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

17. ADJOURN

The agenda was posted on the official bulletin board on June 4, 2026, in compliance with the requirements of the open meetings law.

Posted \_\_\_\_\_

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

F:\OFFICE\COUNCIL\AGENDAS-COUNCIL\2026-2027\2026-06-08.DOC



**MEMO FOR  
REGULAR MEETING OF THE NEVADA CITY COUNCIL  
MONDAY, JUNE 8, 2026 – 6:00 P.M.**

6. Discussion and Appropriate Follow up on Request from Resident at 1207 7<sup>th</sup> Street Regarding Utility Bill  
**Jordan has reached out to the homeowner and he is aware of the agenda item.**
7. Approve Request for use of City Space for an Outdoor Liquor License Application from Camelot Theater Foundation for RAGBRAI on July 22nd  
**Enclosed you shall find email correspondence requesting council's approval to have outdoor service during RAGBRAI. An explanation and map are also included. PSD Brandes explained that ABD will need to know the City has authorized the selling of alcohol on the property.**
8. Approve Request for use of City Space for an Outdoor Liquor License Application from Gatherings for RAGBRAI on July 22nd  
**Enclosed you shall find email correspondence requesting council's approval to have outdoor service during RAGBRAI. An application and map are also included. PSD Brandes explained that ABD will need to know the City has authorized the selling of alcohol on the property.**
9. Approve Pay Request for Workforce Tax Credit Matching Fund Payment from The Capstone Group in the amount of \$30,000.00  
**Enclosed you shall find a letter from The Capstone Group requesting payment of funds pledged by the City per Resolution No. 106 (2022/2023), also included for reference.**
10. Discussion Regarding Sidewalk Program  
**The City Administrator and Planning & Zoning Official plan to talk about where the program stands and some ideas for moving forward.**
11. Resolution No. 097 (2025/2026): A Resolution to Approve Property Lease Agreement for Underbridge Access Truck  
**Enclosed you shall find the resolution approving the agreement to lease the snooper truck for bridge inspection.**
12. Resolution No. 098 (2025/2026): A Resolution Approving Site Plan Review Service Agreement with Conflation Labs  
**Enclosed you shall find the resolution and contract for approval. We are only seeking a 1-year contract, hence the cancellation letter included with the agreement to prevent auto-renewal of the contract.**
13. Resolution No. 099 (2025/2026): A Resolution Setting the Time and Place to Conduct a Public Hearing to Consider the Conveyance of Easement on City Property

**Enclosed you shall find the resolution setting the public hearing to vacate property on the corner of Lincoln Highway and Potter Ave.**

14. Discussion and Appropriate Follow up Regarding Submitted Request for Proposals for Recycling Program

**Enclosed you shall find proposals from Aspen Waste Systems, Pratt Sanitation, and Waste Management for review and discussion.**

15. Discussion and Appropriate Follow up Regarding 1139 6<sup>th</sup> Street

**Enclosed you shall find an action form recommending a course of action for this location.**

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NEVADA CITY COUNCIL – TUESDAY, MAY 26, 2026 6:00 P.M.

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1. CALL TO ORDER

The City Council of the City of Nevada, Iowa, met for a meeting in the Council Chambers of Nevada City Hall located at 1209 6<sup>th</sup> Street, Nevada, Iowa. Mayor Ryan Condon, convened the meeting at 6:00 p.m. on Tuesday, May 26, 2026, pursuant to the rules of the Council. The agenda was posted on the official bulletin board in compliance with the open meeting law.

2. ROLL CALL

The roll was called indicating the following named Council Members present and absent. Present: Luke Spence, Henry Corbin, Jason Sampson, Andy Kelly, Sandy Ehrig. Absent: Charlie Good.

Staff Present: Erin Clanton, Jordan Cook, Erin Mousel, Chris Brandes, Lucas Battani, Shawn Ludwig, Marlys Barker, Mike Sauer, Balinda Ellsworth, Joe Mousel, Devin Cornish, Amanda Brewer, Derek Thomas.

Also in attendance were: Courtney Sisson, Teresa Wheelock, Lacey Johnson, Jim Samuelson, Sue VandeKamp, Jennifer Luengas-Otto.

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, Corbin, Kelly. Nay: None. The Mayor declared the motion carried.

4. PUBLIC HEARING(S)

A. Dispose of City Property

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 **May 21, 2026**. The public hearing is **to vacate and convey City Property**.

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

2. Resolution No. 087 (2025/2026): A Resolution to Vacate and Convey City Property

Motion by Sandy Ehrig, seconded by Henry Corbin, to **adopt Resolution No. 087 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Sampson, Kelly, Spence. Nay: None. The Mayor declared the motion carried.

5. PUBLIC HEARING(S)

A. Fiscal Year 2025/2026 Budget Amendment #2

1. Public Hearing –

At 6:02 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **May 14, 2026**. The public hearing is **regarding FY25/26 Budget Amendment #2**.

There were **no written or oral objections** to the aforementioned recommendation. Public hearing closed at 6:02 p.m.

2. Resolution No. 088 (2025/2026): A Resolution Approving Fiscal Year 2025/2026 Budget Amendment #2

Motion by Andy Kelly, seconded by Henry Corbin, to **adopt Resolution No. 088 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Kelly, Corbin, Sampson, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

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

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

- A. Approve Minutes of the Regular Meeting held on May 11, 2026
- B. Approve Payment of Cash Disbursements, including Check Numbers 90178-90241 and Electronic Numbers 5393-5489 (Inclusive) Totaling \$4,863,600.75 (See attached list)
- C. Approve Financial Reports for Month of April, 2026
- D. Probationary Firefighters (nonresident members): Travis Gabeler, Carlos Gonzalez, Bailey Ingle

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

7. PUBLIC FORUM:

Main Street Nevada Director Courtney Sisson gave a brief update.

8. Approve Purchase of Robotic Pool Vacuum

Motion by Luke Spence, seconded by Jason Sampson, to **approve option 1: Accept the quote from Carrico Aquatics for the Enduro M32 at a cost of \$12,860.00 with onsite service**. After due consideration and discussion the roll was called. Aye: Spence, Sampson, Kelly, Ehrig, Corbin. Nay: None. The Mayor declared the motion carried.

9. Consideration for Complete Decommissioning of the Underground Storage Tank for the Old Wastewater Treatment Facility

Motion by Jason Sampson, seconded by Sandy Ehrig, to **approve option 1: Contract with Ego Source LLC, Des Moines IA for \$8,579.00 to fill in place in accordance with DNR standards including testing, reporting, and additional paperwork**. After due

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

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

No action was taken. This item will be tabled until a later date and notice given to resident.

11. Approve Pay App No. 5 Tributary to West Indian Creek, SRF Project B from Con-Struct, Inc. in the amount of \$1,019.08

Motion by Jason Sampson, seconded by Henry Corbin, to **approve Pay App No. 5 Tributary to West Indian Creek, SRF Project B from Con-Struct, Inc. in the amount of \$1,019.08.** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

12. Approve Pay App No. 6 Tributary to West Indian Creek, SRF Project B from Con-Struct, Inc. in the amount of \$10,457.16

Motion by Sandy Ehrig, seconded by Andy Kelly, to **approve Pay App No. 6 Tributary to West Indian Creek, SRF Project B from Con-Struct, Inc. in the amount of \$10,457.16.** After due consideration and discussion the roll was called. Aye: Ehrig, Kelly, Spence, Corbin, Sampson. Nay: None. The Mayor declared the motion carried.

13. Resolution No. 089 (2025/2026): A Resolution Approving Professional Services Agreement for Professional Services with WHKS & Co. for 2026 NBI Bridge Inspection

Motion by Luke Spence, seconded by Henry Corbin, to **adopt Resolution No. 089 (2025/2026).** After due consideration and discussion the roll was called. Aye: Spence, Corbin, Sampson, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

14. Resolution No. 090 (2025/2026): A Resolution Approving Professional Agreement with JEO Consulting Group, Inc. for 8<sup>th</sup> Street over W. Br. Indian Creek Bridge Replacement Project

Motion by Henry Corbin, seconded by Jason Sampson, to **adopt Resolution No. 090 (2025/2026).** After due consideration and discussion the roll was called. Aye: Corbin, Sampson, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

15. Resolution No. 091 (2025/2026): A Resolution Approving Wastewater Fund Transfers for State Revolving Fund (SRF) Debt Service for Fiscal Year 2025/2026

Motion by Jason Sampson, seconded by Andy Kelly, to **adopt Resolution No. 091 (2025/2026).** After due consideration and discussion the roll was called. Aye: Sampson, Kelly, Ehrig, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

16. Resolution No. 092 (2025/2026): Resolution Certifying the Population of the Annexation Area Associated with Resolution 068 (2025/2026) (West Indian Research Acres, LLC) to the State of Iowa

Motion by Luke Spence, seconded by Henry Corbin, to **adopt Resolution No. 092 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Spence, Corbin, Sampson, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

17. Resolution No. 093 (2025/2026): A Resolution in Support of Workforce Housing Tax Credit Incentive Application for Submission to the Iowa Economic Development Authority (IEDA) for a Housing Project by Keystone Equity Group in Nevada, Iowa

Motion by Sandy Ehrig, seconded by Jason Sampson, to **adopt Resolution No. 093 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Kelly, Spence, Corbin. Nay: None. The Mayor declared the motion carried.

18. Resolution No. 094 (2025/2026): Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the CDBG Downtown Façade Revitalization Project, and the taking of bids therefor

Motion by Henry Corbin, seconded by Jason Sampson, to **adopt Resolution No. 094 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Corbin, Sampson, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

19. Resolution No. 095 (2025/2026): A Resolution Approving the Application for the Iowa Thriving Communities Designation Program

Motion by Luke Spence, seconded by Sandy Ehrig, to **adopt Resolution No. 095 (2025/2026)**. After due consideration and discussion the roll was called. Aye: Spence, Ehrig, Corbin, Sampson, Kelly. Nay: None. The Mayor declared the motion carried.

20. ADJOURNMENT

There being no further business to come before the meeting, motion by Jason Sampson, seconded by Henry Corbin, to **adjourn the meeting**. Following voice vote, the Mayor declared the motion carried at 6:31 p.m. the meeting adjourned.

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

ATTEST:

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

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

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

Item # 4B  
 Date: 10/8/26

CITY OF NEVADA CLAIMS 6/8/26

PAYEE	DESCRIPTION	CHECK AMOUNT	CHECK#
EFTPS	FEDERAL WITHHOLDING TAX Pay Period: 05/24/2026	33,510.85	5567
IPERS	IPERS COUNCIL Pay Period: 05/24/2026	65,129.98	5568
TREASURER STATE OF IA	STATE WITHHOLDING TAX Pay Period: 04/26/2026	10,182.53	5569
WAGeworks/HEALTH EQUITY	FSA 2025 PMTS	643.95	5570
CORNISH, DEVIN	HSA Pay Period: 05/24/2026	50.00	5570
IPERS	IPERS ADJ 5/2026	0.04	5571
WAGeworks/HEALTH EQUITY	FSA 2025 PMTS	385.04	5572
TREASURER STATE OF IA	SALES TAX 5/2026	16,838.66	5573
TREASURER STATE OF IA	WET 5/2026	10,243.34	5574
EMPLOYEE BENEFIT SYSTEMS	SELF FUNDING FEES	314.16	5575
ALLIANT	ALL-UTILITIES	8,506.18	90242
CENTRAL IA BROADBAND	FH-INTERNET	375.00	90243
CON-STRUCT	SRF PRJT B PR#5	11,476.24	90244
NEVADA POSTMASTER	WTR/WWT-UTILITY POSTAGE	123.96	90245
WINDSTREAM	WTR-UTILITIES	266.77	90246
PAYROLL	PAYROLL	83.11	90247
PAYROLL	PAYROLL	74.81	20248
COLLECTION SVCS CENTER	CHILD SUPPORT Pay Period: 05/24/2026	122.02	90249
MISSION SQUARE	DEFERRED COMPENSATION Pay Period: 05/24/2026	485.00	90250
DELTA DENTAL OF IA	DENTAL 6/2026	4,195.12	90251
FIDELITY SECURITY LIFE	VISION 6/2026	1,037.59	90252
WELLMARK	HEALTH 6/2026	44,000.93	90253
ACCESS SYSTEMS	ALL-COPIER LEASE	683.94	90254
ACCO	POOL-CHEMICALS	3,476.58	90255
AIR PRODUCTS & CHEMICALS	WTR-CARBON DIOXIDE	2,925.00	90256
ALLIANT UTILITIES	ALL-UTILITIES	17,410.92	90257
AMAZON CAPITAL SVCS	ALL-SUPPLIES	3,817.30	90258
ARNOLDS	PKM-EQUIP RPR	377.93	90259
ASCAP	POOL-MUSIC LIC	463.42	90260
VOID	VOID	VOID	90261
BOUND TREE MEDICAL,	EMS-MEDICAL SUPPLIES	152.37	90262
CAPITAL SANITARY SUPPLY	PKM/POOL-JANITORIAL	268.45	90263
CENTRALSQUARE TECHNOLOGIES	PD - LICENSE FEE	3,600.00	90264
CRAIG MCCLANAHAN	PD IT CONSULT	16,097.58	90265
CUTTING EDGE	PKM-HATTERY PRK	600.00	90266
DOOR & FENCE STORE	PKM-DOOR RPR	2,254.56	90267
DOORS	PKM-HATTERY PARK PROJECT	3,680.00	90268
FAREWAY	4PLX-CONCESSIONS	36.05	90269
FERGUSON WATERWORKS	WTR-METERS	4,248.31	90270
FIRSTNET	PD-CAR COMPUTER	385.93	90271
FRIEDRICH, MADDI	PD - FRIEDRICH REIMB	34.35	90272
GANNETT IA	PUBLIC NOTICES	840.96	90273
GOVERNMENT FIN OFFICERS ASSOC	GFOA	250.00	90274
GRAINGER	WWT-BUILDING MAINTENANCE	122.04	90275
GRIMCO	STS SIGNS	1,713.59	90276
HACH CO	WTR/WWT-LAB SUPPLIES	2,106.34	90277
HAWKINS	WTR-CHEMICALS	4,367.33	90278
HOKELS	PKM/STS-SUPPLIES	57.78	90279
HR GREEN	ENGINEERING	39,584.51	90280
IA DEPT OF PUBLIC SAFETY	PD-FY QUART SYSTEM INV	300.00	90281
IA DOT	STS PAINT MARKING	7,742.82	90282
IA IRRIGATION & DEV	NCSD/SCORE-IRRIGT AGRMT	619.44	90283

IA LAW ENFORCEMENT ACAD	PD - SEYMOUR INSTRUCTOR CREDIT	100.00	90284
IA ONE CALL	WTR/WW-ONE CALL	138.60	90285
IA STATE READY MIX	STS-W18TH STRM	1,200.00	90286
KRUCK P& H CO	CH-BLRS	300.00	90287
LEXIPOL LLC	PD-LAW ENF POLICY MANUAL	6,352.42	90288
LOWE'S	POOL-DIESEL CAN	150.36	90289
MACQUEEN EQUIP	STS SWEEPER	2,074.21	90290
MARTIN BROS DIST	4PLX-CONCESSIONS	774.54	90291
MISSISSIPPI LIME CO	WTR-LIME	11,526.60	90292
MNG, INC	POOL-SAFETY CLOTHING	967.50	90293
NATIONAL SIGN CO	STS SIGN HARDWARE	160.46	90294
NEIGHBORS HTG CLG PLMBG	PKM/WTR-BLDG RPR/HVAC	410.50	90295
NEVADA COMMUNITY SCHOOL	PKM/ALL-BALL FIELD ROCK/FUEL	7,058.66	90296
NEVADA SENIORS	WTR/WWT-UTILITY BILLS	225.00	90297
NEXT LEVEL BLDG SUPPLY	PKM-HATTERY PARK RESTROOM	153.90	90298
NIPPON SANZO MATHESON	POOL-CO2	134.24	90299
PRITCHARD, NANCY	PD-PRITCHARD REIMB	37.00	90300
SAFE BUILDING	P&Z-INPECTIONS	325.00	90301
SECTOR LLC	PD- CAR 1/2/3/4/11 EQUIP	10,102.40	90302
SIGLER CO	OUR NEVADA	2,711.89	90303
T-MOBILE	ALL-GEOTABS	128.10	90304
USA BLUEBOOK	WWT-LAB SUPPLIES	210.02	90305
VAN WALL EQUIP	PKM/STS/CEM/PKM-EQUIP MNT.	1,636.67	90306
WHKS & CO.	ENGINEERING	41,362.15	90307
WILLIAMSON ELECT	CH-MAINT & EQUIP	659.40	90308
ZIMCO	PKM-FERTILIZER	2,128.00	90309
ZOLL MEDICAL	EMS-CPR RESCUE PODS	595.84	90310
	PAYROLL EFT (5490-5566)	108,305.66	
	TOTAL	526,191.90	

FIRST INTERSTATE PURCHASING "P" CARD TRANSACTIONS PRESENTED AT COUNCIL MEETING 6/8/2026 W/CLAIMS

Tran Date	Merchant Name	Description	Amount	Invoice #	ACCOUNT
5/5/2026	Intl Code Council	PZ-Training Materials	49.50	102224149	001-540-6240
		PZ-Training Materials	49.50		001-170-6240
5/15/2026	IA Inspec & Appeals	PZ-License	210.00	IOWD15017302404	001-540-6240
			210.00		001-170-6240
5/1/2026	Wall Street Journal	LIB-Material	41.72		001-410-6559
5/12/2026	Microsoft	LIB-Software	44.94		001-410-6594
5/13/2026	USPS	LIB-Postage	12.75		001-410-6508
5/19/2026	USPS	LIB-Postage	14.91		001-410-6508
5/6/2026	Outdoorsiness	PKS, Trash Receptical	1,005.88	11127	810-431-6310
5/17/2026	Connecteam.com	POOL, Subscription	37.21	1333231	001-435-6413
5/23/2026	Connecteam.com	POOL, Subscription	54.84	1338309	001-435-6413
4/28/2026	Open AI, Chatgpt	ADM, Subscription	472.80	694203E2-0003	121-613-6431
4/28/2026	Stas Picture Hanging	ARTS, Supplies	760.24	5000078167	187-510-6490
4/28/2026	IMFOA	ADM, Membership	50.00	1703-9818	001-620-6210
4/29/2026	IA League of Cities	ADM, Registration	100.00	69f213#47c1ee	001-613-6240
4/29/2026	IA League of Cities	STS, Registration	100.00	69f21473ee301	110-210-6240
5/1/2026	Go Daddy	ADM-Website/Emails	27.46	4077954902	121-613-6431
5/4/2026	IA League of Cities	PSD, Conf Reg	80.00	69f8db24b8ed9	001-110-6240
5/4/2026	IA League of Cities	PZ, Conf Reg	80.00	69f8db574ec06	001-540-6240
5/5/2026	ISU Event Registration	ADM, Conf Reg	400.00	384903	001-620-6240
5/5/2026	IA DNR Fees	WWWT, Certification	63.04	23854656	610-816-6479
5/12/2026	Sangoma	Water Plant	31.14	0948536	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 Mnt	31.15		001-431-6373
5/15/2026	Sheraton	STS, Conf Hotel	635.55	96500579	110-210-6240
5/15/2026	Sheraton	STS, Conf Hotel	671.55	96500585	110-210-6240
5/17/2026	Twillio	ADM-Notifications	11.31		121-613-6431
5/19/2026	Zoom	ADM-Website	76.78	INV354785589	121-613-6431
5/4/2026	Cornerstone Inn	PSD, Education Hotel	221.76	50474236	001-110-6240
5/13/2026	IA Inspec & Appeals	PSD, Event Registration	52.75	23915060	001-110-6484
5/20/2026	Hokkaido Ramen House	PSD, Conf Meals	31.39	00000034	001-110-6240
5/21/2026	Hyatt Conference Center	PSD, Conf Hotel	616.81	5714762301	001-110-6240
5/21/2026	Returned Payment Fee	Credit for previous charge	-29.00		001-620-6599

**6,433.96**

**POSTING & PAYMENT DATE:**

**June 19, 2026**

City Administrator

Vendor #1403

20260604

Electronic Pymt #



ACCOUNT

001-434-6590  
001-110-6599  
001-434-6590  
001-434-6590

SAMS CLUB PURCHASING "P" CARD TRANSACTIONS PRESENTED AT COUNCIL MEETING 6/8/2026 W/CLAIMS

Tran Date	Description	Amount	Invoice #
5/1/2026	REC-Concessions	446.64	P928000GB01FYBN3J
5/13/2026	PD-Supplies	39.91	P928000GN00XTMUG9
5/18/2026	REC-Concessions	326.14	P928000GV01JX865P
5/27/2026	REC-Concessions	382.84	P928000H401LDDQ953
		<u>1,195.53</u>	

POSTING & PAYMENT DATE:

June 22, 2026

City Administrator

**RESOLUTION NO. 096 (2025/2026)**

**RESOLUTION AMENDING RESOLUTION NO. 093 (2025/2026) TO CORRECT NUMBER OF WORKFORCE HOUSING UNITS FOR A HOUSING PROJECT BY KEYSTONE EQUITY GROUP IN NEVADA, IOWA**

**WHEREAS**, the City Council of the City of Nevada, Iowa adopted Resolution No. 093 (2025/2026) on May 26, 2026, expressing support for a Workforce Housing Tax Credit Incentive Application to be submitted to the Iowa Economic Development Authority by Keystone Equity Group, LLC; and

**WHEREAS**, Resolution No. 093 (2025/2026) references the creation of ten (10) market-rate rental housing units; and

**WHEREAS**, the proposed Keystone Equity Group, LLC project consists of eight (8) market-rate rental housing units; and

**WHEREAS**, the City Council desires to amend Resolution No. 093 (2025/2026) to accurately reflect the number of housing units proposed within the project to eight (8).

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

**Section 1.** The City of Nevada offers its full support for Keystone Equity Group, LLC housing project in Nevada, Iowa, and the associated Workforce Housing Tax Credit Incentive Application to the Iowa Economic Development Authority for eight (8) market-rate rental housing units.

**Section 2.** The City Council authorizes City staff to assist in the preparation of the application and related materials deemed necessary for the submission.

**Section 3.** The Mayor and the City Administrator/Clerk are authorized and directed to sign any forms required to evidence the City's support for the application by the Keystone Equity Group, LLC as described above, upon approval of the same by the City Attorney.

PASSED AND APPROVED this 8<sup>th</sup> day of June, 2026.

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

ATTEST:

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

RESOLUTION NO. 093 (2025/2026)

**A RESOLUTION IN SUPPORT OF WORKFORCE HOUSING TAX CREDIT INCENTIVE APPLICATION FOR SUBMISSION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA) FOR A HOUSING PROJECT BY KEYSTONE EQUITY GROUP IN NEVADA, IOWA**

**WHEREAS**, Keystone Equity Group, LLC has requested support by the City of Nevada for its application to the Iowa Economic Development Authority (IEDA) for state tax incentives under the Workforce Housing Tax Credit Incentive Program in support of its 10<sup>th</sup> housing development project in Nevada; and

**WHEREAS**, the Keystone Equity Group, LLC project will address a critical need for housing in Nevada; and

**WHEREAS**, the IEDA's Workforce Housing Tax Credit program allows tax incentives for developers that include a refund of sales, service or use taxes paid during construction; and

**WHEREAS**, Keystone Equity Group, LLC intends to apply for Iowa Workforce Housing Tax Credits to support the development involving the construction of said housing units within Nevada for 10-unit market rate rental housing units; and

**WHEREAS**, the City of Nevada will support the creation of the 10 units of housing with Keystone Equity Group, LLC; and

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


**Section 1.** The City of Nevada offers its full support for Keystone Equity Group, LLC housing project in Nevada, Iowa, and the associated Workforce Housing Tax Credit Incentive Application to the Iowa Economic Development Authority.

**Section 2.** The City Council authorizes City staff to assist in the preparation of the application and related materials deemed necessary for the submission.

**Section 3.** The Mayor and the City Administrator/Clerk are authorized and directed to sign any forms required to evidence the City's support for the application by the Keystone Equity Group, LLC as described above, upon approval of the same by the City Attorney.

PASSED AND APPROVED this 26<sup>th</sup> day of May, 2026.

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

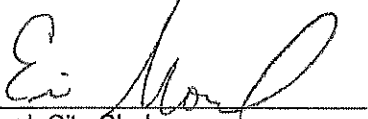
ATTEST:  
  
\_\_\_\_\_  
Erin Mousel, City Clerk

Moved by Council Member Sandy Ehrig, seconded by Council Member Jason Sampson, that Resolution No. 093 (2025/2026) be adopted.

