



COPY

AGENDA

REGULAR MEETING OF THE NEVADA CITY COUNCIL MONDAY, OCTOBER 26, 2026 – 6:00 P.M. NEVADA CITY HALL, COUNCIL CHAMBERS – 1209 6TH STREET

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

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

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

Webinar ID: 851 5957 2027 Password: 287321

****If you would like to speak through Zoom regarding an agenda item or during public forum prior arrangements are REQUIRED. Written documents may also be submitted.***

Please call City Hall at 515-382-5466 or email emousel@cityofnevadaiaowa.org by 4:00 p.m. Monday, October 26, 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 October 12, 2026
 - B. Approve Payment of Cash Disbursements, including Check Numbers 90995-91077 and Electronic Numbers 6498-6580 (Inclusive) Totaling \$313,560.09 (See attached list)
 - C. Approve Financial Reports for Month of September, 2026
5. PUBLIC FORUM: Time set aside for comments from the public on topics of City business other than those listed on the agenda – no action may be taken. (Please keep your comments to five minutes or less.) This is an opportunity for members of the audience to bring to the Council's attention any item not listed on the agenda. Comments are limited to five (5) minutes per citizen, and the City will notify citizens when their time has expired.

Speakers may not yield their times to others, and as a general rule this is not a time for exchange of questions. The Mayor has the authority to reduce the time allowed for comment in accordance with the number of persons present and signed up to speak.

6. Approve Change Order No. 03 for 2026/27 Street Reconstruction – N Avenue from 5th Street to 8th Street from Castor Construction, LLC in the amount of \$30,368.00
7. Approve Pay App No. 02 for 2026/27 Street Reconstruction – N Avenue from 5th Street to 8th Street from Castor Construction, LLC in the amount of \$187,894.66
8. Approve Change Order No. 01 for Debris Site Driveway Grading from OnTrack in the amount of \$957.00
9. Approve Pay App No. 01 for Debris Site Driveway Grading from OnTrack in the amount of \$13,592.32
10. Approve Extended Service Agreement to Service and Maintain NFPA Compliance for all Fire Extinguishers Owned by the City of Nevada
11. Resolution No. 036 (2026/2027): A Resolution Setting the Time and Place to Conduct a Public Hearing to Consider the Sale of City Property and Delivery of Conveyance
12. Resolution No. 037 (2026/2027): A Resolution Approving Funding Recommendations for the Revitalize Nevada Business Grant Program
13. Approval of Disbursement Request for Home Buyer Assistance Program – Spaid
14. REPORTS – City Administrator/Mayor/Council/Staff
15. ADJOURN

The agenda was posted on the official bulletin board on October 23, 2026, in compliance with the requirements of the open meetings law.

Posted _____

E-Mailed _____

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MEMO FOR
REGULAR MEETING OF THE NEVADA CITY COUNCIL
MONDAY, OCTOBER 26, 2026 – 6:00 P.M.

6. Approve Change Order No. 03 for 2026/27 Street Reconstruction – N Avenue from 5th Street to 8th Street from Castor Construction, LLC in the amount of \$30,368.00
Enclosed you shall find the 3rd change order from Castor for the N Ave Project.
7. Approve Pay App No. 02 for 2026/27 Street Reconstruction – N Avenue from 5th Street to 8th Street from Castor Construction, LLC in the amount of \$187,894.66
Enclosed you shall find the second pay app from Castor for the N Ave Project.
8. Approve Change Order No. 01 for Debris Site Driveway Grading from OnTrack in the amount of \$957.00
Enclosed you shall find a change order for some work removing trees at the debris site.
9. Approve Pay App No. 01 for Debris Site Driveway Grading from OnTrack in the amount of \$13,592.32
Enclosed you shall find the invoice for the driveway at the debris site.
10. Approve Extended Service Agreement to Service and Maintain NFPA Compliance for all Fire Extinguishers Owned by the City of Nevada
Enclosed you shall find a detailed action form from Chief Reynolds providing some history and explanation as well as two RFPs for the service requested.
11. Resolution No. 036 (2026/2027): A Resolution Setting the Time and Place to Conduct a Public Hearing to Consider the Sale of City Property and Delivery of Conveyance
Enclosed you shall find the resolution setting the public hearing to sell right-of-way property to the Iowa DOT.
12. Resolution No. 037 (2026/2027): A Resolution Approving Funding Recommendations for the Revitalize Nevada Business Grant Program
Enclosed you shall find the resolution approving funding, in addition to grant information.
13. Approval of Disbursement Request for Home Buyer Assistance Program – Spaid
Enclosed you shall find a brief memo from NEDC and the approved resolution for background on the program.

NEVADA CITY COUNCIL – MONDAY, OCTOBER 12, 2026 6:00 P.M.

1. CALL TO ORDER

The City Council of the City of Nevada, Iowa, met for a meeting in the Council Chambers of Nevada City Hall located at 1209 6th Street, Nevada, Iowa. Mayor Ryan Condon, convened the meeting at 6:00 p.m. on Monday, October 12, 2026, pursuant to the rules of the Council. The agenda was posted on the official bulletin board in compliance with the open meeting law.

2. ROLL CALL

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

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

Also in attendance were: Courtney Sisson, Chris Scobba, Al Kockler, Ray Beatty, Carla Potter, Teresa Wheelock, Kathy Solko, Steve Manternach, Ann Patterson, Linda Shickell, Sue VandeKamp, Tim Hadley, Chub Myers, Mike Potter, Jim Samuelson, April & Jeff Clendenen, Shannon Anderson, Chuck Peebles, Shane Heintz, Joe Anderson, Mark Smith, Kristian Einsweiler, Ben DuBois, Austin Good, Dario Zaffarano, Janice Seibel, Kristen & BJ Moss, Cary Peterson, Dylan Gramlich, Kiley Miller, Jim & Vilene Savage, Stephanie Marsau, Jesse Wissler, K Moe, Vanessa Siefken, Savannah Cummings, Ric Martinez

3. APPROVAL OF AGENDA

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

4. Resolution No. 035 (2026/2027): A Resolution Establishing a Temporary Moratorium on the Acceptance of Applications and Issuance of Permits for Digital Asset Mining, Cryptocurrency Operations, Data Processing Centers, and Battery/Energy Storage Facilities within the City of Nevada, Iowa

Motion by Luke Spence, to approve resolution with amendment to include only Data Processing Centers, seconded by Jason Sampson, to adopt Resolution No. 035 (2026/2027): A Resolution Establishing a Temporary Moratorium on the Acceptance of Applications and Issuance of Permits for Data Processing Centers within the City of Nevada.

Motion by Luke Spence, seconded by Jason Sampson to amend the original motion to establish April 30, 2027, as the deadline for the committee to report its findings, as outlined in Section 4 of the resolution. After due consideration and discussion the roll was called. Aye: Spence, Sampson, Kelly, Ehrig, Corbin, Good. Nay: None. The Mayor declared the motion carried.

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

Motion by Andy Kelly, seconded by Jason Sampson, to approve the following consent agenda items:

- A. Approve Minutes of the Regular Meeting held on September 28, 2026
- B. Approve Payment of Cash Disbursements, including Check Numbers 90925-90994 and Electronic Numbers 6412-6497 (Inclusive) Totaling \$413,962.88 (See attached list) the First Interstate Card Purchases for the October 19, 2026 Statement, total \$9,964.11; and Sam's Club Card Purchases for October 22, 2026 Statement, total \$990.24
- C. Approve Renewal of Class C Retail Alcohol License for Deniz Gracy LLC d/b/a/ El Mezcalito, 1210 6th Street Ste 101, Effective November 18, 2026
- D. Approve invoice from Xylem for required replacement parts for Wastewater Treatment Plant in the amount of \$5,931.51

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

6. PUBLIC FORUM: Mayor Condon proclaimed October 9, 2026 as PANS and PANDAS Awareness Day.

7. Review Application and Appointment Process for Boards/Commissions

Motion by Luke Spence, seconded by Andy Kelly, to approve Board and Commission Application and Appointment Process. Motion by Luke Spence, seconded by Andy Kelly to amend the original motion to limit the application and appointment process to Council-appointed positions only and not Mayor-appointed positions. After due consideration and discussion the roll was called. Aye: Spence, Kelly, Ehrig, Corbin, Good, Sampson. Nay: None. The Mayor declared the motion carried.

8. Approve 2027 City Wellness Program

Motion by Sandy Ehrig, seconded by Henry Corbin, to approve 2027 City Wellness Program. After due consideration and discussion the roll was called. Aye: Ehrig, Corbin, Good, Sampson, Kelly, Spence. Nay: None. The Mayor declared the motion carried.

9. Update on CDBG Downtown Façade Project

City Administrator Jordan Cook gave a brief update, including plans to start this week, documents have been finalized and a meeting with the owners is scheduled.

10. ADJOURNMENT

There being no further business to come before the meeting, motion by Jason Sampson, seconded by Sandy Ehrig, to adjourn the meeting. Following voice vote, the Mayor declared the motion carried at 7:10 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Erin Mousel, City Clerk

Published: _____
Council Approved: _____

Item # 4B
 Date: 10/26/26

CITY OF NEVADA CLAIMS 10/26/26

PAYEE	DESCRIPTION	AMOUNT	CHECK#
WAGeworks/HEALTH EQUITY	FSA 2025 PMTS	611.25	6498
EFTPS	FEDERAL WITHHOLDING TAX Pay Period: 10/11/26	33,949.10	6572
RELIANCE STANDARD	RELIANCE Pay Period: 10/11/2026	1,052.10	6573
CORNISH, DEVIN	HSA Pay Period: 10/11/2026	50.00	6574
HUTTON, RYAN	HSA Pay Period: 10/11/2027	355.42	6575
SYDNES, KELLAN	HSA Pay Period: 10/11/2028	40.00	6576
FIRST INTERSTATE BANK	PD-SUPPLIES	9,964.11	6577
WAGeworks/HEALTH EQUITY	FSA 2025 PMTS	550.52	6578
SAMS CLUB	POOL-CHAIRS	990.24	6579
EMPLOYEE BEN SYST	BENEFITS PAID	1,755.88	6580
PAYROLL	PAYROLL	184.70	90995
ALLIANT	ALL-UTILITIES	4,966.41	90996
AMAZON	LIB-MATERIALS	1,863.60	90997
CENGAGE LEARNING	LIB-MATERIALS	345.40	90998
CENTER POINT	LIB-LARGE PRINT	107.78	90999
CONSUMERS ENERGY	WWT-TREATMENT	25,411.90	91000
DEMCO INC	LIB-PROCESSING SUPPLIES	513.25	91001
FOLLETT CONTENT SOL	LIB-MATERIALS	261.33	91002
GUARDIAN ALLIANCE	LIB-RECRUITMENT	102.00	91003
GUTHRIE, GARY	LIB-GARLIC PROGRAM	24.00	91004
INGRAM LIBRARY SVCS	LIB-AUDIO BOOKS/MATERIALS	599.84	91005
KELLY, EMILY	LIB-REFUND	30.00	91006
LIBRARY IDEAS	LIB-JUVENILE	178.51	91007
METRONET	ALL-INTERNET SVC	294.90	91008
MICROMARKETING	LIB-AUDIO	84.98	91009
MIDWEST TAPE	LIB-DIGITAL	966.73	91010
OVERDRIVE - CLEVELAND	LIB-OVERDRIVE FY27	2,308.25	91011
QUILL CORP	LIB-OFFICE SUPPLIES	116.17	91012
SCHENDEL PEST CONTROL	LIB-PEST CONTROL	35.00	91013
SCHMITT, DANIELLE	LIB-ADULT PROGRAM SUPPLIES	30.40	91014
SOLKO, KATHY	LIB - FURNITUR/FIXTURES	11.57	91015
VERIZON	STS-SVCS	384.50	91016
WINDSTREAM	PD/CH-PHONES	112.79	91017
AFLAC	AFLAC AFTER TAX Pay Period: 10/11/26	696.21	91018
COLLECTION SVCS CTR	CHILD SUPPORT Pay Period: 10/11/26	122.02	91019
MISSION SQUARE	DEFERRED COMPENSATION Pay Period: 10/11/26	515.00	91020
ALLIANT	STS-K AE LIGHTS	367.38	91021
AMERICAN AIR OP	PD - MORPHEW TRAINING	175.00	91022
AMERICAN PUBLIC WORKS	STS-MEMBERSHIP	632.00	91023
APWA IOWA CHAPTER	STS-CONFERENCE-JOE ,DOUG , DENNIS	750.00	91024
ARNOLD MOTOR SUPPLY	PD/STS-SUPPLIES	319.39	91025
ASTRA SECURITY	FH-KEY FOB	758.00	91026
B5 BRANDING ELITE SCREEN	SCREEN PRINTING/EMBROIDERY	75.40	91027
BEATY, RAY	EMS-CPR TRNG	30.00	91028
BITUMINOUS MATERIALS	STS PATCH OIL	586.67	91029
BRICK GENTRY PC	ALL-LEGALS	10,820.00	91030
CAPITAL SAN SUPPLY	FH/CH-JANITORIAL	445.44	91031

CENTRAL STATE GROUP	WWT-PUMP SERVICE	875.00	91032
CIT SEWER SOLUTIONS	STS STORM SEWER N AVE	3,931.29	91033
CONWAY SHIELD	FD-BUNKER GEAR #3	3,860.73	91034
VOID	VOID	VOID	91035
~~DASH SPORTS~~	~~REC-DASH~~	~~252.00~~	~~91036~~
DUDE BROS	WTR-VALVE EXERCISE	5,490.00	91037
ECOSOURCE CONSULTANTS	WWTP DECOMM	8,579.00	91038
ENGINEERED EQUIP SOL	WWT-PUMP REPAIRS/BLOWERS	4,643.88	91039
GRAINGER	WWT-LAB EQUIPMENT	526.56	91040
HAWKINS INC	WTR-CHEMICALS	4,307.18	91041
HETZLER & RHODES	WTR-MAIN BRAKE	1,750.00	91042
HOKEL	PKM-MISC	23.99	91043
HR GREEN	WWT PHASE 2/3/4 ENG	1,605.50	91044
IA STATE READY MIX	STS STORM REPAIR	1,257.80	91045
JOHN DEERE FIN	ALL-SUPPLIES	1,618.17	91046
LEAMAN, KELLY	REC-CIRL SB SCORES	22.19	91047
LOGAN CONT SUPPLY	STS INDIAN RIDGE PATCH	14,820.00	91048
MADISON NATL LIFE INS	WWTA-LIFE INS	468.31	91049
MARTIN MARIETTA	STS PATCHING	619.68	91050
MENARDS	STS LP PATCHING	31.15	91051
NEVADA COMM SCHOOL	WWT-FUEL	7,766.84	91052
NEVADA HARDWARE	ALL-SUPPLIES	367.35	91053
NEVADA HIGH SCHOOL DRAMA	RAGBRAI	400.00	91054
ORNING GLASS	KPMW-WINDOW REPAIR	4,196.01	91055
PERFECT MOTION SPORTS	REC-SB/BB	4,150.00	91056
PRATT SANI	ALL-GARBAGE SVC	1,069.67	91057
ROBBS TREE & STUMP SERV	PKM-OAK TRAIL TREE REMOVAL	1,000.00	91058
SAGE HOMES	WTR-REFUND	330.00	91059
SALTECH SYSTEMS	ADM-WP	59.95	91060
SAMPSON, KIM & STEVE	WTR-REFUND	156.88	91061
SIGLER CO	OUR NEVADA	2,711.89	91062
STAR EQUIPMENT	MAIN ST LIFT RENT	130.00	91063
STATE HYGIENIC LAB	WTR/WWT-LAB ANALYSIS	4,151.00	91064
STORY CITY BUILDING PROD	PKM-BRIDGE PLANKS	4,324.50	91065
STORY CO ANIMAL CONTROL	PD-ANIMAL CONTROL	931.00	91066
STORY CO RECORDER	RECORDING FEES	123.00	91067
TREASURER STATE OF IA	2026 TREASURE HUNT	129.26	91068
VAN WALL EQUIP	ALL-RPRS	5,586.95	91069
VAN ZANTE, HOPE	WTR-REFUND	21.63	91070
WEX BANK	CEM-FUEL	2,401.40	91071
WILLIAMSON ELECT	PKM/POOL-RPRS	834.88	91072
ZIMCO	PKM/CEM-HERBICIDE	4,130.08	91073
BIG 8 TYRE CENTER	PD-#4 TIRE RPR	92.23	91074
COUNTRY LANDSCAPING	PKM-ROTARY	1,615.02	91075
FELD EQUIPMENT	FD-HOSE APPLIANCES	952.00	91076
MENARDS	FD-STATION SUPPLIES	177.91	91077
	PAYROLL EFT (6499-6571)	106,523.07	

TOTAL ACCTS PAYABLE 313,560.09

City of Nevada

Finance Worksheet - Nevada Budget Report-Council view
 Period 09/26 (09/30/2026)

Page: 1
 Oct 23, 2026 10:22AM

Report Criteria:

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

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
FUND: 001						
	Total POLICE:	1,459,853.00	109,730.66	360,450.77	25.00%	1,099,402.23
	Total POLICE-OFFICE:	165,868.00	12,149.87	36,556.04	22.00%	129,311.96
	Total EMERGENCY MANAGEMENT:	1,700.00	136.12	299.20	18.00%	1,400.80
	Total FIRE:	275,636.00	14,717.52	124,694.12	45.00%	150,941.88
	Total EMS:	15,300.00	994.37	4,923.01	32.00%	10,376.99
	Total BUILDING INSPECTIONS:	69,923.00	4,029.94	13,473.33	19.00%	56,449.67
	Total ANIMAL CONTROL:	4,500.00	.00	2,418.67	54.00%	2,081.33
	Total ANIMAL CONTROL-OWNER:	1,500.00	.00	.00	0.00%	1,500.00
	Total LIBRARY:	635,690.00	41,338.25	140,023.57	22.00%	495,666.43
	Total PARKS:	.00	.00	2,275.96	0.00%	2,275.96-
	Total PARK MAINTENANCE:	525,116.00	35,301.94	168,698.20	32.00%	356,417.80
	Total PARKS-AHTLETIC FIELDS:	.00	.00	2,595.00	0.00%	2,595.00-
	Total FOUR-PLEX COMPLEX:	.00	591.17	1,270.52	0.00%	1,270.52-
	Total POOL:	288,212.00	17,203.05	128,329.83	45.00%	159,882.17
	Total RECREATION:	.00	.00	7.90	0.00%	7.90-
	Total ADULT PROGRAMS/ACTIVITIES:	4,430.00	.00	.00	0.00%	4,430.00

