CITY OF
NEVADA

# AGENDA
## REGULAR MEETING OF THE NEVADA CITY COUNCIL
## MONDAY, NOVEMBER 9, 2026 – 6:00 P.M.
## NEVADA CITY HALL, COUNCIL CHAMBERS – 1209 6TH STREET

Notice to the Public: The Mayor and City Council welcome comments from the public during discussion on agenda items. If you wish to speak, please complete a card found on the podium near this agenda and hand it to the City Clerk before the meeting. When your name is called, please step to the podium, state your name and address for the record, and speak. The Mayor may limit each speaker to five minutes. If you wish to present written materials and/or a signed petition in addition to your oral presentation, those materials need to be delivered to the City Clerk by noon on the Wednesday prior to the meeting to be included in the Council packet. The normal process on any particular agenda item is that the motion is placed on the floor, input is received from the audience, the Council is given an opportunity to comment on the issue or respond to the audience concerns, and the vote is taken. On ordinances, there is time provided for public input when recognized by the Chair. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring. The use of obscene and vulgar language, hate speech, racial slurs, slanderous comments, and any other disruptive behavior during the Council meeting will not be tolerated and the offender may be barred by the presiding officer from further comment before the Council during the meeting and/or removed from the meeting. **The Council will be meeting in the Council Chambers, Zoom may be provided, so long as that option is available.**
https://us02web.zoom.us/j/85159572027?pwd=LzJ0V0F2aEtoOEZxSkY4VGVTdHBpdz09
OR by phone: (312) 626-6799, (646) 558-8656, (301) 715-8592
Webinar ID: 851 5957 2027 Password: 287321

***If you would like to speak through Zoom regarding an agenda item or during public forum prior arrangements are REQUIRED. Written documents may also be submitted.***
***Please call City Hall at 515-382-5466 or email emousel@cityofnevadaiowa.org***
***by 4:00 p.m. Monday, November 9, 2026***

1. Call the Meeting to Order

2. Roll Call

3. Approval of the Agenda

4. PUBLIC HEARING(S)

   A. Dispose of City Property
      1. Public Hearing
      2. Resolution No. 038 (2026/2027): A Resolution to Vacate and Convey City Property

5. 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 26, 2026
   B. Approve Payment of Cash Disbursements, including Check Numbers 91078-91158 and Electronic Numbers 6581-6664 (Inclusive) Totaling $709,278.39 (See attached list); the

First Interstate Card Purchases for the November 19, 2026 Statement, total $7,593.16; and Sam's Club Card Purchases for November 22, 2026 Statement, total $293.13

C. Approve the Cancellation of the Nevada City Council's second regular meeting of December, 2026
D. Accept S.C.O.R.E. Capital Campaign – Bequest from the Estate of Suzanne Ammerman
E. Accept and File the Annual Financial Report for FY25/26
F. Accept and File City Street Finance Report for FY25/26
G. Accept and File Annual Urban Renewal Report for FY25/26

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

7. 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.

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

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

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

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

12. Approve Certificate of Deposit Investment of Available Cash

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

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

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

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

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

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

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

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

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

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

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

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

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

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

27. ADJOURN

The agenda was posted on the official bulletin board on November 6, 2026, in compliance with the requirements of the open meetings law.

Posted _____

E-Mailed _____

F:\OFFICE\COUNCIL\AGENDAS-COUNCIL\2026-2027\2026-11-09.DOC

CITY OF NEVADA

**MEMO FOR**
**REGULAR MEETING OF THE NEVADA CITY COUNCIL**
**MONDAY, NOVEMBER 9, 2026 – 6:00 P.M.**

8. Approve Pay App No. 5 for Oak Park Estates Trail from MidState Solution LLC in the amount of $10,936.75
   **Enclosed you shall find the engineer's recommendation and pay request.**

9. Resolution No. 039 (2026/2027): A Resolution Approving Tax Increment Financing (TIF) Indebtedness Certification and Directing the Certification to be Filed no later than December 1, 2026
   **Enclosed you shall find the resolution and memo from Finance Director Battani for debt certification and annual appropriations.**

10. Resolution No. 040 (2026/2027): A Resolution Obligating Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations Which Shall Come Due in the Fiscal Year Beginning July 1, 2027
    **Memo for this resolution is included with Resolution No. 039.**

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

12. Approve Certificate of Deposit Investment of Available Cash
    **Enclosed you shall find an action form and supporting documentation for the RFPs that were sent out for investments.**