AYES: Ehrig, Sampson, Kelly, Spence, Corbin  
NAYS: None  
ABSENT: Good

The Mayor declared Resolution No. 093 (2025/2026) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 093 (2025/2026) at the regular Council Meeting of the City of Nevada, Iowa, held on the 26<sup>th</sup> day of May, 2026.



Erin Mousel, City Clerk

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< CITY OF NEVADA

### Applications Ready For Review

Application Type	Location Name	Location Address
Retail Tobacco Permit	HY-VEE DOLLAR FRESH MARKET	1622 FAWCETT PKWY NEVADA IA 50201
Retail Tobacco Permit	DOLLAR GENERAL STORE # 30415	115 W LINCOLN HWY NEVADA IA 50201-8027
Retail Tobacco Permit	DOLLAR GENERAL STORE #1536	1705 S B AVE NEVADA IA 50201-2804
Retail Tobacco Permit	SUNDOWN LIQUOR & GROCERIES	731 LINCOLN HWY NEVADA IA 50201-1717
Retail Tobacco Permit	CASEY'S #5143	519 LINCOLN HWY NEVADA IA 50201-1540
Retail Tobacco Permit	CASEY'S #3319	1800 S B AVE NEVADA IA 50201-2803
<del>Retail Tobacco Permit</del>	<del>CASEY'S #2306</del>	<del> 1136 LINCOLN HWY NEVADA IA 50201-1726</del>
Retail Tobacco Permit	FAREWAY STORES, INC. #426	1505 S B AVE NEVADA IA 50201-2802

## Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : HY-VEE INC  
Type of ownership : Corporation  
Primary office address : 5820 WESTOWN PKWY WEST DES MOINES IA 50266-8223  
Legal Ownership Phone : 515-695-3540  
Legal Ownership Email : knylen@hy-vee.com

## Application Information

City/County Permit Number : 25/26-16  
Sales and Use Permit Number : 185023504  
Location Name : HY-VEE DOLLAR FRESH MARKET  
Location Phone Number : 563-215-6083  
Location Address : 1622 FAWCETT PKWY NEVADA IA 50201  
Location Mailing Address : 5820 WESTOWN PKWY WEST DES MOINES IA 50266-8223  
Renewal : Yes  
Start Date : 01-Jul-2026  
End Date : 30-Jun-2027  
License Fee : 75.00  
Types of Sales : Over the Counter  
Type of Establishment : Grocery store  
Types of Products Sold : Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products  
  
Do you intend to make retail sales to ultimate consumers? : Yes

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

## Ownership Details

Owner	Position	Single Line Address
WIESE, AARON	Owner	4840 159TH STREET URBANDALE IA 50323
SCHROEDER, ANDREW	Owner	5764 CHATHAM CIRCLE JOHNSTON IA 50131
ALLEN, NATHAN	Owner	809 SUMMIT PLACE INDIANOLA IA 50125

# Hy-Vee Full List of Vendors for Tobacco

- ITG Cigars Inc.
- Liggett Vector Brands
- Philip Morris Inc
- RJ Reynolds Tobacco Co.
- Santa Fe Natural Tobacco Co.
- John Middleton/Altria
- Swisher International Inc.
- American Snuff Co. (RJ Reynolds)
- National Tobacco
- Swedish Match
- US Smokeless Tobacco (Altria)
- Helix Innovations LLC (Altria)
- Rogue Holdings, LLC
- Smokey Mountain Chew, Inc.
- Juul Labs, Inc.
- Njoy LLC (Altria)

## Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : DOLGENCORP LLC  
Type of ownership : Limited Liability Company  
Primary office address : 100 MISSION RDG GOODLETTSVILLE TN  
37072-2171  
Legal Ownership Phone : 615-855-4000  
Legal Ownership Email : tax-  
beerandwinelicense@dollargeneral.com

## Application Information

Sales and Use Permit Number : 303308629  
Location Name : DOLLAR GENERAL STORE # 30415  
Location Phone Number : 615-855-4000  
Location Address : 115 W LINCOLN HWY NEVADA IA 50201-8027  
Location Mailing Address : 100 MISSION RDG GOODLETTSVILLE TN 37072-2171  
Renewal : Yes  
Start Date : 01-Jul-2026  
End Date : 30-Jun-2027  
License Fee : 75.00  
Types of Sales : Over the Counter  
Type of Establishment : Convenience store/gas station, Grocery store  
Types of Products Sold : Cigarettes, Tobacco  
Do you intend to make retail sales to ultimate consumers? : Yes  
Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

---

## Ownership Details

Owner	Position	Single Line Address
TAYLOR, EMILY	Officer	100 MISSION RDG DEPT TAXLICENSING GOODLETTSVILLE TN 3
BRINING, ZACHARY	Owner	100 MISSION RIDGE DR GOODLETTSVILLE TN 37072-2171

## Suppliers List

A list of suppliers for cigarettes, tobacco, alternative nicotine, and vapor products must be included with all retail tobacco permit applications. Applicants may submit this information in text form or as a PDF upload. Local authorities may review this information during the application review process.

- ITG Brands
- RJ Reynolds
- Liggett Vector Brands
- Altria- Phillip Morris
- Xcaliber Internation / Edgefield
- Futura

## Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : DOLGENCORP LLC

Type of ownership : Limited Liability Company

Primary office address : 100 MISSION RDG GOODLETTSVILLE TN  
37072-2171

Legal Ownership Phone : 615-855-4000

Legal Ownership Email : tax-  
beerandwinelicense@dollargeneral.com

## Application Information

Sales and Use Permit Number : 185017619

Location Name : DOLLAR GENERAL STORE #1536

Location Phone Number : 615-855-4000

Location Address : 1705 S B AVE NEVADA IA 50201-2804

Location Mailing Address : 100 MISSION RDG GOODLETTSVILLE TN 37072-2171

Renewal : Yes

Start Date : 01-Jul-2026

End Date : 30-Jun-2027

License Fee : 75.00

Types of Sales : Over the Counter

Type of Establishment : Convenience store/gas station

Types of Products Sold : Cigarettes, Tobacco

Do you intend to make retail sales to ultimate consumers? : Yes

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

## Ownership Details

Owner	Position	Single Line Address
TAYLOR, EMILY	Officer	100 MISSION RDG DEPT TAXLICENSING GOODLETTSVILLE TN 3
BRINING, ZACHARY	Owner	100 MISSION RIDGE DR GOODLETTSVILLE TN 37072-2171

## Suppliers List

A list of suppliers for cigarettes, tobacco, alternative nicotine, and vapor products must be included with all retail tobacco permit applications. Applicants may submit this information in text form or as a PDF upload. Local authorities may review this information during the application review process.

ITG Brands  
RJ Reynolds  
Liggett Vector Brands  
Altria- Phillip Morris  
Xcaliber Internation / Edgefield  
Futura

## Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : H&S STORES LLC

Type of ownership : Limited Liability Company

Primary office address : 622 BROAD ST STORY CITY IA  
50248-1226

Legal Ownership Phone : 515-686-0897

Legal Ownership Email : adilrasoolb@icloud.com

## Application Information

Sales and Use Permit Number : 305208626

Location Name : SUNDOWN LIQUOR & GROCERIES

Location Phone Number : 515-934-8270

Location Address : 731 LINCOLN HWY NEVADA IA 50201-1717

Location Mailing Address : 1014 POE AVE AMES IA 50014-8031

Renewal : Yes

Start Date : 01-Jul-2026

End Date : 30-Jun-2027

License Fee : 75.00

Types of Sales : Over the Counter

Type of Establishment : Convenience store/gas station, Grocery store, Liquor store

Types of Products Sold : Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products

Do you intend to make retail sales to ultimate consumers? : Yes

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

### Ownership Details

Owner	Position	Single Line Address
BUTT, ADIL	Owner	1014 POE AVE AMES IA 50014-8031

### Suppliers List

A list of suppliers for cigarettes, tobacco, alternative nicotine, and vapor products must be included with all retail tobacco permit applications. Applicants may submit this information in text form or as a PDF upload. Local authorities may review this information during the application review process.

HEWETT WHOLESAL

## Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : CASEYS MARKETING COMPANY  
Type of ownership : Corporation  
Primary office address : 1 SE CONVENIENCE BLVD ANKENY IA  
50021-9672  
Legal Ownership Phone : 515-381-4090  
Legal Ownership Email : licensingteam@caseys.com

## Application Information

Sales and Use Permit Number : 309803420  
Location Name : CASEY'S #5143  
Location Phone Number : 515-516-1726  
Location Address : 519 LINCOLN HWY NEVADA IA 50201-1540  
Location Mailing Address : 1 SE CONVENIENCE BLVD ANKENY IA 50021-9672  
Renewal : Yes  
Start Date : 01-Jul-2026  
End Date : 30-Jun-2027  
License Fee : 75.00  
Types of Sales : Over the Counter  
Type of Establishment : Convenience store/gas station  
Types of Products Sold : Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products  
Do you intend to make retail sales to ultimate consumers? : Yes  
Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

## Ownership Details

Owner	Position	Single Line Address
FABER, SCOTT	Officer	6749 CARDIFF CT JOHNSTON IA 50131-2783
LARSEN, ERIC	Owner	4407 NW 5TH ST ANKENY IA 50023-8841
BEECH, DOUGLAS	Owner	729 NE BROOK HAVEN DR ANKENY IA 50021-4529
CASEY'S GENERAL STORES, INC.	Company	1 SE CONVENIENCE BLVD ANKENY IA 50021-9672
JOHNSON, BRIAN	Officer	9129 NW 73RD CIR JOHNSTON IA 50131-4836
JAMES, SAMUEL	Owner	3204 NE AVERY DR ANKENY IA 50021-6301

Vendor Name	Address	City	State	Zip	First Name	Last Name	Phone Number	Email Address
AMERICAN SNUFF CO.	813 Ridge Lake Blvd	Memphis	TN	38120	Heather	Potter	859-314-5716	MyersH1@RRT.com
CHEYENNE INTERNATIONAL, LLC	701 S Battlegrove Ave	Grover	NC	28073	Bryan	Drangin	248-882-3259	bdrangin@alliasalesgroup.com
CHEYENNE INTERNATIONAL, LLC	701 S Battlegrove Ave	Grover	NC	28073	Bryan	Drangin	248-882-3259	bdrangin@alliasalesgroup.com
FARMER'S TOBACCO CO.	636 US Hwy 27 N; PO Box 98	Cynthiana	KY	41031	John	Adcock	270-766-3955	leadcockjr@gmail.com
FONTEM US, INC	714 Green Valley Road	Greensboro	NC	27408	Matt	Dufrairie	616-600-2498	Matthew.Dufrairie@tgbbrands.com
HELIX INNOVATIONS LLC	6601 West Broad Street	Richmond	VA	23230	Michael	Muskievicz	708-606-7178	Michael.F.Muskievicz@altria.com
INTER-CONTINENTAL CIGAR CO	3251 Commerce Parkway	Miramar	FL	33025	Howie	Heylman	630-746-7354	hheyman@alcapone-us.com
ITG BRANDS	714 Green Valley Road	Greensboro	NC	27408	Matt	Dufrairie	616-600-2498	Matthew.Dufrairie@tgbbrands.com
ITG CIGARS INC.	714 Green Valley Road	Greensboro	NC	27408	Matt	Dufrairie	616-600-2498	Matthew.Dufrairie@tgbbrands.com
JOHN MIDDLETON INC.	6601 West Broad Street	Richmond	VA	23230	Michael	Muskievicz	708-606-7178	Michael.F.Muskievicz@altria.com
JUUL LABS	560 20th Street	San Francisco	CA	94107	Charlie	McCray	804-212-6580	charlie.mccray@juul.com
LIGGETT VECTOR BRANDS INC	3800 Paramount Parkway, Suite 250; PO Box 2010	Morrisville	NC	6/15/1975	Curtis	Maurer	919-621-2891	cmaurer@vbrands.com
NATIONAL TOBACCO COMPANY	5201 Interchange Way	Louisville	KY	40229	TJ	Ham	641-854-3133	TJHam@TPBI.com
PHILIP MORRIS	6601 West Broad Street	Richmond	VA	23230	Michael	Muskievicz	708-606-7178	Michael.F.Muskievicz@altria.com
PHILLIES FILTERED	714 Green Valley Road	Greensboro	NC	27408	Matt	Dufrairie	616-600-2498	Matthew.Dufrairie@tgbbrands.com
PREMIER MANUFACTURING INC.	629 Cepi Dr	Chesterfield	MO	63005	Cheryl	Stinchfield	618-660-6634	cssinchfield@usleaf.com
R J REYNOLDS	401 N Main Street	Winston-Salem	NC	27012	Heather	Potter	859-314-5716	MyersH1@RRT.com
R J REYNOLDS VAPOR COMPANY	401 N Main Street	Winston-Salem	NC	27012	Heather	Potter	859-314-5716	MyersH1@RRT.com
REPUBLIC TOBACCO	2301 Ravine Way	Glenview	IL	60025	Tim	Walsh	224-478-9487	TWalsh@republicbrands.com
ROGUE HOLDINGS	459 E 16th Street	Jacksonville	FL	32206	Bud	Brellenthin	904-572-9238	bbrellenthin@swisher.com
SANTA FE NATURAL TOB. CO.	401 N Main Street	Winston-Salem	NC	27012	Heather	Potter	859-314-5716	MyersH1@RRT.com
SANTA FE NATURAL TOB. CO.	401 N Main Street	Winston-Salem	NC	27012	Heather	Potter	859-314-5716	MyersH1@RRT.com
SCANDINAVIAN TOBACCO GROUP LANE	2280 Mountain Industrial Blvd	Tucker	GA	30084	Jennifer	Goodwin	678-794-5535	Jennifer.Goodwin@st-group.com
SHERMANS	6601 West Broad Street	Richmond	VA	23230	Michael	Muskievicz	708-606-7178	Michael.F.Muskievicz@altria.com
SMOKEY MOUNTAIN CHEW, INC	PO Box 3608	Newtown	CT	06470-3608	Chip	Brown	303-818-4376	cbrown@smokeusa.com
SWEDISH MATCH	1211 Industrial Drive, PO Box 986	Owensboro	KY	42302	Andy	Ripley	515-339-8189	andy.ripley@swedishmatch.com
SWISHER INTERNATIONAL INC	459 E 16th Street	Jacksonville	FL	32206	Bud	Brellenthin	904-572-9238	bbrellenthin@swisher.com
U.S. SMOKELESS	6601 West Broad Street	Richmond	VA	23230	Michael	Muskievicz	708-606-7178	Michael.F.Muskievicz@altria.com
BIC	4234 N. 165TH ST.	Omaha	NE	68116	Michelle	Smith	203-219-1974	michelle.smith@bicworld.com
BLUE SKY					Steve	Russell	816-813-0343	stevr@blueskyllc.com
HARBOR INDUSTRIES	1060 KEN-O-SHA IND DR SE	Grand Haven	MI	49417	Mike	Yohn	231-675-2586	mike.yohn@harborretail.com

## Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : CASEYS MARKETING COMPANY  
Type of ownership : Corporation  
Primary office address : 1 SE CONVENIENCE BLVD ANKENY IA  
50021-9672  
Legal Ownership Phone : 515-381-4090  
Legal Ownership Email : licensingteam@caseys.com

## Application Information

Sales and Use Permit Number : 185021655  
Location Name : CASEY'S #3319  
Location Phone Number : 515-217-4643  
Location Address : 1800 S B AVE NEVADA IA 50201-2803  
Location Mailing Address : 1 SE CONVENIENCE BLVD ANKENY IA 50021-9672  
Renewal : Yes  
Start Date : 01-Jul-2026  
End Date : 30-Jun-2027  
License Fee : 75.00  
Types of Sales : Over the Counter  
Type of Establishment : Convenience store/gas station  
Types of Products Sold : Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products  
Do you intend to make retail sales to ultimate consumers? : Yes  
Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

## Ownership Details

Owner	Position	Single Line Address
FABER, SCOTT	Officer	6749 CARDIFF CT JOHNSTON IA 50131-2783
LARSEN, ERIC	Owner	4407 NW 5TH ST ANKENY IA 50023-8841
BEECH, DOUGLAS	Owner	729 NE BROOK HAVEN DR ANKENY IA 50021-4529
CASEY'S GENERAL STORES, INC.	Company	1 SE CONVENIENCE BLVD ANKENY IA 50021-9672
JOHNSON, BRIAN	Officer	9129 NW 73RD CIR JOHNSTON IA 50131-4836
JAMES, SAMUEL	Owner	3204 NE AVERY DR ANKENY IA 50021-6301

Vendor Name	Address	City	State	Zip	First Name	Last Name	Phone Number	Email Address
AMERICAN SNUFF CO.	813 Ridge Lake Blvd	Memphis	TN	38120	Heather	Potter	859-314-5716	MyersH1@RRT.com
CHEYENNE INTERNATIONAL, LLC	701 S Battlegrove Ave	Grover	NC	28073	Bryan	Drangin	248-882-3259	bdrangin@alignsalesgroup.com
CHEYENNE INTERNATIONAL, LLC	701 S Battlegrove Ave	Grover	NC	28073	Bryan	Drangin	248-882-3259	bdrangin@alignsalesgroup.com
FARMER'S TOBACCO CO.	636 US Hwy 27 N, PO Box 98	Cynthiana	KY	41031	John	Adcock	270-766-3955	jadcockjr@gmail.com
FONTEM US, INC	714 Green Valley Road	Greensboro	NC	27408	Matt	Dufraime	616-600-2498	Matthew.Dufraime@tjbrands.com
HELIX INNOVATIONS LLC	6601 West Broad Street	Richmond	VA	23230	Michael	Muskievicz	708-606-7178	Michael.F.Muskievicz@altria.com
INTER-CONTINENTAL CIGAR CO	3251 Commerce Parkway	Miramar	FL	33025	Howie	Heylman	630-746-7354	heyman@alcapone-us.com
ITG BRANDS	714 Green Valley Road	Greensboro	NC	27408	Matt	Dufraime	616-600-2498	Matthew.Dufraime@tjbrands.com
ITG CIGARS INC.	714 Green Valley Road	Greensboro	NC	27408	Matt	Dufraime	616-600-2498	Matthew.Dufraime@tjbrands.com
JOHN MIDDLETON INC.	6601 West Broad Street	Richmond	VA	23230	Michael	Muskievicz	708-606-7178	Michael.F.Muskievicz@altria.com
JUUL LABS	560 70th Street	San Francisco	CA	94107	Charlie	McCray	804-212-6580	charlie.mccray@juul.com
LIGGETT VECTOR BRANDS INC	3800 Paramount Parkway Suite 250, PO Box 2010	Morrisville	NC	6/15/1975	Curtis	Maurer	919-624-2891	cmaurer@lvbrands.com
NATIONAL TOBACCO COMPANY	5201 Interchange Way	Louisville	NC	40229	TJ	Ham	641-854-3133	THam@TPBL.com
PHILIP MORRIS	6601 West Broad Street	Richmond	VA	23230	Michael	Muskievicz	708-606-7178	Michael.F.Muskievicz@altria.com
PHILLIES FILTERED	714 Green Valley Road	Greensboro	NC	27408	Matt	Dufraime	616-600-2498	Matthew.Dufraime@tjbrands.com
PREMIER MANUFACTURING INC.	629 Cepl Dr	Chesterfield	MO	63005	Cheryl	Sinchfield	618-600-6634	cstinchfield@usleaf.com
R.J REYNOLDS	401 N Main Street	Winston-Salem	NC	27012	Heather	Potter	859-314-5716	MyersH1@RRT.com
R.J REYNOLDS	401 N Main Street	Winston-Salem	NC	27012	Heather	Potter	859-314-5716	MyersH1@RRT.com
R.J REYNOLDS VAPOR COMPANY	401 N Main Street	Winston-Salem	NC	27012	Heather	Potter	859-314-5716	MyersH1@RRT.com
REPUBLIC TOBACCO	2301 Ravine Way	Glenview	IL	60025	Tim	Walsh	224-478-9487	TWalsh@republicbrands.com
ROGUE HOLDINGS	459 E 16th Street	Jacksonville	FL	32206	Bud	Brellenthin	904-572-9238	bbrellenthin@swisher.com
SANTA FE NATURAL TOB. CO.	401 N Main Street	Winston-Salem	NC	27012	Heather	Potter	859-314-5716	MyersH1@RRT.com
SANTA FE NATURAL TOB. CO.	401 N Main Street	Winston-Salem	NC	27012	Heather	Potter	859-314-5716	MyersH1@RRT.com
SCANDINAVIAN TOBACCO GROUP LANE	2280 Mountain Industrial Blvd	Tucker	GA	30084	Jennifer	Goodwin	678-794-5535	Jennifer.Goodwin@st-group.com
SHERMANS	6601 West Broad Street	Richmond	VA	23230	Michael	Muskievicz	708-606-7178	Michael.F.Muskievicz@altria.com
SMOKEY MOUNTAIN CHEW, INC	PO Box 3608	Newtown	CT	06470-3608	Chip	Brown	303-818-4376	cbrown@smokeusa.com
SWEDISH MATCH	1211 Industrial Drive, PO Box 986	Owensboro	KY	42302	Andy	Ripley	515-339-8189	andy.ripley@swedishmatch.com
SWISHER INTERNATIONAL INC	459 E 16th Street	Jacksonville	FL	32206	Bud	Brellenthin	904-572-9238	bbrellenthin@swisher.com
U.S. SMOKELESS	6601 West Broad Street	Richmond	VA	23230	Michael	Muskievicz	708-606-7178	Michael.F.Muskievicz@altria.com
BIC	4234 N. 165TH ST.	Omaha	NE	68116	Michelle	Smith	203-219-1974	michelle.smith@bicworld.com
BLUE SKY					Steve	Russell	816-813-0343	stevens@blueskyinc.com
HARBOR INDUSTRIES	1060 KEN-O-SHA IND DR SE	Grand Haven	MI	49417	Mike	Yohn	231-675-2586	mike.yohn@harborretail.com

## Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : FAREWAY STORES INC  
Type of ownership : Corporation  
Primary office address : 8800 NW 62ND AVE JOHNSTON IA  
50131-2849  
Legal Ownership Phone : 515-432-2623  
Legal Ownership Email : storelicenses@farewaystores.com

## Application Information

Sales and Use Permit Number : 185002819  
Location Name : FAREWAY STORES, INC. #426  
Location Phone Number : 515-382-2875  
Location Address : 1505 S B AVE NEVADA IA 50201-2802  
Location Mailing Address : 8800 NW 62ND AVE JOHNSTON IA 50131-2849  
Renewal : Yes  
Start Date : 01-Jul-2026  
End Date : 30-Jun-2027  
License Fee : 75.00  
Types of Sales : Over the Counter  
Type of Establishment : Grocery store  
Types of Products Sold : Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products  
Do you intend to make retail sales to ultimate consumers? : Yes  
Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

## Ownership Details

Owner	Position	Single Line Address
MORAN, JAKE	Officer	PO BOX 70 715 8TH STREET BOONE IA 50036-0070
PIKLAPP, GARRETT S	Owner	105 IRON DRIVE HUXLEY IA 50124
DIGHTON, JEFF	Owner	1204 NIGHTINGALE PLACE BOONE IA 50036
FREDERICK J VITT, TRUSTEE, FRED E VITT CONTROL TRUST	Owner	P.O. BOX 246 BOONE IA 50036
EACH HOLDING LESS THAN FIVE PERCENT OF STOCK, VARIOUS	Owner	715 8TH STREET PO BOX 70 BOONE IA 50036
SCOTT H BECKWITH, TRUSTEE, THE FAREWAY CONTROL TRUST	Owner	715 8TH STREET BOONE IA 50036

## Suppliers List

A list of suppliers for cigarettes, tobacco, alternative nicotine, and vapor products must be included with all retail tobacco permit applications. Applicants may submit this information in text form or as a PDF upload. Local authorities may review this information during the application review process.

Midwest Quality Wholesale

---

**From:** Melissa Sly <[melissa.sly@gmail.com](mailto:melissa.sly@gmail.com)>  
**Sent:** Monday, June 1, 2026 7:19 PM  
**To:** Erin Mousel <[emousel@cityofnevadaaiowa.org](mailto:emousel@cityofnevadaaiowa.org)>  
**Cc:** Chris Brandes <[CBrandes@cityofnevadaaiowa.org](mailto:CBrandes@cityofnevadaaiowa.org)>  
**Subject:** Fwd: RAGBRAI street use

**Warning: Unusual sender** <[melissa.sly@gmail.com](mailto:melissa.sly@gmail.com)>

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

Hi Erin,

The Camelot Theater Foundation (CTF) has submitted an application for an outdoor liquor license to the Iowa ABD for the July 22nd RAGBRAI day. CTF requests permission to be added to the June 8th city council agenda to request this approval of city space. Please let me know if there is anything else needed from us.

Thank you!