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total COMMUNITY HEALTH/WEELNESS:		1,000.00	.00	2,320.50	232.00%	1,320.50-
Total SENIOR ACTIVITY:		6,000.00	.00	.00	0.00%	6,000.00
Total CEMETERY:		173,525.00	14,846.37	49,667.00	29.00%	123,858.00
Total FIELD HOUSE:		368,839.00	29,140.12	88,130.63	24.00%	280,708.37
Total SENIOR COMMUNITY CENTER:		9,396.00	905.07	3,499.29	37.00%	5,896.71
Total BASEBALL SOFTBALL:		39,765.00	1,858.46	2,840.89	7.00%	36,924.11
Total YOUTH BASKETBALL:		16,765.00	.00	.00	0.00%	16,765.00
Total VOLLEYBALL:		4,153.00	107.65	1,242.65	30.00%	2,910.35
Total FLAG FOOTBALL:		8,459.00	145.15	970.15	11.00%	7,488.85
Total CURL:		3,230.00	1,299.00	1,299.00	40.00%	1,931.00
Total ECONOMIC DEVELOPMENT:		7,000.00	.00	.00	0.00%	7,000.00
Total PLANNING & ZONING:		144,743.00	8,252.37	25,133.80	17.00%	119,609.20
Total RAGBRAI:		.00	.00	9,335.28	0.00%	9,335.28-
Total MAYOR/COUNCIL/CITY MGR:		18,414.00	545.02	1,638.06	9.00%	16,775.94
Total COUNCIL:		12,095.00	.00	5,552.34	46.00%	6,542.66
Total CITY ADMINISTRATOR:		16,700.00	89.88	1,650.85	10.00%	15,049.15

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total CLERK/TREASURER/ADM:	447,998.00	29,780.97	94,874.67	21.00%	353,123.33
	Total LEGAL SERVICES/ATTORNEY:	207,000.00	12,245.00	33,064.00	16.00%	173,936.00
	Total CITY HALL/GENERAL BLDGS:	150,719.00	10,904.84	37,941.83	25.00%	112,777.17
	Total TORT LIABILITY:	71,160.00	.00	67,644.63	95.00%	3,515.37
	Total TRANSFERS IN/OUT:	226,472.00	.00	.00	0.00%	226,472.00
	Total FUND: 001:	5,381,161.00-	346,312.79-	1,412,821.69-	26.00%	3,968,339.31-
HOTEL MOTEL						
	Total CHRISTMAS LIGHTS:	800.00	.00	.00	0.00%	800.00
	Total 4TH OF JULY:	6,200.00	.00	9.99	0.00%	6,190.01
	Total LINCOLN HWY DAYS:	2,500.00	2,500.00	2,500.00	100.00%	.00
	Total TRANSFERS IN/OUT:	800.00	.00	.00	0.00%	800.00
	Total HOTEL MOTEL:	10,300.00-	2,500.00-	2,509.99-	24.00%	7,790.01-
ROAD USE TAX						
	Total FLOOD CONTROL:	27,400.00	1,208.39	9,978.93	36.00%	17,421.07
	Total ROADS, BRIDGES, SIDEWALKS:	874,343.00	53,056.30	200,066.12	23.00%	674,276.88
	Total STREET LIGHTING:	61,000.00	4,506.57	13,325.75	22.00%	47,674.25
	Total PAVEMENT MARKINGS:	10,000.00	.00	1,279.68	13.00%	8,720.32
	Total SNOW REMOVAL:	92,482.00	.00	.00	0.00%	92,482.00

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total TRANSFERS IN/OUT:	454,622.00	200,000.00	200,000.00	44.00%	254,622.00
	Total ROAD USE TAX:	1,519,847.00-	258,771.26-	424,650.48-	28.00%	1,095,196.52-
EMPLOYEE BENEFITS						
	Total TRANSFERS IN/OUT:	1,074,537.00	.00	.00	0.00%	1,074,537.00
	Total EMPLOYEE BENEFITS:	1,074,537.00-	.00	.00	0.00%	1,074,537.00-
RUT CAPITAL						
	Total ROADS, BRIDGES, SIDEWALKS:	320,000.00	.00	347,892.50	109.00%	27,892.50-
	Total RUT CAPITAL:	320,000.00-	.00	347,892.50-	109.00%	27,892.50
LOCAL OPTION SALES TAX						
	Total POLICE:	80,000.00	26,631.27	37,329.53	47.00%	42,670.47
	Total STREET LIGHTING:	65,000.00	5,099.76	13,221.49	20.00%	51,778.51
	Total TREES & WEEDS:	20,000.00	.00	8,723.68	44.00%	11,276.32
	Total WATER,AIR,MOSQUITO CONTRO:	10,000.00	.00	2,886.70	29.00%	7,113.30
	Total OTHER HEALTH/SOCIAL SERV:	40,000.00	.00	.00	0.00%	40,000.00
	Total PARK MAINTENANCE:	500.00	.00	.00	0.00%	500.00
	Total CEMETERY:	5,000.00	.00	.00	0.00%	5,000.00
	Total HALLOWEEN:	250.00	.00	.00	0.00%	250.00
	Total HISTORICAL SOCIETY:	5,500.00	3,680.00	3,680.00	67.00%	1,820.00

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total HISTORIC PRESERVATION:	2,000.00	.00	.00	0.00%	2,000.00
	Total ECONOMIC DEVELOPMENT:	65,000.00	25,000.00	25,000.00	38.00%	40,000.00
	Total PLANNING & ZONING:	60,000.00	30,000.00	30,500.00	51.00%	29,500.00
	Total CHRISTMAS LIGHTS:	4,800.00	.00	.00	0.00%	4,800.00
	Total OTHER COMM & ECO DEV:	4,000.00	.00	.00	0.00%	4,000.00
	Total CITY ADMINISTRATOR:	40,000.00	5,540.16	8,665.62	22.00%	31,334.38
	Total LEGAL SERVICES/ATTORNEY:	1,500.00	.00	.00	0.00%	1,500.00
	Total OTHER GENERAL GOVERNMENT:	20,000.00	1,395.40	2,808.17	14.00%	17,191.83
	Total TRANSFERS IN/OUT:	1,280,000.00	1,005,000.00	1,005,000.00	79.00%	275,000.00
	Total LOCAL OPTION SALES TAX:	1,703,550.00-	1,102,346.59-	1,137,815.19-	67.00%	565,734.81-
TAX INCREMENT FINANCING						
	Total ECONOMIC DEVELOPMENT:	361,828.00	.00	.00	0.00%	361,828.00
	Total TRANSFERS IN/OUT:	1,390,951.00	.00	.00	0.00%	1,390,951.00
	Total TAX INCREMENT FINANCING:	1,752,779.00-	.00	.00	0.00%	1,752,779.00-
LMI-SUBFUND						
	Total HOUSING & URBAN RENEWAL:	140,000.00	.00	.00	0.00%	140,000.00
	Total LMI-SUBFUND:	140,000.00-	.00	.00	0.00%	140,000.00-
ECONOMIC DEVELOPMENT						

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total HOUSING & URBAN RENEWAL:	180,000.00	.00	.00	0.00%	180,000.00
	Total ECONOMIC DEVELOPMENT:	180,000.00-	.00	.00	0.00%	180,000.00-
CEMETARY CIP/LAND						
	Total CEMETERY:	3,000.00	.00	.00	0.00%	3,000.00
	Total CEMETARY CIP/LAND:	3,000.00-	.00	.00	0.00%	3,000.00-
LIBRARY TRUST						
	Total LIBRARY-DONATED:	18,000.00	671.31	6,576.80	37.00%	11,423.20
	Total LIBRARY-STATE INFRASTRUCT:	4,000.00	.00	.00	0.00%	4,000.00
	Total LIBRARY TRUST:	22,000.00-	671.31-	6,576.80-	30.00%	15,423.20-
SCORE-UNDESIGNATED						
	Total PARK MAINTENANCE:	6,290.00	.00	.00	0.00%	6,290.00
	Total SCORE-UNDESIGNATED:	6,290.00-	.00	.00	0.00%	6,290.00-
SCORE O&M						
	Total PARK MAINTENANCE:	300.00	.00	.00	0.00%	300.00
	Total SCORE O&M:	300.00-	.00	.00	0.00%	300.00-
NORTH STORY BASEBALL						
	Total BASEBALL SOFTBALL:	5,000.00	.00	.00	0.00%	5,000.00
	Total NORTH STORY BASEBALL:	5,000.00-	.00	.00	0.00%	5,000.00-
SENIOR CENTER TRUST						
	Total SENIOR COMMUNITY CENTER:	4,500.00	.00	5,295.00	118.00%	795.00-

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total SENIOR CENTER TRUST:	4,500.00-	.00	5,295.00-	118.00%	795.00
PARK OPEN SPACE						
	Total PARK MAINTENANCE:	35,000.00	462.00	5,762.00	16.00%	29,238.00
	Total FOUR-PLEX COMPLEX:	5,500.00	.00	.00	0.00%	5,500.00
	Total PARK OPEN SPACE:	40,500.00-	462.00-	5,762.00-	14.00%	34,738.00-
TRAIL MAINTENANCE						
	Total TRAIL SYSTEM-BIKE/WALK:	15,000.00	.00	1,226.32	8.00%	13,773.68
	Total TRAIL MAINTENANCE:	15,000.00-	.00	1,226.32-	8.00%	13,773.68-
DANIELSON TRUST						
	Total LIBRARY-DONATED:	40,500.00	4,972.25	10,924.00	27.00%	29,576.00
	Total DANIELSON TRUST:	40,500.00-	4,972.25-	10,924.00-	27.00%	29,576.00-
4TH OF JULY TRUST						
	Total 4TH OF JULY:	500.00	.00	.00	0.00%	500.00
	Total 4TH OF JULY TRUST:	500.00-	.00	.00	0.00%	500.00-
COMMUNITY BAND						
	Total MUSEUM/BAND/THEATRE:	1,400.00	.00	1,450.00	104.00%	50.00-
	Total COMMUNITY BAND:	1,400.00-	.00	1,450.00-	104.00%	50.00
PUBLIC ART FUND						
	Total COMMUNITY BEAUTIFICATION:	5,000.00	.00	257.50	5.00%	4,742.50
	Total PUBLIC ART FUND:	5,000.00-	.00	257.50-	5.00%	4,742.50-
DEBT SERVICE						

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total CBD PROJECT 8.9M:	1,292,950.00	.00	.00	0.00%	1,292,950.00
	Total 2019B CIP WORK:	960,450.00	.00	.00	0.00%	960,450.00
	Total DEBT SERVICE:	2,253,400.00-	.00	.00	0.00%	2,253,400.00-
RAILROAD CROSSING IMP						
	Total RAILROAD CROSSINGS:	60,000.00	.00	.00	0.00%	60,000.00
	Total RAILROAD CROSSING IMP:	60,000.00-	.00	.00	0.00%	60,000.00-
SIDEWALK IMPROVEMENTS						
	Total SIDEWALKS:	50,000.00	.00	19.98	0.00%	49,980.02
	Total SIDEWALK IMPROVEMENTS:	50,000.00-	.00	19.98-	0.00%	49,980.02-
2024 CIP STS IMPROV PRO						
	Total ROADS, BRIDGES, SIDEWALKS:	350,000.00	.00	.00	0.00%	350,000.00
	Total 2024 CIP STS IMPROV PRO:	350,000.00-	.00	.00	0.00%	350,000.00-
2026 TRUNKLINE						
	Total ROADS, BRIDGES, SIDEWALKS:	.00	16,066.30	167,075.00	0.00%	167,075.00-
	Total 2026 TRUNKLINE:	.00	16,066.30-	167,075.00-	0.00%	167,075.00
2026 CIP ST/WTR/STRM PROJECT						
	Total ROADS, BRIDGES, SIDEWALKS:	3,500,000.00	314,580.65	413,235.65	12.00%	3,086,764.35
	Total 2026 CIP ST/WTR/STRM PROJECT:	3,500,000.00-	314,580.65-	413,235.65-	12.00%	3,086,764.35-
2024 BRIDGE REPAIRS						
	Total ROADS, BRIDGES, SIDEWALKS:	.00	8,908.50	10,663.50	0.00%	10,663.50-

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total 2024 BRIDGE REPAIRS:	.00	8,908.50-	10,663.50-	0.00%	10,663.50
	HARRINGTON PARK PROJECT					
	Total PARKS:	220,000.00	163.00	163.00	0.00%	219,837.00
	Total HARRINGTON PARK PROJECT:	220,000.00-	163.00-	163.00-	0.00%	219,837.00-
	TRAIL CIP RESERVE PROJ					
	Total TRAIL SYSTEM-BIKE/WALK:	150,000.00	3,286.50	21,425.50	14.00%	128,574.50
	Total TRAIL CIP RESERVE PROJ:	150,000.00-	3,286.50-	21,425.50-	14.00%	128,574.50-
	ARP FUNDS					
	Total WASTSEWATER COLLECTION:	500,000.00	.00	500,000.00	100.00%	.00
	Total ARP FUNDS:	500,000.00-	.00	500,000.00-	100.00%	.00
	CDBG DT FAÇADE PROJ					
	Total ECONOMIC DEVELOPMENT:	.00	.00	3,526.00	0.00%	3,526.00-
	Total CDBG DT FAÇADE PROJ:	.00	.00	3,526.00-	0.00%	3,526.00
	WATER					
	Total WATER-PLANT/PUMPS:	1,059,366.00	108,708.67	322,395.42	30.00%	736,970.58
	Total WATER-LINES-INST & O&M:	104,884.00	5,276.63	13,980.10	13.00%	90,903.90
	Total WATER ACCOUNTING:	420,921.00	29,639.41	95,715.05	23.00%	325,205.95
	Total TRANSFERS IN/OUT:	839,150.00	589,150.00	589,150.00	70.00%	250,000.00
	Total WATER:	2,424,321.00-	732,774.71-	1,021,240.57-	42.00%	1,403,080.43-
	WATER DEPOSITS					

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total WATER ACCOUNTING:	20,000.00	.00	.00	0.00%	20,000.00
	Total WATER DEPOSITS:	20,000.00-	.00	.00	0.00%	20,000.00-
WATER 2012C/2020B BOND						
	Total WTR 2012C BOND:	189,150.00	.00	.00	0.00%	189,150.00
	Total WATER 2012C/2020B BOND:	189,150.00-	.00	.00	0.00%	189,150.00-
WATER CAPITAL REVOLVING						
	Total WATER:	58,000.00	13,096.88	13,096.88	23.00%	44,903.12
	Total WATER-PLANT/PUMPS:	245,000.00	52,882.00	57,182.00	23.00%	187,818.00
	Total WATER CAPITAL REVOLVING:	303,000.00-	65,778.88-	70,278.88-	23.00%	232,721.12-
JORDAN WELL						
	Total WATER-PLANT/PUMPS:	81,500.00	.00	.00	0.00%	81,500.00
	Total JORDAN WELL:	81,500.00-	.00	.00	0.00%	81,500.00-
SEWER						
	Total WASTEWATER PLANT:	1,738,964.00	80,016.52	315,943.86	18.00%	1,423,020.14
	Total WASTSEWATER COLLECTION:	100,458.00	5,440.54	17,744.18	18.00%	82,713.82
	Total WASTEWATER ACCOUNTING:	302,661.00	18,591.15	63,409.82	21.00%	239,251.18
	Total TRANSFERS IN/OUT:	375,000.00	75,000.00	75,000.00	20.00%	300,000.00
	Total SEWER:	2,517,083.00-	179,048.21-	472,097.86-	19.00%	2,044,985.14-
SEWER SRF REVOLVING						
	Total WWWT DEBT:	2,984,468.00	.00	.00	0.00%	2,984,468.00

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total SEWER SRF REVOLVING:	2,984,468.00-	.00	.00	0.00%	2,984,468.00-
WASTEWATER SEWER LINE NORTH						
	Total SEWER/SEWAGE DISPOSAL:	500,000.00	.00	.00	0.00%	500,000.00
	Total SEWER/SEWAGE DISPOSAL:	500,000.00	.00	.00	0.00%	500,000.00
	Total WASTEWATER SEWER LINE NORTH:	1,000,000.00-	.00	.00	0.00%	1,000,000.00-
SEWER CONSTRUCTION						
	Total TRANSFERS IN/OUT:	3,282,573.00	.00	.00	0.00%	3,282,573.00
	Total SEWER CONSTRUCTION:	3,282,573.00-	.00	.00	0.00%	3,282,573.00-
SEWER CAP IMP PROJECT						
	Total WASTSEWATER COLLECTION:	.00	3,144.64	18,793.44	0.00%	18,793.44-
	Total SEWER CAP IMP PROJECT:	.00	3,144.64-	18,793.44-	0.00%	18,793.44
SEWER EQUIP REVOLVING						
	Total WASTEWATER PLANT:	54,400.00	.00	12,159.00	22.00%	42,241.00
	Total SEWER EQUIP REVOLVING:	54,400.00-	.00	12,159.00-	22.00%	42,241.00-
SRF SPONSORED PROJECT						
	Total WASTSEWATER COLLECTION:	1,050,000.00	34,419.06	49,893.13	5.00%	1,000,106.87
	Total SRF SPONSORED PROJECT:	1,050,000.00-	34,419.06-	49,893.13-	5.00%	1,000,106.87-
LANDFILL/GARBAGE						
	Total LANDFILL/GARBAGE:	80,700.00	55.33	36,522.16	45.00%	44,177.84
	Total LANDFILL/GARBAGE:	80,700.00-	55.33-	36,522.16-	45.00%	44,177.84-
STORM WATER						