13. Resolution No. 041 (2026/2027): A Resolution Naming Primary Depository and Reviewing Maximum Balances
    **Enclosed you shall find the resolution to update the depository balances.**

14. Resolution No. 042 (2026/2027): A Resolution Approving the Selection of Edward Jones (Thomas Geist) as Investment Advisor and Empower as Recordkeeper for the City of Nevada 457(b) Deferred Compensation Plan, and Authorizing Execution of the Empower Fee Schedule and Related Plan Documents
    **Enclosed you shall find resolution and memo from Finance Director Battani regarding an update to the City of Nevada's deferred compensation plan.**

15. Resolution No. 043 (2026/2027): A Resolution Approving an Urban Renewal Joint Agreement between the City of Nevada, Iowa and Story County, Iowa
    **Enclosed you shall find the resolution approving the URA agreement with Story County.**

16. Resolution No. 044 (2026/2027): A Resolution Approving a Loan Agreement and Promissory Note with the Iowa Economic Development Authority for the Nuisance Property and Abandoned Building Remediation Fund
**Enclosed you shall find the resolution and agreement for the demolition of property at 334 11th Street.**

17. Resolution No. 045 (2026/2027): A Resolution Approving a Development Agreement with Bryt's under the Revitalize Nevada Small Business Grant Program
**Enclosed you shall find the resolution and development agreement for Bryt's.**

18. Resolution No. 046 (2026/2027): A Resolution Approving a Development Agreement with Love Life Pole under the Revitalize Nevada Small Business Grant Program
**Enclosed you shall find the resolution and development agreement for Love Life Pole.**

19. Resolution No. 047 (2026/2027): A Resolution Approving a Development Agreement with Little Steps by A Tuneful Journey under the Revitalize Nevada Small Business Grant Program
**Enclosed you shall find the resolution and development agreement for Little Steps by A Tuneful Journey.**

20. Resolution No. 048 (2026/2027): A Resolution Approving a Development Agreement with The Bilingual Bee under the Revitalize Nevada Small Business Grant Program
**Enclosed you shall find the resolution and development agreement for The Bilingual Bee.**

21. Resolution No. 049 (2026/2027): A Resolution Approving a Development Agreement with The Good Karma Collective under the Revitalize Nevada Small Business Grant Program
**Enclosed you shall find the resolution and development agreement for The Good Karma Collective.**

22. Resolution No. 050 (2026/2027): A Resolution Approving a Development Agreement with Ben DuBois under the Revitalize Nevada Small Business Grant Program
**Enclosed you shall find the resolution and development agreement for Ben DuBois.**

23. Approve Disbursement Request for Affordable New Single Family Home Initiative at 1802 1st Street and 1738 1st Street
**Enclosed you shall find the request form and additional documentation.**

24. Approval of Disbursement Request for Home Buyer Assistance Program – Killian
**Enclosed you shall find the request form.**

25. Approval of Disbursement Request for Home Buyer Assistance Program – Benda/Cable
**Enclosed you shall find the request form.**

Item # 4A
Date: 11/9/26

RESOLUTION NO. 038 (2026/2027)

A RESOLUTION TO VACATE AND CONVEY CITY PROPERTY

**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) 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.

As shown on the attached Exhibit A.

(The "Property").

**WHEREAS**, the City has determined that it has no use for the Property and that the disposal will have no significant impact on public access, and the City will not be inconvenienced by the conveyance of said Property; and

**WHEREAS,** a resolution was adopted by the City on October 26, 2026 providing for the proposed vacation and conveyance of all right, title and interest of the City in and to the Property; and

WHEREAS, notice of the pending sale has been published at least once, not less than four or more than twenty days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City of Nevada, Story County, Iowa, in accordance with the Code of Iowa; and

**WHEREAS**, a public hearing was held and the following is a true and exact transcript of certain resolutions duly adopted by the members of the City Council on the 9th day of November,

2026, by the call of yeas and nays recorded below and these resolutions are now in full force and effect:

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

1. Resolved that this municipal corporation proposes to sell, grant and convey certain City property to the State of Iowa for $8,000 and other certain benefits, terms and conditions as set forth in a Purchase Agreement to be signed by Ryan Condon, Mayor and Erin Mousel, City Clerk, relating to Story County Project No. IMN-035-4(328) 110-oE-85, Parcel No. 2, regarding certain real estate in SE ¼ 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 the Acquisition Plat(s) attached to said Purchase Agreement.