Melissa Sly

President, Camelot Theater Foundation

515-231-2339

----- Forwarded message -----

**From:** Chris Brandes <[CBrandes@cityofnevadaaiowa.org](mailto:CBrandes@cityofnevadaaiowa.org)>

**Date:** Mon, Jun 1, 2026, 4:22 PM

**Subject:** RAGBRAI street use

**To:** [bre@gatheringsnevada.com](mailto:bre@gatheringsnevada.com) <[bre@gatheringsnevada.com](mailto:bre@gatheringsnevada.com)>, Melissa Sly <[melissa.sly@gmail.com](mailto:melissa.sly@gmail.com)>, Mayor Condon <[MayorCondon@cityofnevadaaiowa.org](mailto:MayorCondon@cityofnevadaaiowa.org)>, Cathy Vincent <[vincentheavy74@gmail.com](mailto:vincentheavy74@gmail.com)>, Scott Walkner <[scott@doyoubowl.com](mailto:scott@doyoubowl.com)>

**Cc:** [director@mainstreetnevada.org](mailto:director@mainstreetnevada.org) <[director@mainstreetnevada.org](mailto:director@mainstreetnevada.org)>, Jordan Cook <[jcook@cityofnevadaaiowa.org](mailto:jcook@cityofnevadaaiowa.org)>

All,

## Erin Mousel

---

**From:** Melissa Sly <melissa.sly@gmail.com>  
**Sent:** Tuesday, June 2, 2026 6:11 PM  
**To:** Erin Mousel  
**Subject:** Re: RAGBRAI street use  
**Attachments:** Camelot Theater Building Layout and Proposed Outdoor Service Area\_RAGBRAI.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Warning: Unusual sender** <melissa.sly@gmail.com>

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

Erin, Can you also include the attached, please? or if you don't want to add an additional page, then this explanation might be helpful. Thanks! Melissa

The outdoor service area will encompass the length of the front of the building façade (42 feet) and extend out 27 ft (East) from the front of the building to the end of the 6<sup>th</sup> St parking spaces.

On Tue, Jun 2, 2026 at 12:29 PM Erin Mousel <[emousel@cityofnevadaaiowa.org](mailto:emousel@cityofnevadaaiowa.org)> wrote:

Melissa,

I have added the Foundation to the June 8<sup>th</sup> agenda. I plan to include your email, as well as Chris's to give a brief background/explanation. If there's anything else you'd like included please let me know, otherwise I don't need anything further.

Thank you,

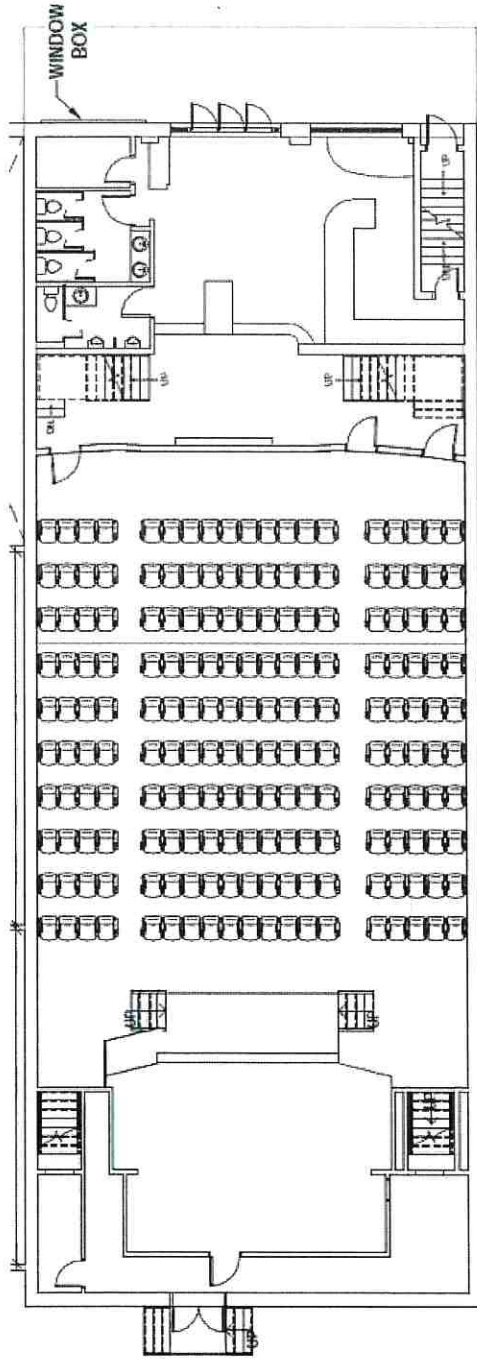
## Erin Mousel

City Clerk/Employee Services Director

1209 6<sup>th</sup> Street, PO Box 530, Nevada, IA 50201

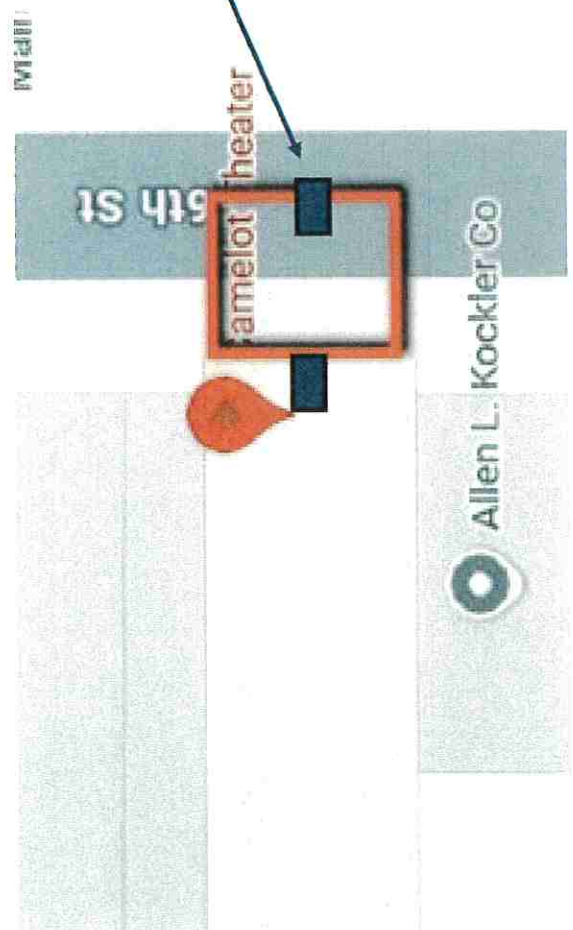
[cityofnevadaaiowa.org](http://cityofnevadaaiowa.org) | 515-382-5466

Camelot Theater Building Layout and Proposed Outdoor Service Area



1 EXISTING FIRST FLOOR  
 $\frac{3}{32}'' = 1'-0''$  N↑

The top image shows the existing interior service area, bathrooms, and entrance/exits. The building façade and service area is 42 feet from North (top) to South. The outdoor service area will extend out 27 ft (East) from the front of the building to the end of the 6<sup>th</sup> St parking spaces. Alternate view in red below. The entrance directly into the outdoor service area is shown in blue. The RAGBRAI festival area is on 6<sup>th</sup> St from J Ave to N Ave (4 blocks). The Camelot is located between K and L Ave.



**Erin Mousel**

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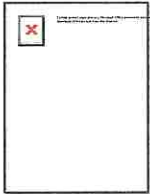
**From:** Kristy Reinhart <hr@gatheringsnevada.com>  
**Sent:** Tuesday, June 2, 2026 9:47 AM  
**To:** Erin Mousel  
**Subject:** Request to get on the Agenda

**Warning: Unusual sender** <hr@gatheringsnevada.com>

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

Hi Erin, we are requesting for Gatherings to get on the Agenda for the June 8th council meeting for selling alcohol during Ragbrai outside. We've applied for a temporary outdoor service for one day only. It's still pending approval.

Thank you,



**Kristy Reinhart** (she/her)

Office & Operations Manager

*Farmhouse Catering | Copper Spaces | Gatherings*

515-715-0413 | [hr@gatheringsnevada.com](mailto:hr@gatheringsnevada.com)

[farmhousecaters.com](http://farmhousecaters.com) | [copperspaces.com](http://copperspaces.com) | [gatheringsnevada.com](http://gatheringsnevada.com)

Click Here To See Our Virtual

Tour: <https://maps.app.goo.gl/7xxyyG2ZjvHyRMnDA>

**Temporary Outdoor Service  
Information**

**Legal Ownership Information**

Name of sole proprietor, partnership, corporation, LLC, or LLP : FARMHOUSE CATERING L C  
Type of ownership : Limited Liability Company

**License Information**

License Number : LC0041676  
Location Name : GATHERINGS  
Location Address : 1024 6TH ST NEVADA IA 50201-1826  
License Effective Date : 4/25/2026 12:00:00 AM  
License Expiration Date : 4/24/2027 12:00:00 AM

**Provided description of the Outdoor Service Privilege:**

Gatherings Event Venue/Farmhouse Catering is requesting a Temporary Outdoor Service Privilege in connection with our existing liquor license for the RAGBRAI festival on July 22, 2026. The temporary privilege will allow the sale and service of alcoholic beverages outside of the currently licensed premises located at 1024 6th St, Nevada, IA 50201, within a designated outdoor service area approved by the City of Nevada and applicable authorities. Square footage 4400

Alcohol sales and service will be limited to the approved event area during authorized event hours only. The temporary outdoor area will be staffed by trained employees

**Sketch Attachments**

15th Ave

Consignment Gallery

1032

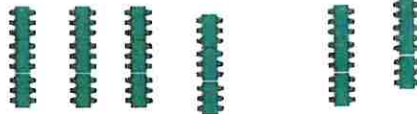
The Local Shake and Energy Bar  
Health food store

The Green Room

4400 SQ FT



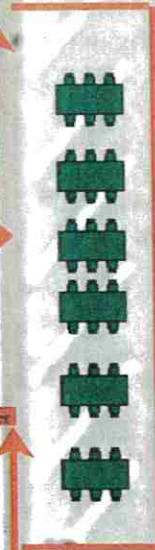
Bar Location



Bar Location



Farmhouse Buffet



6th St

Kristian Dugger, OD

Snack Time

**The Capstone Group, Inc.**

TEL: (770) 313-8034

3831 Fenway Crossin

Item #

9

Date:

10/8/26

June 2, 2026

Mr. Jordan Cook  
City Administrator  
1209 6<sup>th</sup> Street  
Nevada IA 50201

RE: Workforce Tax Credit Matching Fund Payment

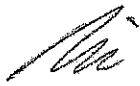
Dear Jordan:

As we discussed, the time has come to request payment of the matching funds pledged by Nevada as required by the Workforce Housing Tax Credit Program, with one-half of the \$1,000 per apartment unit pledged by the City of Nevada and one-half by the NEDC. This asks that the City of Nevada issue its payment of \$30,000.00 by check payable to The Capstone Group and either mailed to the above address, or awarded at the June 25 ribbon cutting, or kept at City Hall for yours truly to pick up on my next visit.

Please express my and the Board's appreciation to all involved for helping to secure the Workforce Tax Credit, without which the project could not have been possible.

And it is still hard to believe, after all this time, that our first resident is schedule to move in on June 4.

Sincerely,



Michael A. Michaud

RESOLUTION NO. 106 (2022/2023)

A RESOLUTION APPROVING THE APPLICATION OF THE CAPSTONE GROUP TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY IOWA WORKFORCE HOUSING TAX CREDIT PROGRAM

**WHEREAS**, the City of Nevada has received a request from The Capstone Group to approve and submit an application to the State of Iowa for Workforce Housing Tax Credit program benefits; and

**WHEREAS**, this program of the Iowa Economic Development Authority was established to promote and encourage the development of attainable workforce housing thus, supporting economic development and job creation in the State of Iowa; and

**WHEREAS**, the City Council supports activities which promote and facilitate the attraction and retention of workforce and economic development within the Nevada Community; and

**WHEREAS**, The Capstone Group will create up to an additional 60 units of rental housing units in the Community of Nevada;

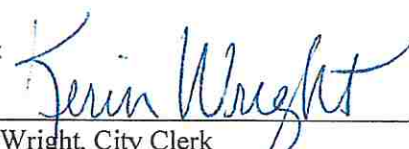
**NOW, THEREFORE**, It Is Resolved by the City Council of the City of Nevada, Iowa, as follows:

1. The Nevada City Council hereby approves the application of The Capstone Group for the purpose of receiving workforce housing tax credit benefits.
2. The Nevada City Council in partnership with the Nevada Economic Development Council hereby approves the local match requirement of the Iowa Economic Development Authority as follows:
  - Up to \$60,000 Forgivable Loan
3. The Nevada City Council authorizes the Mayor, City Administrator and City Clerk to take such further actions as deemed necessary in order to carry into effect the provisions of this Resolution.

**PASSED AND APPROVED** this 22<sup>nd</sup> day of May, 2023

  
Brett Barker, Mayor

Attest:

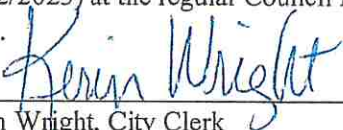
  
Kerin Wright, City Clerk

Moved by Council Member Brian Hanson, seconded by Council Member Steve Skaggs, that Resolution No. 106 (2022/2023) be adopted.

AYES: Hanson, Skaggs, Mittman, Nealson, Sampson  
NAYS: None  
ABSENT: Sandy Ehrig

The Mayor declared Resolution No. 106 (2022/2023) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 106 (2022/2023) at the regular Council Meeting of the City of Nevada, Iowa, held on the 22<sup>nd</sup> day of May, 2023.

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

**RESOLUTION NO. 097 (2025/2026)**

**A RESOLUTION TO APPROVE PROPERTY LEASE AGREEMENT FOR UNDERBRIDGE ACCESS TRUCK**

WHEREAS, the City is working with WHKS for professional services relating to 2026 NBI Bridge Inspection; and

WHEREAS, proper inspection for the bridge located on 6<sup>th</sup> Street over W Br Indian Creek requires the use of a snooper truck, also referred to as an under-bridge inspection vehicle; and

WHEREAS, the City of Nevada, Iowa desires to enter into a property lease agreement with Iowa Department of Transportation for the lease of Underbridge Access Truck as outlined in the attached property lease agreement; and

WHEREAS, the lease payment to be made under the Property Lease Agreement is estimated at \$731.80, with the final cost totaling actual hours worked; and

WHEREAS, the City Council has examined the same and found the agreement to be in the best interest of the City, and that the same should be approved and accepted; and

NOW, THEREFORE, be it resolved by the City Council of Nevada, Iowa that the Property Lease Agreement for Underbridge Access Truck Lease Agreement attached hereto is hereby approved and the Mayor and City Clerk are authorized and directed to execute the same and disperse funds.

Passed and approved June 8, 2025.

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

Attest:

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

Moved by Council Member \_\_\_, seconded by Council Member \_\_\_, that Resolution No. 097 (2025/2026) be adopted.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The Mayor declared Resolution No. 097 (2025/2026) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 097 (2025/2026) at the regular Council Meeting of the City of Nevada, Iowa, held on the 8<sup>th</sup> day of June, 2026.

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

F:\Office\Council\Resolutions\2025-2026\097-DOT Prop Lease Agrmt, Underbridge Truck.doc

**Office of Bridges & Structures/Highway Division** 800 Lincoln Way, Ames, IA 50010  
Phone: 515-233-7725 Fax: 515-239-1978 Email: [david.bare@iowadot.us](mailto:david.bare@iowadot.us)

June 2, 2026

Jordan Cook  
City Administrator  
City of Nevada  
1209 6<sup>th</sup> St.  
Nevada, IA 50201

Enclosed is the lease agreement that needs to be signed and returned to us by mail before the first scheduled workday of June 29, 2026.

Please note I have estimated 3 hrs of working and traveling for the Under-Bridge Inspection Vehicle.

The total price I have used (\$731.80) is an estimate. The actual price will be finalized after the project has been completed using the actual hours worked.

The lease agreement contains a requirement that all individuals working with the Under-Bridge Access Equipment must verify they have had fall protection training according to the OSHA regulations specified in the agreement.

If you have any questions, please feel free to contact me at 515-509-3981.

## PROPERTY LEASE AGREEMENT For UNDERBRIDGE ACCESS TRUCK

Lessee: City of Nevada

Address: 1209 6th St., Nevada, Iowa, 50201

Contact Person/Title: Jordan Cook/City Administrator Phone No. 515-382-5466

Requested From Office of Bridges and Structures

Contact Person: David Bare Phone No. 515-233-7725

List property, intended use, assigned location, and equipment number(s): Under-Bridge Inspection Vehicle A-30506 truck, B-35979 mounted unit, located in Ames. Equipment is being used to access bridges owned by the City of Nevada.

Condition: Good

DOT operator(s) are required. Date requested from: June 29, 2026 to: \_\_\_\_\_

Recommended: Micheal Todsen Date: June 2, 2026  
Office Director or  
Bridge Maintenance Engineer

\*\*\*\*\*  
Estimated lease fee based on requested usage:

		Units		Unit Costs			Subtotal
Property	Under-Bridge Inspection Vehicle	<u>3 hrs</u>	x	<u>125.00</u>		=	<u>375.00</u>
Personnel	Truck Operator	<u>3 hrs</u>	x	<u>29.60</u> <small>Hourly Rate</small>	x	<u>1.8033</u> <small>Additive**</small>	<u>160.13</u>
Personnel	Platform Operator	<u>3hrs</u>	x	<u>36.37</u> <small>Hourly Rate</small>	x	<u>1.8033</u> <small>Additive**</small>	<u>196.75</u>
Misc. Expense	_____					=	_____
Misc. Expense	_____		x	_____		=	<u>0.00</u>

\* Attach additional sheets as necessary  
 \*\* Additive is published annually, usually August 1, by Office of Finance      Estimated Total \$ 731.88

DISTRIBUTION: Original: Retained by Office Director or Bridge Maintenance Engineer during lease, sent to Finance upon return of property, or retain with Property/Benefit Balance Sheet until settlement.

Copies: Lessee, Office that estimated fee, Office Director or Bridge Maintenance Engineer

## LEASE TERMS AND LESSEE LIABILITY STATEMENTS

1. The lessee, if an agency of the State, agrees to indemnify, save, and hold harmless the Iowa Department of Transportation from liability for any personal injury, death, or property damage of any kind or nature which may arise out of use or lease of the property.
2. The lessee, if a political subdivision of the State, its agents and employees agree to defend all claims, demands, or actions against the State, its agents and employees, and to indemnify, save, and hold harmless the State, its agents and employees from liability for any personal injury, death, or property damage of any kind or nature which may arise out of use or lease of the property.
3. The lessee, if a person or corporation completing a contract with the Department, agrees to defend all claims, demands, or actions against the State, its agents and employees, and to indemnify, save, and hold harmless the State, its agents and employees from liability for any personal injury, death, or property damage of any kind or nature which may arise out of use or lease of the property. A contractor shall be required to comply with the liability and insurance requirements of sections 1107.02 and 1107.12 of the Standard Specifications for Highway and Bridge Construction and supplements thereto.
4. Should loaned Iowa Department of Transportation employees required under the terms of this agreement as qualified operator become injured while loaned to the lessee, the lessee shall defend, indemnify, and hold harmless the Iowa Department of Transportation from any worker's compensation claims or sick leave that may arise out of said injuries.
5. The lessee agrees to be the only party authorized to use the leased property. This lease cannot be assigned to another party.
6. The lessee agrees to pick up the property and return it to the Department in good condition, allowing for wear due to normal usage during the lease period. The lessee also agrees to compensate the Department for any damage to the property during the lease period.
7. The lessee shall return the leased property to the Department on or before the day specified in the agreement or on demand by the Department.
8. The lessee promises, and shall certify, that only a qualified, licensed person shall be assigned to operate leased Department property requiring a qualified operator.
9. THE LESSEE AGREES TO ACCEPT PROPERTY AS-IS WITH NO WARRANTIES OF ANY KIND, INCLUDING WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY. LESSEE ALSO WAIVES THE RIGHT TO ANY DAMAGES INCLUDING INCIDENTAL AND CONSEQUENTIAL DAMAGES ARISING OUT OF THE RENTAL AND USE OF EQUIPMENT.
10. The lessee promises, and shall certify, that all individuals working with Iowa DOT bridge inspection equipment have been trained and evaluated in accordance with applicable OSHA safety regulations. These regulations include, but are not limited to, fall protection (29 C.F.R. 1926 Subpart M), vehicle-mounted elevating and rotating work platforms (29 C.F.R. 1910.67) and operations near overhead electric power lines (29 C.F.R. 1910.333). The lessee is solely responsible for implementing the applicable OSHA safety regulations during the terms of this property lease agreement. The lessee shall provide all necessary fall protection equipment.

As an authorized representative \_\_\_\_\_ City of Nevada \_\_\_\_\_, I agree to lease the property and operator  
 for \_\_\_\_\_ from \_\_\_\_\_

the Iowa Department of Transportation as stated on the reverse side and will return the property to the location where it was obtained on or before the return date listed. I also agree to the Lease Terms and Lessee Liability Statements above. I understand that final billing will be calculated on actual usage based on the stated unit costs and that the estimated total fee is subject to change. Alternatively, an equivalent exchange of benefits, for example, county employee labor in exchange for use of Department equipment, may be agreed upon and documented.

Lessee's Authorized Representative \_\_\_\_\_  
 Title \_\_\_\_\_ Date \_\_\_\_\_  
 Iowa Department of Transportation \_\_\_\_\_ Date \_\_\_\_\_  
 Office Director or Bridge Maintenance Engineer



Item # 12  
Date: 6/8/26

**RESOLUTION NO. 098 (2025/2026)**

**A RESOLUTION APPROVING SITE PLAN REVIEW SERVICE AGREEMENT  
WITH CONFLATION LABS**

WHEREAS, the City of Nevada, Iowa desires to enter into an agreement with Conflation Labs for certain professional services and municipal compliance tools relating to site plan review; and

WHEREAS, Conflation Labs will provide the City with access to its AI-powered Site Plan Review platform; and

WHEREAS, the platform is designed to assist staff in reviewing permit applications and site plans for compliance with local zoning codes, ordinances, and building regulations – reducing manual review time and improving the consistency and speed of plan review decisions; and

WHEREAS, Conflation Labs has submitted Site Plan Review Service Agreement, providing further detail outlining said services with an annual fee of \$12,000.00; and

WHEREAS, the City is interested in a one (1) year agreement only, therefore, a cancellation letter is also included; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Nevada, Story, County, Iowa, does hereby approve the Site Plan Review Service Agreement for Conflation Labs for certain professional services and municipal compliance tools relating to site plan review. The Mayor and City Clerk are hereby authorized to execute the agreement on behalf of the City.

PASSED AND APPROVED this 8<sup>th</sup> day of June, 2026.

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

ATTEST:

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

Moved by Council Member \_\_\_, seconded by Council Member \_\_\_, that Resolution No. 098 (2025/2026) be adopted.

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

The Mayor declared Resolution No. 098 (2025/2026) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 098 (2025/2026) at the regular Council Meeting of the City of Nevada, Iowa, held on the 8<sup>th</sup> day of June, 2026.

\_\_\_\_\_  
Erin Mousel, City Clerk  
F:\Office\Council\Resolutions\2025-2026\JJ-Conflation Labs Agrmt-PZ Site Plan Review.doc

# SITE PLAN REVIEW SERVICE AGREEMENT

Between City of Nevada, Iowa and Conflation Labs

This Site Plan Review Service Agreement ("Agreement") is entered into as of the date last signed below ("Effective Date"), by and between:

## City of Nevada, Iowa ("City")

A municipal government entity of the State of Iowa.

## Conflation Labs ("Company")

A technology company providing AI-powered site plan review and municipal compliance tools, headquartered in the San Francisco Bay Area, California. Website: [www.ConflationLabs.com](http://www.ConflationLabs.com)

The City and the Company are each referred to individually as a "Party" and collectively as the "Parties."

## 1. Purpose

This Agreement establishes the terms and conditions under which Conflation Labs will provide the City of Nevada, Iowa with access to its AI-powered Site Plan Review platform ("Platform"). The Platform is designed to assist City staff in reviewing permit applications and site plans for compliance with local zoning codes, ordinances, and building regulations — reducing manual review time and improving the consistency and speed of plan review decisions.

## 2. Scope of Services

Conflation Labs agrees to provide the following services to the City under this Agreement:

### 2.1 Platform Access

- Access to the Conflation Labs Site Plan Review Platform for designated City staff.
- AI-powered automated compliance review of uploaded permit applications and site plans against the City's locally adopted zoning code, ordinances, and building standards.
- Automated flagging of potential violations or areas requiring further review, including setbacks, height limits, lot coverage, parking requirements, land use, and other applicable code provisions.
- Annotation tools allowing staff to select specific regions of a site plan and query the AI for targeted analysis (e.g., counting electrical outlets, verifying dimensions).
- Side-by-side interactive PDF viewer with AI-generated compliance reports.