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total STORM WATER:	75,000.00	19,224.63	28,027.22	37.00%	46,972.78
	Total TRANSFERS IN/OUT:	500,000.00	.00	.00	0.00%	500,000.00
	Total STORM WATER:	575,000.00-	19,224.63-	28,027.22-	5.00%	546,972.78-
REVOLVING FUND						
	Total POLICE:	88,000.00	.00	50,641.90	58.00%	37,358.10
	Total FIRE:	140,200.00	.00	9,150.00	7.00%	131,050.00
	Total LIBRARY:	35,000.00	.00	748.99	2.00%	34,251.01
	Total PARK MAINTENANCE:	165,500.00	462.00	54,134.78	33.00%	111,365.22
	Total POOL:	26,500.00	1,200.00	14,320.88	54.00%	12,179.12
	Total CEMETERY:	47,000.00	4,000.00	4,000.00	9.00%	43,000.00
	Total FIELDHOUSE:	7,500.00	.00	.00	0.00%	7,500.00
	Total PLANNING & ZONING:	12,000.00	.00	.00	0.00%	12,000.00
	Total CLERK/TREASURER/ADM:	134,500.00	3,364.17	23,461.60	17.00%	111,038.40
	Total REVOLVING FUND:	656,200.00-	9,026.17-	156,458.15-	24.00%	489,741.85-
FLEXT BENEFIT REVOLVING						
	Total OTHER GENERAL GOVERNMENT:	.00	4,834.30	12,326.33	0.00%	12,326.33-
	Total FLEXT BENEFIT REVOLVING:	.00	4,834.30-	12,326.33-	0.00%	12,326.33
HEALTH INS, SELF FUND						
	Total OTHER GENERAL GOVERNMENT:	.00	50,739.90	157,568.08	0.00%	157,568.08-

Period 09/26 (09/30/2026)

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FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total HEALTH INS, SELF FUND:	.00	50,739.90-	157,566.08-	0.00%	157,566.08
	Grand Totals:	34,527,959.00-	3,158,086.98-	6,508,654.92-	19.00%	28,019,304.08-

Report Criteria:

Includes only accounts with balances or activity

Includes grand totals

[Report].ACCOUNT = none

[Report].OBJECT CODE = none

Account Number	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total FUND: 001:		5,519,244.00	561,448.34	865,119.37	16.00%	4,654,124.63
Total HOTEL MOTEL:		9,400.00	1,771.52	3,793.75	40.00%	5,606.25
Total ROAD USE TAX:		1,238,347.00	87,334.55	294,275.47	24.00%	944,071.53
Total EMPLOYEE BENEFITS:		989,803.00	67,992.31	74,262.74	8.00%	915,540.26
Total RUT CAPITAL:		362,000.00	351,123.39	355,839.65	98.00%	6,160.35
Total LOCAL OPTION SALES TAX:		1,270,000.00	141,117.83	379,978.59	30.00%	890,021.41
Total TAX INCREMENT FINANCING:		1,753,779.00	114,496.15	150,130.00	9.00%	1,603,649.00
Total LMI-SUBFUND:		80,352.00	.00	.00	0.00%	80,352.00
Total ECONOMIC DEVELOPMENT:		180,000.00	.00	.00	0.00%	180,000.00
Total RESTRICTED GIFTS:		100.00	6.93	21.43	21.00%	78.57
Total LIBRARY TRUST:		7,100.00	4,932.21	6,239.88	88.00%	860.12
Total WARREN SENIOR TRUST:		.00	.00	3,624.76	0.00%	3,624.76
Total SENIOR CENTER TRUST:		500.00	.00	.00	0.00%	500.00
Total PARK OPEN SPACE:		8,000.00	.00	4,600.00	58.00%	3,400.00
Total COLUMBARIAN MAINTENANCE:		500.00	.00	.00	0.00%	500.00
Total TRAIL MAINTENANCE:		25,000.00	25,000.00	25,000.00	100.00%	.00
Total DANIELSON TRUST:		2,000.00	.00	.00	0.00%	2,000.00

Account Number	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total 4TH OF JULY TRUST:		500.00	.00	787.50	158.00%	287.50-
Total COMMUNITY BAND:		2,300.00	.00	200.00	9.00%	2,100.00
Total PUBLIC ART FUND:		7,000.00	2,000.00	2,000.00	29.00%	5,000.00
Total DEBT SERVICE:		2,277,164.00	67,913.59	74,610.18	3.00%	2,202,553.82
Total SC/FIELDHOUSE:		.00	.00	472,791.13	0.00%	472,791.13-
Total SIDEWALK IMPROVEMENTS:		.00	.00	780.00	0.00%	780.00-
Total 2024 CIP STS IMPROV PROJ:		381,934.00	.00	.00	0.00%	381,934.00
Total 2026 CIP ST/WTR/STRM PROJECT:		4,150,000.00	.00	.00	0.00%	4,150,000.00
Total HARRINGTON PARK PROJECT:		125,000.00	125,100.00	125,387.00	100.00%	387.00-
Total TRAIL CIP RESERVE PROJ:		133,978.00	5,906.81	6,719.46	5.00%	127,258.54
Total ARP FUNDS:		399,160.00	.00	.00	0.00%	399,160.00
Total CDBG DT FAÇADE PROJ:		275,000.00	.00	25,852.00	9.00%	249,148.00
Total PERPTUAL CARE:		5,000.00	.00	.00	0.00%	5,000.00
Total PERPTUAL CARE NEW:		.00	.00	2,000.00	0.00%	2,000.00-
Total WATER:		3,303,221.00	336,994.20	977,898.81	30.00%	2,325,322.19
Total WATER DEPOSITS:		20,000.00	575.00	3,020.00	15.00%	16,980.00

Account Number	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total WATER PLANT UPGRADE RSR:		250,000.00	205,286.72	216,484.46	86.00%	34,515.54
Total WATER 2012C/2020B BOND:		189,150.00	189,150.00	189,150.00	100.00%	.00
Total WATER CAPITAL REVOLVING:		206,000.00	201,204.58	203,146.37	99.00%	2,853.63
Total SEWER:		5,935,700.00	445,426.91	1,293,391.19	22.00%	4,642,308.81
Total SEWER SRF REVOLVING:		3,322,573.00	6,083.30	13,828.52	0.00%	3,308,744.48
Total SEWER CONSTRUCTION:		120,000.00	1,236.69	6,373.69	5.00%	113,626.31
Total SEWER EQUIP REVOLVING:		85,000.00	78,123.18	78,149.74	92.00%	6,850.26
Total SRF SPONSORED PROJECT:		1,050,000.00	.00	.00	0.00%	1,050,000.00
Total LANDFILL/GARBAGE:		82,700.00	6,156.45	18,508.57	22.00%	64,191.43
Total STORM WATER:		197,200.00	17,542.51	53,132.08	27.00%	144,067.92
Total REVOLVING FUND:		600,000.00	486,709.55	529,829.05	88.00%	70,170.95
Total FLEXT BENEFIT REVOLVING:		.00	3,041.34	9,832.34	0.00%	9,832.34-
Total HEALTH INS, SELF FUND:		.00	49,866.68	148,505.46	0.00%	148,505.46-
Total OTHER INTERNAL SERV FUN:		.00	737.47	2,280.13	0.00%	2,280.13-
Grand Totals:		34,564,705.00	3,591,147.21	6,616,543.32	19.00%	27,948,161.68

GENERAL

Account Number	Title	Last Report On Hand	Received	Disbursed	Balance
GENERAL					
Total 001:		4,500,538.45	656,610.27	441,474.72-	4,715,674.00
HOTEL MOTEL					
Total 002:		17,555.12	1,771.52	2,500.00-	16,826.64
ROAD USE TAX					
Total 110:		1,964,778.03	87,334.55	258,771.26-	1,793,341.32
EMPLOYEE BENEFITS					
Total 112:		154,042.66	67,992.31	.00	222,034.97
RUT CAPITAL					
Total 113:		195,697.65	351,123.39	.00	546,821.04
LOCAL OPTION SALES TAX					
Total 121:		1,253,528.72	141,117.83	1,102,346.59-	292,299.96
TAX INCREMENT FINANCING					
Total 125:		1,389,264.66	114,495.15	.00	1,503,759.81
LMI-SUBFUND					
Total 126:		480,228.65	.00	.00	480,228.65
RESTRICTED GIFTS					
Total 167:		3,365.46	13.86	6.93-	3,372.39
CEMETARY CIP/LAND					
Total 168:		27,286.44	.00	.00	27,286.44
LIBRARY TRUST					
Total 169:		7,664.77	4,932.21	671.31-	11,925.67
WARREN SENIOR TRUST					
Total 170:		3,624.76	.00	.00	3,624.76
FIRE TRUST					
Total 171:		19,297.37	.00	.00	19,297.37
SCORE O&M					
Total 173:		292.28	.00	.00	292.28
NORTH STORY BASEBALL					
Total 174:		8,346.30	.00	.00	8,346.30
SENIOR CENTER TRUST					
Total 175:		7,688.51	.00	.00	7,688.51
GATES HALL PIANO					
Total 176:		21,017.51	.00	.00	21,017.51
ASSET FORFEITURE					
Total 177:		13,475.82	.00	.00	13,475.82
PARK OPEN SPACE					
Total 179:		149,525.48	462.00	924.00-	149,063.48
COLUMBARIAN MAINTENANCE					
Total 180:		6,156.89	.00	.00	6,156.89
TRAIL MAINTENANCE					
Total 181:		91,004.37	25,000.00	.00	116,004.37
DANIELSON TRUST					
Total 182:		286,428.29	.00	4,972.25-	281,456.04
LIB BLDG TRUST					
Total 183:		218.65	.00	.00	218.65
TREES FOREVER					
Total 184:		5,044.29	.00	.00	5,044.29
4TH OF JULY TRUST					
Total 185:		1,625.54-	.00	.00	1,625.54-
COMMUNITY BAND					
Total 186:		2,152.66	.00	.00	2,152.66
PUBLIC ART FUND					
Total 187:		3,715.28	2,000.00	.00	5,715.28
DEBT SERVICE					
Total 200:		482,320.88	67,913.59	.00	550,234.47

CH CAMPUS PROJ

Account Number	Title	Last Report On Hand	Received	Disbursed	Balance
CH CAMPUS PROJ					
Total 301:		648.98	.00	.00	648.98
LIBRARY ADDITION					
Total 302:		9,419.13	.00	.00	9,419.13
SC/FIELDHOUSE					
Total 304:		606,610.74	.00	.00	606,610.74
RAILROAD CROSSING IMP					
Total 305:		15,499.95-	.00	.00	15,499.95-
SPLASHPAD PROJECT					
Total 306:		737,065.15	.00	.00	737,065.15
SIDEWALK IMPROVEMENTS					
Total 307:		149,525.34	.00	.00	149,525.34
2024 CIP STS IMPROV PRO					
Total 309:		312,641.25-	.00	.00	312,641.25-
2026 TRUNKLINE					
Total 311:		162,573.70-	.00	16,066.30-	178,640.00-
2026 CIP ST/WTR/STRM PROJECT					
Total 313:		2,858,612.60	.00	314,580.65-	2,544,031.95
2024 BRIDGE REPAIRS					
Total 314:		1,695.00	.00	8,908.50-	7,213.50-
WEST INDUSTRIAL PARK					
Total 316:		29,138.88-	.00	.00	29,138.88-
2024HMA OVERLAY F&G					
Total 318:		12,000.00-	.00	.00	12,000.00-
HARRINGTON PARK PROJECT					
Total 319:		11,536.34	125,100.00	163.00-	136,473.34
TRAIL CIP RESERVE PROJ					
Total 321:		66,059.00	5,906.81	3,286.50-	68,679.31
ARP FUNDS					
Total 322:		100,840.02	.00	.00	100,840.02
CDBG DT FAÇADE PROJ					
Total 327:		219,937.58	.00	.00	219,937.58
PERPTUAL CARE					
Total 500:		186,389.08	.00	.00	186,389.08
HATTERY TRUST					
Total 501:		5,000.00	.00	.00	5,000.00
PERPTUAL CARE NEW					
Total 502:		2,000.00	.00	.00	2,000.00
WATER					
Total 600:		6,379,092.12	337,011.70	732,792.21-	5,983,311.61
WATER DEPOSITS					
Total 601:		101,176.87	2,050.00	2,625.00-	100,601.87
WATER PLANT UPGRADE RSR					
Total 602:		2,368,063.61	205,286.72	.00	2,573,350.33
WATER 2012C/2020B BOND					
Total 605:		200,016.73	189,150.00	.00	389,166.73
WATER CAPITAL REVOLVING					
Total 607:		450,910.56	201,204.58	65,778.88-	586,336.26
JORDAN WELL					
Total 608:		88,534.78	.00	.00	88,534.78
WTR CAPITAL PROJECTS					
Total 609:		42,248.30-	.00	.00	42,248.30-
SEWER					
Total 610:		6,636,545.02	445,426.91	179,048.21-	6,902,923.72
SEWER SRF REVOLVING					
Total 611:		2,955,007.83	8,083.30	.00	2,961,091.13

SEWER CONSTRUCTION

Account Number	Title	Last Report On Hand	Received	Disbursed	Balance
SEWER CONSTRUCTION					
Total 615:		863,002.46	1,816.59	579.90-	864,239.15
SEWER CAP IMP PROJECT					
Total 616:		1,144,864.81-	.00	3,144.64-	1,148,009.45-
SEWER EQUIP REVOLVING					
Total 617:		470,595.48	76,123.18	.00	546,718.66
SRF SPONSORED PROJECT					
Total 618:		278,568.59-	.00	34,419.06-	312,987.65-
LANDFILL/GARBAGE					
Total 670:		19,840.70-	6,156.45	55.33-	13,739.58-
STORM WATER					
Total 740:		1,117,882.10	17,542.51	19,224.63-	1,116,199.98
REVOLVING FUND					
Total 810:		1,367,164.31	1,002,445.27	514,761.89-	1,854,847.69
FLEXT BENEFIT REVOLVING					
Total 812:		41,365.86	3,041.34	4,834.30-	39,572.90
HEALTH INS, SELF FUND					
Total 813:		180,818.04	49,886.68	50,739.90-	179,964.82
OTHER INTERNAL SERV FUN					
Total 830:		358,229.93	737.47	.00	358,967.40
Grand Totals:		37,629,002.89	4,195,736.19	3,762,675.96-	38,062,063.12

Item # 6
Date: 10/26/26

CONTRACT MODIFICATION #3

Project: 2026/27 Street Reconstruction - N. Ave. 5th to 8th

Owner: City of Nevada

Contractor: Castor Construction, LLC

This Contract Modification is issued to incorporate the following additional work into the Contract. Pricing for the 18-inch RCP is based on the same unit price used in the previous contract modification.

Location: N Avenue, from the alley between 6th Street and 7th Street to the intake at 7th Street.

Description	Quantity	Unit Price	Amount
18" RCP	208 LF	\$146.00/LF	\$30,368.00
~~SW-501 Boxes*~~	~~2 EA~~	~~\$1,310.00/EA~~	~~\$2,620.00~~
Total Contract Modification Amount:			\$32,988.00

* Materials only.

Remove line item; Included partial payment on existing bid item in Pay Estimate #2

Total = 30,368.00

This modification adjusts the Contract Sum by ~~\$32,988.00~~ to **\$30,368.00**. All other terms and conditions of the Contract remain unchanged.

Accepted By:

Owner: _____

Date: _____

Contractor: _____

Date: 10/19/26

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

CITY OF NEVADA IOWA
PUBLIC WORKS DEPARTMENT
ESTIMATE
Date 10/19/2026

ACCOUNT NUMBER: 0
PURCHASE ORDER: 0
CONTRACT DATE: 6/15/2026
ORIGINAL CONTRACT AMOUNT: \$866,685.01
ADJUSTED CONTRACT AMOUNT: \$1,056,177.81