2. The proposed Purchase Agreement and Quitclaim Deed are hereby approved; that Ryan Condon, Mayor, and Erin Mousel, City Clerk are hereby empowered and directed to execute, acknowledge, and deliver in the name of this Municipal Corporation, the Purchase Agreement, the Quitclaim Deed and any other instruments of title required by law or which may, in the judgment of such officer(s), be necessary or desirable to effectuate the sale, gran and conveyance of the property to the State of Iowa.

3. The executed Purchase Agreement and Quitclaim Deed are hereby accepted and approved by this municipal corporation, and Erin Mousel, City Clerk, is hereby directed to deliver the executed Purchase Agreement and Quitclaim Deed to the Iowa Department of Transportation Right of Way Agent, or their duly authorized representative, in exchange for the consideration of $8,000 and other valuable considerations, all as authorized in accordance with the Code of Iowa.

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

**PASSED AND APPROVED** this 9th day of November, 2026.

_____
Ryan Condon, Mayor

Attest:

_____
Erin Mousel, City Clerk

INSTRUCTIONAL MEMORANDUM
NOTICE OF PUBLICATION
SALE OF REAL PROPERTY AND
CONVEYANCE OF REAL ESTATE INTEREST
CITIES

Parcel No. 2 — Story County
Project No. IMN-035-4(328)110--0E-85 — Primary Road No. 35

CLERK PLEASE NOTE: Sections 362.3 and 364.7 of the Code of Iowa require cities to publish notice to hold a public hearing before they dispose of the title or interest in real estate. Said published notice shall set forth the date, time and place of the public hearing and must be published at least once, not less than four nor more than twenty days before the date of the public hearing. After the public hearing, the Council may make final determination of the proposal by resolution.

CLERK SHOULD DETERMINE place, date and time of REQUIRED PUBLIC HEARING; complete lower portion of form and submit it to a newspaper as defined in Sections 618.3 and 618.14 for REQUIRED PUBLICATION.

CLERK SHOULD SECURE two Proofs of Publication sworn to by the publisher or employee of the newspapers, signed and acknowledged to enable recording in the public records with the conveyance document and resolution in accord with Title Standard 2.1 of the Iowa Land Title Examination Standards, adopted by the Iowa State Bar Association. The actual cost of this publication will be reimbursed by the Highway Division of the Iowa Department of Transportation with submittal of bill and Proof of Publication.

Instructional Memorandum for City Above

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Notice Information For Newspaper Below

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, 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 SE¼ 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 SE¼ of the SW FRL¼ of said Section 18; thence S89°01'50"W, 14.97 feet on the north line of the SE¼ of the SW FRL¼ of said Section 18 to the Point of Beginning; thence, continuing on the north line of the SE¼ of the SW FRL¼ of said Section 18, S89°01'50"W, 19.85 feet to the existing easterly right of way line of Interstate Route No. 35; thence S18°57'19"W, 39.23 feet on said existing easterly right of way line; thence S00°37'38"E, 1,279.03 feet on said existing easterly right of way line to the south line of the SE¼ of the SW FRL¼ of said Section 18; thence N89°38'55"E, 23.00 feet on the south line of the SE¼ of the SW FRL¼ of said Section 18; thence N00°11'32"W, 1,316.25 feet to the Point of Beginning, containing 0.84 of an acre.

to the STATE OF IOWA for $8,000 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 _____ o'clock ___.M., on the _____ day of _____, 20____, 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. _____

## CITIES AND TOWNS
## CERTIFICATION OF MUNICIPAL CORPORATE RESOLUTIONS
## SALE OF REAL PROPERTY AND DELIVERY OF CONVEYANCE

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

Primary Road No.35

I, the undersigned, Erin Mousel, City Clerk of the City of Nevada, Iowa, a municipal corporation duly organized and existing under the laws of the State of Iowa, DO HEREBY CERTIFY that notice of a pending sale of real estate has been published at least once, not less than four or more than twenty days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City of Nevada, Iowa County, Iowa, in accordance with the Code of Iowa, that a public hearing has been held and the following is a true and exact transcript of certain resolutions duly adopted by the members of the City Council on the _____ day of _____, 20___, by the call of yeas and nays recorded below and these resolutions are now in full force and effect:

RESOLVED, that this municipal corporation proposes to sell, grant and convey certain City property to the State of Iowa for $8,000 and other certain benefits, terms and conditions as set forth in a Purchase Agreement to be signed by Ryan Condon, Mayor, and Erin Mousel, City Clerk, relating to Story County Project No. IMN-035-4(328)110--0E-85 , Parcel No. 2, regarding certain real estate in SE¼ 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 the Acquisition Plat(s) attached to said Purchase Agreement.