## 2.2 Compliance Checklist and Configuration

- Configuration of the Platform with the City's adopted zoning code and applicable local ordinances prior to go-live.
- Setup of standard compliance checklists tailored to the City's most common permit types (e.g., residential sheds, fences, new construction, accessory structures).
- Ability for City staff to run standard checklist checks, zoning code checks, or building code checks individually or in combination.
- Option for the City to customize checklist items to reflect its specific review priorities (e.g., setback verification, variance tracking).

## 2.3 Automated Reporting

- Generation of detailed, actionable AI compliance reports per submitted application.
- Reports will include: items that passed, items that failed or need more information, specific code section references, and suggested corrective actions for the applicant.
- Option to configure report outputs to match the City's existing comment letter or report templates, enabling staff to review and send AI-drafted communications directly to applicants.

## 2.4 Onboarding and Training

- A dedicated onboarding session for City staff.
- Training on how to upload applications, run checklist reviews, interpret AI findings, and export or share reports.
- Documentation and support resources made available to City staff throughout the term of this Agreement.

## 2.5 Ongoing Support

- Access to Conflation Labs' support team for technical issues, questions, and feature guidance.
- Regular check-ins between the Parties to review platform performance, address feedback, and prioritize improvements.
- Platform updates and improvements delivered throughout the term at no additional cost.

## 3. City Responsibilities

The City agrees to:

- Designate primary points of contact for this engagement
- Provide Conflation Labs with access to the City's adopted zoning code, ordinances, adopted building (state/IBC) code (in entirety), any applicable building checklists or standards required to configure the Platform.
- Ensure that only authorized City staff use the Platform and that login credentials are kept

- confidential.
- Provide timely feedback to Conflation Labs on Platform usability, accuracy of AI outputs, and any issues encountered during use.
- Maintain the City's existing billing and payment systems for applicant-facing fees. The City acknowledges that applicant billing (e.g., plan review fees charged to permit applicants) is the sole responsibility of the City and is managed separately from this Agreement.
- Commit reasonable staff time for onboarding, training, and periodic check-in meetings.

## 4. Term and Termination

This Agreement shall be effective as of the Effective Date and shall continue for an initial term of twelve (12) months ("Initial Term"), unless earlier terminated in accordance with this Section.

### Renewal:

Following the Initial Term, this Agreement shall automatically renew for successive one-year terms unless either Party provides written notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

### Termination for Convenience:

Either Party may terminate this Agreement for any reason upon thirty (30) days' prior written notice to the other Party.

### Termination for Cause:

Either Party may terminate this Agreement immediately upon written notice if the other Party materially breaches this Agreement and fails to cure such breach within fifteen (15) days of receiving written notice of the breach.

### Effect of Termination:

Upon termination, the City's access to the Platform will be disabled. Any fees paid prior to termination are non-refundable except as otherwise agreed in writing.

## 5. Fees and Payment

### 5.1 Annual Subscription Fee

The City agrees to pay Conflation Labs an annual subscription fee of Twelve Thousand Dollars (\$12,000.00) per year for access to the Platform and all services described in Section 2.

### 5.2 Annual Fee Escalation

Upon each renewal of this Agreement, the annual subscription fee shall increase by three percent (3%) over the prior year's fee, unless otherwise agreed in writing by both Parties.

### **5.3 Payment Schedule**

The annual fee shall be invoiced by Conflation Labs and paid by the City as follows:

- Payment of \$12,000.00 due within thirty (30) days of the Effective Date.

### **5.4 Payment Method**

Invoices shall be issued by Conflation Labs and payable by check, ACH transfer, or such other payment method as mutually agreed. All payments shall be made in U.S. dollars.

### **5.5 Applicant Billing**

This Agreement does not govern or restrict how the City bills permit applicants for plan review services. The City retains full discretion over applicant-facing fees (e.g., plan review charges, engineering fees) and shall manage such billing through its existing permitting and payment infrastructure independently of this Agreement.

## **6. Confidentiality**

Each Party agrees to hold in confidence and not to disclose to any third party any Confidential Information received from the other Party in connection with this Agreement, except as required by applicable law, public records requirements, or court order.

"Confidential Information" means any non-public information disclosed by one Party to the other that is designated as confidential or that reasonably should be understood to be confidential given the nature of the information and circumstances of disclosure.

Each Party agrees to use the other Party's Confidential Information solely for the purpose of performing its obligations or exercising its rights under this Agreement.

## **7. Intellectual Property**

Each Party retains ownership of its pre-existing intellectual property. Nothing in this Agreement shall be construed to transfer ownership of either Party's pre-existing intellectual property to the other.

Conflation Labs retains sole ownership of the Platform, including all underlying software, algorithms, models, code, and documentation. Any improvements, enhancements, or derivative works developed by or for Conflation Labs, including those informed by City feedback, shall remain the exclusive property of Conflation Labs.

## **8. Data Security and Privacy**

Conflation Labs agrees to implement and maintain reasonable and appropriate technical and organizational security measures to protect City data processed through the Platform against unauthorized access, disclosure, alteration, or destruction.

Conflation Labs shall promptly notify the City of any confirmed data breach involving City data, and shall cooperate with the City in any required notifications or remediation efforts.

## **9. Limitation of Liability**

THE PLATFORM IS PROVIDED TO ASSIST CITY STAFF IN THEIR REVIEW PROCESSES. ALL FINAL PERMITTING, ZONING, AND BUILDING CODE DECISIONS REMAIN THE SOLE RESPONSIBILITY OF AUTHORIZED CITY STAFF AND OFFICIALS. CONFLATION LABS DOES NOT GUARANTEE THAT THE PLATFORM WILL IDENTIFY ALL CODE VIOLATIONS OR COMPLIANCE ISSUES, AND THE CITY AGREES THAT RELIANCE ON PLATFORM OUTPUTS DOES NOT RELIEVE CITY STAFF OF THEIR PROFESSIONAL OBLIGATIONS.

IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES ARISING OUT OF OR RELATED TO THIS AGREEMENT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. CONFLATION LABS' TOTAL CUMULATIVE LIABILITY UNDER THIS AGREEMENT SHALL NOT EXCEED THE TOTAL FEES PAID BY THE CITY IN THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING THE CLAIM.

## **10. Representations and Warranties**

Each Party represents and warrants that: (a) it has full authority to enter into this Agreement; (b) this Agreement constitutes a valid and binding obligation enforceable against it; and (c) entering into this Agreement does not violate any other agreement to which it is a party.

Conflation Labs represents and warrants that the Platform will perform materially in accordance with its documentation and that Conflation Labs will provide the services described herein in a professional and workmanlike manner.

## **11. Governing Law and Dispute Resolution**

This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa, without regard to its conflict of law principles.

In the event of any dispute arising under this Agreement, the Parties agree to first attempt to resolve the dispute through good-faith negotiation. If the dispute cannot be resolved through negotiation within thirty (30) days, the Parties may pursue any available legal remedies.

## 12. General Provisions

- Entire Agreement: This Agreement, including Exhibit A (Project Plan), constitutes the entire agreement between the Parties with respect to its subject matter and supersedes all prior and contemporaneous agreements, representations, and understandings.
- Amendments: This Agreement may be amended only by a written instrument signed by authorized representatives of both Parties.
- No Waiver: Failure by either Party to enforce any provision of this Agreement shall not constitute a waiver of that Party's right to enforce such provision in the future.
- Severability: If any provision of this Agreement is found to be unenforceable, that provision shall be modified to the minimum extent necessary to make it enforceable, and the remaining provisions shall continue in full force and effect.
- Independent Contractors: The Parties are independent contractors. This Agreement does not create a partnership, joint venture, employment relationship, or agency between the Parties.
- Notices: All notices under this Agreement shall be in writing and delivered by email with confirmation, overnight courier, or certified mail to the addresses provided by each Party's representative upon signing.
- Counterparts: This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Electronic signatures shall be deemed valid.

## IN WITNESS WHEREOF

The Parties have executed this Agreement as of the date last signed below.

**CITY OF NEVADA, IOWA**

**CONFLATION LABS**

\_\_\_\_\_  
Authorized Representative Signature

\_\_\_\_\_  
Shital Dhakal, CEO

\_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## **EXHIBIT A**

### **Project Plan**

This Exhibit outlines the phased rollout of the Conflation Labs Site Plan Review Platform for the City of Nevada, Iowa. The Platform is configured to the City's specific zoning code, ordinances, and building standards, and is designed for use by City building and planning staff.

### **Platform Configuration and Launch**

Objective: Deliver a configured and operational Site Plan Review Platform for City staff, tailored to Nevada City's local codes and most common permit types.

#### **Key Deliverables**

- Configuration of the Platform with the City's adopted zoning ordinance, building codes, and applicable local regulations (month 1).
- Setup of standard compliance checklists covering setbacks (front, side, rear), lot coverage, building height, parking requirements, land use and zoning district compliance, and site plan completeness (vicinity map, project description, cover sheet, existing conditions).
- Custom checklist items reflecting Nevada City's highest-volume permit types, including residential sheds, fences, accessory structures, and new residential construction.
- Onboarding and training session for designated City staff.
- Live Platform access for staff with ability to upload permit site plans, run checklist and zoning code checks, and export AI-generated compliance reports.
- Automated report generation in the City's preferred format, enabling near-ready comment letters to be sent directly to permit applicants.

#### **Success Metrics**

- City staff can upload a permit site plan and receive an AI-generated compliance report within minutes of submission.
- Platform flags setbacks, height, lot coverage issues etc. against City-adopted code in most test cases.
- Staff report reduced time spent on manual code lookups and initial plan review screening.

#### **Governance and Communication**

- Biweekly or monthly check-ins between City staff and Conflation Labs to review platform performance, discuss findings, and adjust priorities.

- Ongoing access to Conflation Labs' support team for questions, issues, and feature requests.
- Shared review of outcomes and learnings at the end of the Initial Term to inform renewal and platform roadmap.

### **Assumptions and Dependencies**

- The City will provide Conflation Labs, prior to Phase 1 configuration, with its adopted zoning ordinance, adopted building codes (including the IBC), and any applicable checklists in digital format (PDF or equivalent).
- No new data creation or data entry by City staff is required for platform configuration. Conflation Labs will work with existing documents.
- The City's existing permitting and billing systems remain separate from the Platform and are managed independently by the City.

June 8, 2026

Shital Dhakal, CEO  
Conflation Labs  
[www.ConflationLabs.com](http://www.ConflationLabs.com)

RE: Notice of Non-Renewal of Site Plan Review Service Agreement

Dear Mr. Dhakal:

Pursuant to Section 4 (Term and Termination) of the Site Plan Review Service Agreement between the City of Nevada, Iowa, and Conflation Labs, the City hereby provides written notice of its intent not to renew the Agreement upon expiration of the current Initial Term. The Agreement will therefore terminate at the conclusion of the current twelve (12) month term, and the City does not intend to enter into a successive one-year renewal term without further review of the services offered by Conflation Labs. This notice is being provided in accordance with the Agreement's requirement that either party provides written notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

The City appreciates the services and support provided by Conflation Labs during the term of the Agreement. Please coordinate with City staff regarding any necessary account closure procedures, data retrieval, and transition activities prior to the termination date. Please acknowledge receipt of this notice.

Respectfully,



Jordan Cook  
City Administrator  
City of Nevada, Iowa

RESOLUTION NO. 099 (2025/2026)

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

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

Right of way located in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 4, Township 83 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 4; thence, S 89°43'23"W 214.57' along the South line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 4; thence N0°16'37"W 50.00' to the North right of way line of Lincoln Highway, as presently established, also being the point of beginning; thence N72°00'00"E 124.84'; thence, N89°43'23"E 56.42'; thence, N1°04'21"W 25.00'; thence, N89°43'23"E 5.00' to the West right of way line of 590<sup>th</sup> Avenue, as presently established; thence, S1°04'21"E 63.00' along said West right of way line to the North right of way line of Lincoln Highway, as presently established; thence, S89°43'23"W 180.87' along said North right of way line to the point of beginning, containing 0.11 acres. Subject to easements and restrictions of record, if any.

As shown on the attached Exhibit A.

(The "Property").

**WHEREAS**, on May 28, 2024, the City approved an Easement Option Agreement with ITC Midwest, LLC ("ITC") to allow for an Overhang Easement across the Property in the event ITC exercised such option; and

**WHEREAS**, the City received notice from ITC that it intended to exercise such option, which requires the City to approve of the Overhang Easement and approve easement rights for ITC; and

**WHEREAS**, pursuant to the 2024 Easement Option Agreement, the City will receive \$1,320.00 in exchange for the Overhang Easement; and

**WHEREAS**, the City has determined that the granting of the easement will have no significant impact on public access, and the City will not be inconvenienced by the conveyance of the easement interest in said Property.

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

1. The Council desires to grant the Overhang Easement to ITC Midwest, LLC for a

- purchase price of \$1,320.00.
2. The Council shall make a final determination on the proposal following a public hearing, which shall be held on June 22, 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 8<sup>th</sup> day of June, 2026.

---

Ryan Condon, Mayor

Attest:

---

Erin Mousel, City Clerk

Moved by Council Member \_\_, seconded by Council Member \_\_, that Resolution No. 099 (2025/2026) be adopted.

AYES:            -  
NAYS:            -  
ABSENT:         -

The Mayor declared Resolution No. 099 (2025/2026) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 099 (2025/2026) at the regular Council Meeting of the City of Nevada, Iowa, held on the 8<sup>th</sup> day of June, 2026.

---

Erin Mousel, City Clerk

EXHIBIT A

[insert Overhang Easement]

EXHIBIT B

NOTICE OF PUBLIC HEARING CONCERNING THE CONVEYANCE OF EASEMENT ON  
CITY PROPERTY

YOU ARE HEREBY NOTIFIED that the City of Nevada, Iowa, proposes to grant an Overhang Easement across the following property:

Right of way located in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 4, Township 83 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 4; thence, S  $89^{\circ}43'23''$ W 214.57' along the South line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 4; thence N  $0^{\circ}16'37''$ W 50.00' to the North right of way line of Lincoln Highway, as presently established, also being the point of beginning; thence N  $72^{\circ}00'00''$ E 124.84'; thence, N  $89^{\circ}43'23''$ E 56.42'; thence, N  $1^{\circ}04'21''$ W 25.00'; thence, N  $89^{\circ}43'23''$ E 5.00' to the West right of way line of 590<sup>th</sup> Avenue, as presently established; thence, S  $1^{\circ}04'21''$ E 63.00' along said West right of way line to the North right of way line of Lincoln Highway, as presently established; thence, S  $89^{\circ}43'23''$ W 180.87' along said North right of way line to the point of beginning, containing 0.11 acres. Subject to easements and restrictions of record, if any.

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 22<sup>nd</sup> day of June 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 22<sup>nd</sup> day of June, 2026. At the conclusion of the Public Hearing, the Council will consider vacating the above-described property.



**CERTIFIED U.S. MAIL**

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

Re: *ITC Midwest LLC – Fernald – PVIC Project - Exercise of Option delivered pursuant to that certain Option Agreement by and between City of Nevada, Iowa (“Grantor”) and ITC Midwest LLC (“Grantee”) dated June 24, 2024 (the “Option Agreement”).*

To Whom It May Concern:

1. **EXERCISE OF OPTION.**

This letter is in reference to the Option Agreement relative to the grant of an easement on property located in Story County, State of Iowa, more particularly described in the Option Agreement that is included.

The purpose of this letter is to notify you that, in accordance with Section 2 of the Option Agreement, Grantee hereby exercises its Option to purchase the easement.

2. **Payment.**

A check for \$1,320.00 in consideration of the grant of the easement pursuant to Section 6 of the Option Agreement will be sent out to you within thirty (30) days from the date of this letter.

If you have any questions, please do not hesitate to contact me at (248) 946-3000.

Sincerely,

Signed by:

A handwritten signature in black ink that reads "Jean Kim D'Anna". The signature is written in a cursive style and is enclosed within a thin black rectangular border.

7A0DFFDC1855420...

Jean Kim D'Anna

Vice President, Deputy General Counsel

w/ enclosures

Item # 8C  
Date: 5/28/24

**RESOLUTION NO. 088 (2023/2024)**

**A RESOLUTION ACCEPTING EASEMENT OPTION AGREEMENT BETWEEN THE  
CITY OF NEVADA, IA AND ITC MIDWEST LLC**

**WHEREAS**, ITC Midwest LLC desires to enter into an Easement Option Agreement with ITC Midwest LLC for an easement across land owned by the City of Nevada, Iowa, as shown on Exhibit A in the attached Easement Option Agreement; and

**WHEREAS**, the City of Nevada grants the right and option ("Option") to obtain a non-exclusive easement on, under, over, through and across the Easement Area per the attached agreement; and

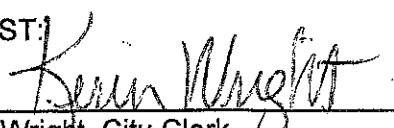
**WHEREAS**, the City of Nevada and ITC Midwest LLC have determined the premises to be Parcel in SE Corner of SE ¼ SEC 4-T83N-R23W of Nevada, Story County, Iowa; and

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

1. The Easement Option Agreement by and between the City of Nevada, Iowa, and ITC Midwest LLC in the forms attached hereto is hereby accepted.
2. The Mayor and City Clerk are hereby authorized to sign the Easement Option Agreement and provide ITC Midwest an executed copy for filing.

**PASSED AND APPROVED** this 28<sup>th</sup> day of May, 2024.

  
Brett Barker, Mayor

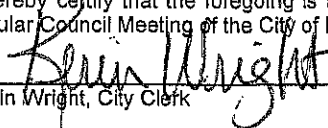
ATTEST:  
  
Kerin Wright, City Clerk

Moved by Council Member Steve Skaggs, seconded by Council Member Sandy Ehrig, that Resolution No. 088 (2023/2024) be adopted.

AYES: Skaggs, Ehrig, Muschick, Corbin, Neilson, Sampson  
NAYS: None  
ABSENT: None

The Mayor declared Resolution No. 088 (2023/2024) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 088 (2023/2024) at the regular Council Meeting of the City of Nevada, Iowa, held on the 28<sup>th</sup> day of May, 2024.

  
Kerin Wright, City Clerk

# EASEMENT OPTION AGREEMENT

For good and other valuable consideration, the receipt of which is hereby acknowledged, City of Nevada, Iowa, 1209 6th Street, Nevada, IA 50201 ("Grantor") and ITC MIDWEST LLC, a Michigan limited liability company, whose address is 27175 Energy Way, Novi, Michigan 48377 ("Grantee" enter into this option agreement ("Agreement") for an easement across land owned by Grantor on the attached Exhibit A located in the County of Story and the State of Iowa ("Premises"). The Grantor and Grantee are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

## RECITALS

A. Grantor is the owner of the Premises.

B. Grantee desires to obtain an option for an easement for constructing, operating and maintaining a transmission line on, under, over, through and across an area of varying width located on the property within the shaded area depicted on Exhibit A (the "Easement Area"). The Easement Area shall be more particularly described in the survey to be obtained by Grantee pursuant to Section 3 of this Agreement;

NOW THEREFORE, in consideration of the sum of \$165.00 (One hundred sixty-five dollars and zero cents) (the "Initial Option Payment"), to be paid by Grantee to the Grantor, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties hereby agree as follows:

## AGREEMENT

- Grant of Option.** Grantor hereby grants to Grantee the right and option ("Option") to obtain a non-exclusive easement on, under, over, through and across the Easement Area. The Initial Option Payment shall be made by Grantee to Grantor upon Grantor's execution of this Agreement.
- Exercise of Option.** The Option may be exercised in writing at any time within twelve (12) months after the date of this Agreement ("Initial Option Period"). Grantee shall not be required to exercise the Option. Grantee shall have the right to extend the Initial Option Period for one additional twelve (12) month-period (the "Extended Option Period") by providing written notice to Grantor on or before the last day of the Initial Option Period, together with an additional payment for the extension in the amount of \$165.00 (the "Option Extension Payment" and together with the Initial Option Payment, collectively, the "Option Payment"). The Initial Option Period and the Extended Option Period, as applicable, shall be collectively referred to in this Agreement as the "Option Period". The Option Period may be further extended by mutual agreement in writing of the Parties. Should Grantee fail to exercise this Option within the Option Period, all rights and privileges granted hereunder shall be deemed completely surrendered, this Agreement terminated, and Grantor shall retain the Option Payment, and no additional money shall be payable by either Party to the other.
- Grantee's License.** As of the date of this Agreement, Grantor grants to Grantee, its agents and employees a non-exclusive license (the "License") the right of ingress and egress over and across Premises to conduct such surveys, inspections and tests on the Easement Area as Grantee deems necessary, including but not limited to soil borings and environmental studies, to determine whether or not it wishes to exercise the Option granted herein. Grantee shall exercise its rights of ingress and egress via existing field roads and lanes, if any, otherwise by the use of the most reasonable and feasible route selected by Grantee in its reasonable discretion. Grantor grants to Grantee the right to construct a temporary road, at Grantee's sole expense, across the route used for ingress and egress, provided that upon the later of Grantee's determination that a temporary road is no longer

necessary and Grantor's request to remove, Grantee shall, to the extent reasonably practicable, restore any temporary road area to its condition at the time of entering into this Agreement. Grantee agrees to indemnify, defend, and hold Grantor harmless from any and all loss, claim, action, demand and liability relating to or arising out of Grantee's, or its agents', employees', representatives' or contractors' entry upon the Easement Area under this paragraph which may arise against Grantor. If Grantee determines, in its sole and absolute discretion, that the condition of the Premises is not acceptable to Grantee, then Grantee may, at any time prior to expiration of the Option Period, terminate this Agreement by giving Grantor written notice of termination, in which event neither party shall have any further liability hereunder.

4. **Damages and Repair.** Upon reasonable notice to Grantee that damage has occurred on the Premises, Grantor and Grantee shall work cooperatively to identify the damage and to determine the scope of repair or replacement work and/or amount of reimbursement. Notwithstanding the foregoing, at no time shall Grantee be responsible for any damages to the extent that such damage results from Grantor's negligence or willful misconduct. Consistent with Iowa Code and as provided in Grantee's most current damages statement, Grantee shall:
  - (i) re-grade, repair and restore, at Grantee's sole expense, any portions of the Premises damaged by Grantee in the exercise of any of Grantee's rights in this Agreement;
  - (ii) repair or replace, at Grantee's sole expense, any property damaged, including but not limited to any actual damage done to drain tiles or other farming equipment (collectively referred to as "Equipment") caused by Grantee's exercise of any of Grantee's rights under this Agreement. In lieu of the foregoing, Grantor may elect to undertake such repair or replacement of the Equipment and Grantee shall reimburse the Grantor for the actual and reasonable cost of such repair or replacement; and
  - (iii) upon Grantee's completion of construction, operation, maintenance, repair, reconstruction or use of the electric lines, Grantee shall reimburse Grantor, or the owner of the crops if different from the Grantor, for the value of any crops damaged by Grantee's exercise of any of Grantee's rights under this Agreement.
5. **Execution of Easement.** Upon the execution of this Agreement by Grantor, Grantor shall also execute and deliver the Overhang Easement to Grantee in the form attached hereto as Exhibit B (the "Easement"). Grantee agrees to hold the Easement in escrow and agrees not to record the Easement in the Office of the Recorder where the Easement Area is located until Grantee exercises the Option pursuant to Section 2 of this Agreement and, pays the Easement Payment to Grantor as set forth in Section 6 below. If Grantee exercises the Option, Grantee shall record the Easement with the County Recorder.
6. **Easement Consideration.** Should Grantee exercise this Option, Grantee shall, as consideration for the granting of the Easement described in Section 5, pay to Grantor the sum of \$1,650.00 (One thousand six hundred fifty dollars and zero cents) less the Option Payment, which amount shall be paid within thirty (30) days of the date of Grantee's notice to Grantor that Grantee is exercising the Option pursuant to Section 2 (the "Easement Consideration").
7. **Notification of Grant of Interest.** Grantor agrees to notify Grantee at least 10 days prior to granting any easement, lease, or other restriction on the use of the Premises or entering into any contract to sell all or a portion of the Premises. The rights to the Easement Payment as provided in Section 6 above belong to the Grantor, its successors and assigns. For Grantee to recognize any assignment of those rights to a subsequent purchaser of the Premises there must be a validly executed assignment of those rights by the Grantor(s)

and a copy of that assignment must be provided to Grantee before the Option is exercised.