NO		DESCRIPTION	UNITS	PRICE	CONTRACT	QUANTITIES		REMAINING (+/-)	CONTRACT	ADJUSTED	COMPLETED	REMAINING (+/-)	CHANGE ORDER
DIVISION 1-GENERAL (NOT USED)													
DIVISION 2-EARTHWORK													
2.01		Topsoil, On-site	CY	\$17.50	1,174.00		106.50	1,067.50	\$20,545.00			\$1,863.75	1
2.02		Excavation, Class 10, Roadway and Borrow	CY	\$10.00	1,511.00		1,007.30	503.70	\$5,110.00			\$5,037.00	2
2.03		Excavation, Class 10, Waste	CY	\$9.00	1,078.00		718.70	359.30	\$9,702.00			\$9,468.30	3
2.04		Subgrade Preparation	SY	\$3.00	5,239.80		2,475.00	2,764.80	\$17,716.40			\$17,425.00	4
2.05		Subgrade Treatment, Geogrid Type 1	SY	\$3.00	5,825.00		3,162.05	2,763.55	\$17,777.10			\$17,486.15	5
2.06		Subbase, Modified Subbase, 6"	SY	\$11.25	5,825.00		3,162.05	2,763.55	\$35,694.13			\$35,091.08	6
DIVISION 3- (Not Used)													
3.01		Replacement of Unsuitable Backfill Material	CY	\$95.00	50.00		0.00	50.00	\$4,750.00			\$0.00	7
DIVISION 4 - SEWERS AND DRAINS													
4.01		Storm Sewer, Trenched, RCP Class III, 15"	LF	\$129.00	40.00		46.00	58.00	\$5,160.00			\$5,934.00	8
4.02		Storm Sewer, Trenched, PVC, 12"	LF	\$200.00	8.00		75.00	(32.00)	\$1,600.00			\$4,000.00	9
4.03		Subdrain, Type 2, 6" PVC	LF	\$222.00	1,805.40		4.00	1,049.40	\$38,718.80			\$23,068.80	1
4.04		Subdrain Outlets, A-1, 6"	EA	\$600.00	10.00		6.00	4.00	\$3,000.00			\$3,600.00	2
4.05		Spot Repairs by Pipe Replacement, RCP Class III, 18"	EA	\$300.00	10.00		2.00	1.00	\$1,500.00			\$1,800.00	3
4.06		Spot Repairs by Pipe Replacement, RCP Class III, 18"	EA	\$500.00	3.00		0.00	1.00	\$500.00			\$500.00	4
4.07		Spot Repairs by Pipe Replacement, RCP Class III, 18"	EA	\$500.00	1.00		0.00	1.00	\$500.00			\$500.00	5
4.08		Spot Repairs by Pipe Replacement, RCP Class III, 18"	EA	\$889.00	251.00		188.00	53.00	\$22,339.00			\$17,622.00	6
4.09		Spot Repairs by Pipe Replacement, RCP Class III, 18"	LF	\$193.00	10.00		0.00	10.00	\$1,930.00			\$4,717.00	7
DIVISION 5 - WATER MAINS AND APPURTENANCES (NOT USED)													
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01		Manhole, SW-301, 48"	EA	\$5,260.00	2.00		2.00	0.00	\$10,520.00			\$0.00	
6.02		Manhole, SW-401, 48"	EA	\$7,016.00	4.00		3.55	1.45	\$28,064.00			\$7,016.00	
6.03		Inlet, SW-501	EA	\$4,088.00	8.00		3.64	4.36	\$32,704.00			\$14,800.32	
6.04		Inlet, SW-502 (48")	EA	\$4,685.00	1.00		1.00	0.00	\$4,685.00			\$0.00	
6.05		Inlet, SW-507	EA	\$5,680.00	1.00		0.00	0.00	\$5,680.00			\$0.00	
6.06		Inlet, SW-541	EA	\$10,160.00	1.00		2.00	1.00	\$10,160.00			\$0.00	
6.07		Manhole Adjustment, Minor	EA	\$7,500.00	2.00		1.00	1.00	\$7,500.00			\$7,500.00	
6.08		Remove Manhole	EA	\$750.00	8.00		2.00	2.00	\$1,500.00			\$1,500.00	
6.09		Remove Inlet	EA	\$500.00	9.00		5.00	4.00	\$4,500.00			\$2,000.00	
DIVISION 7 - STREETS AND RELATED WORK													
7.01		Curb and Gutter, 2.5' 7"	LF	\$35.50	2,381.00		1,054.60	1,316.40	\$84,525.50			\$37,793.30	
7.02		Pavement, ST, 4 IN, Asphalt, Base Course, 3/4 IN, PG58-28S	TON	\$119.00	851.70		0.00	851.70	\$101,352.30			\$0.00	
7.03		Pavement, ST, 1.5 IN, Asphalt, Intermediate Course, 1/2 IN, PG58-28S	TON	\$151.00	319.40		0.00	319.40	\$48,229.40			\$0.00	
7.04		Pavement, ST, 1.5 IN, Asphalt, Surface Course, 1/2 IN, PG58-28S	TON	\$151.00	319.40		0.00	319.40	\$48,229.40			\$0.00	
7.05		Removal of Sidewalk	SY	\$7.50	444.00		243.80	200.20	\$3,330.00			\$1,828.50	
7.06		Removal of Driveway	SY	\$7.50	891.70		123.80	467.50	\$4,437.25			\$3,509.25	
7.07		Sidewalk, PCC, 4 in.	SY	\$76.50	265.30		178.10	87.20	\$20,295.45			\$13,624.65	
7.08		Sidewalk, PCC, 6 in.	SY	\$97.00	268.40		109.40	168.00	\$23,350.80			\$8,734.80	
7.09		Detectable Warning	SF	\$60.00	160.00		40.00	120.00	\$9,600.00			\$7,200.00	
7.10		Driveway, Paved, Type A, 6"	SY	\$79.50	846.30		265.40	580.50	\$51,380.85			\$21,178.80	
7.11		Driveway, Paved, Type A, 7"	SY	\$99.00	84.78		0.00	84.78	\$8,385.30			\$8,385.30	
7.12		Driveway, Granular, 6"	SY	\$13.30	165.10		0.00	165.10	\$2,196.83			\$2,196.83	
7.13		Pavement Removal	SY	\$5.70	4,594.00		2,260.25	2,333.75	\$26,185.80			\$13,302.38	
DIVISION 8 - TRAFFIC CONTROL													
8.01		Painted Pavement Markings, High-Build	STA	\$840.00	2.15		0.00	2.15	\$1,806.00			\$0.00	
8.02		Temporary Traffic Control	LS	\$9,140.00	1.00		0.40	0.60	\$9,140.00			\$3,255.00	
DIVISION 9 - SITEWORK AND LANDSCAPING													
9.01		Conventional Seeding, Seeding, Fertilizing, and Mulching, Type 1	AC	\$8,000.00	0.50		0.00	0.50	\$4,000.00			\$0.00	
9.02		Watering	M GAL	\$63.00	149.40		0.00	149.40	\$9,412.20			\$0.00	
9.03		Filter Sock, 9 in.	LF	\$1.90	860.00		0.00	860.00	\$1,634.00			\$0.00	
9.04		Filter Socks, Removal	LF	\$90.10	860.00		0.00	860.00	\$86.00			\$0.00	
9.05		Inlet Protection Device, Gate Inlet Sediment Bag	EA	\$185.00	8.00		0.00	8.00	\$1,480.00			\$0.00	
9.06		Inlet Protection Device, Manhole Well	EA	\$185.00	6.00		4.00	2.00	\$1,110.00			\$740.00	
9.07		Inlet Protection Device, Maintenance	EA	\$100.00	14.00		0.00	14.00	\$1,400.00			\$0.00	
TOTAL											\$188,492.80		
PREVIOUS PAYMENTS											\$230,746.05		
TOTAL											\$230,746.05		

Item # 7
Date: 10/26/26

ACCOUNT NUMBER:
PURCHASE ORDER:
CONTRACT DATE:
ORIGINAL CONTRACT AMOUNT:
ADJUSTED CONTRACT AMOUNT:

CITY OF NEVADA IOWA
PUBLIC WORKS DEPARTMENT
ESTIMATE
Date

PROJECT NAME:
LOCATION(S):
CONTRACTOR:
ADDRESS:

2025/2026 NEVADA STREET RECON
(N AVENUE)
Caster Construction
4761 NE 20th Street
Fort Dodge, Iowa

10/19/2026
2

10/19/2026
2

10/19/2026
2

10/19/2026
2

10/19/2026
2

NO	DESCRIPTION	UNITS	PRICE	QUANTITIES			REMAINING (+/-)	PRICE			REMAINING (+/-)
				CONTRACT	ADJUSTED	COMPLETED		CONTRACT	ADJUSTED	COMPLETED	
10	DIVISION 10 - DEMOLITION (NOT USED)										
11	DIVISION 11 - MISCELLANEOUS										
11.01	Mobilization	LS	\$66,250.00	1.00		0.40	0.60	\$66,250.00		\$26,500.00	\$39,750.00
11.02	Maintenance of Solid Waste Collection	LS	\$1,800.00	1.00		0.40	0.60	\$1,800.00		\$720.00	\$1,080.00
11.03	Concrete Washout	LS	\$500.00	1.00		0.40	0.60	\$500.00		\$200.00	\$300.00
CHANGE ORDER NEW ITEMS											
CO1 - 1	48" of 15" Storm Pipe for Storm MH Realignment	LS	\$8,270.00	1.00		1.00	0.00	\$8,270.00		\$8,270.00	\$0.00
CO1 - 2	Proposed 18" RCP Storm Sewer from SW-401 to SW-541	LS	\$11,690.00	1.00		1.00	0.00	\$11,690.00		\$11,690.00	\$0.00
CO2 - 2	Reid Pipe Collection Collar at Privately Aligned SW-541	LS	\$2,500.00	1.00		1.00	0.00	\$2,500.00		\$2,500.00	\$0.00
CO2 - 3	Storm Sewer, Trenched, RCP Class III, 18"	LF	\$416.00	462.00		413.50	48.50	\$67,452.00		\$60,371.00	\$7,081.00
TOTALS:								\$959,597.01		\$431,588.36	\$501,415.35

41%
ADJUSTMENT:
LESS: 3% RETAINED:
NET TOTAL:
LESS PREVIOUS PAYMENTS:
AMOUNT PAYABLE THIS ESTIMATE:

\$431,588.36
\$12,897.66
\$418,690.70
\$200,746.05
\$197,944.65

10/19/2026
2

10/19/2026
2

10/19/2026
2

10/19/2026
2

10/19/2026
2

10/19/2026
2

10/19/2026
2



NEVADA, IOWA 50201
PH: 515-620-6832
Joe@ontrackiowa.com

Item # 8
Date: 10/26/26

WORK ORDER

DATE: 10/22/26
WO # 1
RE: Tree Removal

ATTN: City of Nevada

ITEM DESCRIPTION	AMOUNT
**Additional Work 10/13/26 - Grubbed trees and pushed into brush pile on the south side of the property as requested by Joe Mousel	
LABOR & EQUIPMENT	
JD 245 Excavator @ \$195.00/ HR x 2.5 Hours	\$ 487.50
JD 333P Skidloader @ \$110.00/ HR x 1 Hour	\$ 110.00
Foreman @ \$85.00/ HR x 1 Hour	\$ 85.00
Excavator Operator @ \$75.00/ HR x 2.5 Hours	\$ 187.50
10% Mark-up	\$ 87.00
TOTAL	\$ 957.00

THANK YOU FOR YOUR BUSINESS!

Field Management Professional

Daily Time Card Report

Date: 10/22/2026

Time: 04:35:52 PM

Project ID: 2627NV	Foreman: Kristofer Donner	Date: Tuesday, October 13, 2026
Project Name: Nevada Dumpsite Driveway	Foreman ID: 83	Crew Time: 7:00 AM to 7:00 PM

Time Card Transferred On: 10/13/2026 9:58:52 PM

Approval Person #1: Zachary Mitchell

Employee Name	Cost Codes →	1-1-0010 MOBILIZATION	2-1-0020 EXCAVATION & GRADING FOR NEW DRIVEWAY	2-5-0030 3" ROADSTONE DRIVEWAY	2-500-0010 **EXTRA WORK ORDER - GRADING & EXCAVATION	Total Hours		
Chad Smith (Per Diem) (Start Time: 7:00 AM Stop Time: 06:00 PM)	72(Class A Op)		7.5		2.5	10.00		
	72(Laborer)	1				1.00		
	Notes: No lunch							
	Employee Total:	1.00	7.50	0.00	2.50	11.00	0.00	0.00
Kristofer Donner (Start Time: 06:30 AM Stop Time: 06:00 PM)	83(Class C Op)		4.5	4.5	1	10.00		
	83(Foreman)	1.5				1.50		
	Notes: No lunch							
	Employee Total:	1.50	4.50	4.50	1.00	11.50	0.00	0.00
Totals:		2.50	12.00	4.50	3.50	22.50		

Equipment Description	Cost Codes →	1-1-0010 MOBILIZATION	2-1-0020 EXCAVATION & GRADING FOR NEW DRIVEWAY	2-5-0030 3" ROADSTONE DRIVEWAY	2-500-0010 **EXTRA WORK ORDER - GRADING & EXCAVATION	Total Hours		
2020 John Deere 245G Excavator (CL A OP)	EX-14		7.5		2.5	10.00		
	Operator: Chad Smith (72)							
2025 JD 333P Compact Track Loader (CL C OP)	SK-18		4.5	4.5	1	10.00		
Totals:			12.00	4.50	3.50	20.00		

Item # 9
Date: 10/26/26



**INVOICE

1435 W F Ave
Nevada, IA 50201
PH# 515-620-6832
joe@ontrackiowa.com

DATE: 8/10/2026
2627NV-1
RE: Dumpsite Driveway Grading
Nevada, Iowa
TO: City of Nevada

ITEM	ITEM DESCRIPTION	QNTY	UNIT	UNIT PRICE	TOTAL
1	MOBILIZATION	1	LS	\$ 750.00	\$ 750.00
2	EXCAVATE FOR DRIVEWAY	1	LS	\$ 3,800.00	\$ 3,800.00
3	HAUL EXCAVATED SOILS ON SITE AND LEVEL	1	LS	\$ 2,100.00	\$ 2,100.00
4	PLACE OWNER FURNISHED DRIVEWAY CULVERT	1	LS	\$ 1,100.00	\$ 1,100.00
5	GRADE DRIVEWAY TO DRAIN	1	LS	\$ 750.00	\$ 750.00
6	3" ROADSTONE DRIVEWAY	98.46	TONS	\$ 42.00	\$ 4,135.32
CHANGE ORDERS					
CO#1	TREE REMOVAL	1	LS	\$ 957.00	\$ 957.00
INVOICE TOTAL					\$ 13,592.32

*PLEASE MAKE CHECKS PAYABLE TO ON TRACK CONSTRUCTION, LLC

THANK YOU FOR YOUR BUSINESS!

COUNCIL ACTION FORM

AGENDA ITEM: Request for extended service agreement to service and maintained NFPA compliance for all fire extinguishers owned by the City of Nevada

HISTORY: The RFP was sent out to three vendors seeking a vendor to maintain all fire extinguishers owned by the city. NFPA 10, the *Standard for Portable Fire Extinguishers* requires all fire extinguishers be inspected by a service provider on an annual basis. During the life of the fire extinguisher there are designated tests where the extinguisher must be discharged, refilled, hydrostatic tested (5 years), and replaced.

The RFP was sent out with the assumption the city owned 118 fire extinguishers. Dick's Fire Extinguisher Company, Inc., has provided this service since 2010 and has built up an accurate inventory list showing the city actually owns 174 fire extinguishers. The Field House and the new Waste Water plant added additional extinguishers to the inventory.

THE PROPOSALS: Proposals from Dick's Fire Extinguisher Company and Pye-Barker were submitted to the city.

Dicks: The proposal was complete and 100% compliant with the original RFP. They based their quote off their database of extinguishers to account for the completed inventory and each fire extinguisher date to include those coming up on their 5-year hydro test. They included proof of insurance, copies of licenses for all technicians, historical documentation of business, and proof of NFPA certifications as requested by the RFP. The total inspection, testing, and maintenance of all extinguishers for the next 3-years will cost \$8553.85. Dick's Fire Extinguisher Company has a specially designed vehicle to complete all work but hydrostatic testing on site as the RFP required.

Pye-Barker: The proposal was not complete and lacked key requirements of the RFP. They simply bid \$10 per extinguisher. Dispatch fee, refilling fee, and fuel surcharge and did not take into account the upcoming number of extinguishers due for major testing. They did indicate all extinguishers will have to travel off site to Des Moines for refilling and additional fees of \$233 would apply for each trip to and from Nevada. A base fee to only inspect the 174 fire extinguishers is \$5,391 without service, refilling, testing, and only 1 trip fee added (assuming none need removed if just inspected and retagged).

CONCLUSIONS: In the past, Dick's Fire Extinguisher company has operated at all city sites autonomously with little staff involvement. They know the location of all extinguishers and keep a detailed inventory of their service and major maintenance dates. Most all of

the work is done on site and within two days to complete the entire city. When an extinguisher is discharged on a fire scene, the company responds within 2 days and fills it with no trip charge. On the days they respond, they schedule other major companies in town so the trip fee is divided out between their customers that day.

There are some concerns switching to a new vendor with uncertain trip charges based on the number of extinguishers we have due for recharge and hydro-testing could add considerable hidden fees not accounted for in the single \$10 per extinguisher quote.

As an example, for one extinguisher, Dick's charges \$3.25 for tag inspection plus their hourly service fee (completing more than 1 extinguisher per hour of course), and a shared trip charge less than \$65. To refill the extinguisher on site for a 5 lb extinguisher is \$18.75.

That same service for one extinguisher with Pye-Barker would be \$10 inspection, taking the extinguisher off site, trip charge #1 \$233, refill charge \$71, and a \$233 return trip fee #2.

On paper, the total charges look like \$5391 for Pye-Barker and \$8553.85 for Dicks Fire Extinguisher company. But the quote from Dick's accounts for all major upcoming testing needed for our entire collection of extinguishers that is not accounted for by Pye-Barker. It would take Pye- Barker only 13 trip fees to reach the same cost as Dicks. That is the equivalent of taking 6 extinguishers back and forth to their shop. We currently have 15 extinguisher that will need the 5-year hydro-static test.

Finally, the RFP from Pye-Barker is not complete and concerns of removing all extinguishers to Des Moines will certainly add many trip fees not included specifically in the bid.

This same process was completed in 2025 with Dick's continuing to inspect and service the city fire extinguishers. The highlighted sections in the original RFP sent September 15, 2026 show the sections of the RFP in which Pye-Barker did not comply.

OPTIONS:

1. Approve the RFP from Dick's Fire Extinguisher, Inc. for a complete service of all extinguishers annually for a period of 3-years totaling no more than \$8553.85
2. Accept the incomplete Pye-Barker bid and accept additional fees not listed specifically in the quote prices listed.
3. Recommend staff look at alternatives.

STAFF'S RECOMMENDED ACTION:

The Department of Public Safety in cooperation with the Street Department recommend accepting Dick's Fire Extinguisher Company based on the completeness of their RFP

submission showing full compliance with Iowa's licensing requirements, the fire extinguishers are repaired on site, and the historical inventory and knowledge they have of our fire extinguisher inventory.

Therefore, it is the recommendation of the City Administrator that Council approves Option #1.

CITY OF NEVADA, IOWA

REQUEST FOR PROPOSALS

FIRE EXTINGUISHER INSPECTION, TESTING, AND MAINTENANCE SERVICES

RFP Issue Date: September 15, 2026

Proposal Deadline: Oct —30 Calendar Days After Issue Date

Agreement Term: Three Years

1. Invitation

The City of Nevada, Iowa, is requesting proposals from qualified fire extinguisher service providers to perform annual inspection, testing, maintenance, refilling, repair, and replacement services for approximately 118 portable fire extinguishers located at eight City facilities. The city is happy with our current services and is seeking to provide contract transparency by opening a new RFP.

The selected provider must furnish all labor, equipment, materials, replacement parts, inspection tags, documentation, transportation, and other services necessary to maintain the City's portable fire extinguishers in accordance with the current adopted edition of NFPA 10, Standard for Portable Fire Extinguishers, manufacturer requirements, and all applicable federal, state, and local regulations.

2. Contract Term

The City intends to award a three-year contract. The anticipated contract period is: August 1, 2026 through August 31, 2029

Pricing must be provided for each year of the contract. Any proposed price increase must be clearly identified in the proposal. The City reserves the right to terminate the contract for unsatisfactory performance or failure to comply with contract requirements.

3. Scope of Services

The selected provider shall:

Conduct an annual inspection of approximately 118 portable fire extinguishers located at eight City facilities.

Perform all required maintenance and testing in accordance with NFPA 10, including six-year internal maintenance and hydrostatic testing when required.

Verify that each extinguisher is:

In its designated location;

Properly mounted and accessible;

Appropriate for the identified hazard;

Free from damage, corrosion, leakage, or obstruction;

Properly charged and within required testing intervals; and
Equipped with a legible operating label, inspection tag, tamper seal, hose, nozzle, and safety pin, as applicable.

Attach a completed inspection or service tag to each extinguisher.

Perform required extinguisher refilling, recharging, repair, and maintenance.

Provide replacement extinguishers when an extinguisher is condemned, obsolete, damaged beyond repair, or otherwise unsuitable for continued service.

Complete all routine inspections, maintenance, refilling, and replacement work on site at City facilities whenever practical.

Maintain the ability to provide temporary or loaner extinguishers when an extinguisher must be removed from a city facility for specialized testing or service.

Ensure that no City facility is left without the required level of fire extinguisher protection while equipment is being serviced.