RESOLVED FURTHER, that the proposed Purchase Agreement and Quitclaim Deed are hereby approved; that Ryan Condon, Mayor, and Erin Mousel, City Clerk, are hereby empowered and directed to execute, acknowledge, and deliver in the name of this Municipal Corporation, the Purchase Agreement, the Quitclaim Deed and any other instruments of title required by law or which may, in the judgment of such officer(s), be necessary or desirable to effectuate the sale, grant and conveyance of the property to the State of Iowa.

RESOLVED FURTHER, that the executed Purchase Agreement and Quitclaim Deed are hereby accepted and approved by this municipal corporation, and Erin Mousel, City Clerk, is hereby directed to deliver the executed Purchase Agreement and Quitclaim Deed to the Iowa Department of Transportation Right of Way Agent, or their duly authorized representative, in exchange for the consideration of $8,000 and other valuable considerations, all as authorized in accordance with the Code of Iowa.

Members of the City Council

| Yeas | Nays | Absent or Not Voting |
|---|---|---|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

IN WITNESS WHEREOF, I have hereunto subscribed my name at _____, Iowa, this _____ day of _____, 20___.

_____ (Sign in Ink)
Erin Mousel, City Clerk

(AFFIX CITY SEAL ABOVE▲)

STATE OF _____, COUNTY OF _____, ss:

Subscribed and sworn to before me this _____ day of _____, 20_____.

_____ (Sign in Ink)
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE▲)

Story County Project No. IMN-035-4(328)110--0E-85
City of Nevada, Iowa (Parcel No. 2)

IOWA | DOT

Prepared by & Return To: Carrie Crabtree, Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-233-7753
Address Tax Statements: **Tax Exempt-IA Code Sec. 427.1** (Iowa DOT, ROW-Property Management, 800 Lincoln Way, Ames, IA 50010)

# QUITCLAIM DEED

For the consideration of _____ AND NO/100-----($_____)-----DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, the **CITY OF NEVADA, IOWA,** a municipal corporation organized and existing under the laws of the State of Iowa, does hereby convey to the **STATE OF IOWA,** the following described real estate in Story County, Iowa:

**THE RIGHTS, TITLE, CLAIM, INTEREST, IF ANY, GRANTED IS TO LAND DESCRIBED AS FOLLOWS:**

A parcel of land located in the SE¼ 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 SE¼ of the SW FRL¼ of said Section 18; thence S89°01'50"W, 14.97 feet on the north line of the SE¼ of the SW FRL¼ of said Section 18 to the Point of Beginning; thence, continuing on the north line of the SE¼ of the SW FRL¼ of said Section 18, S89°01'50"W, 19.85 feet to the existing easterly right of way line of Interstate Route No. 35; thence S18°57'19"W, 39.23 feet on said existing easterly right of way line; thence S00°37'38"E, 1,279.03 feet on said existing easterly right of way line to the south line of the SE¼ of the SW FRL¼ of said Section 18; thence N89°38'55"E, 23.00 feet on the south line of the SE¼ of the SW FRL¼ of said Section 18; thence N00°11'32"W, 1,316.25 feet to the Point of Beginning, containing 0.84 of an acre.

This quitclaim deed is given in fulfillment of a certain Purchase Agreement executed by the grantor on _____, 20___, and signed by the grantee on _____, 20___, on file at the Right of Way Bureau, Iowa Department of Transportation, 800 Lincoln Way, Ames, Iowa 50010, except for those terms that survive the execution of this document.

This land is being acquired for public purposes and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated _____, 20___

CITY OF NEVADA, IOWA

By: _____ (Sign in Ink)
Ryan Condon, Mayor

By: _____ (Sign in Ink)
Erin Mousel, City Clerk

(AFFIX CITY SEAL ABOVE)

STATE OF _____, COUNTY OF _____, ss:

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Ryan Condon and Erin Mousel, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Nevada, Iowa; that the seal affixed to the foregoing instrument is the seal of the city, and that the instrument was signed and sealed on behalf of the city, by authority of its City Council, as contained in the Resolution No. _____, adopted by the City Council on the _____ day of _____, 20___, and that Ryan Condon and Erin Mousel acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the city, by it voluntarily executed.