8. **Notices.** Notice of the exercise of the Option shall be given by Grantee to the Grantor in writing by (1) certified mail, return receipt requested, or (2) overnight courier, provided the courier's regular business provides delivery service at the addresses set forth above. Notice shall be deemed effective on the date it is sent. The address for Grantor for purposes of such notice is as follows:

City of Nevada, Iowa  
1209 6th Street  
Nevada, IA 50201

Other notices pursuant to this agreement shall be sent by the United States Postal Service First Class mail to the Grantor at the above-listed address and to Grantee at:

ITC Midwest LLC  
Attn: Real Estate Manager  
123 Fifth Street SE  
Cedar Rapids, Iowa 52317

9. **Representations and Warranties.** Grantor represents and warrants to Grantee that it is the sole owner(s) of the Premises; that it holds the Premises by title in fee simple; that it has the full authority and power to grant the Easement to Grantee; and that the Premises are free and clear of all liens, encumbrances, claims and charges (including, but not limited to, judgment liens, judicial liens, mechanic's liens, harvester's liens, miner's liens, landlord's liens, attorney's liens, tax liens, and special assessments). Grantor covenants to warrant and defend the Premises and Easement against any liens and the lawful claims of all persons asserting, claiming or having any liens. Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the Easement.
10. **Integration/Severability.** It is agreed and understood that this Agreement contains all agreements, promises and understandings between Grantor and Grantee and that no verbal or oral agreements, promises or understandings shall be binding upon either Grantor or Grantee in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by the Grantor and Grantee. In the event any provision of the Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights and such party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity.
11. **Captions.** The captions contained in this Agreement are inserted for convenience only and are not intended to be part of the Agreement. They shall not affect or be utilized in the construction or interpretation of the Agreement.
12. **Governing Law.** This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Iowa.
13. **Binding Effect.** This conveyance shall run with the land and shall be binding upon the parties' successors, personal representatives, heirs, and assigns.

14. **Memorandum of Option.** Grantor agrees to execute a Memorandum of this Agreement which Grantee may record with the appropriate Office of the Recorder in the County where the Easement Area is located. The date set forth in the Memorandum is for recording purposes only and bears no reference to commencement of the term of the Option Period.

A

IN WITNESS WHEREOF, the Parties have executed and delivered this Agreement and the Agreement shall be dated as of the date of Grantor's execution of the Agreement.

GRANTOR: City of Nevada, Iowa

[Signature]

Print: Brett Barker

Title: Mayor

Date: 5/28/24

\_\_\_\_\_

Print: \_\_\_\_\_

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

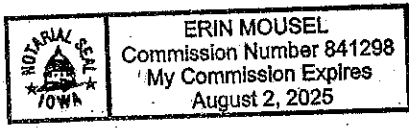
Date: \_\_\_\_\_

STATE OF Iowa )

COUNTY OF Story )

This instrument was acknowledged before me on this 6<sup>th</sup> day of June, 2024 by Erin Mousel as Deputy City Clerk of the City of Nevada, Iowa.

City of Nevada  
Notary in and for the State of Iowa



STATE OF \_\_\_\_\_ )

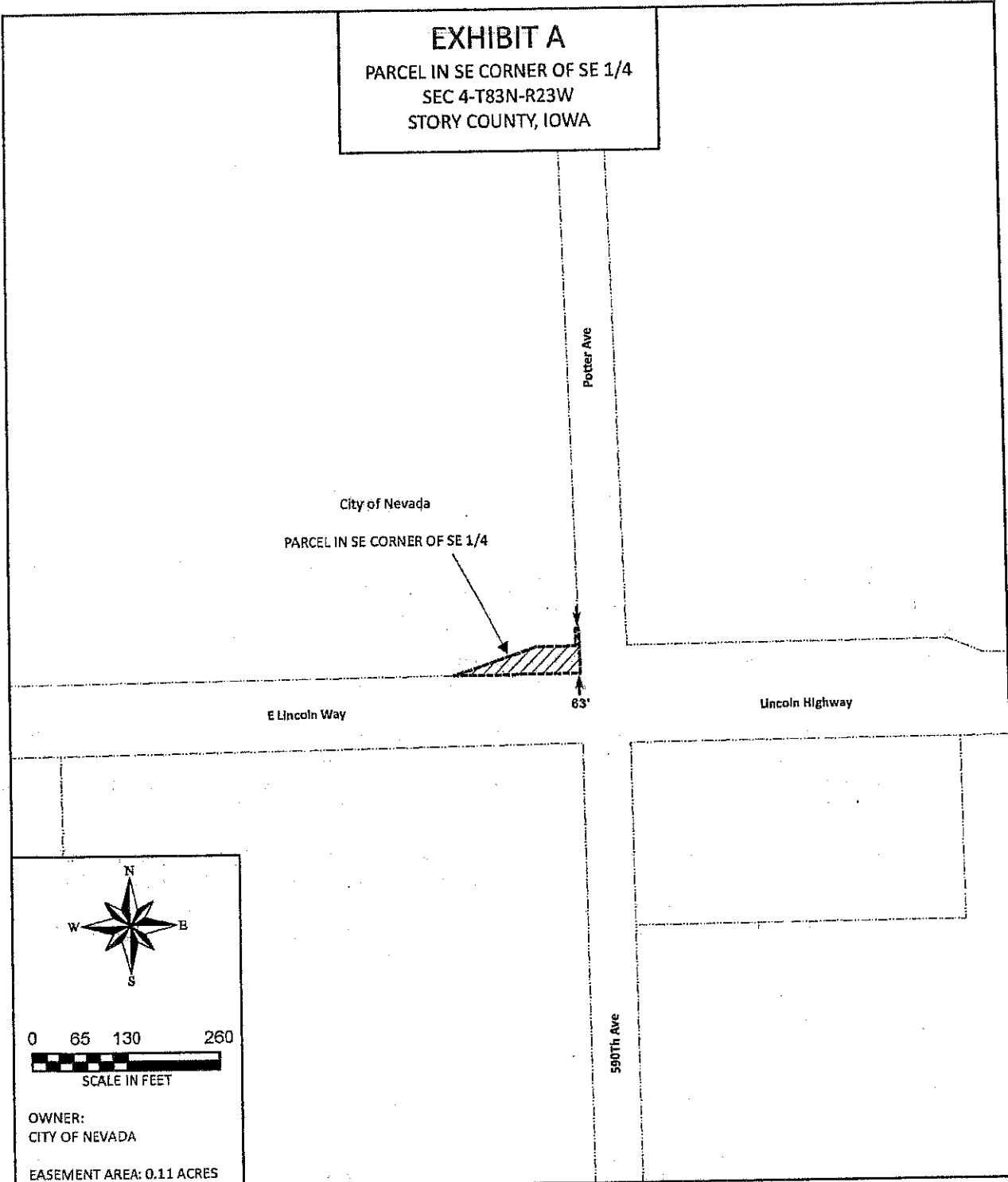
COUNTY OF \_\_\_\_\_ )

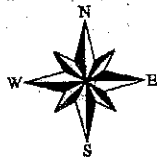

This instrument was acknowledged before me on this \_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_ as \_\_\_\_\_ of the City of Nevada, Iowa.

Notary in and for the State of \_\_\_\_\_




**EXHIBIT A**  
 PARCEL IN SE CORNER OF SE 1/4  
 SEC 4-T83N-R23W  
 STORY COUNTY, IOWA





  
 0 65 130 260  
  
 SCALE IN FEET  
 OWNER:  
 CITY OF NEVADA  
 EASEMENT AREA: 0.11 ACRES

JCG LAND SERVICES, INC.  
 1715 SOUTH G AVENUE  
 NEVADA, IOWA 50201  
 (515) 382-1698  
 www.jcgland.com



DRAWN: SHAWGO  
 PVC - TELLER  
 SCALE: 1" = 175'  
 DATE: 11/6/2023

 PROPERTY LINES  
 EXHIBIT AREA  
 This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.  
**EXHIBIT NOT TO SCALE**

## **EXHIBIT B**

### **OVERHANG EASEMENT**

For good and other valuable consideration, the receipt of which is hereby acknowledged, **City of Nevada, Iowa**, 1209 6<sup>th</sup> Street, Nevada, IA 50201 ("Grantor"), does hereby warrant and convey unto ITC Midwest LLC, a Michigan limited liability company, 27175 Energy Way, Novi, MI 48377 ("Grantee"), a perpetual non-exclusive overhang easement ("Easement") upon, over and across the "Easement Area" within the "Premises" as described below and shown on Exhibit A, together with all the rights and privileges for the full enjoyment or use thereof for the purpose described below.

Premises: Right of way located in the Southeast ¼ of the Southeast ¼ of Section 4, Township 83 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Southeast ¼ of the Southeast ¼ of said Section 4; thence, S89°43'23"W 214.57' along the South line of the Southeast ¼ of the Southeast ¼ of said Section 4; thence, N0°16'37"W 50.00' to the North right of way line of Lincoln Highway, as presently established, also being the point of beginning; thence, N72°00'00"E 124.84'; thence, N89°43'23"E 56.42'; thence, N1°04'21"W 25.00'; thence, N89°43'23"E 5.00' to the West right of way line of 590<sup>th</sup> Avenue, as presently established; thence, S1°04'21"E 63.00' along said West right of way line to the North right of way line of Lincoln Highway, as presently established; thence, S89°43'23"W 180.87' along said North right of way line to the point of beginning, containing 0.11 acres. Subject to easements and restrictions of record, if any.

Easement Area: See Exhibit A for Easement Area.

1. **Grant of Rights.** The Easement shall include the following rights:
  - (i) The right, privilege and authority to construct, reconstruct, maintain, operate, repair, patrol and remove electric and telecommunication lines (but including no right or privilege to place poles, towers or other structures in contact with the ground within the premises described), for transmission and distribution of electricity, communications and all corporate purposes (the "Electric Lines");
  - (ii) The right to enter upon the Premises to conduct surveys, including environmental surveys, and soil engineering testing for the Electric Lines;

- (iii) The right to remove, cut, trim, destroy or otherwise control any or all trees, shrubs, bushes, or brush now or hereafter standing or growing upon or within the Easement Area, all at Grantee's sole and absolute discretion, together with the right to remove, cut, trim, destroy or otherwise control any or all trees, shrubs, bushes, or brush on the Premises that in the sole and absolute judgment of the Grantee may interfere with maintenance, operation, or use of the Electric Lines or which in falling might touch the Electric Lines; and
  - (iv) The right of ingress and egress over and across the Premises to the Easement Area for any of the Easement purposes stated herein, by means of existing field roads and lanes, if any, otherwise by the use of the most reasonable and feasible route selected by Grantee in its reasonable discretion, together with the right to construct a temporary road, at Grantee's sole expense, across the route used for ingress and egress, provided that upon the later of Grantee's determination that a temporary road is no longer necessary and Grantor's request to remove, Grantee shall, to the extent reasonably practicable, restore any temporary road area to its condition at the time of entering into this Agreement;
  - (v) Upon written notice to Grantor, the right to extend any or all of the rights granted in this Easement to another entity or person for purposes of constructing, reconstructing, operating, maintaining and removing the Electric Lines.
2. **Reserved Rights:** Grantor reserves the right to cultivate, use, install and maintain field tiles or other drainage apparatuses used for farming, and occupy the Easement Area in a manner that is not inconsistent with Grantee's rights granted herein, provided that Grantor shall not perform any act which will interfere with or endanger the Electric Lines.
3. **Survey.** For one hundred eighty (180) days after completion of construction of the transmission line, Grantee shall have the right, but not the obligation, to supplement Exhibit A with a new Exhibit A-1 that will show the exact size and location of the Easement Area as determined by survey of the legal description set forth above. The survey shall be in such form and content as is acceptable to Grantee in its sole discretion. Grantor hereby agrees that Grantee shall have the right to and is hereby authorized, with or without the joinder of Grantor, to file Exhibit A-1 by affidavit, to amend this Easement to include such new Exhibit A-1 or to attach such new Exhibit A-1 to this Easement; and to record or re-record such affidavit, amendment or Easement with the new Exhibit A-1. Grantee shall provide Grantor with a copy of the recorded affidavit, amendment or re-recorded Easement.
4. **Damages and Repair.** Upon reasonable notice to Grantee that damage has occurred on the Premises, Grantor and Grantee shall work cooperatively to identify the damage and to determine the scope of repair or replacement work and/or amount of reimbursement. Notwithstanding the foregoing, at no time shall Grantee be responsible for any damages to the extent that such damage results from Grantor's negligence or willful misconduct. Consistent with Iowa Code and as provided in Grantee's most current damages statement, Grantee shall:
- (i) re-grade, repair and restore, at Grantee's sole expense, any portions of the Premises damaged by Grantee in the exercise of any of Grantee's rights in this Easement;
  - (ii) repair or replace at Grantee's sole expense any property damaged, including but not limited to any actual damage done to drain tiles or other farming equipment (collectively referred to as "Equipment") caused by Grantee's exercise of any of Grantee's rights under this Easement. In lieu of the foregoing, Grantor may elect to undertake such repair or replacement of the Equipment and Grantee shall

reimburse the Grantor for the actual and reasonable cost of such repair or replacement.

- (iii) upon Grantee's completion of construction, operation, maintenance, repair, reconstruction or use of the Electric Lines, Grantee shall reimburse Grantor, or the owner of the crops if different from the Grantor, for the value of any crops damaged by Grantee's exercise of any of Grantee's rights under this Easement.

- 5. **Structures, Trees, Permitted Fences.** Grantor shall not erect any buildings, structures or other objects, permanent or temporary, (collectively referred to herein as "Structures") upon the Easement Area nor to perform any act which will interfere with or endanger the Electric Lines. Grantor further agrees not to plant any trees within the Easement Area without prior express written consent from Grantee, nor to perform any act which will interfere with or endanger the Electric Lines.

Grantee may remove, at its sole discretion, any existing Structures from the Easement Area. In addition, Grantee may remove, at its sole discretion, any prohibited future Structures from the Easement Area without prior notice and without responsibility for any damage that occurs as a result of such removal. In the event a fence currently exists within the Easement Area as of the date of this Easement (each, a "Permitted Fence"), Grantee may: (1) install and maintain a gating system in the Permitted Fence, of Grantee's choice, in order to obtain access to the Easement Area for the purposes of construction and maintenance of the Electric Lines; and (2) cause such Permitted Fence to be removed as Grantee deems necessary provided that Grantee restores such Permitted Fence to substantially the same condition as it existed prior to removal.

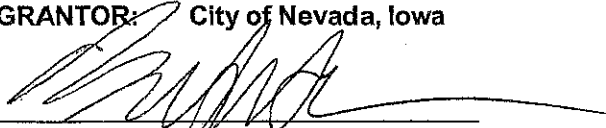
- 6. **Public Improvements.** Grantor further reserves the right to dedicate and have or permit to be improved, maintained, and used for the purposes of streets, curbs and gutters, sewers, water and underground utilities and pipelines other than field tiles/drainage apparatuses for farming (hereinafter called "Public Improvements"), the portion of said Easement Area not occupied by the structures supporting Grantee's electric system, provided that said Public Improvements do not in the opinion of Grantee impair the structural or electrical integrity of or ability to maintain said electric system or materially alter the existing ground elevations; and provided further that all such Public Improvements shall not result in a ground or other clearance of less than the minimum requirements specified by the National Electrical Safety Code and any other applicable laws or regulations or other codes in effect from time to time. Grantor, its agents or successors must submit plans of Public Improvements or other installations within the Easement Area for review, compliance, and written consent by Grantee prior to installation of the proposed Public Improvements.
- 7. **Indemnification.** Grantee agrees to indemnify and hold Grantor, its employees, agents and representatives harmless against any loss, damage, injury or claims or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantee or its employees, agents or representatives in the Easement Area, but excluding any claims, damages, losses, liabilities or expenses to the extent caused by the willful misconduct or negligence of Grantor or Grantor's permittees
- 8. **Representations and Warranties.** Grantor represents and warrants to Grantee that it is the sole owner(s) of the Premises; that it holds the Premises by title in fee simple; that it has the full authority and power to grant the Easement to Grantee; and that the Premises are free and clear of all liens, encumbrances, claims and charges (including, but not limited to, judgment liens, judicial liens, mechanic's liens, harvester's liens, miner's liens, landlord's liens, attorney's liens, tax liens, and special assessments). Grantor covenants to warrant and defend the Premises and Easement against any liens and the lawful claims of all persons asserting, claiming or having any liens. Grantor hereby relinquishes all rights

of dower, homestead and distributive share in and to the Easement.

9. **Integration/Severability.** It is agreed and understood that this Easement contains all agreements, promises and understandings between Grantor and Grantee and that no verbal or oral agreements, promises or understandings shall be binding upon either Grantor or Grantee in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Easement shall be void and ineffective unless made in writing signed by the Grantor and Grantee. In the event any provision of the Easement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Easement. The failure of either party to insist upon strict performance of any of the terms or conditions of this Easement or to exercise any of its rights under the Easement shall not waive such rights and such party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Easement, in law or in equity.
10. **Captions.** The captions contained in this Easement are inserted for convenience only and are not intended to be part of the Easement. They shall not affect or be utilized in the construction or interpretation of the Easement.
11. **Limited Use/Non-Use.** Limited use or non-use of the rights granted herein shall not prevent later use to the full extent herein conveyed.
12. **Perpetual Conveyance.** This conveyance shall be permanent, shall run with the land and shall be binding upon the parties' successors, personal representatives, heirs, and assigns.
- 13.

IN WITNESS WHEREOF, Grantor has executed and delivered this agreement and the agreement shall be dated as of the date of Grantor's execution of the agreement.

**GRANTOR:** City of Nevada, Iowa

  
\_\_\_\_\_

Print: Brett Barker

Title: Mayor

Date: May 28, 2024

\_\_\_\_\_

Print: \_\_\_\_\_

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

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

STATE OF Iowa )  
 )ss:  
COUNTY OF Story )

This instrument was acknowledged before me on this 6th day of June, 2024 by  
Erin Mousel as Deputy City Clerk of the  
City of Nevada, Iowa.

City of Nevada  
Notary in and for the State of Iowa



STATE OF \_\_\_\_\_ )  
 )ss:  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by  
\_\_\_\_\_ as \_\_\_\_\_ of the  
City of Nevada, Iowa.

Notary in and for the State of \_\_\_\_\_

# EXHIBIT A

PARCEL IN SE CORNER OF SE 1/4  
SEC 4-T83N-R23W  
STORY COUNTY, IOWA

City of Nevada

PARCEL IN SE CORNER OF SE 1/4

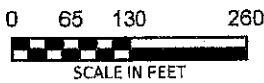
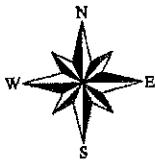
Potter Ave

E Lincoln Way

63'

Lincoln Highway

590th Ave



OWNER:  
CITY OF NEVADA

EASEMENT AREA: 0.11 ACRES

JCG LAND SERVICES, INC.  
1715 SOUTH G AVENUE  
NEVADA, IOWA 50201  
(515) 382-1698

www.jcgland.com



DRAWN: SHAWGO

PVIC - TELLER

SCALE: 1" = 175'

DATE: 11/6/2023

PROPERTY LINES

EXHIBIT AREA

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

EXHIBIT NOT TO SCALE



**Erin Mousel**

---

**From:** Thor Nelson <tnelson@aspenwaste.com>  
**Sent:** Friday, May 29, 2026 4:41 PM  
**To:** Erin Mousel  
**Cc:** Jordan Cook  
**Subject:** Proposal for Community Recycling Program  
**Attachments:** Aspen Waste Systems - Proposal for Community Recycling Program.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Warning: Unusual sender** <tnelson@aspenwaste.com>

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

Aspen Waste Systems hereby submits a Proposal to provide a Community Recycling Program for the City of Nevada. Aspen Waste Systems is ready, willing and able to perform any of the options outlined in the Request for Proposal.

We are dedicated to providing extraordinary service, and we look forward to working with the City of Nevada. Please visit our website, [aspenwaste.com](http://aspenwaste.com) for more information about our Company. If there are any questions, I will be the contact person for this proposal and my contact information has been provided below. Thank you again for the opportunity.

Please confirm receipt of this proposal.

**Thor Nelson**  
Executive Vice President  
Aspen Waste Systems  
Office: 612-884-8000  
Cell: 612-720-8467  
[tnelson@aspenwaste.com](mailto:tnelson@aspenwaste.com)

**Aspen. The clean, green way.**  
[www.aspenwaste.com](http://www.aspenwaste.com)

The information contained in this communication from the sender is confidential and may be subject to legal or other professional privilege. It is intended solely for use by the recipient and others authorized to receive it. If you are not the intended recipient(s), you are hereby notified that any disclosure, copying, distribution or taking action in relation to and/or relying on the contents of this the email or its attachments (or any part thereof), is strictly prohibited and may be unlawful. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake. We have taken reasonable precautions to reduce the risk of transmitting viruses, but do not accept liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unapproved access.

**Proposal for Community Recycling Program, City of Nevada, Iowa  
Aspen Waste Systems of Iowa, Inc.**

**Company Information**

Aspen Waste Systems has been in the waste and recycling business for over 35 years. Aspen is currently ranked among the top 25 waste haulers in the nation. Aspen currently provides trash, recycling, and yard waste services for over 65,000 residential customers and over 16,000 commercial accounts in the Twin Cities and Rochester, MN, St. Louis, MO, Des Moines and Ames, IA, and Denver, CO. Aspen Waste Systems of Iowa, Inc., started in 2010, and today we are the largest hauler in Story County, the exclusive recycling hauler in the City of Ames, and currently the only hauler providing both trash and recycling services in the City of Nevada. We believe the core of our success is customer service. Our commitment to customer service begins the moment a customer contacts us: a real, local person answers the phone, answers questions, and solves problems. Aspen's drivers and supervisors are trained to place a heightened focus on customer service throughout the entire service experience.

**Aspen's Management Contacts**

Thor Nelson, Executive Vice President, has been with Aspen since 2009 and has overseen the growth of Aspen's Iowa operation since it began in 2010. He has numerous long-standing customer and business relationships in Story County and, as an industry leader, has worked closely with Ames City Council and City staff in planning and implementing the new Ames recycling program.

John Ledman, General Manager – Aspen Waste Systems of Iowa, Inc., is the key operational contact for municipal contracts in Iowa. John has several years of experience with city-wide Aspen contracts and has led the operational rollout of major contract implementations and residential sales campaigns, including large scale projects of cart deliveries. He is also highly experienced with all other systems of waste and recycling collection, including commercial front load, rear load, and rolloff service.

Marni Franzeen, General Manager – Aspen's Service Center, oversees customer service, as well as Aspen's Service Center, which performs various administrative functions from Aspen's Des Moines office on behalf of all Aspen locations.

**Background of Aspen's Recycling Service in Nevada and Story County**

Aspen currently provides subscription based curbside recycling service to residents of Nevada and we are the only hauler who currently provides this service. Any resident who chooses Aspen for curbside trash service may opt into receiving recycling service for an additional monthly fee.

We estimate that approximately 15% of Aspen's trash customers in Nevada opt in for recycling service.

Aspen has also been one of only two haulers who have provided subscription-based recycling service in the Ames area. Participation rates in Ames subscription services have been similar to Nevada. Beginning in July 2026, all Ames residents will be required to pay \$7.75 per month for recycling service through the new city-wide contract that was awarded to Aspen. A portion of the monthly fee is paid to Aspen for the collection service (the amount in Aspen's bid), while the remainder of the fee covers the City's expenses for billing, customer service and payment of disposal fees. Residents may opt out of participation and request to have their cart removed, however residents will continue to be billed by the City of Ames.

The Ames RFP also asked for pricing to perform curbside collection in other Story County communities, including Nevada. Aspen's proposed price for Nevada assumed that the program would be identical to Ames, with Aspen performing collection services only and the City performing billing, customer service, and paying disposal fees.

In addition to proposing prices for curbside collection in other Story County communities, Aspen submitted an alternative proposal for centralized drop-off boxes in those communities. This idea has been discussed with other city and county leaders, and we believe that it is a cost-effective option to increase the availability of recycling in communities where recycling is not currently offered, or where curbside participation rates are low.

## **Approach and Pricing Options for the City of Nevada**

### Option 1: Centralized Recycling Bin(s)

Aspen proposes that we provide one or more rolloff boxes to the City of Nevada. Initially we think it makes sense to start with one box. We would work with City staff to identify a location and Aspen will be responsible for delivering and placing the box. Aspen would own the box and custom fabricate a cover with doors. Aspen's proposed price for the City of Nevada in the Ames RFP was \$275 per haul. This pricing is still valid and assumes that the City of Nevada pays the disposal fees. If the City would like Aspen to pay disposal fees, then Aspen's proposed price would be \$275 per haul, plus \$80 per ton for disposal. Haul rates will be adjusted annually based on CPI and disposal rates will be adjusted by the same percentage of any change in fees at the Ames transfer station. There would be no additional cost for the boxes. If the City is interested in owning the box, we are open to working with the City to procure an appropriate box, provide financing if necessary, and adjust the haul price accordingly.