4. Service Locations

The extinguishers are distributed among eight City facilities within Nevada, Iowa. The quantity of 118 extinguishers is approximate. The City may add, remove, or relocate extinguishers during the contract term. Any changes shall be billed using the unit prices submitted with the proposal.

5. Pricing Proposal

The proposer must provide a complete fee schedule. Pricing shall include labor, travel, equipment, inspection tags, documentation, administrative costs, and all other expenses necessary to perform the annual inspections.

Annual Inspection Fee

Contract Year Fee to Inspect 118 Extinguishers at Eight Facilities

Year 1 \$ _____

Year 2 \$ _____

Year 3 \$ _____

Total Three-Year Cost \$ _____

Additional Services and Unit Pricing

Additional annual extinguisher inspection	\$ _____ each
ABC dry-chemical extinguisher recharge—5 lb.	\$ _____ each
ABC dry-chemical extinguisher recharge—10 lb.	\$ _____ each
Carbon dioxide extinguisher recharge	\$ _____ each
Water extinguisher refill/service	\$ _____ each

Wet-chemical/Class K extinguisher recharge	\$_____ each
Six-year internal maintenance	\$_____ each
Hydrostatic testing	\$_____ each
Replacement 5 lb. ABC extinguisher	\$_____ each
Replacement 10 lb. ABC extinguisher	\$_____ each
Replacement Class K extinguisher	\$_____ each
Replacement carbon dioxide extinguisher	\$_____ each
Replacement water extinguisher	\$_____ each
Replacement hose, nozzle, pin, seal, or gauge	\$_____ each
Wall bracket or mounting hardware	\$_____ each
Temporary or loaner extinguisher	\$_____ each
Emergency or after-hours service call	\$_____ each
Other charges—describe	\$_____ each

The proposer shall identify any services, materials, surcharges, or fees not included in the prices above. The city will not be responsible for undisclosed fees. Repairs, refilling, testing, or replacement services beyond the annual inspection fee must receive city authorization before the work is performed, except when immediate action is necessary to maintain required fire protection.

6. Contractor Qualifications

Proposals must include:

Company name, address, telephone number, email address, and primary contact person.

*A brief description of the company's experience providing commercial or governmental fire extinguisher services.

***Documentation of applicable licenses, certifications, and technician qualifications.**

*Confirmation that the company can perform on-site inspections, maintenance, refilling, and replacement services.

*Confirmation that temporary or loaner extinguishers can be supplied when equipment is removed for service.

*Proof of insurance or confirmation that required insurance coverage will be provided before the contract begins.

*A completed pricing proposal.

*Any exceptions to the requirements of this RFP.

7. Proposal Evaluation

The city may consider the following factors when evaluating proposals:

Total three-year cost;
Annual inspection fee and additional service rates;
Qualifications and experience;
Ability to perform services on site;
Technician qualifications and certifications;
Responsiveness and anticipated service time;
Ability to provide replacement and temporary extinguishers; and
Compliance with the requirements of this RFP.

The contract will be awarded to the proposer whose submission provides the best overall value to the City. The lowest-priced proposal may not necessarily be selected.

8. Proposal Submission

Proposals must be received no later than:

4pm on October 15, 2026—30 Calendar Days After RFP Issue Date

Proposals shall be clearly marked:

“Fire Extinguisher Inspection and Maintenance Services RFP”

Submit proposals to:

City of Nevada

Attn: Erin Mousel, Human Resource Director

1209 6th Street

Nevada, Iowa 50201

Email: emousel@cityofnevadaaiowa.org

Late proposals may be rejected. Proposers are responsible for ensuring their proposals are received by the deadline.

Questions concerning this RFP must be directed to:

Raymond Reynolds

Telephone: 515-382-4593

Email: rreynolds@cityofnevadaiaowa.org

9. City Rights and General Conditions

The City of Nevada reserves the right to:

- Accept or reject any or all proposals;
- Waive minor irregularities or informalities;
- Request additional information or clarification;
- Verify references and qualifications;
- Modify the anticipated service quantities;
- Cancel or reissue this RFP; and
- Select the proposal determined to be in the City's best interest.

All proposal preparation costs are the responsibility of the proposer. Proposals may become public records subject to applicable Iowa law.

The selected contractor shall comply with all applicable laws, codes, standards, safety requirements, and City policies while performing work at City facilities.

10. Acceptance

Submission of a proposal constitutes acknowledgment that the proposer has reviewed and accepts the requirements of this RFP, except for any deviations specifically identified in the proposal.

Authorized by the City of Nevada, Iowa
Erin Mousel, Human Resource Director

CITY OF NEVADA, IOWA

REQUEST FOR PROPOSALS

FIRE EXTINGUISHER INSPECTION, TESTING, AND MAINTENANCE SERVICES

RFP Issue Date: September 15, 2026

Proposal Deadline: Oct —30 Calendar Days After Issue Date

Agreement Term: Three Years

1. Invitation

The City of Nevada, Iowa, is requesting proposals from qualified fire extinguisher service providers to perform annual inspection, testing, maintenance, refilling, repair, and replacement services for approximately 118 portable fire extinguishers located at eight City facilities. The city is happy with our current services and is seeking to provide contract transparency by opening a new RFP.

The selected provider must furnish all labor, equipment, materials, replacement parts, inspection tags, documentation, transportation, and other services necessary to maintain the City's portable fire extinguishers in accordance with the current adopted edition of NFPA 10, Standard for Portable Fire Extinguishers, manufacturer requirements, and all applicable federal, state, and local regulations.

2. Contract Term

The City intends to award a three-year contract. The anticipated contract period is: August 1, 2026 through August 31, 2029

Pricing must be provided for each year of the contract. Any proposed price increase must be clearly identified in the proposal. The City reserves the right to terminate the contract for unsatisfactory performance or failure to comply with contract requirements.

3. Scope of Services

The selected provider shall;

Conduct an annual inspection of approximately 118 portable fire extinguishers located at eight City facilities.

Perform all required maintenance and testing in accordance with NFPA 10, including six-year internal maintenance and hydrostatic testing when required.

Verify that each extinguisher is:

In its designated location;

Properly mounted and accessible;

Appropriate for the identified hazard;

Free from damage, corrosion, leakage, or obstruction;

Properly charged and within required testing intervals; and
Equipped with a legible operating label, inspection tag, tamper seal, hose, nozzle, and safety pin, as applicable.

Attach a completed inspection or service tag to each extinguisher.

Perform required extinguisher refilling, recharging, repair, and maintenance.

Provide replacement extinguishers when an extinguisher is condemned, obsolete, damaged beyond repair, or otherwise unsuitable for continued service.

Complete all routine inspections, maintenance, refilling, and replacement work on site at City facilities whenever practical.

Maintain the ability to provide temporary or loaner extinguishers when an extinguisher must be removed from a city facility for specialized testing or service.

Ensure that no City facility is left without the required level of fire extinguisher protection while equipment is being serviced.

4. Service Locations

The extinguishers are distributed among eight City facilities within Nevada, Iowa. The quantity of 118 extinguishers is approximate. The City may add, remove, or relocate extinguishers during the contract term. Any changes shall be billed using the unit prices submitted with the proposal.

5. Pricing Proposal

The proposer must provide a complete fee schedule. Pricing shall include labor, travel, equipment, inspection tags, documentation, administrative costs, and all other expenses necessary to perform the annual inspections.

Annual Inspection Fee

Contract Year Fee to Inspect 118 Extinguishers at Eight Facilities

Please note: We are tracking 174 Extinguishers at your facilities (outlined below based on the 2026 annual service) and our annual costing data was formulated based on servicing these extinguishers allocated at these locations.

Additionally, our costing data will vary by year depending upon forecasted required maintenance for ABC Dry Chemical Extinguishers (6-year internal inspection/maintenance and 12-year hydrotesting) and for Water/CO2/AFFF Foam (5-year hydrotest & recharge) requirements. When you have a robust inventory such as the City of Nevada, servicing expenses will vary from year to year based upon attainment of those required service intervals. We would also respectfully suggest that if someone offers a flat rate service estimate for multiple years, they most likely are not taking these peaks and valleys of service requirements into consideration.

Furthermore, extinguishers on equipment (Street/Police/Fire) and Service Plants may be exposed to severe service environments which may require extinguishers to be replaced as opposed to hydrotesting due to untestable condition.

City Hall – Planning & Zoning	13 total extinguishers
Police Department (Offices & Vehicles)	10 total extinguishers
Waste Treatment Facilities (Lift Stations/Pump House/Main Plant)	32 total extinguishers
Public Library	5 total extinguishers
Cemetery	6 total extinguishers
Water Department	17 total extinguishers
Street Department	36 total extinguishers
Fire Department	29 total extinguishers
Senior Center	3 total extinguishers
Parks & Recreation	13 total extinguishers
Field House/Aquatic Center/Pavillion/4-Plex	10 total extinguishers

2027 Year 1 \$3142.50

2028 Year 2 ~~\$2431.35~~

2029 Year 3 \$2980.00

Total Three-Year Cost \$8553.85

Additional Services and Unit Pricing

Additional annual extinguisher inspection	\$ <u>3.50</u> each certification tag
ABC dry-chemical extinguisher recharge—2.5 lb.	\$ <u>14.75</u> each (plus parts if required which are brand specific)
ABC dry-chemical extinguisher recharge—5 lb.	\$ <u>18.75</u> each (plus parts if required which are brand specific)
ABC dry-chemical extinguisher recharge—10 lb.	\$ <u>26.75</u> each (plus parts if required which are brand specific)
ABC dry-chemical extinguisher recharge—20 lb.	\$ <u>47.75</u> each (plus parts if required which are brand specific)
Carbon dioxide extinguisher recharge 5lb	\$ <u>29.00</u> each
Carbon dioxide extinguisher recharge 10lb	\$ <u>36.00</u> each
Water extinguisher refill/service	\$ <u>19.75</u> each (plus parts if required which are brand specific)
Wet-chemical/Class K extinguisher recharge	\$ <u>110.75</u> each (plus parts if required which are brand specific)

Emergency or after-hours service call	Emergency rates are our standard rates
Other charges—describe	We provide a flat labor rate for on-site services 1-staff member -- \$55.00 2-staff members -- \$75.00
	Service Trip -- \$65 during annual service for all facilities Service Trip for extra trips throughout the year -- \$32.50

The proposer shall identify any services, materials, surcharges, or fees not included in the prices above. The city will not be responsible for undisclosed fees. Repairs, refilling, testing, or replacement services beyond the annual inspection fee must receive city authorization before the work is performed, except when immediate action is necessary to maintain required fire protection.

6. Contractor Qualifications

Proposals must include:

Company name, address, telephone number, email address, and primary contact person.

Dick's Fire Extinguisher Company, Inc.
108 E 1st Street
Woodward, IA 50276

David Vawter – Owner/Director of Operations
Mobile: (641) 485-4856
Office: (515) 438-2571

dicks.fire.extinguisher@outlook.com

*A brief description of the company's experience providing commercial or governmental fire extinguisher services.

Dick's Fire Extinguisher has provided Fire Extinguisher Inspections, Certifications and Maintenance since 1972. We currently provide annual inspections and certifications for 13 municipalities/cities, three county administrations and 12 independent school districts

throughout central Iowa. Specifically, we have provided on-site extinguisher service for the City of Nevada since 2012.

*Documentation of applicable licenses, certifications, and technician qualifications.

Attached -- Current Certifications for the City of Des Moines which required NFPA 10 testing every three years and the City of West Des Moines which is revalidated annually.

*Confirmation that the company can perform on-site inspections, maintenance, refilling, and replacement services.

We can confirm that we can provide on-site inspections, maintenance, recharging and replacement services in our specialty equipped service vehicles designed and built specifically for extinguisher maintenance and recharging. We have the shop facilities that provide us the capability for inventory management, parts storage, extinguisher warehousing and capacity to provide required hydrotesting.

Additionally, we have built a detailed extinguisher inventory for the City of Nevada which we use to forecast required 6-year maintenance and 12-year hydrotesting by extinguisher size, type and brand. These inventories are updated annually and validated as part of annual inspection and maintenance process.

*Confirmation that temporary or loaner extinguishers can be supplied when equipment is removed for service.

We have provided loaner extinguisher for the City of Nevada as required for specialty extinguishers (Water, Water Mist, AFFF (Foam) or CO2 extinguishers) when required for off site maintenance for the last 14 years.

*Proof of insurance or confirmation that required insurance coverage will be provided before the contract begins.

*A completed pricing proposal.

Attached -- note, the total pricing listing can be affected by annual price increases from manufacturers and distributors and are project over the next three years 5% to 15% through 2029.

*Any exceptions to the requirements of this RFP.

None as presented.

7. Proposal Evaluation

The city may consider the following factors when evaluating proposals:

Total three-year cost;
Annual inspection fee and additional service rates;
Qualifications and experience;
Ability to perform services on site;
Technician qualifications and certifications;
Responsiveness and anticipated service time;
Ability to provide replacement and temporary extinguishers; and
Compliance with the requirements of this RFP.

The contract will be awarded to the proposer whose submission provides the best overall value to the City. The lowest-priced proposal may not necessarily be selected.

8. Proposal Submission

Proposals must be received no later than:
4pm on October 15, 2026—30 Calendar Days After RFP Issue Date

Proposals shall be clearly marked:

“Fire Extinguisher Inspection and Maintenance Services RFP”

Submit proposals to:
City of Nevada
Attn: Erin Mousel, Human Resource Director
1209 6th Street
Nevada, Iowa 50201
Email: emousel@cityofnevadaiaowa.org

Late proposals may be rejected. Proposers are responsible for ensuring their proposals are received by the deadline.

Questions concerning this RFP must be directed to:

Raymond Reynolds
Telephone: 515-382-4593
Email: rreynolds@cityofnevadaiaowa.org

9. City Rights and General Conditions

The City of Nevada reserves the right to:

Accept or reject any or all proposals;
Waive minor irregularities or informalities;
Request additional information or clarification;
Verify references and qualifications;

Modify the anticipated service quantities;
Cancel or reissue this RFP; and
Select the proposal determined to be in the City's best interest.

All proposal preparation costs are the responsibility of the proposer. Proposals may become public records subject to applicable Iowa law.

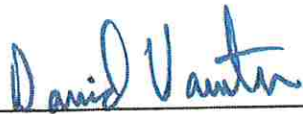
The selected contractor shall comply with all applicable laws, codes, standards, safety requirements, and City policies while performing work at City facilities.

10. Acceptance

Submission of a proposal constitutes acknowledgment that the proposer has reviewed and accepts the requirements of this RFP, except for any deviations specifically identified in the proposal.

Authorized by the City of Nevada, Iowa
Erin Mousel, Human Resource Director

Respectfully Submitted: 9 October 2026



David Vawter
Dick's Fire Extinguisher Company, Inc
108 E 1st Street
Woodward, IA 50276
Mobile: (641) 485-4856
dicks.fire.extinguisher@outlook.com

PERMIT TO INSPECT/SERVICE FIRE APPLIANCES
THROUGH DECEMBER 31, 2026

David Vawter

has been granted a permit to service, maintain, and recharge fire appliances of the type indicated on the back of this card, as provided by the City Ordinance, and when dated inspection tags approved by the Bureau bearing their signature are attached to such appliances they will be accepted as having been serviced and maintained in accordance with the rules and regulations of the Bureau.



Des Moines Fire Department
Fire Prevention Bureau

By

John F. TeKippe

Chief

PERMIT TO INSPECT/SERVICE FIRE APPLIANCES
THROUGH DECEMBER 31, 2026

Kelly Kirtz

has been granted a permit to service, maintain, and recharge fire appliances of the type indicated on the back of this card, as provided by the City Ordinance, and when dated inspection tags approved by the Bureau bearing their signature are attached to such appliances they will be accepted as having been serviced and maintained in accordance with the rules and regulations of the Bureau.



Des Moines Fire Department
Fire Prevention Bureau

By

John F. TeKippe

Chief

This permit is limited to appliances
of the type indicated by Official Punch Mark below:

- ☐ 1. Fire Extinguishers
- ☐ 2. Hood Suppression Systems
- ☐ 3. Fire Alarm Systems
- ☐ 4. Sprinkler & Standpipe Systems

Permit Holder's Signature

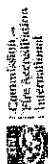
Permit # 26-937 Next Test 2029

This permit is limited to appliances
of the type indicated by Official Punch Mark below:

- ☒ 1. Fire Extinguishers
- ☐ 2. Hood Suppression Systems
- ☐ 3. Fire Alarm Systems
- ☐ 4. Sprinkler & Standpipe Systems

Permit Holder's Signature

Permit # 26-573 Next Test 2029



City of West Des Moines

Life Safety Contractor/Designer Permit

In accordance with City Code Chapter 4, *Health and Safety*, Section 3, *Alarm Systems*,

Dick's Fire Extinguisher Service

is hereby authorized by the City of West Des Moines to perform the following services within the city limits of Clive, Urbandale, Waukee and West Des Moines, Iowa:

- ☐ Alarm System Contractor
- ☐ Alarm System Installer
- ☐ Fire Suppression System Contractor
- ☐ Fire Suppression Installer
- ☒ Extinguisher Services
- ☐ Plan Review Services
- ☐ Monitoring Services

(See back for current listing of your Authorized Services)

Permit Number: E-81

January 1, 2026 to December 31, 2026

This Permit is valid from

Attest

Fire Marshal or Representative

Revised November 1, 2018

The following checked boxes indicate which services you are authorized to perform in the West Metro cities of Clive, Urbandale, Waukee and West Des Moines as determined by the Iowa State Fire Marshal Certifications and/or Other Allowable Endorsements you have provided with your application.