_____ (Sign in Ink)
Notary Public.

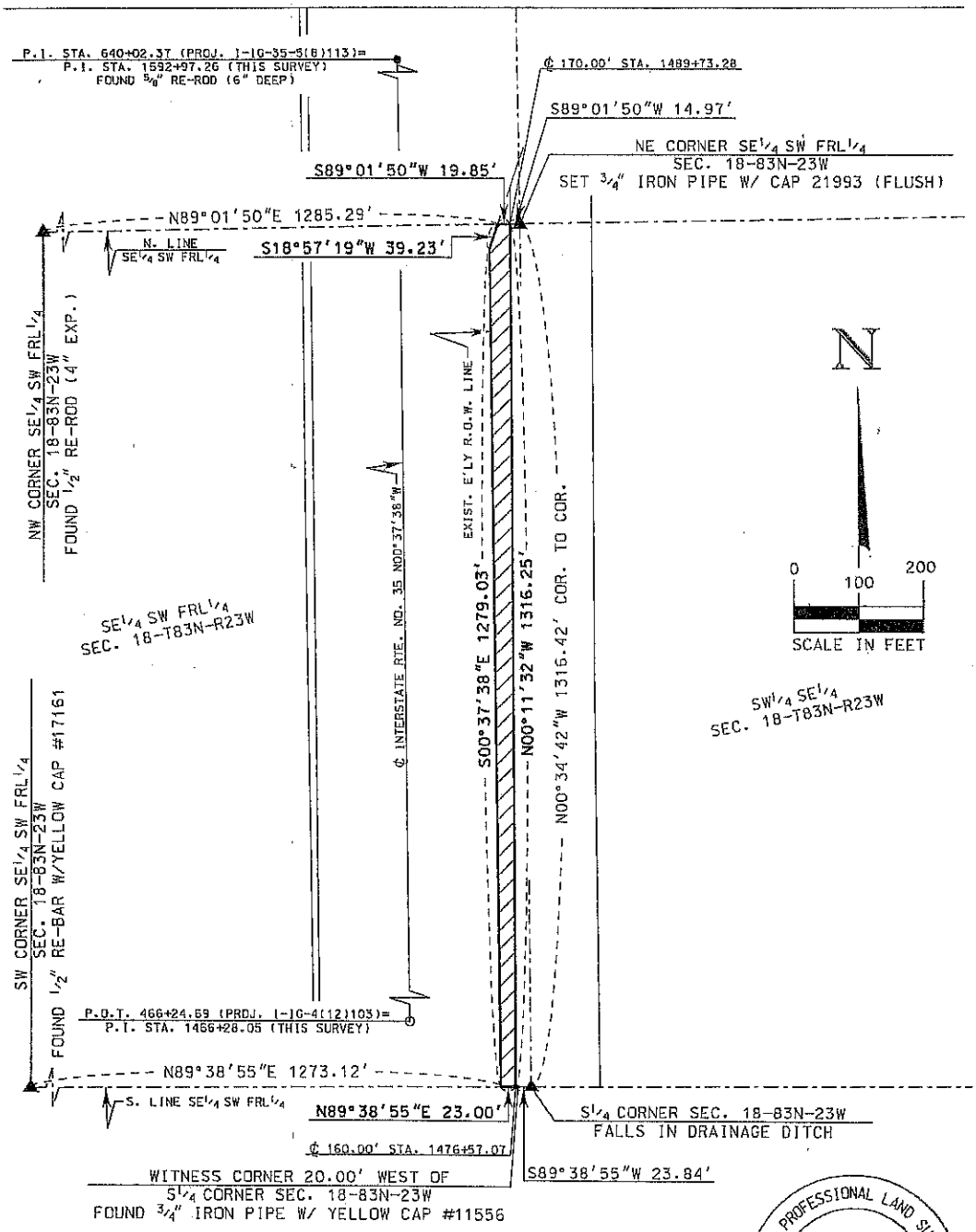
(AFFIX NOTARIAL SEAL ABOVE ▲)

IOWA DEPARTMENT OF TRANSPORTATION

IOWA DOT

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 License No. 21993 Dec. 29, 2025 Date

My license renewal date is December 31, 2027

PROFESSIONAL LAND SURVEYOR
Anthony F. Hildreth
21993
IOWA

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

Item # 5A
Date: 11/9/26

NEVADA CITY COUNCIL – MONDAY, OCTOBER 26, 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 26, 2026, pursuant to the rules of the Council. The agenda was posted on the official bulletin board in compliance with the open meeting law.