We propose regularly scheduled service, at a frequency based on the volumes. However, if volumes of recyclables are low, then we are open to performing the service on call.

### Option 2: Subscription Based Service (Opt-In/Opt-Out)

This option is currently provided to Nevada residents with open market competition and households' freedom to choose their hauler, which is the most typical way for a City to establish recycling service that is Opt-In/Opt-Out. If a resident wants to opt-in, they can opt-in by choosing a licensed hauler(s) who provides the service. Any licensed hauler can provide the service and rates are determined by market competition. If residents are ever dissatisfied with their service, they are free to choose another hauler who provides the service. Residents are also able to opt-out entirely since current City ordinance does not require them to participate or pay.

Aspen's experience is that households favor freedom of choice, which is what the current system provides. We have supported this system because we think we thrive in a competitive environment when we know that we have to earn our business and may lose customers if we aren't delivering excellent customer service.

Aspen's current call-in promotional rate for subscription service is \$11 per house per month. Rates vary and are subject to change based on market competition. Residents who opt-out of recycling only pay for their trash service. Residents sign up by calling Aspen and all billing and customer service is handled by Aspen. There are no minimum participation requirements.

### Option 3: Citywide Contract (Universal Participation)

This option would require all residents to pay, regardless of participation. Our industry experience is that this option is the most likely to increase recycling rates because residents are more likely to use services when they are required to pay. It is also an option that can be politically sensitive because there will be residents who don't want the required expense. Given that current participation among Aspen trash customers is low (approximately 15%), our experience is that community-wide support for this option may also be low.

The cost of this option is typically less than subscription services because of the efficiencies gained when the hauler collects every home across a city. In the Ames RFP, Aspen's proposed price for Nevada was \$4.50 per house per month before the transfer station opens, and \$4.00 per house per month after the transfer station opens. The higher cost before the transfer station opens is due to the higher transportation costs of driving to Des Moines for disposal. Aspen's proposed price in the RFP is based on the following assumptions:

- Collection occurs Every Other Week
- Aspen purchases the carts and transfers ownership to the City
- Aspen is compensated for collection services only
- City does billing
- City pays disposal costs directly to disposal site
- City handles all customer service except for requests related to carts

As mentioned previously, Aspen's price is a portion of the total fee that the City of Ames ultimately charges to residents because the City needs to also cover its own administrative

expenses. If the City of Nevada would like Aspen to assume responsibility for cart ownership, billing, customer service and disposal fees, then Aspen's proposed price would be higher than what Aspen proposed for Nevada in the Ames RFP. Aspen's proposed price for the City of Nevada in this scenario is \$8.75 per house per month. This price assumes the disposal fee per ton that has been initially established by the City of Ames. Any final agreement between Aspen and the City of Nevada would need to include a provision for adjustments in price based on significant changes in disposal cost, in addition to a standard annual adjustment for inflation.

## **Timeline**

Aspen is currently providing Option #2 and we propose that Option #1 or Option #3 begin when the Ames Transfer Station opens, which is estimated to be in July 2027. We are ready and able to begin offering services in Option #1 or Options #3 sooner, however, we would need to increase the prices for the period of time before the transfer station opens, in order to offset the additional cost of driving to Des Moines for disposal.

## **References**

### City of Ames

City-wide Contract for Residential Recycling Services

Justin Clausen  
Director of Public Works  
515.239.5165  
Email: [justin.clausen@cityofames.org](mailto:justin.clausen@cityofames.org)

Nolan Sagan  
Sustainability Coordinator  
Phone: 515.239.5227  
Email : [nolan.sagan@cityofames.org](mailto:nolan.sagan@cityofames.org)

### St. Anthony Village, MN

City Contract for Residential Trash, Recycling and Yard Waste Services

Minette Saulog  
Phone : 612.782.3312  
Email: [minette.saulog@savmn.com](mailto:minette.saulog@savmn.com)

### City of Richfield, MN

City Contract for Residential Trash, Recycling, Organic Recycling, and Yard Waste Services

Rachel Lindholm

Phone: 612.861.9188

Email : [RLindholm@richfieldmn.gov](mailto:RLindholm@richfieldmn.gov)

**Summary**

Aspen looks forward to working with the City to achieve its recycling goals. As the only current recycling hauler in the City, we have the experience and expertise to perform all of the required collection services for single-sort recycling materials such as paper, cardboard, plastics, aluminum and glass. We meticulously maintain our trucks and containers and have an industry leading average age of fleet. We also have extensive experience with any reporting requirements the City needs.

While we are prepared to work with the City on any of the three proposed options, we think that the most cost-effective option for increasing recycling in the City of Nevada is to pursue both Options 1 and 2 by continuing with the current subscription options that are already available and adding drop-off boxes as proposed in Option 1.

## **Appendix A : Pricing Summary**

### Option 1 : Centralized Recycling Bin(s)

City of Nevada pays disposal fees: \$275 per haul

or

Aspen pays disposal fees: \$275 per haul, plus \$80 per ton

\*Haul rates will be adjusted annually by CPI and disposal rates will change by the same percentage as any change in disposal rates at the Ames transfer station.

### Option 2: Subscription -Based Service (Opt-In/Opt-Out)

Competitive Market Prices:

Current Call-in, Promotional Rate: \$11 per house per month

Opt-Out Rate: No Charge

\*Rates vary and are subject to change based on market competition.

### Option 3: Citywide Contract (Universal Participation/Pay)

Ames RFP Price:

\$4.50 per house per month before Transfer Station Opens

\$4.00 per house per month after Transfer Station Opens

Price for Aspen Performing All Duties:

\$8.75 per house per month

\*Rates will be adjusted annually using CPI and a final contract between the City and Aspen needs to include a provision for additional adjustments if there are extraordinary changes recyclable commodity markets that cause significant increases in disposal cost.



## City of Nevada Recycling Proposal

Prepared by Gavin Stone, Pratt Sanitation Inc

Date: 5/27/2026

Pratt Sanitation has provided garbage collection services to the City of Nevada since 1957. Under our current leadership since 2012, we have expanded our service area to include all of Story County and several neighboring counties while continuing to grow our service offerings. We have long-standing partnerships with the communities of Maxwell and McCallsburg and recently entered into a service agreement with the City of Roland. As the City of Ames transitions away from its waste-to-energy facility, traditional recycling programs have become increasingly important for meeting DNR waste-reduction goals. Beginning July 1 of this year, we will launch curbside recycling in the three communities mentioned above and are prepared to implement a similar program in Nevada in the near future. Because our business is based in Nevada and we have a long history of providing consistent, reliable service, we believe we are well positioned to meet the city's recycling needs. Below are the proposal options requested by the city and a fourth option to consider

### **Option #1: Centralized Collection**

Pratt Sanitation will provide enclosed roll off containers for recycling. The number and location of containers will be determined by the city with input from Pratt Sanitation. Fees include monthly dumpster rental plus per dump and tipping fees. We have also listed pricing for the city to purchase the recycling roll offs. If purchased, no rental would be billed monthly.

Rental per unit:	\$165/month
Dump Fee:	\$180/dump
Tipping Fee:	\$95/ton (estimated rate at City of Ames R3C facility)
Roll off Purchase:	\$9750/container. (pricing subject to change)

Benefits of centralized collection are ease of implementation.

Drawbacks of centralized collection are decreased participation and increased contamination.

\*This is our least preferred option as it greatly increases the chance of contamination, will deter participation, and ultimately may not meet waste reduction goals.

### **Option #2: Contracted Collection**

Pratt Sanitation will provide 95gal carts to each residential property within the city limits and be responsible for paying any associated tipping fees. The city will work with Pratt to design and implement educational materials specific to the program and be responsible for distribution of material by mail or other means prior to program implementation. Pratt will maintain on their website educational information and collection schedules for residents to reference and will also distribute an educational flyer and collection calendar with cart delivery. We would prefer a 5-year service agreement with 5% base rate increases in years 2 and 4 and increases if the tipping fees at the city of Ames R3C facility change (1/3 of the percentage in tipping fee increase). The city would also pay a percentage based fuel surcharge when diesel fuel prices are higher than \$2.99/gal according to the attached fuel surcharge table. Pricing options for weekly and every other week collection are provided. Every other week is the preferred option as it is the industry standard recycling collection schedule. For residents that require more capacity, extra carts can be provided for an additional cost. Residents that wish to opt out of the service may do so but will still be included in the billing count.

Weekly Collection:	\$15/house/month
Every other Week:	\$7.60/house/month
Extra Cart:	\$5/month

Benefits of contracted collection include increased participation and lower per house monthly cost.

Drawbacks of contracted collection include “forced” participation, mandatory billing for customers who choose not to participate, and increased contamination.

\*This is our second-preferred option for the city to consider. Although the lower per-household collection cost is attractive, the higher risk of contamination, along with forced participation and billing could lead to higher costs over time.

### **Option #3: Subscription based service**

Under a subscription-based program, the city would take a hands-off approach to recycling, similar to its current garbage service model. Licensed garbage haulers operating in the city would be responsible for offering a compliant recycling program to current and future customers. To help achieve waste-reduction goals, the city could support haulers by promoting recycling, encouraging participation, and educating residents about its importance. Pratt Sanitation would provide collection every other week under this program and be responsible for all aspects of customer service including signups, cancellation, and billing.

Service Rate: \$12/month/house (based on estimated tipping fees)

Benefits of a subscription-based system include low levels of contamination, no forced participation/billing, and customer choice.

Drawbacks of this system include lower participation rates.

\*From our perspective, this is the best option for the city moving forward. While lower participation rates are a concern, if the city is willing to help with customer education, that concern can be minimized. Contamination rates in a subscription based program will be the lowest of all of the proposed options reducing the risk of higher tipping and per capita DNR fees in the future. Subscription based service is also an extension of the free market system the city has continued to embrace regarding waste collection services.

#### **Option #4: Hybrid Model**

Another option the city may consider is a Hybrid model combining centralized collection and subscription service. In this system the haulers would be responsible for implementing subscription service as referenced above and the city could provide one or more centralized roll off containers for residents to use as well. The pros and cons of each individual system would still be the same, however this system could prove beneficial as there would be a city supplied option without forced participation and a subscription option available as well.

#### **Proposal conclusion**

We believe subscription-based service is the best option for the city. A standalone centralized collection model is not a practical fit for a community the size of Nevada.

Choosing between contracted and subscription service ultimately comes down to balancing participation and contamination in order to meet waste-reduction goals. The DNR's target is a 30% reduction by weight. Residents who choose to recycle are more likely to do so correctly, which lowers contamination and improves overall waste reduction. Contaminated recycling is often sent to the landfill, undermining those goals. Contracted service also requires mandatory participation, which has drawn significant pushback from Ames residents under that city's new curbside program. Given Nevada's long history with subscription-based waste services, it makes sense to structure recycling the same way.

I would like to thank the council for reviewing our proposal. I look forward to working with the city to create and implement a robust recycling program that works for all residents of Nevada. I can be reached at 515-382-4951 or [gstone@prattsanitation.com](mailto:gstone@prattsanitation.com) should you have any questions about our proposal.

Gavin Stone

President, Pratt Sanitation Inc

## FUEL SURCHARGE TABLE

<u>FUEL PRICE</u>	<u>SURCHARGE %</u>	<u>FUEL PRICE</u>	<u>SURCHARGE %</u>	<u>FUEL PRICE</u>	<u>SURCHARGE %</u>
\$3.00	2.00%	\$3.64	3.28%	\$4.28	4.56%
\$3.01	2.02%	\$3.65	3.30%	\$4.29	4.58%
\$3.02	2.04%	\$3.66	3.32%	\$4.30	4.60%
\$3.03	2.06%	\$3.67	3.34%	\$4.31	4.62%
\$3.04	2.08%	\$3.68	3.36%	\$4.32	4.64%
\$3.05	2.10%	\$3.69	3.38%	\$4.33	4.66%
\$3.06	2.12%	\$3.70	3.40%	\$4.34	4.68%
\$3.07	2.14%	\$3.71	3.42%	\$4.35	4.70%
\$3.08	2.16%	\$3.72	3.44%	\$4.36	4.72%
\$3.09	2.18%	\$3.73	3.46%	\$4.37	4.74%
\$3.10	2.20%	\$3.74	3.48%	\$4.38	4.76%
\$3.11	2.22%	\$3.75	3.50%	\$4.39	4.78%
\$3.12	2.24%	\$3.76	3.52%	\$4.40	4.80%
\$3.13	2.26%	\$3.77	3.54%	\$4.41	4.82%
\$3.14	2.28%	\$3.78	3.56%	\$4.42	4.84%
\$3.15	2.30%	\$3.79	3.58%	\$4.43	4.86%
\$3.16	2.32%	\$3.80	3.60%	\$4.44	4.88%
\$3.17	2.34%	\$3.81	3.62%	\$4.45	4.90%
\$3.18	2.36%	\$3.82	3.64%	\$4.46	4.92%
\$3.19	2.38%	\$3.83	3.66%	\$4.47	4.94%
\$3.20	2.40%	\$3.84	3.68%	\$4.48	4.96%
\$3.21	2.42%	\$3.85	3.70%	\$4.49	4.98%
\$3.22	2.44%	\$3.86	3.72%	\$4.50	5.00%
\$3.23	2.46%	\$3.87	3.74%	\$4.51	5.02%
\$3.24	2.48%	\$3.88	3.76%	\$4.52	5.04%
\$3.25	2.50%	\$3.89	3.78%	\$4.53	5.06%
\$3.26	2.52%	\$3.90	3.80%	\$4.54	5.08%
\$3.27	2.54%	\$3.91	3.82%	\$4.55	5.10%
\$3.28	2.56%	\$3.92	3.84%	\$4.56	5.12%
\$3.29	2.58%	\$3.93	3.86%	\$4.57	5.14%
\$3.30	2.60%	\$3.94	3.88%	\$4.58	5.16%
\$3.31	2.62%	\$3.95	3.90%	\$4.59	5.18%
\$3.32	2.64%	\$3.96	3.92%	\$4.60	5.20%
\$3.33	2.66%	\$3.97	3.94%	\$4.61	5.22%
\$3.34	2.68%	\$3.98	3.96%	\$4.62	5.24%
\$3.35	2.70%	\$3.99	3.98%	\$4.63	5.26%
\$3.36	2.72%	\$4.00	4.00%	\$4.64	5.28%
\$3.37	2.74%	\$4.01	4.02%	\$4.65	5.30%
\$3.38	2.76%	\$4.02	4.04%	\$4.66	5.32%
\$3.39	2.78%	\$4.03	4.06%	\$4.67	5.34%
\$3.40	2.80%	\$4.04	4.08%	\$4.68	5.36%
\$3.41	2.82%	\$4.05	4.10%	\$4.69	5.38%
\$3.42	2.84%	\$4.06	4.12%	\$4.70	5.40%
\$3.43	2.86%	\$4.07	4.14%	\$4.71	5.42%
\$3.44	2.88%	\$4.08	4.16%	\$4.72	5.44%
\$3.45	2.90%	\$4.09	4.18%	\$4.73	5.46%
\$3.46	2.92%	\$4.10	4.20%	\$4.74	5.48%
\$3.47	2.94%	\$4.11	4.22%	\$4.75	5.50%
\$3.48	2.96%	\$4.12	4.24%	\$4.76	5.52%
\$3.49	2.98%	\$4.13	4.26%	\$4.77	5.54%
\$3.50	3.00%	\$4.14	4.28%	\$4.78	5.56%
\$3.51	3.02%	\$4.15	4.30%	\$4.79	5.58%
\$3.52	3.04%	\$4.16	4.32%	\$4.80	5.60%
\$3.53	3.06%	\$4.17	4.34%	\$4.81	5.62%
\$3.54	3.08%	\$4.18	4.36%	\$4.82	5.64%
\$3.55	3.10%	\$4.19	4.38%	\$4.83	5.66%
\$3.56	3.12%	\$4.20	4.40%	\$4.84	5.68%
\$3.57	3.14%	\$4.21	4.42%	\$4.85	5.70%
\$3.58	3.16%	\$4.22	4.44%	\$4.86	5.72%
\$3.59	3.18%	\$4.23	4.46%	\$4.87	5.74%
\$3.60	3.20%	\$4.24	4.48%	\$4.88	5.76%
\$3.61	3.22%	\$4.25	4.50%	\$4.89	5.78%
\$3.62	3.24%	\$4.26	4.52%	\$4.90	5.80%
\$3.63	3.26%	\$4.27	4.54%	\$4.91	5.82%

**FUEL SURCHARGE TABLE**

## FUEL SURCHARGE TABLE

<u>FUEL PRICE</u>	<u>SURCHARGE %</u>	<u>FUEL PRICE</u>	<u>SURCHARGE %</u>	<u>FUEL PRICE</u>	<u>SURCHARGE %</u>
\$4.92	5.84%	\$5.56	7.12%	\$6.20	8.40%
\$4.93	5.86%	\$5.57	7.14%	\$6.21	8.42%
\$4.94	5.88%	\$5.58	7.16%	\$6.22	8.44%
\$4.95	5.90%	\$5.59	7.18%	\$6.23	8.46%
\$4.96	5.92%	\$5.60	7.20%	\$6.24	8.48%
\$4.97	5.94%	\$5.61	7.22%	\$6.25	8.50%
\$4.98	5.96%	\$5.62	7.24%	\$6.26	8.52%
\$4.99	5.98%	\$5.63	7.26%	\$6.27	8.54%
\$5.00	6.00%	\$5.64	7.28%	\$6.28	8.56%
\$5.01	6.02%	\$5.65	7.30%	\$6.29	8.58%
\$5.02	6.04%	\$5.66	7.32%	\$6.30	8.60%
\$5.03	6.06%	\$5.67	7.34%	\$6.31	8.62%
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\$5.19	6.38%	\$5.83	7.66%	\$6.47	8.94%
\$5.20	6.40%	\$5.84	7.68%	\$6.48	8.96%
\$5.21	6.42%	\$5.85	7.70%	\$6.49	8.98%
\$5.22	6.44%	\$5.86	7.72%	\$6.50	9.00%
\$5.23	6.46%	\$5.87	7.74%	\$6.51	9.02%
\$5.24	6.48%	\$5.88	7.76%	\$6.52	9.04%
\$5.25	6.50%	\$5.89	7.78%	\$6.53	9.06%
\$5.26	6.52%	\$5.90	7.80%	\$6.54	9.08%
\$5.27	6.54%	\$5.91	7.82%	\$6.55	9.10%
\$5.28	6.56%	\$5.92	7.84%	\$6.56	9.12%
\$5.29	6.58%	\$5.93	7.86%	\$6.57	9.14%
\$5.30	6.60%	\$5.94	7.88%	\$6.58	9.16%
\$5.31	6.62%	\$5.95	7.90%	\$6.59	9.18%
\$5.32	6.64%	\$5.96	7.92%	\$6.60	9.20%
\$5.33	6.66%	\$5.97	7.94%	\$6.61	9.22%
\$5.34	6.68%	\$5.98	7.96%	\$6.62	9.24%
\$5.35	6.70%	\$5.99	7.98%	\$6.63	9.26%
\$5.36	6.72%	\$6.00	8.00%	\$6.64	9.28%
\$5.37	6.74%	\$6.01	8.02%	\$6.65	9.30%
\$5.38	6.76%	\$6.02	8.04%	\$6.66	9.32%
\$5.39	6.78%	\$6.03	8.06%	\$6.67	9.34%
\$5.40	6.80%	\$6.04	8.08%	\$6.68	9.36%
\$5.41	6.82%	\$6.05	8.10%	\$6.69	9.38%
\$5.42	6.84%	\$6.06	8.12%	\$6.70	9.40%
\$5.43	6.86%	\$6.07	8.14%	\$6.71	9.42%
\$5.44	6.88%	\$6.08	8.16%	\$6.72	9.44%
\$5.45	6.90%	\$6.09	8.18%	\$6.73	9.46%
\$5.46	6.92%	\$6.10	8.20%	\$6.74	9.48%
\$5.47	6.94%	\$6.11	8.22%	\$6.75	9.50%
\$5.48	6.96%	\$6.12	8.24%	\$6.76	9.52%
\$5.49	6.98%	\$6.13	8.26%	\$6.77	9.54%
\$5.50	7.00%	\$6.14	8.28%	\$6.78	9.56%
\$5.51	7.02%	\$6.15	8.30%	\$6.79	9.58%
\$5.52	7.04%	\$6.16	8.32%	\$6.80	9.60%
\$5.53	7.06%	\$6.17	8.34%	\$6.81	9.62%
\$5.54	7.08%	\$6.18	8.36%	\$6.82	9.64%
\$5.55	7.10%	\$6.19	8.38%	\$6.83	9.66%

**Erin Mousel**

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**From:** Taylor, Ammon <ataylo23@wm.com>  
**Sent:** Tuesday, May 26, 2026 12:05 PM  
**To:** Erin Mousel; Jordan Cook  
**Subject:** WM Recycling Proposal  
**Attachments:** Nevada IA 5.26.26.pdf; 3 Basic Recycling Rules WM.pdf; Poster-Whats-Recyclable-at-Home (2).pdf; WM COI 2026.2027.pdf; Your Recycling Cart is Arriving Social Media.pdf; wm\_04392 HRTLAND Ames IA RFP Postcard.pdf

**Warning: Unusual sender** <ataylo23@wm.com>  
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Erin/Jordan,

Please find attached WM's Proposal for Recycling. Your RFP asked for three options:

1. Option 1 – Centralized service. We offer this in our Proposal for \$325.00 per 30-yard recycling roll off container. The City will need to pay the tonnage additionally, which fluctuates based on commodities and contamination rates. We estimate an all in cost of approximately \$525.00 per box, and about three boxes per month, for a monthly cost of \$1,575.00.
2. Option 2 – Subscription recycling. We respectfully decline to bid this option at this time. It rarely proves effective in making a substantive impact in diversion rates and being financially sustainable for the hauler.
3. Option 3 – City wide recycling. This is our recommended option and the standard of service most municipalities in the Des Moines metro utilize. We would request a 7-year term to be able to offer this pricing year one. As referrals for this service, we would point you to:

Indianola, IA - Almost 5,000 homes. Serviced for over 10 years. Jackie Raffety - City Clerk,  
Metro Waste Authority - About 115,000 homes, serviced for over 10 years. Cassie F  
Winterset, IA - Almost 2,000 homes. Serviced for over 10 years. Drew Barden - City Admini  
Fairfield, IA - Almost 3,800 homes. Serviced for over 10 years. Doug Reinert - City Administrator, 641)

Each of these communities use WM for every other week curbside service with 96-gal carts. There are many others we can refer you to if interested.

Finally, please note our attached recycling education brochures, which highlight what should and shouldn't be placed in the cart. And, our COI as evidence of insurance coverage. I've also included two educational pieces we prepared for a recent bid with the City of Ames – one for social media and the other a postcard we print and mail at our expense. These could be tailored for the City of Nevada and shared/mailed to residents to help prepare them for a successful service program.

Please reach out with any questions or otherwise confirm receipt of this Proposal and the supporting documentation.

THANKS!

**Ammon Taylor**

Municipal Marketing Manager

Heartland Public Sector Solutions

[ataylo23@wm.com](mailto:ataylo23@wm.com)

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**Waste Management**

Cell 515 229 3641

*Waste Management renewable energy projects create enough energy to power more than 470,000 homes annually. Learn more at [www.wm.com](http://www.wm.com).*



# CITY OF NEVADA, IA

Solid Waste & Recycling Proposal  
May 26, 2026

SUBMITTED BY

**Waste Management of Iowa, Inc.**

CONTACT

Ammon Taylor | Area Manager

(515) 229-3641 | [ataylo23@wm.com](mailto:ataylo23@wm.com) | 201 SE 18th St. Des Moines IA 50317





May 26, 2026

City of Nevada, IA  
1209 6th St.,  
Nevada, MO 50201

Attn: Jordan Cook

Dear Jordan:

It was a pleasure to visit with you today. Thank you for the opportunity to submit this proposal to the City of Nevada. Based on our conversation, Waste Management of Iowa, Inc. (WM) is pleased to provide the following Proposal:

- ❖ **Every Other Week Recycling Service, with 96-gal carts:** Every home will be given one 96-gallon cart for recycling. Recycling would be collected every other week. All recycling must be in the cart for service. This would be \$5.20/home/month. We would bill the City of Nevada monthly for all homes in town. Whether a resident participates or not is up to them. This proposal is for a 7-year Contract. All prices will increase each year of years 2-7, on the contract anniversary, by the Consumer Price Index for Water, Sewer, & Trash (CPI WS&T).
- ❖ **Benefits for the City:** By recycling, you are helping to conserve natural resources. Plus, your residents get an incredible 96-gallons of disposal volume for only \$5.20 per month – a way better rate than they currently pay to dispose of the same materials in their trash cart. Lastly, you help support the other communities in your 28-E agreement area by reducing the volumes of trash being taken to the landfill.