- ☐ Alarm System Contractor Permit
 - ☐ Fire Alarm System Contractor (1)
 - ☐ Nurse Call System Contractor (2)
 - ☐ Security Alarm System Contractor (3)
 - ☐ Alarm System Maintenance Inspection Contractor (4)
 - ☐ Dwelling Unit Alarm System Contractor (5)
 - ☐ Alarm System Component commercial and residential systems (6)
- ☐ Alarm System Installer Permit
 - ☐ Fire Alarm System Installer (1) commercial and residential systems
 - ☐ Nurse Call System Installer (2) commercial and residential systems
 - ☐ Security Alarm System Installer (3) commercial and residential systems
 - ☐ Alarm System Maintenance Inspection Installer (4) commercial and residential systems
 - ☐ Dwelling Unit Alarm System Installer (5) residential systems **ONLY**
 - ☐ Alarm System Component Installer (6) commercial and residential systems
 - ☐ Installer Assistant (7) 100% supervised by licensed installer or RME
- ☐ Fire Suppression System Contractor Permit
 - ☐ Automatic Sprinkler System Layout (1)
 - ☐ Installation of Pre-engineered Water-based Fire Suppression Systems (1a)
 - ☐ Testing and Inspection of Water-based Fire Suppression Systems (1b)
 - ☐ Special Hazards Suppression Systems (2)
 - ☐ Installation of Pre-engineered Dry Chemical and/or Wet Agent Systems (2a)
- ☐ Fire Suppression System Installer Permit
 - ☐ Automatic Sprinkler Systems (1)
 - ☐ Special Hazards Fire Systems (2)
 - ☐ Pre-engineered Kitchen Fire Extinguisher Systems (3a, 3b)
 - ☐ Pre-Engineered Industrial Fire Extinguisher Systems (3c, 3d)
 - ☐ Pre-Engineered Water-Based Fire Protection Systems in 1-2 Family Dwellings (4)
 - ☐ Installer Trainee (5)
- ☒ Fire Extinguishers Services Permit
 - ☒ Extinguisher Services
- ☐ Plan Review Services Permit
 - ☐ Fire Alarm Systems
 - ☐ Security Alarm Systems
 - ☐ Fire Suppression Systems
 - ☐ Automatic Fire Sprinkler Systems
 - ☐ Special Hazards Suppression Systems
- ☐ Monitoring Services Permit



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/7/2026

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
AssuredPartners Great Plains, LLC - AMPS
1416 Buckeye Ave
Suite 100
Ames IA 50010

CONTACT NAME: Heather Hanus
PHONE (A/C, No. Ext): 641-752-4818 FAX (A/C, No): 641-753-0557
E-MAIL ADDRESS: heather.hanus@assuredpartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: SECURA Insurance, A Mutual Company	22543
INSURER B: Progressive Northern Insurance Company	38628
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Dik's Fire Extinguisher Company, Inc
108 E 1st St
Woodward IA 50278-7738

DICKFIR-01

COVERAGES

CERTIFICATE NUMBER: 16618026

REVISION NUMBER:

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	ADDL INSD	GUAR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR	Y	Y	CP3489962	8/3/2026	8/3/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 100,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000 \$
	GENL AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	Y	Y	877888721	8/3/2026	2/3/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☐ EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$	Y	Y	CU3489963	8/3/2026	8/3/2027	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NF) If yes, describe under DESCRIPTION OF OPERATIONS below.	Y	N/A	WG3489961	8/3/2026	8/3/2027	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Nevada
1209 6th Street
Nevada IA 50201

CANCELLATION

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

Patricia Hagaman

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CITY OF NEVADA, IOWA

REQUEST FOR PROPOSALS

FIRE EXTINGUISHER INSPECTION, TESTING, AND MAINTENANCE SERVICES

RFP Issue Date: September 15, 2026

Proposal Deadline: Oct —30 Calendar Days After Issue Date

Agreement Term: Three Years

1. Invitation

The City of Nevada, Iowa, is requesting proposals from qualified fire extinguisher service providers to perform annual inspection, testing, maintenance, refilling, repair, and replacement services for approximately 118 portable fire extinguishers located at eight City facilities. The city is happy with our current services and is seeking to provide contract transparency by opening a new RFP.

The selected provider must furnish all labor, equipment, materials, replacement parts, inspection tags, documentation, transportation, and other services necessary to maintain the City's portable fire extinguishers in accordance with the current adopted edition of NFPA 10, Standard for Portable Fire Extinguishers, manufacturer requirements, and all applicable federal, state, and local regulations.

2. Contract Term

The City intends to award a three-year contract. The anticipated contract period is: August 1, 2026 through August 31, 2029

Pricing must be provided for each year of the contract. Any proposed price increase must be clearly identified in the proposal. The City reserves the right to terminate the contract for unsatisfactory performance or failure to comply with contract requirements.

3. Scope of Services

The selected provider shall:

Conduct an annual inspection of approximately 118 portable fire extinguishers located at eight City facilities.

Perform all required maintenance and testing in accordance with NFPA 10, including six-year internal maintenance and hydrostatic testing when required.

Verify that each extinguisher is:

In its designated location;

Properly mounted and accessible;

Appropriate for the identified hazard;

Free from damage, corrosion, leakage, or obstruction;

Properly charged and within required testing intervals; and
 Equipped with a legible operating label, inspection tag, tamper seal, hose, nozzle, and safety pin, as applicable.
 Attach a completed inspection or service tag to each extinguisher.
 Perform required extinguisher refilling, recharging, repair, and maintenance.
 Provide replacement extinguishers when an extinguisher is condemned, obsolete, damaged beyond repair, or otherwise unsuitable for continued service.
 Complete all routine inspections, maintenance, refilling, and replacement work on site at City facilities whenever practical.
 Maintain the ability to provide temporary or loaner extinguishers when an extinguisher must be removed from a city facility for specialized testing or service.
 Ensure that no City facility is left without the required level of fire extinguisher protection while equipment is being serviced.

4. Service Locations

The extinguishers are distributed among eight City facilities within Nevada, Iowa. The quantity of 118 extinguishers is approximate. The City may add, remove, or relocate extinguishers during the contract term. Any changes shall be billed using the unit prices submitted with the proposal.

5. Pricing Proposal

The proposer must provide a complete fee schedule. Pricing shall include labor, travel, equipment, inspection tags, documentation, administrative costs, and all other expenses necessary to perform the annual inspections.

Annual Inspection Fee

Contract Year Fee to Inspect 118 Extinguishers at Eight Facilities

Year 1 \$1,177.00 + 560 = 9 1737
 Year 2 \$1,236.00 + 560 = 8 1796
 Year 3 \$1,298.00 + 560 = 8 1858

Total Three-Year Cost \$3,711.00 → (174 ext NOT 118) \$5391

Additional Services and Unit Pricing

Additional annual extinguisher inspection	\$8.00 _____ each
ABC dry-chemical extinguisher recharge—5 lb.	\$71.00 _____ each
ABC dry-chemical extinguisher recharge—10 lb.	\$81.00 _____ each
Carbon dioxide extinguisher recharge	\$76.00 _____ each
Water extinguisher refill/service	\$48.00 _____ each

Wet-chemical/Class K extinguisher recharge	\$290.00 _____ each
Six-year internal maintenance	Included in recharge cost
Hydrostatic testing	2.5# \$108.00 _____ each 5# \$108.00 _____ each 10# \$120.00 _____ each
Replacement 5 lb. ABC extinguisher	\$108.00 _____ each
Replacement 10 lb. ABC extinguisher	\$154.00 _____ each
Replacement Class K extinguisher	\$400.00 _____ each
Replacement carbon dioxide extinguisher	5# \$327.00 _____ each 10# \$497.00 _____ each 20# \$705.00 _____ each
Replacement water extinguisher	\$276.00 _____ each
Replacement hose, nozzle, pin, seal, or gauge	A quote would be provided based on component & manufacturer prior to any work being completed.
Wall bracket or mounting hardware	OEM wall mount brackets included with each fire extinguisher. This does not include installation.
Temporary or loaner extinguisher	No cost for temporary FE.
Emergency or after-hours service call	\$160.00 per hour.
Other charges—describe	For any recharges or repairs to fire extinguishers, one additional dispatch/fuel fee of \$233.00 would apply.

The proposer shall identify any services, materials, surcharges, or fees not included in the prices above. The city will not be responsible for undisclosed fees. Repairs, refilling, testing, or replacement services beyond the annual inspection fee must receive city authorization before the work is performed, except when immediate action is necessary to maintain required fire protection.

6. Contractor Qualifications

Proposals must include:

Company name, address, telephone number, email address, and primary contact person.

Pye Barker Fire & Safety

Matt Webb

Matthew.webb@pyebarkerfs.com

515-265-8030

*A brief description of the company's experience providing commercial or governmental fire extinguisher services.

Pye Barker branch #1249 (previously Iowa Fire Equipment Co) has been providing service to the State of Iowa since 1960.

*Documentation of applicable licenses, certifications, and technician qualifications.

Documentation for all listed are available and can be provided if awarded.

*Confirmation that the company can perform on-site inspections, maintenance, refilling, and replacement services.

Pye Barker can perform on-site inspections, along with any maintenance or refilling of any of the equipment listed previously. No work would be performed by a third party or subcontractor.

*Confirmation that temporary or loaner extinguishers can be supplied when equipment is removed for service.

Any extinguisher removed would be immediately replaced with an extinguisher of equal or greater protection capacity.

*Proof of insurance or confirmation that required insurance coverage will be provided before the contract begins.

COI can be provided if contract is awarded.

*A completed pricing proposal.

Please see pricing on all line items in bold.

*Any exceptions to the requirements of this RFP. - None

7. Proposal Evaluation

The city may consider the following factors when evaluating proposals:

Total three-year cost;
Annual inspection fee and additional service rates;
Qualifications and experience;
Ability to perform services on site;
Technician qualifications and certifications;
Responsiveness and anticipated service time;
Ability to provide replacement and temporary extinguishers; and
Compliance with the requirements of this RFP.

The contract will be awarded to the proposer whose submission provides the best overall value to the City. The lowest-priced proposal may not necessarily be selected.

8. Proposal Submission

Proposals must be received no later than:
4pm on October 15, 2026—30 Calendar Days After RFP Issue Date

Proposals shall be clearly marked:

“Fire Extinguisher Inspection and Maintenance Services RFP”

Submit proposals to:
City of Nevada
Attn: Erin Mousel, Human Resource Director
1209 6th Street
Nevada, Iowa 50201
Email: emousel@cityofnevadaaiowa.org

Late proposals may be rejected. Proposers are responsible for ensuring their proposals are received by the deadline.

Questions concerning this RFP must be directed to:

Raymond Reynolds
Telephone: 515-382-4593
Email: rreynolds@cityofnevadaaiowa.org

9. City Rights and General Conditions

The City of Nevada reserves the right to:

Accept or reject any or all proposals;
Waive minor irregularities or informalities;

Request additional information or clarification;
Verify references and qualifications;
Modify the anticipated service quantities;
Cancel or reissue this RFP; and
Select the proposal determined to be in the City's best interest.

All proposal preparation costs are the responsibility of the proposer. Proposals may become public records subject to applicable Iowa law.

The selected contractor shall comply with all applicable laws, codes, standards, safety requirements, and City policies while performing work at City facilities.

10. Acceptance

Submission of a proposal constitutes acknowledgment that the proposer has reviewed and accepts the requirements of this RFP, except for any deviations specifically identified in the proposal.

Authorized by the City of Nevada, Iowa
Erin Mousel, Human Resource Director

ESTIMATE



2800 Delaware Avenue, Des Moines, IA 50317
Ph. 515-265-8030
Email: matthew.webb@pyebarkerfs.com

DATE: SEPTEMBER 15, 2026

EXPIRATION DATE: 1 DAY

SHIP
TO:

Ray Reynolds
City of Nevada
1209 6th St
Nevada, IA 50201

Bill
To:

SALESPERSON	JOB NAME	SHIPPING METHOD	SHIPPING TERMS	DELIVERY DATE	PAYMENT TERMS	DUE DATE
Matthew Webb	Annual Fire Extinguisher Inspections	DELIVERY	OUR TRUCK	UPON ARRIVAL	Net 30	UPON APPROVAL

QTY	ITEM #	DESCRIPTION	UNIT PRICE	DISCOUNT PRICE	LINE TOTAL
1	IA	Annual Fire Extinguisher inspection	\$10.00		\$10.00
				DPC CHARGE	\$78.00
				HFR CHARGE	\$37.00
				FUEL	\$114.00
ESTIMATED TOTAL PLUS APPLICABLE TAX					\$239.00

Authorized by: _____

This proposal is subject to the Pye-Barker General Terms and Conditions located at <https://pyebarkerfs.com/generalterms>. By signing or receiving services under this proposal, you acknowledge that you have reviewed such terms and conditions and that they will be incorporated into the proposal by reference. This proposal, including the incorporated General Terms and Conditions, contains the complete and final agreement between the parties with respect to the subject matter hereof. For the avoidance of doubt, any additional terms that you provide, including terms included in a purchase order or similar documents, shall be void and shall not be binding on the parties, unless expressly agreed to and incorporated by Pye-Barker. In the event of a conflict between the General Terms and Conditions and the other documents comprising of this proposal, the terms of such other documents shall control over the General Terms and Conditions.

All labor required for installation, testing or supervision, unless otherwise specified, to be performed during normal workday and workweek by Contractor qualified non-union labor. Our normal business hours are 7:30 a.m. to 4:30 p.m., Monday through Friday, except holidays.

Applicable Tax will be calculated and shown on invoices and will be additional to above total listed pricing.

Please sign and return one copy of this proposal as your acceptance, or issue a Purchase Order, and we will contact you to discuss scheduling and/or delivery.

Ray Reynolds

From: Matthew Webb <matthew.webb@pyebarkerfs.com>
Sent: Tuesday, September 15, 2026 2:02 PM
To: Ray Reynolds
Cc: Erin Mousel
Subject: RE: City of Nevada RFP

Warning: Unusual sender <matthew.webb@pyebarkerfs.com>

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

Ray,

Our office staff left me a message that you wanted general pricing on annual extinguisher inspections. If you're putting an RFB out, please send that information over to me to review and I'll send a formal bid over. Our list pricing would be \$1,409.00 for all the annual inspections including dispatch and fuel costs.

We perform all repairs/recharging/hydro testing at our facility in Des Moines. We will always leave a charged/tagged extinguisher in its place of the same size, so any building is protected at all times.

For new replacement fire extinguishers, we only offer Ansul Sentry products.

Thank you,

Matthew Webb

Outside Sales Representative

Pye-Barker Fire & Safety

Branch: (515) 265-8030

From: Ray Reynolds <RReynolds@cityofnevadaiaowa.org>
Sent: Tuesday, September 15, 2026 1:20 PM
To: Matthew Webb <matthew.webb@pyebarkerfs.com>
Cc: Erin Mousel <emousel@cityofnevadaiaowa.org>
Subject: FW: City of Nevada RFP

Mr. Webb,

I see you received my email requesting information how to send you an RFP. So I understand this, I was attempting to confirm your mailing address or email. Do you do all repairs/recharge on site? If the city had 118 extinguishers your total would be \$1409 per year? We do not like less quality extinguishers like Buckeye models or less reliable types, what brand do you currently use for replacement models? I have included Erin Mousel in this email and we can submit your proposal here or you can review the RFP and re-submit. There would be no taxes since we are a city entity that is tax exempt.

Ray Reynolds
Fire Chief
City of Nevada

From: Matthew Webb <matthew.webb@pyebarkerfs.com>
Sent: Tuesday, September 15, 2026 12:10 PM
To: Ray Reynolds <RReynolds@cityofnevadaaiowa.org>
Subject: RE: City of Nevada RFP

Warning: Unusual sender <matthew.webb@pyebarkerfs.com>

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

Ray,

I got your message wanting a quote for annual fire extinguisher inspections. Attached is a quote for one. Any additional fire extinguishers inspected would be \$10.00 additionally. If you know the amount you have and would like the quote updated, please let me know.

Thank you,

Matthew Webb
Outside Sales Representative

Pye-Barker Fire & Safety
Branch: (515) 265-8030

From: Matthew Webb <matthew.webb@pyebarkerfs.com>
Sent: Monday, June 22, 2026 10:13 AM
To: Ray Reynolds <rreynolds@cityofnevadaaiowa.org>
Cc: DJ Robinson <dj.robinson@pyebarkerfs.com>
Subject: RE: City of Nevada RFP

Ray,

Good morning, I hope this email finds you well. We just wanted to check in and see if the City has had time to put together a bid tabulation for this RFP and if this contract has been awarded yet?

Thank you,

Matthew Webb
Outside Sales Representative

Pye-Barker Fire & Safety
Branch: (515) 265-8030

From: Matthew Webb <matthew.webb@pyebarkerfs.com>
Sent: Thursday, April 30, 2026 7:52 AM
To: Ray Reynolds <rreynolds@cityofnevadaiaowa.org>
Cc: DJ Robinson <dj.robinson@pyebarkerfs.com>
Subject: City of Nevada RFP

Ray,

Thank you for the opportunity to send you a bid for your inspections on your buildings in the City of Nevada. We tried to spell this out as simple as we could, with the costs of the potentially additional items at the bottom. If there's anything that's unclear or any questions we can answer, please let me know.

Thank you,

Matthew Webb

Outside Sales Representative



Branch: (515) 265-8030

Email: matthew.webb@pyebarkerfs.com

Pye-Barker Fire & Safety
2800 Delaware Avenue
Des Moines, IA 50317

www.pyebarkerfs.com 

**Creating Peace of Mind Together
as We Protect What Matters Most.**



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RESOLUTION NO. 036 (2026/2027)

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

WHEREAS, The City of Nevada, Iowa currently owns right-of-way property, legally described as:

A parcel of land located in the SE1/4 of the SW Fractional (also shown as FRL) 1/4 of Section 18, Township 83 North, Range 23 West of the 5th Principal Meridian, Story County, Iowa as shown on Acquisition Plat Exhibit "A", attached hereto, which by this reference is made a part hereof, more particularly described as follows:

Commencing at the NE corner of the SE 1/4 of the SW FRL 1/4 of said Section 18; thence S 89°01'50"W, 14.97 feet on the north line of the SE 1/4 of the SW FRL 1/4 of said Section 18 to the Point of Beginning; thence, continuing on the north line of the SE 1/4 of the SW FRL 1/4 of said Section 18, S 89°01'50"W, 19.85 feet to the existing easterly right of way line of Interstate Route No. 35; thence S 18°57'19"W, 39.23 feet on said existing easterly right of way line; thence S 00°37'38"E, 1,279.03 feet on said existing easterly right of way line to the south line of the SE 1/4 of the SW FRL 1/4 of said Section 18; thence N 89°38'55"E, 23.00 feet on the south line of the SE 1/4 of the SW FRL 1/4 of said Section 18' thence N 00°11'32"W, 1,316.25 feet to the Point of Beginning, containing 0.84 of an acre

Subject to any and all easements of record.

As shown on the attached Exhibit A.

(The "Property").

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

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

WHEREAS, the City has determined that sale of the Property will have no significant impact on public access, that the City will not be inconvenienced by the conveyance of the interest in said Property, and that such conveyance is for the benefit of the public.

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

1. The Council desires to dispose of and convey the Property to the State of Iowa for a

purchase price of \$8,000.00.