2. ROLL CALL

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

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

Also in attendance were: Larry & Cindy Sloan, Gary Siefken, Jim Samuelson, Jane Heintz, Sue VandeKamp, Raymond Jones, Ben Dubois, Matt Miller, Mason Goffinet.

3. APPROVAL OF AGENDA

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

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

Motion by Andy Kelly, seconded by Henry Corbin, to **approve the following consent agenda items:**

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

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

5. PUBLIC FORUM:

Larry Sloan spoke to council as a representative of the program "Nevada, IA Live". Mr. Sloan described the program as community based, containing news about, for and by the community. The program is seeking those from the City (council members and Marlys Barker) to join the show on a weekly basis.

Sue VandeKamp asked some questions about the committee that was formed to discuss data centers.

Raymond Jones voiced concerns regarding data centers and expressed interest in joining the committee.

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

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

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

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

8. Approve Change Order No. 01 for Debris Site Driveway Grading from OnTrack in the amount of $957.00

   Motion by Andy Kelly, seconded by Henry Corbin, to **approve Change Order No. 01 for Debris Site Driveway Grading from OnTrack in the amount of $957.00.** After due consideration and discussion the roll was called. Aye: Kelly, Corbin, Good, Sampson, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

9. Approve Pay App No. 01 for Debris Site Driveway Grading from OnTrack in the amount of $13,592.32

   Motion by Jason Sampson, seconded by Henry Corbin, to **approve Pay App No. 01 for Debris Site Driveway Grading from OnTrack in the amount of $13,592.32.** After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Good, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

10. Approve Extended Service Agreement to Service and Maintain NFPA Compliance for all Fire Extinguishers Owned by the City of Nevada

    Motion by Luke Spence, seconded by Jason Sampson, to **approve option 1: Approve the RFP from Dicks's Fire Extinguisher, Inc. for a complete service of all extinguishers annually for a period of 3-years totaling no more than $8,553.85.** After due consideration and discussion the roll was called. Aye: Spence, Sampson, Kelly, Ehrig, Corbin, Good. Nay: None. The Mayor declared the motion carried.

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

Motion by Luke Spence, seconded by Sandy Ehrig, to **adopt Resolution No. 036 (2026/2027).** After due consideration and discussion the roll was called. Aye: Spence, Ehrig, Corbin, Good, Sampson, Kelly. Nay: None. The Mayor declared the motion carried.

12. Resolution No. 037 (2026/2027): A Resolution Approving Funding Recommendations for the Revitalize Nevada Business Grant Program

    Motion by Jason Sampson, seconded by Luke Spence, to **adopt Resolution No. 037 (2026/2027).** After due consideration and discussion the roll was called. Aye: Sampson, Spence, Corbin, Good, Ehrig. Nay: None. Abstain: Kelly. The Mayor declared the motion carried.

13. Approval of Disbursement Request for Home Buyer Assistance Program – Spaid

    Motion by Luke Spence, seconded by Jason Sampson, to **approve Disbursement Request for Home Buyer Assistance Program - Spaid.** After due consideration and discussion the roll was called. Aye: Spence, Sampson, Kelly, Ehrig, Corbin, Good. Nay: None. The Mayor declared the motion carried.

14. 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 6:52 p.m. the meeting adjourned.

_____
Ryan Condon, Mayor

ATTEST:

_____
Erin Mousel, City Clerk

Published: _____
Council Approved: _____

Item # 5B
Date: 11/9/26

**CITY OF NEVADA CLAIMS 11/9/26**

| PAYEE | DESCRIPTION | CHECK AMOUNT | CHECK # |
|---|---|---|---|
| WAGEWORKS/HEALTH EQUITY | FSA 2025 PMTS | 686.07 | 6581 |
| EFTPS | FEDERAL WITHHOLDING TAX Pay Period: 10/25/2 | 33,635.23 | 6655 |
| IPERS | IPERS COUNCIL Pay Period: 10/25/2026 | 67,362.90 | 6656 |
| TREASURER STATE OF IA | STATE WITHHOLDING TAX Pay Period: 09/27/202 | 10,693.35 | 6657 |
| CORNISH, DEVIN | HSA Pay Period: 10/25/2026 | 50.00 | 6658 |
| IPERS | IPERS ADJ 10/2026 | 0.04 | 6659 |
| EMPLOYEE BEN SYSTEMS | BENEFITS PAID | 1,673.83 | 6660 |
| TREASURER STATE OF IA | SALES TAX 10/2026 | 16,487.55 | 6661 |
| TREASURER STATE OF IA | WET 10/2026 | 11,050.45 | 6662 |
| WAGEWORKS/HEALTH EQUITY | FSA 2025 PMTS | 308.08 | 6663 |
| EMPLOYEE BENEFIT SYST | SELF FUNDING FEES | 307.02 | 6664 |
| PAYROLL | PAYROLL | 277.05 | 91078 |
| COLLECTION SVCS CTR | CHILD SUPPORT Pay Period: 10/25/2026 | 122.02 | 91079 |
| MISSION SQUARE | DEFERRED COMPENSATION Pay Period: 10/25/20 | 485.00 | 91080 |
| ACCESS SYSTEMS | BP-50C31 COPY RM | 683.94 | 91081 |
| ALLIANT | ALL-UTILITIES | 11,359.33 | 91082 |
| CASTOR CONST | N AVE PAY APP #2 | 187,894.66 | 91083 |
| ON TRACK CONST | DEBRIS SITE EXCAVATE | 13,592.32 | 91084 |
| STAPLES ADVANTAGE | ALL-SUPPLIES | 472.97 | 91085 |
| T-MOBILE | ALL-GEOTABS | 128.10 | 91086 |
| WINDSTREAM | ALL-UTILITIES | 284.09 | 91087 |
| ALLIANT | CD-SIREN | 35.33 | 91088 |
| DELTA DENTAL OF IA | DENTAL 11/2026 | 4,233.02 | 91089 |
| FIDELITY SECURITY LIFE | VISION 11/2026 | 1,039.38 | 91090 |
| WELLMARK | HEALTH 11/2026 | 44,626.19 | 91091 |
| HERRALD, DAMON | KPMM WINDOW REPLACEMENT | 9,750.00 | 91092 |
| AHERN | ALL-FIRE ALARM INSPECT | 7,101.00 | 91093 |
| ALLIANT | ALL-UTILITIES | 20,162.77 | 91094 |
| AMAZON CAPITAL SERVICES | ALL-SUPPLIES | 2,304.31 | 91095 |
| ARNOLDS | FD/PD/PKM -SUPPLIES | 565.17 | 91096 |
| ASCENDANCE TRUCK CTR | STS #17 RADIATOR/TRUCK | 74.72 | 91097 |
| BIG 8 TYRE | PD - CAR 4 TIRE REPAIR | 24.95 | 91098 |
| CAPITAL SANI SUPPLY | CH/PKM-JANITORIAL | 629.19 | 91099 |
| CENTRAL IA BROADBAND | FH-INTERNET | 375.00 | 91100 |
| COUNTRY LANDSCAPES | PKM-ROTARY | 120.00 | 91101 |
| CRAIG MCCLANAHAN | WWT IT CONSULT | 6,097.40 | 91102 |
| CUMMINS CENTRAL POWER L | CH-GEN RPR | 5,395.89 | 91103 |
| DINGES FIRE CO | FD- RESCUE STRUTS | 2,800.00 | 91104 |
| DRAINTECH | STS SEWER | 234.75 | 91105 |
| ELLSWORTH, BALINDA | ADM-MILEAGE REIMB | 66.88 | 91106 |
| FIRSTNET | PD-CAR COMPUTERS | 526.23 | 91107 |
| GALLS, LLC | PD - PRITCHARD PANTS | 54.20 | 91108 |
| GANNETT IA LOCALIQ | FY26 ANNUAL FIN RPT | 860.16 | 91109 |
| GOODWIN TUCKER DESIGN | FD-ICE MACHINE MAINT | 418.00 | 91110 |
| HOKEL MACHINE SUPPLY | STS/PKM-SUPPLIES | 250.46 | 91111 |
| IA ASSOC OF CHIEFS OF POLICE | PD - JAGER CONFERENCE | 75.00 | 91112 |
| IA DOT | STS SIGN HARDWARE | 191.19 | 91113 |