Many utilities, by the nature of their infrastructure, impose fixed costs for residents regardless of their volume of use. This program is no different, but the benefits are certainly documented for those who do choose to recycle. Indeed, every major community in the Des Moines metro has implemented a similar curbside recycling program for a reason. Ames is now doing the same, at the price point of \$7.75/home/month. We are proud to provide a rate to your residents well below that and stand ready to help Nevada implement this great new service offering.

In addition to or as an alternate to the above proposal, we could provide a central location drop off for recycling, for \$325.00 per box hauled, plus tonnage. We estimate this would cost the city approximately \$1,575 total per month. This estimate assumes it would be monitored to prevent illegal dumping of trash and restricted to Nevada resident use only. We will not bid at this time a subscription model for recycling.

WM extends our appreciation for allowing us to provide this Proposal to Nevada. We look forward to your feedback, and if you have any questions or need clarification regarding our Proposal or the information provided, please do not hesitate to contact me.

Sincerely,

*Ammon Taylor*

Ammon Taylor, Area Manager  
(515) 229-3641, ataylo23@wm.com | 201 SE 18th St. Des Moines IA 50317

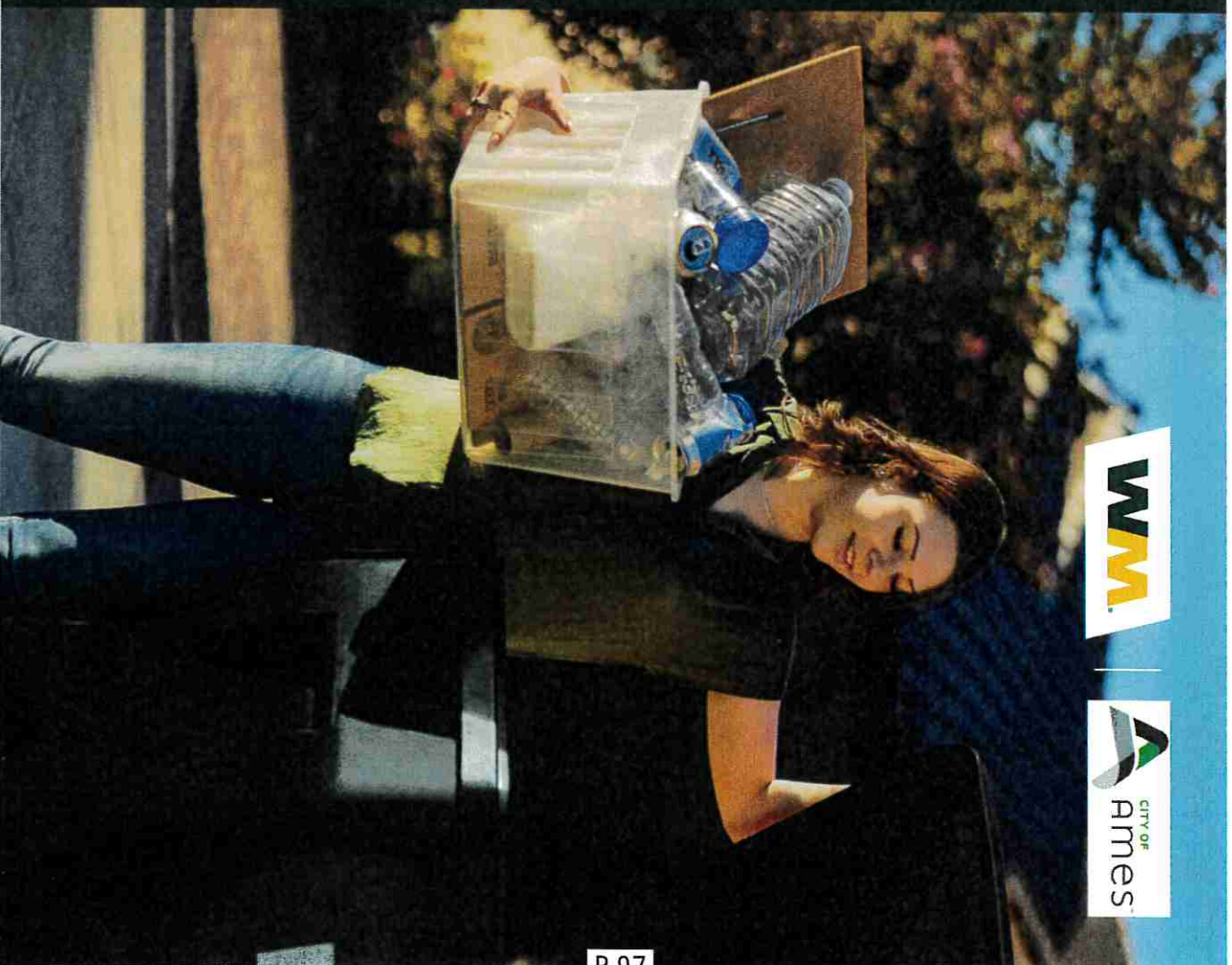
# New Every Other Week Recycling Service

Begins Thursday, July 1, 2026

We are proud to provide your community with every-other-week recycling with a 96-gallon cart.

Recycling is good for your community, and convenient, wheeled 96-gallon carts allow you to recycle more of the right materials - bottles, cans, paper and cardboard.

See the back side for more information.



## City of Ames Resident,

Carts will be provided the last two weeks of June.

Recycling collection will begin July 1.

### Service Guidelines

- Please place recyclables directly into your cart and break down cardboard. Remember these three simple rules each time you recycle:



Recycle empty and dry plastic bottles & cups, cans, paper and cardboard.

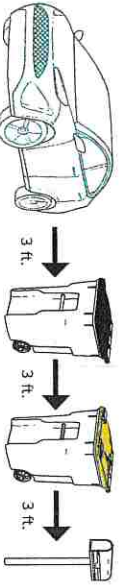


Keep food and liquid out of your recycling.



No loose plastic bags and no bagged recyclables.

- No material outside the cart will be collected.
- Place your carts at least 3 feet apart and 3 feet away from any obstacles to allow the automatic arm to lift and empty the cart. Place the wheels of the cart toward your house.



- Place your carts at the curb by 7 a.m. on your service day. **If you have any questions about this new service, please call the Ames City Hall at 515-239-5160.**

### Visit Your WM Service Community Page

Conveniently view your holiday schedule, manage your service information, contact our Customer Service team and more at [home.wm.com/muni](http://home.wm.com/muni).



201 SE 18th St,  
Des Moines, IA 50317

# **Exciting News:** **Your 96 Gallon Cart** **Is Arriving!**

**Get ready for  
automated recycling  
collection with your  
new 96-gallon cart!**

**Expect your cart the  
week of June 22.**



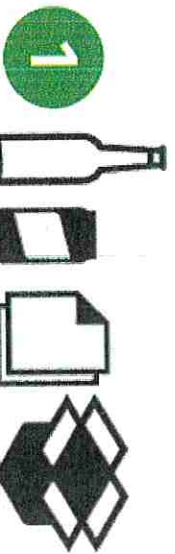
Let's work together to positively impact our community and the environment by placing all your materials inside the carts and securely closing the lid.

Thank you for being a great neighbor!



# Let's get back to the basics of recycling.

## Remember these three rules each time you recycle:



Recycle all empty plastic bottles, cans, paper and cardboard.



Keep food and liquids out of the recycling.



Empty recyclables directly into your cart  
- NO bagged recyclables.





## Always Recycle



Plastic Bottles, Cups  
& Containers



Paper & Paper Cups



Glass Bottles & Containers



Flattened Cardboard  
& Paperboard



Food & Beverage Cans



## Do Not Include In Your Recycling Container



NO Batteries, Power Tools,  
Flammables or Hazardous Waste



NO Foam Cups, Containers  
or Straws



NO Food or Liquids



NO Clothing, Furniture  
or Carpet



NO Loose Plastic Bags,  
Bagged Recyclables or Film

Empty recyclables  
directly into your bin



NO Green Waste



# CERTIFICATE OF LIABILITY INSURANCE

1/1/2027

DATE (MM/DD/YYYY)

12/11/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA as Lockton Insurance Brokers, LLC in CA CA license #0F15767 3657 Briarpark Dr., Ste. 700 Houston TX 77042 (866) 260-3538 TXClientSrvUT@lockton.com	CONTACT NAME:	
	PHONE (A/C, No. Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Indemnity Insurance Co of North America	43575
INSURER B:	ACE American Insurance Company	22667
INSURER C:	ACE Fire Underwriters Insurance Company	20702
INSURER D:	ACE Property and Casualty Insurance Company	20699
INSURER E:		
INSURER F:		


INSURED  
1300299  
WASTE MANAGEMENT HOLDINGS, INC. & ALL AFFILIATED  
RELATED & SUBSIDIARY COMPANIES INCLUDING:  
WASTE MANAGEMENT, INC.  
800 CAPITOL STREET, SUITE 3000  
HOUSTON TX 77002

COVERAGES CERTIFICATE NUMBER: 22366603 REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> XCU INCLUDED <input checked="" type="checkbox"/> ISO FORM CG00010413 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y	Y	HDO G48959064	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 5,000,000 MED EXP (Any one person) \$ XXXXXXXX PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 6,000,000 PRODUCTS - COMP/OP AGG \$ 6,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> MCS-90	Y	Y	MMT H11435154	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED. RETENTION \$	Y	Y	XEU G27929242 011	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000 \$ XXXXXXXX
A B C B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WLR C72631857 (AOS) 1/1/2026 WLR C7263181A (AZ, CA & MA) 1/1/2026 SCF C72631894 (WD) 1/1/2026 WCU C72631778 (OH, WA) 1/1/2026	1/1/2026	1/1/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 3,000,000 E.L. DISEASE - EA EMPLOYEE \$ 3,000,000 E.L. DISEASE - POLICY LIMIT \$ 3,000,000
B	EXCESS AUTO LIABILITY	Y	Y	XSA H11435282	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT \$9,000,000 (EACH ACCIDENT)

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
BLANKET WAIVER OF SUBROGATION IS GRANTED IN FAVOR OF CERTIFICATE HOLDER ON ALL POLICIES WHERE AND TO THE EXTENT REQUIRED BY WRITTEN CONTRACT WHERE PERMISSIBLE BY LAW. CERTIFICATE HOLDER IS NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES (EXCEPT FOR WORKERS' COMP/EMPLOYER'S LIABILITY) WHERE AND TO THE EXTENT REQUIRED BY WRITTEN CONTRACT.

<b>CERTIFICATE HOLDER</b>  <b>22366603</b> FOR INFORMATIONAL PURPOSES ONLY	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  

## COUNCIL ACTION FORM

### AGENDA ITEM: 1139 6<sup>th</sup> Street

#### History Report: 1139 6<sup>th</sup> Street

During the Downtown Business District Reconstruction Project, damage occurred to the building located at 1139 6<sup>th</sup> Street. In order to restore the property and prevent additional deterioration, several corrective actions are required to address both the exterior and interior portions of the structure. The necessary repairs include replacement of damaged masonry, installation of a new window, and completion of interior finishing work. These improvements are intended to restore the building to its pre-damage condition and ensure that no further damage occurs to the building envelope or interior spaces. The attached quotes represent two of the three repair components needed to fully resolve the issue. For this agenda item, the City Council is being asked to consider and approve the proposals for:

1. Exterior masonry repair and brick replacement.
2. Window replacement.

These two items address the exterior damage and are necessary to protect the structure from weather-related impacts and further deterioration. The third component, interior finishing and restoration work, is still being finalized and will be presented to the City Council for consideration and approval at a future meeting. Approval of all three repair components will be required to fully complete the restoration of the property at 1139 6<sup>th</sup> Street.

For the window replacement portion of the repair project, staff contacted three qualified contractors to solicit quotes for the work. Responses were received from Reflections Glass and Orning, both of which provided proposals for the replacement of the window. These quotes are included for the Council's review and consideration. For the exterior masonry repairs, staff reached out to three contractors with experience in masonry restoration and brick repair, including Set in Stone, Renaissance Restoration, and a local contractor. Quotes were requested to address the damaged brickwork and restore the exterior façade of the building. The masonry repairs are a critical component of the restoration project, as they will help preserve the structural integrity and appearance of the building while preventing future weather-related deterioration. The quotes received for both the window replacement and masonry restoration represent the exterior repair work necessary to resolve the damage caused during the Downtown Business District Reconstruction Project. Staff has reviewed the proposals and is presenting them to the City Council for consideration and approval.

#### OPTIONS (Window):

1. Orning Glass: \$4,847.71 - Tax included
2. Reflections Glass: \$5,190 - Tax not included

**OPTIONS (Masonry):**

1. Damon Herral: \$9,750
2. Set in Stone: \$10,500
3. Renaissance: \$16,938 (if bricks need stained); \$13,963 (if bricks do not need stained)

**STAFF'S RECOMMENDED ACTION:**

Therefore, City Staff recommends that Council approve Option 1 for both portions: the Window and Masonry work. This will allow both contractors to proceed with the work and fix the damage from the Downtown Business District.



Date: 4.8.26

Job Ref: 1139 6<sup>th</sup> St.  
Nevada, Ia

We propose to provide the materials and labor for the 1 store front north facing

Scope of Work:

- Demo of window and disposal
- Install new frame

Framing

- 2"x 4 1/2" Thermally Broken
- Dark Bronze in Color

Glass

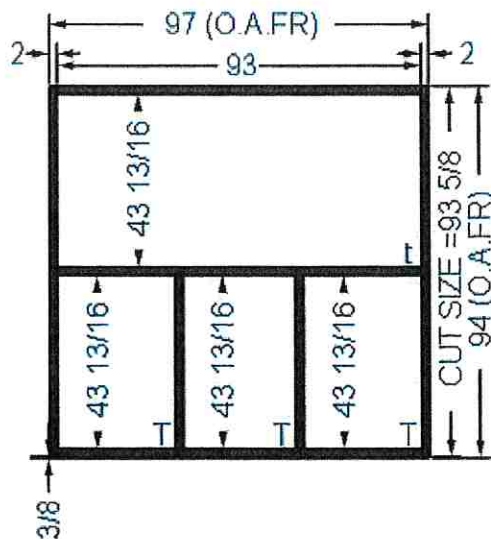
- 1" Insulated low-e over clear

Exclusions

- Any break metal needed, there will need to be a monetary change order
- Interior final cleaning

\*\*\*Four Thousand Eight Hundred Forty-Seven Dollars and 71/100\*\*\*

\$4,847.71 Tax Included.



Thank you,

*Aaron Currie*



## Proposal

**Date:** 4/7/2026  
**Project:** 1139 6th St. North window  
**Addendums:**  
**Attn:** Jordan

**Base Bid:** \$ **5,190.00** Tax Not Inc'd

Scope of Work:

Price to provide and install aluminum framed storefront and glass. Storefront to be dark bronze, thermally broken, 2" x 4 1/2". Glazing to be 1" insulated glass units with Low E. Exterior perimeters will be sealed. Demolition is included. Board-up of opening by others if needed due to sill replacement. Interior finishes by others.

Frames Inc'd:

See other attachment for drawing

**Standard Exclusions Unless Otherwise Noted Above**

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>A . Modifications to openings to accept Aluminum framing</li> <li>B . Blocking or bracing to anchor framing</li> <li>C . Grinding of concrete to obtain a level or plumb surface</li> <li>D . Trims , copings, or flashings not called out in drawings</li> <li>E . Interior sealants of any kind</li> <li>F . Caulking of joints over 3/8" wide, additional costs will incur</li> <li>G . Protections of work when off site</li> <li>H . Final cleaning of glass and frames</li> </ul> | <ul style="list-style-type: none"> <li>I . Demolition ( unless noted in proposal )</li> <li>J . Electrical Hookups of any kind</li> <li>K . Delegated Design</li> <li>L . Final Keying , or changing all cylinders after hardware is already installed</li> <li>M . Temp enclosures</li> <li>N . Air Barriers , window tapes</li> <li>O . Extended labor warranties past 1 year</li> <li>P . Extended finish warranties ( unless noted in proposal )</li> </ul> | <ul style="list-style-type: none"> <li>Q . Project Specific Insurance</li> <li>R . Mock ups</li> <li>S . More than 1 pre-punch and more than 1 final punch list</li> <li>T . Framed Mirrors</li> <li>U . Remove panes, closures or other interfering hardware on H.M. or wood doors preventing us from glass install</li> <li>V . Drilling of slugged H.M frames that all screws were not install prior to filling frame</li> </ul> |
|--|---|---|

*Quote Valid For 30 Days*

*Payment due net 30 days upon received invoice. Service charge subject to 1.5% late charge per month.*

**Authorized Signature**

**Accepted By:**

**Date**

*Logan Erb* - Estimator

Damon Herrald

# Estimate

<b>Statement</b>	DATE 4-16-26	TERMS
TO City of Nevada 1139 6th St. Nevada, IA 50201		
IN ACCOUNT WITH Damon Herrald 1712 5th St Nevada, IA 50201		

	Replace damaged brick below sill as requested, replace broken 9'6" long by 10" x 10" square sill. Remove window and prep for new including new steel lintel + required brick work		
	Labor, disposal, materials, and equipment rental		\$ 9,750 <sup>00</sup>
	* unsean damage \$65 per man hr repair		
	* payable upon completion		
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT \$ 9,750 <sup>00</sup>



# Set in stone masonry services

James Potter  
Business Number 641 497 5469  
26385 265th St. Eldora, IA 50627  
6418497333  
masonmogul@live.com

ESTIMATE

EST0163

DATE

10/08/2024

TOTAL

USD \$10,500.00

TO

## City of Nevada

Ryan Hutton  
☐ 5157203545  
RHutton@cityofnevadaiaowa.org

DESCRIPTION	RATE	QTY	AMOUNT
Limestone	\$2,500.00	1	\$2,500.00
Removal of broken limestone and brick above limestone	\$3,000.00	1	\$3,000.00
Replace limestone and brick above( around window	\$3,500.00	1	\$3,500.00
Cutting out and moving scarred brick	\$1,000.00	1	\$1,000.00
Staining scarred brick	\$500.00	1	\$500.00
<b>TOTAL</b>			<b>USD \$10,500.00</b>

This quote does not include any shoring of any part of the structure or any damage of interior that may occur during masonry phase. Any unseen or hidden damage can be addressed at the rate of 75\$ per hr.

RENAISSANCE RESTORATION, INC.  
 Terry W. Cole, General Contractor  
 "Certified Restoration Consultants"  
 P.O. Box 291  
 Galena, Illinois 61036

(815) 777-0556  
 FAX (815) 777-9472  
[davrrinc@msn.com](mailto:davrrinc@msn.com)  
[www.rincorporated.com](http://www.rincorporated.com)

# PROPOSAL

JOB NAME/NO.: Masonry Repair	
LOCATION:	1136 6 <sup>th</sup> St Nevada
PHONE: (515) 290-3278	DATE 05/15/2026

To: Upchurch Rentals  
 1136 6<sup>th</sup> St  
 Nevada, IA 50201

We hereby submit specifications and estimates for:

Masonry Repairs on North Wall

	<u>Price Quote</u>
I. <b>Brick Replacements</b>	I. \$2,271.00
1. Cut out and replace (7) brick with brick to match; as close as possible. May need to be stained to blend. Not included.	
II. <b>Brick Staining</b>	II. \$2,975.00
1. Stain (7) brick and mortar in repair area with custom blend of mineral stain.	
III. <b>Windowsill Stone Patching</b>	III. \$2,808.00
1. Epoxy crack in window sill and patch with Jahn Limestone Repair Mortar.	
IV. <b>Windowsill Stone Replacement</b>	IV. \$8,884.00
1. Replace (1) 114" windowsill with new stone to match existing; as close as possible.	

Note: Includes use of owner furnished utilities. Excludes any interior work or permits.

WE PROPOSE hereby to furnish material and labor - complete in accordance with these specifications, for the sum of: (Items I-IV only)

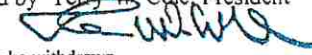
Based on Options Selected and 00/100-----(\$TDB)

Payable as follow:

**50% Downpayment, Balance Due Upon Completion**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner Authorized according to standard practices. Any alteration or deviation from above specifications involving Signature extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully insured by Workmen's Compensation Insurance.

Respectfully proposed by Terry W. Cole, President



NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL — The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

<u>Signature</u>	<u>Date</u>	<u>Signature</u>	<u>Date</u>
------------------	-------------	------------------	-------------

**Finance Director / Assistant City Administrator Report**

*Reporting Period: May 11, 2026 – June 7, 2026*

**State Property Tax Reform (SF 2472)**

Staff continues to evaluate the potential long-term impacts of SF 2472 on Nevada's finances. While I have begun developing a multi-year financial forecast model to assess scenarios through FY2040, the Iowa Department of Management has not yet issued administrative guidance, and several implementation questions remain. The Iowa League of Cities has also retained the financial firm Piper Sandler to assist with statewide financial modeling, which will provide an additional resource as municipalities work through the legislation's effects.

As part of this review, I have examined the City's TIF districts to better understand how the new law interacts with our existing urban renewal areas. Based on our initial review, Nevada's primary TIF revenue source appears well-positioned under the legislation for at least the next 20 years, though some technical questions remain. Jordan and I will meet with bond counsel this month to discuss several items, including the treatment of certain dormant districts. Staff will continue refining our analysis and will provide additional updates as more guidance becomes available.

**LWCF Grant -- Harrington Park**

The City has been recommended for the full \$250,000 Land and Water Conservation Fund award for the Harrington Park revitalization. Formal approval from the DNR Director is pending, and we anticipate the funds will be available in 2027. Soon, we will begin preparing to meet the federal compliance requirements associated with this award, including environmental and historic preservation reviews, prevailing wage requirements for construction, and a commitment to maintain the site for long-term public recreational use.

**Economic Development Support**

I provided financial analysis to support the City Administrator's and NEDC's exploration of an Iowa Economic Development Authority Certified Site initiative, including a review of relevant state funding programs and an initial cost framework. Any future expenditure would come before Council through the normal process.

**UST Closure -- Wastewater Facility**

Prepared the State reimbursement claim for the underground storage tank closure at the Wastewater Facility, using the Council-approved EcoSource scope. We expect to recover the eligible costs.

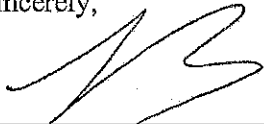
**Budget Amendment #2**

I prepared Budget Amendment #2, which made two reclassifications to align expenditures with the appropriate funds and added two small appropriations: state-required bridge inspections and a previously awarded library grant. Net new spending totaled \$18,000. The Council hearing was held within the statutory deadline.

**Public Education -- "Where Your City Dollars Come From"**

To support residents' understanding of how the City is funded, I've developed a one-page fact sheet that outlines how property tax dollars flow into legally restricted funds, how assessed and taxable values differ, and what a typical household pays each month for City services. The piece also highlights the City's AA- bond rating and strong reserve position. This complements the broader budget education materials we have shared this year.

Sincerely,



---

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



# Where Your City Dollars Come From

How city money is sorted, spent, and stewarded

A city budget isn't one big checking account. By state law, your tax dollars arrive sorted into separate funds — “buckets” — each with its own rules about what it can pay for. Understanding the buckets is the key to understanding nearly everything else about how your City operates.

## The Buckets

FUND	WHERE IT COMES FROM	WHAT IT PAYS FOR
General Fund	Property tax + local fees	Police, fire, parks, library, recreation, city operations
Road Use Tax**	State fuel & road use taxes	Streets and roads only
Debt Service	Separate debt levy	Bond payments (e.g., street reconstruction)
Utilities	User fees — not taxes	Water & sewer systems (self-supporting)
Capital Projects	Grants, bonds, donations	Large one-time projects

\*\*Each fund has a dedicated purpose. **Road Use Tax covers ongoing street maintenance, but the annual state allocation alone can never fund full reconstruction, which requires bonding.** The City bonds for major street work roughly every three years, at amounts carefully sized to avoid dramatic increases in the debt levy and your property tax bill. Rebuilding every street at once would require *far* more borrowing, *dramatically* raising taxes while pulling General Fund dollars away from police, fire, parks, and the library.

### Your home's value exploded. Your City tax didn't.

Story County — not the City — assesses your home's market value. Iowa's residential rollback then limits how much of that assessed value is actually taxed. For FY27, the rollback is 44.5345%, less than half. That's why the City portion of your property tax stays nearly flat even as home values climb.