2. The Council shall make a final determination on the proposal following a public hearing, which shall be held on November 9, 2026 at 6:00 p.m. or soon thereafter, in the City Council Chambers, 1209 6th Street, Nevada, Iowa.
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 26th day of October, 2026.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. ____
(2026/2027) be adopted.

AYES: __
NAYS: __
ABSENT: __

The Mayor declared Resolution No. ____ (2026/2027) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. ____
(2026/2027) at the regular Council Meeting of the City of Nevada, Iowa, held on the 26th day of
October, 2026.

Erin Mousel, City Clerk

EXHIBIT A

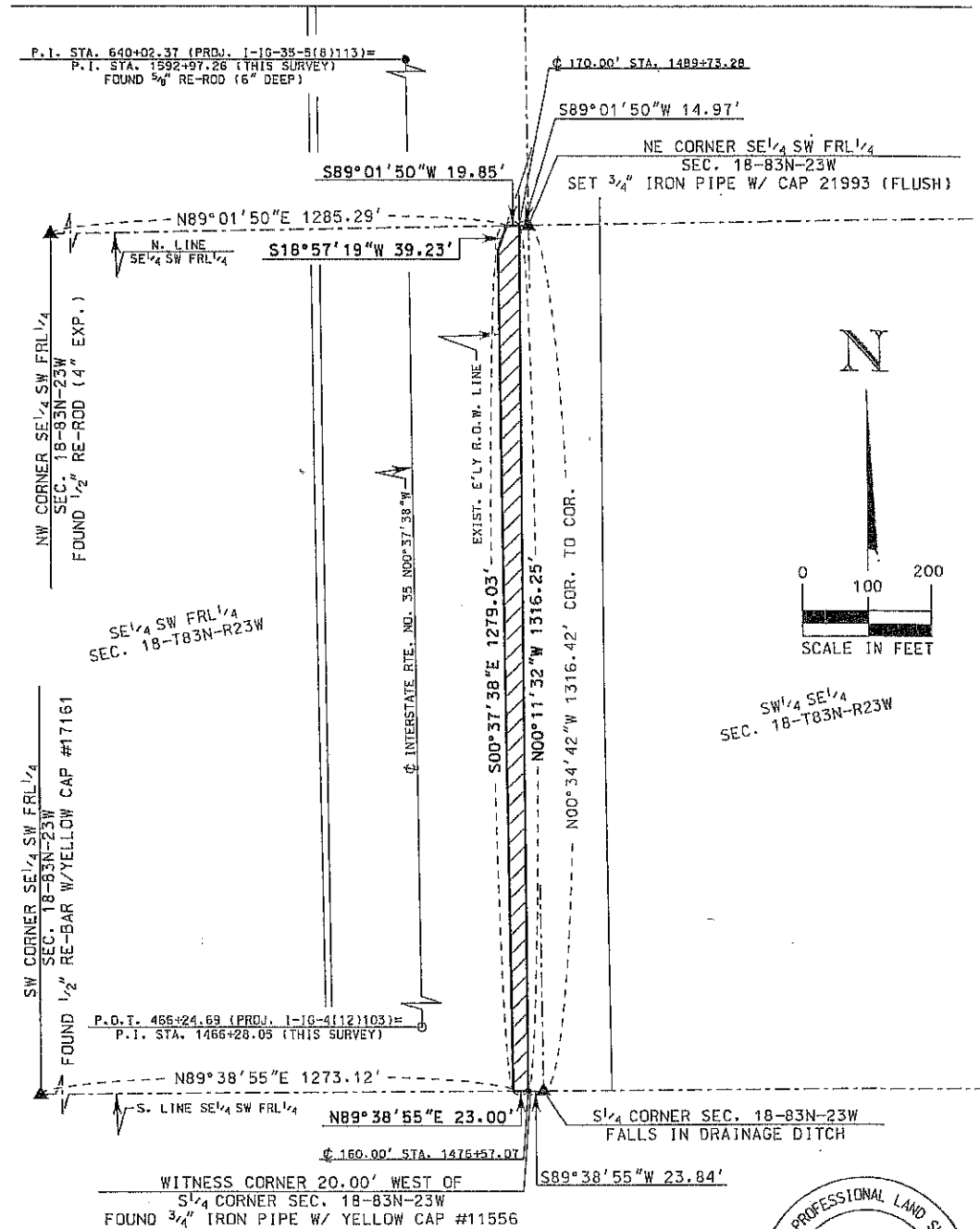
[insert Acquisition Plat]

IOWA DEPARTMENT OF TRANSPORTATION

IOWA IDOT

ACQUISITION PLAT
EXHIBIT "A"

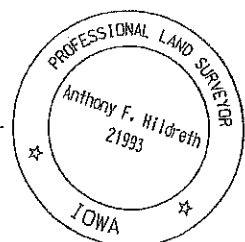
COUNTY _____ STORY _____ STATE CONTROL NO. 85-1200
 PROJECT NO. IMN-035-4(328)110--0E-85 PARCEL NO. 2
 SECTION 18 TOWNSHIP 83N RANGE 23W
 ROW - FEE 0.84 AC, EASE _____ AC, EXCESS - FEE _____ AC
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE _____
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE _____
 ACQUIRED FROM _____



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

Anthony F. Hildreth Dec 29, 2025
 Anthony F. Hildreth License No. 21993 Date

My license renewal date is December 31, 2027



DATE DRAWN DEC. 29, 2025 A.F.H.

~~EXHIBIT B~~

NOTICE OF PUBLIC HEARING CONCERNING THE SALE OF CITY PROPERTY AND
DELIVERY OF CONVEYANCE

TO WHOM IT MAY CONCERN:

NOTICE is hereby given that there is now on file in the office of the Clerk of the City of Nevada, Iowa, a Sale of Real Property and Delivery of Conveyance Resolution No. _____, under and by virtue of which it is proposed to sell and convey the following described real estate:

A parcel of land located in the SE1/4 of the SW Fractional (also shown as FRL) ¼ of Section 18, Township 83 North, Range 23 West of the 5th Principal Meridian, Story County, Iowa as shown on Acquisition Plat Exhibit "A", attached hereto, which by this reference is made a part hereof, more particularly described as follows:

Commencing at the NE corner of the SE ¼ of the SW FRL ¼ of said Section 18; thence S 89°01'50"W, 14.97 feet on the north line of the SE ¼ of the SW FRL ¼ of said Section 18 to the Point of Beginning; thence, continuing on the north line of the SE ¼ of the SW FRL ¼ of said Section 18, S 89°01'50"W, 19.85 feet to the existing easterly right of way line of Interstate Route No. 35; thence S 18°57'19"W, 39.23 feet on said existing easterly right of way line; thence S 00°37'38"E, 1,279.03 feet on said existing easterly right of way line to the south line of the SE ¼ of the SW FRL ¼ of said Section 18; thence N 89°38'55"E, 23.00 feet on the south line of the SE ¼ of the SW FRL ¼ of said Section 18' thence N 00°11'32"W, 1,316.25 feet to the Point of Beginning, containing 0.84 of an acre

Subject to any and all easements of record.

To the STATE OF IOWA for \$8,000.00 and other Valuable Considerations in connection with its improvement of Primary Road No. 35.

Said Resolution and proposal to sell and convey said real estate will come up for public hearing before the Council of the City of Nevada, Iowa at 6:00 p.m. on the 9th day of November, 2026, and said Resolution, and proposed Purchase Agreement and Quitclaim Deed are now on file in the office of the Clerk of the City of Nevada, Iowa.

For further particulars, see said Resolution, and proposed Purchase Agreement and Quitclaim Deed now on file.

City of Nevada, Iowa
By: Erin Mousel, City Clerk

RESOLUTION NO. 037 (2026/2027)

**A RESOLUTION APPROVING FUNDING RECOMMENDATIONS FOR THE REVITALIZE
NEVADA BUSINESS GRANT PROGRAM**

WHEREAS, the City of Nevada, in partnership with the Nevada Economic Development Council and Main Street Nevada, established the Revitalize Nevada Business Grant Program to encourage business development, growth, and job creation within the City; and

WHEREAS, the grant review committee has reviewed six applications and recommended the following funding awards:

<u>Applicant</u>	<u>Business</u>	<u>Award</u>
Matt Miller	Restaurant	\$7,500
Ben Dubois	Gift Shop	\$7,500
Felicia Castillo	Love Life Pole Studio	\$4,000
Amici Hayek	The Bilingual Bee	\$2,600
Sarah Bode	The Good Karma Collective	\$2,000
Wendy Nutini	A Tuneful Journey	\$1,400

NOW, THEREFORE, BE IT RESOLVED by the city council of the city of Nevada, Iowa, that the funding recommendations for the Revitalize Nevada Business Grant Program, totaling \$25,000, are hereby approved, subject to the requirements and conditions of the grant program.

Passed and approved this 26th day of October, 2026.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

Revitalize Nevada Business Grants for Job Support, Growth, and Development

Authorized and Supported by the Nevada City Council and the Nevada Economic Development Council

This program intends to encourage new businesses to locate within the City Limits of Nevada, to support job creation and retention.

Grant Requirements:

- ◆ Applicant must provide a **Letter of Interest** along with a well-detailed business plan including an Executive Summary of the business idea, market analysis and an overview of competitive strategy, operations and management detail, and financial overview (list of the financing sources, proposed start-up budget, and projected cash flows for the first two years).
- ◆ Applicant must be 18 years of age.
- ◆ Applicant will be required to answer the following questions:
 - Do you have the proper license, permit and authority to operate this business?
 - Are you current on all of your, including both individual and business, federal, state, and local tax obligations?
 - Are you currently involved in any litigation or where litigation has been threatened?
 - Have you in the past seven (7) years filed a Petition in Bankruptcy Court either as a business or individual?
 - Are you currently involved in any regulatory enforcement action relating to any business you operated?
 - In the past ten (10) years have you been convicted of any crime other than a simple misdemeanor?
 - State the names, dates, and locations of all business entities you have operated in the last seven (7) years.
- ◆ Applicant must make an appointment with the Nevada Economic Development Executive Council
- ◆ Applicant must provide an estimate of costs to locate in the City Limits of Nevada
- ◆ Business must be new to Nevada (Current Business Owners May Apply for new concepts).
- ◆ Prior to grant funds being released, copies of invoices will be required.
- ◆ Annual reports until amount is forgiven, providing updates on how the business is going and whether or not any non-financial help is needed.

Grant will fund:

- ◆ Capital expenditures related to the purchase of a building in Nevada
- ◆ Building improvements (structural or aesthetic)
- ◆ Expenses relating to the purchase of machinery, equipment or tools needed to operate the business
- ◆ Marketing or Advertising campaigns
- ◆ Signage
- ◆ Utility expenses

Grant will not fund:

- ◆ Payroll or employee compensation
- ◆ State, local or federal tax obligations
- ◆ Fines related to health or safety violations

Special consideration will be given to prospects looking to start up one of the following businesses in Nevada:

- ◆ Restaurant, Deli or other retail food service
- ◆ Recreational or entertainment venue
- ◆ Sporting goods, crafts or hobby
- ◆ Product niche and/or gift store

****Grants will be issued at a maximum of \$25,000 each**

Revitalize Nevada Business Grant Application

Applicant	Address	City, State, Zip
Primary Contact Name	Phone	E-mail
Property Owner (if different)	Address	City, State, Zip
Primary Contact Name	Phone	E-mail

Applicant Responsibilities Checklist:

- ☐ *Submit Letter of Interest*
- ☐ *Submit Business Plan w/ Cost Estimate*
- ☐ *Schedule Site Visit*
- ☐ *Meet with Nevada Economic Development Council*
- ☐ *Expected Project completion date*
- ☐ *Building Plans*

Applications are accepted at any time; however, grant awards are dependent upon available funds

The Applicant does hereby acknowledge all details of the Revitalize Nevada Business Grant Program including the placement of a lien against the property. The Applicant understands that failure to adhere to the submitted plans/specs can jeopardize funding. The applicant certifies that all information submitted with this application is true and correct.

Applicant	Date	
Office Use Only		
	Date	Signature
Letter of Interest Received		
Business Plan w/ Estimate		
Site Visit		
Met with NEDC		
Completion Date provided		
Building Plans		
Authorized Disbursement	Yes / No	

Notes & Comments:

Question

Yes No

Do you have all required licenses, permits, and legal authority to operate this business (or obtain them before opening)? ☐ ☐

Are you current on all individual and business federal, state, and local tax obligations? ☐ ☐

Are you currently involved in any pending or threatened litigation? *(If yes, explain.)* ☐ ☐

Have you filed for bankruptcy (business or personal) within the past seven (7) years? *(If yes, explain.)* ☐ ☐

Are you currently involved in any regulatory enforcement action related to a business you operate or have operated? *(If yes, explain.)* ☐ ☐

Have you been convicted of a felony or crime other than a simple misdemeanor within the past ten (10) years? *(If yes, explain.)* ☐ ☐

Business History

List the names, locations, and dates of any business entities you have owned or operated during the past seven (7) years.



Revitalize Nevada Business Grant

In partnership with the City of Nevada and Main Street Nevada

Review Committee:

Sara Clausen	Marketing Chair	NEDC
Dan Johnson	President	NEDC
Ryan Condon	Board Member & Mayor	NEDC
Courtney Sisson	Executive Director	Main Street Nevada
Leah Locke	Regional Director	Small Business Development Center

Applicants: 6

Funding Period Opened: 7/1/26

Funding Period Closed: 8/25/26

Total Funding Available: \$50,000

Funding Recommendation

Matt Miller	Restaurant	\$7,500
Ben Dubois	Gift Shop	\$7,500
Felicia Castillo	Love Life Pole Studio	\$4,000
Amici Hayek	The Bilingual Bee	\$2,600
Sarah Bode	The Good Karma Collective	\$2,000
Wendy Nutini	A Tuneful Journey	\$1,400

EXHIBIT B
FORM OF DISBURSEMENT REQUEST

Date submitted: 10/20/26

Submitted by: Jennifer Luengas-Otto, Executive Director, NEDC

Contact information: jennifer@amesalliance.com

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

Amount Requested \$ 15,000

Index of Applications attached to substantive request:

Homebuyer Assistance program App- Spaid

NEVADA ECONOMIC DEVELOPMENT
COUNCIL, INC

Jennifer Luengas-Otto, Executive Director
[Name, Title]

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

By: _____
City Administrator

RESOLUTION NO. 055 (2025/2026)

~~Resolution Authorizing Economic Development Grant to Nevada Economic Development Council, Inc.~~

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors; and

WHEREAS, a certain economic development support agreement (the "Agreement") between the City of Nevada, Iowa (the "City") and Nevada Economic Development Council, Inc. ("NEDC") has been prepared pursuant to which NEDC would administer a program (the "LMI Housing Program") to encourage the redevelopment, rehabilitation and development of housing affordable to families of low and moderate income in the City as defined in Chapter 403.17(14); and

WHEREAS, under the Agreement, the City would provide an economic development grant (the "Grant") to NEDC in a total amount not exceeding \$400,000 in order to pay a portion of the costs of the LMI Housing Program;

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

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

(a) The LMI Housing Program will add diversity and generate new opportunities for the Nevada and Iowa economies;

(b) The LMI Housing Program will generate public gains and benefits, particularly in the creation and/or retention of jobs, income and new housing opportunities, which are warranted in comparison to the amount of the proposed Grant.

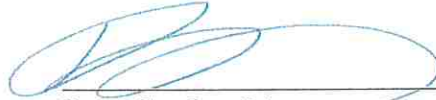
Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and funding the Grant to NEDC.

Section 3. The Grant in an amount not to exceed \$400,000 is hereby approved, subject to the terms and conditions set out in the Agreement to be entered into by NEDC and the City. The City Clerk and City Administrator, with advice from bond counsel to the City, are hereby authorized and directed to prepare any additional documentation and to make such changes to the

Agreement as are deemed necessary to carry out the purposes of this Resolution. The Mayor and the City Clerk are hereby authorized execute such documents as may be necessary to implement the Grant approved herein, including the Agreement, in substantially the form as has been presented to this City Council.

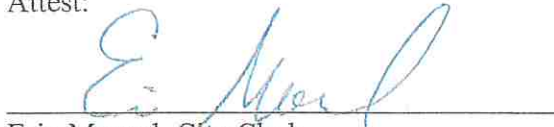
Section 4. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved March 9, 2026.



Ryan Condon, Mayor

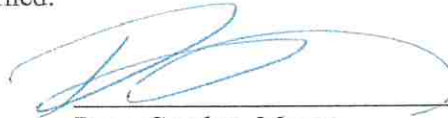
Attest:



Erin Mousel, City Clerk

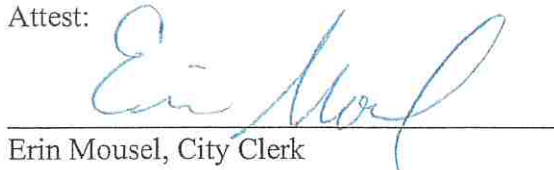
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On motion and vote the meeting adjourned.



Ryan Condon, Mayor

Attest:



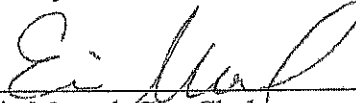
Erin Mousel, City Clerk

STATE OF IOWA
STORY COUNTY
CITY OF NEVADA

SS:

I, the undersigned, Clerk of the City of Nevada, Iowa, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to adopting a resolution to approve an economic development grant and economic development support agreement.

WITNESS MY HAND this 9th day of March, 2026.


Erin Mousel, City Clerk

ECONOMIC DEVELOPMENT SUPPORT AGREEMENT

This Economic Development Support Agreement, including Exhibits (the "Agreement") is entered into between the City of Nevada, Iowa (the "City") and Nevada Economic Development Council, Inc., ("NEDC") as of the 9th day of March, 2026 (the "Commencement Date").