	Assessed value	City tax paid
Jan. 2021	\$140,500	\$1,111
Jan. 2025	\$175,400	\$1,139

Assessed value up about 25%. City tax revenue is up about 2.5%.

### Strong financial position.

**AA-** Bond Rating\*  
S&P Global - Feb. 2026

**116%**  
cash reserves (policy floor: 35%)

Every \$1 of city property tax is linked to ~\$96 in local value (Iowa League of Cities, Jan. 2026)

\*Nevada has held an AA- bond rating for years — per our bonding consultant, the highest achievable for a city of our size.

### What your ~\$94.93 per month buys:

Based on Nevada's median assessed home (\$175,400) at the FY27 levy rate of \$14.58276 per \$1,000 taxable value.

**\$35.50**  
Police, Fire, EMS

**\$36.45**  
Parks, Rec, Library

**\$16.34**  
City operations

**\$2.85**  
Community & econ. dev.

**\$3.80**  
Capital projects



# NEVADA PUBLIC SAFETY DEPARTMENT

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



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

**To:** Mayor and City Council  
**From:** Chris Brandes, Public Safety Director/Chief of Police  
**Date:** Wednesday, June 3, 2026  
**Ref:** Report for City Council Meeting for Monday, June 8, 2026

## Staffing

CSO Pritchard has returned from medical leave.

Officer Friedrich successfully passed her National Registry EMT.

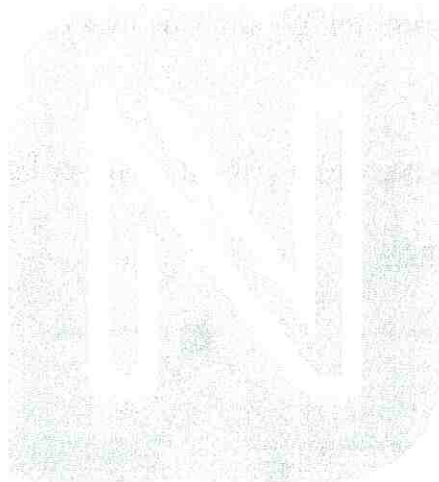
## Activity

RAGBRAI planning and pre-ride activities have been taking place over the last month. The police department will be conducting street closures for the event. Currently, advanced notices are being prepared as well as working on public service announcements for the community.

The police department has either responded to or self-initiated 640 calls for service in the month of May. ***THIS IS 176 CALLS FOR SERVICE MORE THAN 2025. CALLS FOR SERVICE VOLUME IS TRENDING UP FROM HISTORICAL AVERAGE.***

*Highest number of calls listed below:*

- Traffic Stops: 228
- General Info: 65
- Animal Call: 45
- Suspicious Person: 37
- Medical Assists: 36
- Follow Up: 25
- Welfare Check: 19
- Motor Vehicle Accident: 15



Respectfully submitted,

Chris Brandes  
Public Safety Director  
Chief of Police



# NEVADA PUBLIC SAFETY DEPARTMENT

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



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

TO: Chris Brandes, Public Safety Director  
FROM: Ray Reynolds, Director of Fire and EMS  
DATE: May 31, 2026  
REF: Activity report for Trustees, City Council and Honorable Mayor.

Calls to date in 2026: 301  
Calls to date same time last year (2025): 359  
  
Fires calls for May 2026: 2  
EMS total calls for May 2026: 51  
Fall / Lift assistance for May 2026: 6  
Fall with Injury May 2026: 10  
Good intent calls for May 2026: 4  
Community events for May 2026: 3  
  
Current roster number of members: 45

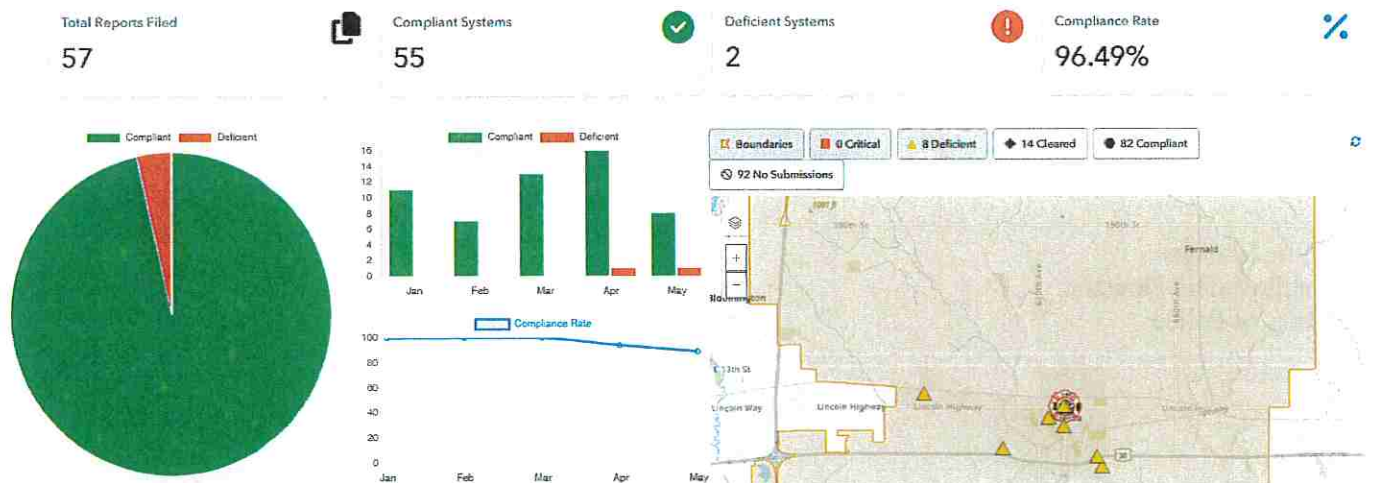
### Membership:

Doug Burton completed his 1 year probationary period and tested out on all the requirements to meet permanent membership on the department. We will look for a council date for him to be sworn in.

### Delays or Low Staffing on Calls:

5-24-26 9:58 am 90-year-old possible stroke (no staff available to respond)

### Fire Protection Device Compliance:



From the snapshot of our compliance program (IROL Brycer/ The Compliance Engine), you can see the percentage of compliance with inspections. Reports submitted by fire alarm, sprinkler systems, and hood and duct inspection companies helps provide visibility on how well property owners are assuring their life safety systems are working. We follow up with service providers to make sure the inspections are being completed in a timely manner and the systems comply.

Last month, we found inspections were not taking place at a large business because the person who handled that at the plant had recently retired. The issue was quickly resolved by a fire chief visit to confirm the dates on the sprinkler riser inspection tag were correct with our records. This program has really made a difference in our false alarm calls taking them from 10 per month to less than 1 per month where the alarm has a maintenance issue. Fire alarms now are usually an actual fire event like the burnt popcorn in the microwave at Burke last Wednesday around 4 am in the morning.

As of today, these are the systems in our community overdue for inspections. Some of this could be scheduling and sometimes the owners just rely on the companies to handle the inspections without awareness their system inspections are expired. I will reach out to the inspection company on record and make sure they are completed.

Ag Information center fire alarm due 5-18-26 Midwest Alarm system  
Verbio Fire annual fire alarm due 5-19-26 Midwest alarm systems  
Story County 4H Building annual fire alarm 5-18-26 Midwest Alarm  
Priority envelope annual sprinkler 4-17-26 DeMaranville Installations inc  
Mid States annual fire alarm due 5-12-26 ATech  
Farm grounds annual fire alarm 5-5-26 Per Mar  
Cornerstone Church fire alarm annual 5-15-26 Midwest alarms  
Cornerstone Church sprinkler annual 5-29-26 DeMaranville  
Cubbies semiannual hood and duct 5-6-26 Midwest alarm

### **Fleet Downsizing and Future Fire Department Needs:**

It is a priority for me that our fleet be sized correctly for our mission and all vehicles meet the 20-year life cycle of NFPA for safety reasons. There are some exceptions based on use. For instance, ladder trucks can have extended life if maintained and serviced due to their specific role on the fire ground and limited use.

On June 5<sup>th</sup>, our 23-year-old attack truck owned by the rural townships will be transferred to Green Mountain Fire Department in Marshall County. They are replacing a 1971 Dodge attack truck. The 1998 Freightliner tender/tanker truck will be taken out of service this month as well. The township has sold it to someone in agriculture. This will take our department down to 6 response vehicles (excluding the fire chief vehicle).

Future growth within the community and the lack of available daytime firefighters will necessitate vigilance on our fleet to make sure vehicle age is not a hinderance to our member's safety. Our response to an emergency cannot be plagued with vehicle breakdowns and issues. The right size based on our call type and volume should be:

- |                     |  |
|---------------------|--|
| 1) (1) Ladder truck | 4) (1) Tender/Tanker (for general city and FD use) |
| 2) (2) main engines | 5) (1) Ambulance                                   |
| 3) (1) attack truck | 6) (1) Attack/rescue/hazmat vehicle                |

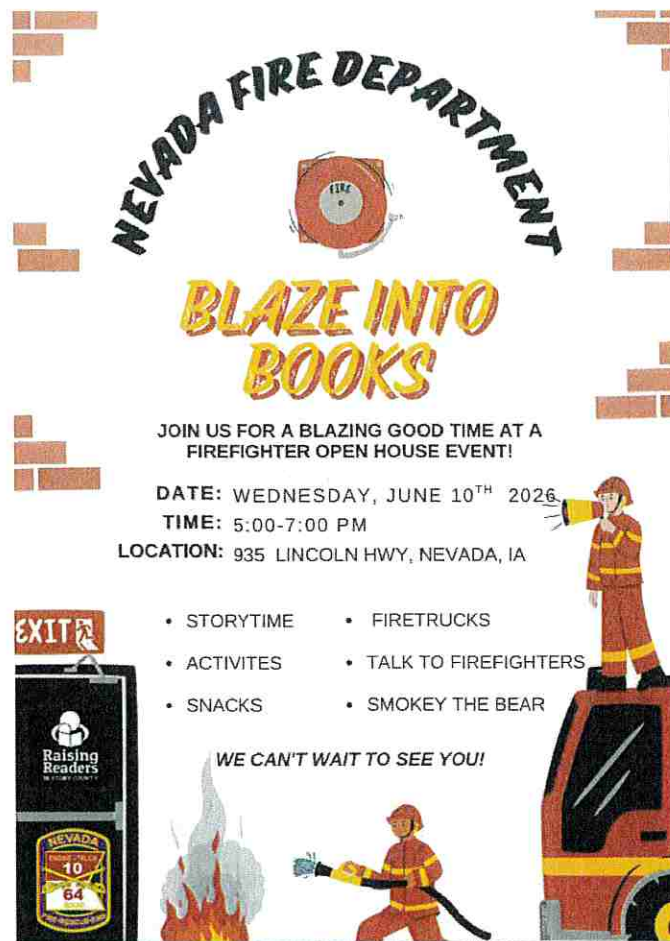
Some future tough funding decisions to improve our fire department include:

- \*Annual pump certifications of our apparatus (we used to do this until the budget did not support it).
- \*Ladder certification testing (we used to do this until the budget did not support it).
- \*SCBA annual maintenance testing
- \*New attack/min-rescue response vehicle with side sprayers for low staffing responses
- \*Replace ambulance chassis with newer remount model for increased medical call responses where no ambulance is available (Approximately 9 times per month this county does not have an ambulance available for emergencies)
- \*Part-time staff to address response shortages at critical day time hours.
- \*Increase stipend for staff responses since the demands of being a “volunteer” are more than volunteer’s expectations.
- \*Billing for ambulance runs or adding a public safety franchise fee due to state law changes to the general funds that cities can collect.

**NERIS Data:**

Since March 1, 2026 when the nation’s fire reporting system changed to the National Emergency Response Information System (NERIS), 18,000 of 30,000 fire departments are reporting. Ohio has yet to come on board. It is interesting that there are 110,000 reports entered daily with over 1,000,000 fire and EMS calls entered in this country every 10 days.

Specifically related to the topic on home oxygen fires, there were 56 home oxygen fires since March 1 in the US with 4 deaths. These numbers give you an idea how critical the fire service is to the community.



## Nevada Streets Report

- ❖ Sign installs
- ❖ Finishing up on street markers
- ❖ Patching
- ❖ Getting ready for construction
- ❖ Painting
- ❖ Sweeper demos
- ❖ City locates
- ❖ Assisting other Dept
- ❖ Regular maintenance

June 8th, 2026 Council Meeting

To: Mayor, City Council and Administrator

From: Shawn Ludwig, Water Superintendent

### Water Department Council Report

- Busy with Plant maintenance
- Reading meters.
- Doing Locates
- Doing Monthly Reports.

June 8<sup>th</sup> / 2026

## Water Pollution Control Council Report

- Regular operation, monitoring & maintenance of the wastewater treatment plant, lift stations, and remote flow basin.
- 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.
    - Contacted Ego Source for decommissioning services.
    - Submitted Closure Request Form to IDNR.
- Working with DNR to assess boiler decommissioning requirements for old facility.
  - System is disconnected.
  - DNR has been notified
- Ongoing Punch list work being logged and completed at Phase 2.
- Ongoing Warranty Work Orders completed as assigned at Phase 3.
- Replaced Oxidation Ditch 1 Anoxic Mixer.
- Attended Storm Water Pollution Prevention Plan IDNR training.
- Assessing valve replacement options for Remote Flow Basin.
- Conducting Baseline Sampling in preparation for SIU-3 Treatment Agreement.
- OVIVO, WBCI, HRG, and City assessing next step in Digester System recovery.
  - Previous recovery attempt was inconclusive.
  - Conducting plant effluent testing to determine what chemicals will be required for high strength cleaning.



June 2, 2026

To: Mayor and City Council

From: Rhonda Maier, Director of Parks and Recreation

Re: Monthly Information Report

- Completed Work/Accomplishments
  - Hattery Park Restroom Project (floor will be completed mid-June).
  - Opening of Aquatic Center.
  - SRF project temporary easements.
  - Spray/Fertilize various park grounds.
  - Lifeguard Training class completion.
  - Harrington Park concept approval for funding effort through Nevada Foundation.
  - Pool vacuum purchase.
  - Continued treatment of ponds with dye and algicide.
  - Clean-up and removal of fence line between Key COOP and Nevada Cemetery.
  
- Items Currently Working On/Gathering Information
  - Aquatic center improvement research.
  - Harrington Park development costs and presentation to Nevada Foundation for Capital Campaign.
  - 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.
  - Continued work with DNR on stocking of community ponds.
  - Gathering information and quotes for purchase of UTV with plow.
  - Tennis court crack repairs.
  - Various repairs and clean-up along the trail including erosion control, water issues, tree canopy, etc.
  - Employee evaluations.

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: June 8, 2026 Council Meeting

To: Mayor  
Nevada City Council  
City Administrator

From: Amanda Brewer, Library Director

**Nevada Public Library  
Council Report**

**MY REPORT**

Our summer reading program kicks off this Saturday in Patton Park. Our June and July program calendars are full and excitement is building. The first Downtown Market takes place on June 4<sup>th</sup> and we are ready for some fun in Patton Park with the kiddos. Devin and Mike helped us identify a pin hole natural gas leak in a non patron area and AKD was able to get that taken care of for us in a timely manner. The power outage on 6<sup>th</sup> St. caused some issues with a wire in one of our HVAC units and also fried parts of one of printer/copier machines. Both have been repaired and we are back to full operation.

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**LIBRARY BOARD OF TRUSTEES MONDAY, MAY 18, 2026, 5:00 P.M.**

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Chairperson Theresa Presley presided and convened the regular meeting of Nevada Library Board of Trustees on Monday, May 18, 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, Priscilla Gammon, Derek Grote, Theresa Presley, Allison Severson, and James Woodard. Absent: Joshua Peschel.

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, Presley, Severson, Woodard, and Gammon. 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 thermostat in the meeting room has quit working.

For Continuing Education, Amanda reviewed an overview of Website Accessibility. The State Library will be having webinars regarding how to make websites more accessible. The review lasted 15 minutes.

Motion by Board Member James Woodard, seconded by Board Member Priscilla Gammon, to approve the following consent agenda items as amended:

- (1) Approve **minutes** of the April 27, 2026 regular meeting (there was a typo in Joshua Peschel's name for roll call)
- (2) Approve May 2026 **claims** totaling \$17,324.43 (see attached list)
- (3) Accept and place on file the Director's **memo** dated May 15, 2026
- (4) Accept and place on file April 2026 financial report

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

The board reviewed the Display Policy.

**CLOSED SESSION:** Closed Session pursuant to Iowa Code Section 21.5 (1) (i) to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.

At 5:26 p.m., Motion by Board Member Emma Cassabaum, seconded by Board Member Derek Grote, to approve going INTO CLOSED SESSION. The roll being called, the following named members voted. Ayes: Cassabaum, Grote, Presley, Severson, Woodard, and Gammon. Nays: None. Chairperson Theresa Presley declared the motion carried.

At 5:50 p.m., Motion by Board Member Emma Cassabaum, seconded by Board Member Allison Severson, to approve going OUT OF CLOSED SESSION. The roll being called, the following named members voted. Ayes: Cassabaum, Severson, Woodard, Gammon, Grote, and Presley. Nays: None. Chairperson Theresa Presley declared the motion carried.

No action was taken from the closed session.

There being no further business to come before the Board, it was moved by Board Member Allison Severson, seconded by Board Member James Woodard, to adjourn the meeting. The roll being called, the following board members voted. Ayes: Severson, Woodard, Cassabaum, Gammon, Grote, and Presley. Nays: None. Chairperson Theresa Presley declared the motion carried. At 5:51 p.m. she adjourned the meeting.

ATTEST:

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

\_\_\_\_\_  
Theresa Presley, Chairperson



# 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

Date: Friday, May 22<sup>nd</sup>, 2026

Nevada Patriotic Council  
William F Ball American Legion Post #48<sup>th</sup>  
Ryan Condon  
Cell: 515-450-4850  
Email: [rycon46@hotmail.com](mailto:rycon46@hotmail.com)

RE: 2026 Memorial Day Parade

Dear Ryan,

I have received your email dated May 7, 2026, in reference to the Memorial Day Parade occurring on Monday, May 25<sup>th</sup>, 2026.

Parade assembly is to take place in the 500 block of J Avenue. The parade is scheduled to begin at about 9:45am. You are requesting a police escort to lead the parade and a fire vehicle to trail.

The parade will start from J Ave and 6<sup>th</sup> St, head north to Lincoln Highway, then turn west. The parade will continue to 1<sup>st</sup> Street then turns south. The parade continues to the east entrance of the Nevada Memorial Cemetery. Police escort will end at this point as the parade heads west into the cemetery.

There is no charge for the police escort requested, however, if an exigent situation occurs the police escort may not arrive on time or be required to leave before the parade has concluded; this would apply to fire vehicles as well. A copy of the notice will be sent to the Director of Fire and EMS Ray Reynolds. Director Reynolds will determine which units will participate.

**The request for this event is approved.**

The City of Nevada is not liable for any injuries or other claims in reference to your event. You are responsible for obtaining any liability insurance necessary to protect you against claims which may be brought in connection with this.

If you need equipment from the City of Nevada you will need to contact Nevada Streets Supervisor Joe Mousel. Mr. Mousel can be reached weekdays between 8:00 a.m. and 3:00 pm; his office number is 515-382-4813. It is your responsibility to make these arrangements. There are rental and deposit fees associated with the use of City of Nevada barricades and equipment.

Respectfully,

Chris Brandes  
Public Safety Director  
Chief of Police

Cc: Jordan Cook, Nevada City Administrator  
Joe Mousel, Nevada Streets Supervisor  
Command Staff, Nevada Public Safety Department  
Mayor and City Council Members



# 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*

Date: Thursday, May 28, 2026

Sarah Gilchrist  
President, Runners United Nevada  
runnersunitednevada@gmail.com

RE: 2026 Freedom Run

Dear Sarah:

I received your email dated Wednesday, May 27, 2026 concerning the 2026 Freedom Run. This run will be on Saturday, July 4, 2026. The run time will start at 8:00AM and finish by approximately 9:30AM.

You have indicated the race route will utilize the trail system. The route will begin in Billy Sunday Park. The race will travel west towards Wilson Pond and the trail loop just east of Indian Ridge. The race will return east on the trail system and utilize the north portion of West I Avenue before returning to Billy Sunday Park and the trail system. You have indicated you will have volunteers in high visibility vests directing traffic.

The race will continue east on the trail system until 8<sup>th</sup> Street, turning around at 8<sup>th</sup> Street and traveling west on trail system. The race will finish in Billy Sunday Field while on the trail system.

**There will be no road closures associated with this event.**

I appreciate the notice and communication related to these events. In the event you need more high visibility vests, the Nevada Public Safety Department has them for use.

Respectfully,

Chris Brandes  
Public Safety Director  
Chief of Police

Cc: Jordan Cook, Nevada City Administrator  
Joe Mousel, Nevada Streets Department Superintendent  
Rhonda Maier, Nevada Parks and Rec Director  
Command Staff, Nevada Public Safety Department  
Mayor & City Council Members



# 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

Scott Walkner  
SportsBowl  
1229 12<sup>th</sup> Street  
Nevada, Iowa 50201

Date: Tuesday, June 2, 2026

**RE: Road Closure request**

Dear Scott:

I received your email dated June 1, 2026. This road closure request is for June 6, 2026 near your business located at 1229 12<sup>th</sup> Street. The request will be in conjunction with an event you will be hosting that evening. The closure time will be from 5pm to 11pm. The following closure is requested:

- Close 12<sup>th</sup> Street north of Lincoln Highway to the south side of M Avenue

**Your request for this street closure is approved.**

You are responsible for obtaining any liability insurance necessary to protect you against any claims which may be brought in connection with these events. The City of Nevada is not liable for any injuries or other claims made by participants in your event. **You must allow access for emergency vehicles.**

As previously discussed, this road closure does not alter or modify your liquor license or licensing requirements. Alcohol sales and consumption must remain in the area indicated in your current liquor license.

You are responsible for the closure and appropriate marking. You may also contact Street Department Superintendent Joe Mousel and make arrangements for equipment to stop and/or direct traffic. Mr. Mousel can be reached Monday through Friday between 8:00 a.m. and 4:00 p.m. by calling his office at 515-382-4813. There are rental and deposit fees associated with the use of barricade equipment. It would be your responsibility to make these arrangements with Mr. Mousel.

This scanned copy should suffice if there are questions. If you prefer a copy with original signature let me know. If I missed or misconstrued something please let me know.

Respectfully

Chris Brandes  
Public Safety Director  
Chief of Police  
Nevada Public Safety Department

Cc: Jordan Cook, City Administrator  
Joe Mousel, Street Department  
Command Staff NPSD  
Mayor, City Council



# 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

Date: Tuesday, June 2, 2026

Timothy McLaughlin  
American Legion 4th of July Parade Chairman  
1331 6th Street,  
Nevada, IA 50201  
Email: [tmclaugh20@hotmail.com](mailto:tmclaugh20@hotmail.com)  
H: 515-382-1315  
C: 515-291-3198

RE: 2026 Fourth of July Parade

Dear Tim:

I have received your email dated June 1, 2026 in reference the 4<sup>th</sup> of July Parade. The parade will take place on Saturday, July 4, 2026. The parade will line up on E Avenue between 8<sup>th</sup> and 11<sup>th</sup> Streets beginning at 9:00 a.m. The parade will begin at 10:00 a.m. The parade will initially travel east to 6<sup>th</sup> Street, then north on 6<sup>th</sup> St from E Avenue until N Avenue. The parade will conclude at N Avenue.

**Your request for this event and its route are approved.**

The Nevada Public Safety Department will provide one Officer and one marked police unit to escort the parade. There are no fees associated with this service. Please remember if there is an urgent Call for Service police may not be at the parade when it starts or may have to leave during the event. Director of Fire & EMS Ray Reynolds will be notified about the fire apparatus to be included as a trailing vehicle.

You have frequently established safety as a primary concern. You have adult supervisors for children participating in the parade.

The City of Nevada is not liable for any injuries or other claims made by participants in this event; liability insurance is your responsibility, which is necessary to protect you against any claims brought in connection with this event.

Should you need street barricades, cones, or any other items please contact Street Department Superintendent Joe Mousel between 8:00 a.m. and 4:00 p.m. by calling his office at 515-382-4813. There are rental and deposit fees associated with the use of City of Nevada equipment. It is your responsibility to make these arrangements.

Should you have any other questions or concerns let me know. A scanned copy of this approval letter is sent to you via your email address.

Respectfully,

Chris Brandes  
Public Safety Director  
Chief of Police  
Nevada Public Safety Department

Cc: Jordan Cook, City Administrator  
Joe Mousel, Street Department  
Command Staff NPSD  
Mayor, City Council