WHEREAS, the City has established the Nevada Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, in connection with its provision of tax increment financing support for the construction of public infrastructure to support the development of market rate housing and pursuant to Iowa Code Section 403.22, the City has established a Low- and Moderate-Income (LMI) Set-Aside Account to fund programs benefiting LMI households, including projects eligible under the LMI Housing Program; and

WHEREAS, the County and NEDC desire to develop a program (the "LMI Housing Program") to encourage the redevelopment, rehabilitation and development of housing affordable to families of low and moderate income in the City as defined in Chapter 403.17(14); and

WHEREAS, NEDC will undertake the administration of LMI Housing Program; and

WHEREAS, NEDC has requested that the City provide financial assistance in order to assist in administering and funding the LMI Housing Program; and

WHEREAS, the City is willing to provide such financial assistance in the form of an economic development grant (the "Grant") to NEDC provided that NEDC agrees to undertake certain obligations as hereinafter set forth; and

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

WHEREAS, this Agreement has been prepared to facilitate the funding of the Grant and to set forth the understanding between the City and NEDC;

NOW THEREFORE, the parties hereto agree as follows:

A. NEDC's Covenants

1. LMI Housing Program. NEDC agrees to administer the LMI Housing Program in accordance with the eligibility requirements and guidelines set forth on Exhibit A hereto, which is incorporated herein by reference.

NEDC shall be responsible for receiving applications, reviewing applications for completeness and eligibility, maintaining program records, and recommending funding requests to the City.

2. **Grant Disbursement Requests.** NEDC agrees to submit periodic grant disbursement requests (each, a "Disbursement Request") to the City in accordance with this Section A.2. Each Disbursement Request submitted under this Section A.2 shall be in the form attached hereto as Exhibit B.

Each Disbursement Request shall be accompanied by applications approved by NEDC, include documentation required under Exhibit A, and include verification that each applicant meets LMI Housing Program eligibility requirements.

3. **Use of Grant Proceeds.** NEDC agrees that it shall not disburse or fund any incentives under the LMI Housing Program unless and until the City has approved the applicable Disbursement Request submitted by NEDC. NEDC further agrees to apply all Grant proceeds (the "Grant Proceeds") solely for the purposes set forth in Exhibit A of this Agreement and in accordance with the disbursement provisions set forth herein.

4. **Biannual Reports.** NEDC agrees to submit biannual financial and program reports to the City on or before January 1 and July 1 of each year during the Term of this Agreement. Each report shall provide a summary of LMI Housing Program activities conducted during the preceding reporting period, including the amount of Grant Proceeds disbursed under each LMI Housing Program component, the number and type of housing units assisted, and a financial accounting of all Grant Proceeds received and expended. NEDC shall also provide such supporting documentation as may reasonably be requested by the City to verify compliance with LMI Housing Program requirements.

5. **Default Provisions.**

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

- i. NEDC fails to properly submit Disbursement Requests or use the Grant Proceeds as required herein.
- ii. NEDC makes any material misrepresentation in any application, Disbursement Request, or report submitted to the City under this Agreement.
- iii. NEDC fails to maintain accurate financial records or submit an annual financial report pursuant to the terms and conditions of this Agreement.
- iv. NEDC fails to observe or perform any other material covenant on its part, to be observed or performed hereunder.

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

- i. Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.
- ii. Suspend any further Grant Disbursements hereunder until the default is cured.
- iii. Require repayment of any Grant Proceeds disbursed in violation of this Agreement.
- iv. Terminate this Agreement.

B. City's Obligations

1. **Review of Disbursement Requests; Grant Disbursements** The City staff shall review each Disbursement Request upon receipt from NEDC.

The City agrees to fund the Grant through a series of disbursements (the "Grant Disbursements" and, each individually, a "Grant Disbursement") to NEDC in a total aggregate amount not to exceed \$ 400,000 (the "Maximum Grant Amount").

Grant Disbursements shall be allocated among the LMI Housing Program components described in Exhibit A and shall not exceed the following maximum amounts for the duration of this Agreement (the "Program Caps"):

Affordable New Single Family Home Initiative: Maximum total disbursement not to exceed \$250,000

Rental Rehabilitation Program: Maximum total disbursement not to exceed \$50,000

Home Buyer Assistance Program: Maximum total disbursement not to exceed \$100,000

No Grant Disbursement shall be approved that would cause the total Grant Disbursements to exceed the Maximum Grant Amount or the total Grant Disbursements for any LMI Housing Program component to exceed the applicable Program Cap set forth above.

Within thirty (30) days after receipt of an acceptable Disbursement Request, the City shall make a Grant Disbursement to NEDC in an amount approved by the City for eligible LMI Housing Program costs.

If the City determines that a Disbursement Request submitted by NEDC does not meet the requirements of Section A.2, the City shall notify NEDC in writing within fifteen (15) days of such determination, specifying the deficiencies. NEDC shall have the opportunity to cure such deficiencies and resubmit the Disbursement Request for review and approval.

The City may approve reallocation between LMI Housing Program components upon written request from NEDC, provided that the Maximum Grant Amount is not exceeded.

C. Administrative Provisions

1. **Return of Unexpended Funds.** Upon the expiration or termination of this Agreement, NEDC shall provide a final accounting of all Grant Proceeds received, disbursed, and remaining, including documentation sufficient to demonstrate that all disbursements and

repayments, including any funds repaid under the forgivable loan program of the Affordable New Single Family Home Initiative described in Exhibit A, were made in accordance with the Program and applicable law. NEDC shall submit this final accounting to the City no later than thirty (30) days following the expiration or termination of this Agreement, and any remaining Grant Proceeds, including repaid forgivable loan funds, shall be returned to the City at that time. All returned funds shall be deposited into the City's LMI Set-Aside Account or otherwise used in a manner consistent with the purposes of the Program.

2. **Assignment.** This Agreement may not be amended or assigned by either party without the express permission of the other party.

2. **Term.** The term of this Agreement (the "Term") shall commence on the Commencement Date and shall continue in effect until the earlier of (i) the date on which the final Grant Disbursement is remitted by the City to NEDC in accordance with Section B above, or (ii) the conclusion of the City's 2028 fiscal year, unless earlier terminated pursuant to the provisions of this Agreement.

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

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

5. **Notices.** Except as otherwise expressly provided in this Agreement, a notice or other communication under the Agreement, by either the City or NEDC to the other, shall be sufficiently given by email or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and:

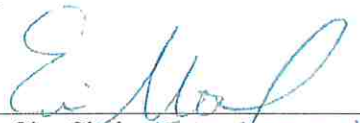
- a. In the case of NEDC, is addressed to or delivered personally to 304 Main Street, Ames, Iowa 50010
- b. In the case of City, is addressed to or delivered personally to the City Administrator, City Hall, 1209 6th Street, Nevada, Iowa 50201.
- c. The City or NEDC may, upon written notice to the other, change the address to which such notices and demands are made.

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

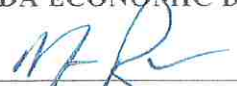
CITY OF NEVADA, IOWA

By: 
Mayor, Ryan Condon

Attest:

By: 
City Clerk, Erin Mousel

NEVADA ECONOMIC DEVELOPMENT COUNCIL, INC.

By: 

Its: 
President

EXHIBIT A LMI HOUSING PROGRAM

Purpose:

The City of Nevada, Iowa and the NEDC propose to establish a two-year partnership to support housing opportunities for low- and moderate-income ("LMI") households. The program will utilize funds available in the City's LMI Set-Aside Account to support a range of housing initiatives.

The City's LMI Set-Aside Account balance has continued to grow due to ongoing development in Tax Increment Financing (TIF) districts, including South Glen, North View, and Oak Park Estates. These funds are intended to support housing opportunities benefiting LMI households.

The NEDC Executive Board has committed to partnering with the City to support and expand housing opportunities in Nevada. This partnership will focus on three pilot initiatives:

- Affordable New Single-Family Housing
- Rental Rehabilitation
- Homebuyer Assistance

Administration and Reporting

NEDC will administer the programs described in this Agreement, including:

- Accepting and reviewing applications
- Verifying eligibility
- Submitting grant disbursement requests to the City
- All grant disbursement requests to the City shall include appropriate documentation supporting program eligibility and expenditures.
- Advancing funds to participants where applicable.
- Monitoring compliance requirements

Program 1 – Affordable New Single-Family Housing Initiative

The Affordable New Single-Family Housing Initiative is intended to increase the supply of affordable owner-occupied housing in Nevada.

Assistance

The program will provide financial assistance to builders or developers to reduce building costs for newly constructed homes.

Assistance will consist of:

- Up to ten percent (10%) of the sale price
- Not to exceed \$29,999 per home

Homes assisted under this program must be marketed and sold at a price not exceeding \$299,999

Eligibility Requirements

To qualify for assistance:

- The builder or developer must close and acquire title to the lot.
- The builder or developer must certify that a home will be constructed on the property.
- The builder or developer must certify that the home will be marketed at or below the required price threshold.

Funding Process

Upon submission of initial certification documentation from the builder or the developer:

- NEDC will submit a disbursement request to the City as forth in this Agreement
- Upon approval of the disbursement request, the City will disburse proceeds to the builder or the developer as forth in this Agreement
- NEDC will advance program funds to the builder or developer and enter into a forgivable loan agreement with the builder or the developer

After the home is sold:

- The builder or developer must certify to NEDC the final sales price.
- If the final sales price does not exceed the certified price, the loan will be eligible for forgiveness, but if the final sales price exceeds the certified price, the developer or builder must repay the loan proceeds to NEDC on the terms set forth in the forgivable loan agreement
- The forgivable loan shall be forgiven at the rate of twenty % per year beginning on the date on which the home is sold

Program 2 – Rental Rehabilitation Program

Over the past five years, approximately 200 new rental units have been constructed in Nevada. Maintaining a range of rental options is critical to meeting housing needs, particularly for LMI households.

This program is intended to preserve and improve existing rental housing through rehabilitation and renovation.

Assistance

The program will provide grants to property owners for eligible improvements to existing rental units.

Grants shall not exceed:

- \$10,000 per unit

Eligible improvements may include:

- Interior renovations
- Mechanical upgrades
- Safety improvements
- Code compliance improvements
- Other improvements approved by NEDC

Affordability Requirements

As a condition of receiving assistance, property owners must agree to maintain rents at or below:

- At levels affordable to families of low and moderate income, as defined in Iowa Code Section 403.17
- For Story County
- For a period of five (5) years

Compliance

NEDC shall be responsible for:

- Annual verification of rent levels
- Monitoring compliance
- Reporting to the City

Program 3 – Homebuyer Assistance Program

The Homebuyer Assistance Program is intended to encourage the purchase of existing homes in the Nevada City Limits by income-qualified households.

Eligibility Requirements

Eligible homebuyers must have household incomes at or below:

- Eighty percent (80%) of the county median income or below
- Adjusted for household size.

Income eligibility shall be determined by NEDC in accordance with Iowa Finance Authority guidelines and Iowa Code Section 403.17

Assistance

Eligible homebuyers shall receive:

- A grant of **\$15,000**
- Payable at closing

Assistance shall be limited to one grant per household.

Administration

NEDC shall:

- Verify household income
- Coordinate with lenders
- Process payment requests

EXHIBIT B
FORM OF DISBURSEMENT REQUEST

Date submitted: _____

Submitted by: _____

Contact information: _____

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

Amount Requested \$ _____

Index of Applications attached to substantive request:

NEVADA ECONOMIC DEVELOPMENT
COUNCIL, INC

[Name, Title]

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

By: _____
City Administrator



LMI Housing Partnership (City of Nevada / NEDC) – revised January 2026

The City of Nevada has seen the fund balance continue to grow in their LMI Set Aside account. The fund balance will continue to grow as the following subdivisions that utilized Tax Increment Financing (TIF) incentives continue to build out in the years to come: South Glen, NorthView, and OakPark Estates.

Story County is working through a plan to make TIF funds available to communities over a two-year period to support additional LMI housing needs in the County.

The NEDC Executive Board is committed to being a partner in efforts to develop and enhance all types of housing in the Community of Nevada.

The NEDC is proposing the following initiatives over the next two years to pilot several LMI housing initiatives

Affordable New Single-Family Home Initiative

Building on the positive results of the Keystone project in Trailside subdivision. We are modeling this proposal on a program done in 2020 in Boone and 2025 in Slater.

Provide 10% up to \$30,000 to buy down lot cost for new home construction projected to come on the market at or below \$299,999 (deemed affordable for a family of 4 under 80% county median income).

The builder/developer to certify cost of the new home will go on the market at or below threshold identified above and certify again that home sold at or below the projected sales price.

NEDC to advance funding when initial certification form is submitted. Forgivable agreement put in place should home sell for more than certification, money must be paid back with interest. After home sold, form certifying final sales price, if at or below the original certification funds will be forgiven. Reimbursement request and documentation to be made by NEDC to City of Nevada LMI funds. A 5-year deed restriction to be placed on property; 20% to be forgiven each year on the anniversary of the closing date. Target 5 forgivable loans each year during pilot period.

Rental Rehabilitation Program

We have attracted almost 200 new rental units to the community over the last 5 years. Just as we are working on all levels of single-family housing it's important to maintain a

continuum of rental options in Nevada. Our most attainable rental units are our existing apartment stock. We propose that we create a program that would allow our existing landlords to apply for grant funds that would be used to renovate and rehabilitate their existing apartments/rental units. As a condition they would need to agree to maintain rents at or below 80% of Fair Market Rents for Story County (see chart) for a 5-year period. We propose grants up to \$10,000 with a goal of improving 20 units each of the two years of the pilot. NEDC would be responsible for annual compliance with the assisted landlords and reporting. We would seek the funding support from the Story County Housing Trust Fund LMI dollars to launch this program.

Home Buyer Assistance

As a way to promote the purchase of an existing home in Nevada we are proposing the City launch a home buyer assistance program. Eligible buyers would need to be at or below 80% of the county-wide median income for household size (see chart). NEDC staff will conduct income verification in compliance with Iowa Finance Authority guidelines and process the check requests with the City and the buyer's financial institution. If the buyer qualifies, they would be eligible for \$5,000 in grant funding payable at closing. This would be a one-time benefit to a homebuyer. The goal would be to assist 20 buyers a year with this funding over the two-year pilot period. Funding support for this program would be part of a request for Story County Housing Trust Fund LMI dollars.

Proposed Source & Use

Initiative	NEDC - 2026	City of Nevada LMI account (2026)	Request Story County Housing Trust Fund (2026)	NEDC - 2027	City of Nevada LMI account (2027)	Request Story County Housing Trust Fund (2027)
Affordable Single Family – New Construction (5 homes)	\$25,000	\$125,000		\$25,000	\$125,000	
Rental Rehabilitation (target 15 units)		\$20,000	\$100,000		\$20,000	\$100,000
Home Buyer Assistance (target 20 @ \$5,000 each homeowners each year)		\$50,000	\$50,000		\$50,000	\$50,000
SCHTF Match		\$5,471			\$5,471	
Program Administration (15% of total funds)	\$36,750 (in kind)			\$29,250 (in kind)		
TOTAL	\$61,750	\$200,471	\$150,000	\$54,250	\$200,471	\$150,000

ADDITIONAL INFORMATION

PROJECTED HOUSING UNITS ASSISTED:

- 2026: 46
- 2027: 40

LMI Account at a Glance

\$400,000 - balance

\$90,000 – new in 2027

\$490,000

MIPA charges 15% of award for administration; basis for NEDC in kind contribution.

MINUTES AUTHORIZING
ECONOMIC DEVELOPMENT
SUPPORT AGREEMENT AND
ECONOMIC DEVELOPMENT
GRANT

Nevada, Iowa

420131-134

March 9, 2026

The City Council of the City of Nevada, Iowa, met on March 9, 2026, at 6:00 p.m., at the City Hall, Nevada, Iowa.

The meeting was called to order by the Mayor, and the roll was called showing the following Council Members present and absent:

Present: Luke Spence, Henry Corbin, Charlie Good, Jason Sampson, Andy Kelly, Sandy Ehrig

Absent: None.

Council Member Jason Sampson introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member Sandy Ehrig; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: Sampson, Ehrig, Spence, Corbin, Good, Kelly

Nays: None.

Whereupon, the Mayor declared said resolution duly adopted, as follows:



NEVADA PUBLIC SAFETY DEPARTMENT

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



Chris Brandes
Public Safety Director
Chief of Police

Date: Friday, October 14, 2026

Courtney Sission
Main Street Nevada Director
director@mainstreetnevada.org
515-382-6538

2026 Downtown Halloween Street Closure

Dear Emily,

I received your email dated Tuesday, October 13, 2026, in reference to the annual Downtown Trick or Treat event. This event is scheduled for Thursday, October 29, 2026 from 4:30PM to 7:00PM. To support this event, the following road closures have been requested from 4:30PM to 7:00PM.

- Close 6th Street from the north side of J Avenue to the south side of N Avenue.
- Close K Avenue from alley access in the 500 block to alley access in the 600 block
- Close J Avenue from alley access in the 500 block to alley access in the 600 block
- Close Lincoln Highway from the alley access in the 500 block to the alley access in the 600 block

Your Closure Request is Approved

You have indicated that you will put signs up in the closure area indicating no parking after 4:30PM. You have indicated you will be using Main Street Nevada barricades to secure the road closure. Should you need additional equipment to assist you in the road closure, such as barricades or cones, you will need to contact Nevada Streets Superintendent Joe Mousel. Mr. Mousel can be reached weekdays between 8:00 a.m. and 3:00 p.m. by calling his office at 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.

Volunteers in high visibility vests should be in the area of 6th Street and Lincoln Highway to serve as crossing guards for the event. Police Department and Fire Department vehicles will be positioned on Lincoln Highway on both sides of 6th Street as well.

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

I would like to thank you for the timeliness of this request. Advanced planning and communication like this allows for all parties to be fully aware of the event taking place and make proper accommodations.

Respectfully,

Chris Brandes
Public Safety Director
Chief of Police

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

Public Safety Director

1209 6th Street
Nevada, IA 50201

Chief Brandes,

Main Street Nevada is requesting a street closure. We would like to close 6th street from J Avenue to N Avenue, K Avenue from alley to alley between 5th and 7th and J Avenue from alley to alley between 5th and 7th on Thursday, October 29, 2026 from 4:30pm to 7:00pm. Note, this is a request to have Lincoln Highway closed.

Main Street Nevada owns street barricades that will be used to close off the street. Main Street Nevada will be in charge of putting the barricades up at 4:30pm and taking them down at 7:00pm. Signs will be placed on 6th street and K and J Avenues that morning, warning patrons that no parking will be allowed after 4:30pm.

The purpose of this street closure is to hold a trick-or-treat event for the community. There will be hundreds of people in this area and the closure is necessary to keep everyone safe. We will utilize volunteers in high visibility vests to help at several of the intersections, including Lincoln Highway.

Thank you for honoring this request and feel free to reach out with questions.

Courtney Sisson
Executive Director
Main Street Nevada
1015 6th Street Nevada, IA 50201
(515) 382-6538
director@mainstreetnevada.org