| | | | |
|---|---|---|---|
| ILEA | PD - VANDERHART FIREARMS | 1,250.00 | 91114 |
| IA ONE CALL | ONE CALLS | 192.30 | 91115 |
| IA PARK & REC | PKM-TRAINING | 30.00 | 91116 |
| IA RURAL WATER ASSOC | WTR IRWA MEMBER 27 | 475.00 | 91117 |
| IA STATE READY MIX | PKM-HATTERY | 1,561.85 | 91118 |
| INTOXIMETERS | PD-INTOXOMETERS/DRYGAS | 1,410.00 | 91119 |
| J PETTIECORD | PKM-HATTERY MULCH | 4,180.40 | 91120 |
| JEO CONSULTING GRP | 8TH ST BRIDGE ENG. | 23,305.00 | 91121 |
| KIESLERS POLICE SUPPLY | PD-GLOCKS TRAINING GUNS | 440.52 | 91122 |
| LINCOLN HIGHWAY ASSOC | FY27 MYR LHWY MEMBER | 45.00 | 91123 |
| LINOH2O | WWT - ANNUAL LAB CALIBRATIONS | 1,808.00 | 91124 |
| LOGAN CONTRACT | STS CRACK SEAL/MASTIC | 16,065.00 | 91125 |
| LUDWIG, SHAWN | WTR- CONF REIMB | 392.28 | 91126 |
| MARTIN BROS DISTR | REC-SENIOR THANKSGIVING | 378.29 | 91127 |
| MCFARLAND CLINIC PC | LIB/PD-EMP | 618.00 | 91128 |
| MELTON, JESSICA | PD - BRANDES/MELTON/REYMAN CPR | 75.00 | 91129 |
| MENARDS - AMES | PKM/STS/STS-SUPPLIES | 512.56 | 91130 |
| MID-IA PLANNING ALLIANCE | CDBG-FACADE PROJ INV #4 | 440.31 | 91131 |
| MIDWEST PUMP WORKS | PKM-HARRINGTON PUMP | 365.00 | 91132 |
| MISSISSIPPI LIME CO | WTR-LIME | 11,991.55 | 91133 |
| MNG, INCORPORATED | PKM-PAULAS PEDALS | 35.00 | 91134 |
| MOTOROLA SOL | PD - BODY CAM LICENSING | 2,559.34 | 91135 |
| NEVADA SENIORS | WTR/WWT-UTILITY BILLS | 225.00 | 91136 |
| NORTHWAY WELL AND PUMP | WTR-WELL#7/5 RPR | 1,100.60 | 91137 |
| PLASTIC RECYCLING OF IOWA FALLS | PKM-PAULAS PEDALS | 1,339.76 | 91138 |
| QUADIENT FIN | PZ-ADDITIONAL POSTAGE | 2,000.00 | 91139 |
| QUADIENT, INC | ADM-METER RENTAL | 111.00 | 91140 |
| RACOM CORP | STS RADIO BATT | 1,922.70 | 91141 |
| RENEW BIOMEDICAL SERVICES LLC | FD/EMS - SERVICE ON CARDIAC MONITORS | 925.00 | 91142 |
| SALTECH SYSTEMS | ADM-WP | 119.90 | 91143 |
| SEYMOUR, SEAN | PD-MEAL REIMB SEYMOUR | 54.98 | 91144 |
| SIGLER CO | OUR NEVADA | 2,711.89 | 91145 |
| STAPLES ADVANTAGE | WTR-SUPPLIES 1/3 | 80.50 | 91146 |
| STARBUCK, CHARLIE | WTR-CONF/MILEAGE REIMB | 554.68 | 91147 |
| STRYKER SALES CO | FD-CPR DEVICE DISC (DISPOSABLE) | 152.15 | 91148 |
| TENDALL, JAMIE | STS-CLOTHING TENDALL | 11.58 | 91149 |
| THE CAPSTONE GROUP | NEV FLATS SUMP PUMP REIMBU | 700.00 | 91150 |
| TOYNE INC | FD-ISO ANNUAL PUMP CERTIFICATIONS/#110 | 4,846.19 | 91151 |
| USA BLUEBOOK | WWT-LAB ANALYSIS/EQUIP/SUPPLIES | 1,218.03 | 91152 |
| WAGEWORKS/HEALTH EQUITY | ALL-FLEX BENEFIT | 196.35 | 91153 |
| WEBER, STACY | PD - SEWING PATCHES | 350.00 | 91154 |
| WHKS & CO. | ENGINEERING | 43,285.79 | 91155 |
| WINDSTREAM | SC/PD-PHONES | 22.76 | 91156 |
| XYLEM WATER SOL | WWT-WIPER PARTS | 5,931.51 | 91157 |
| ZIMCO | CEM-HERBICIDE | 80.00 | 91158 |
| | PAYROLL EFT (6582-6654) | 107,642.43 | |
| | TOTAL ACCOUNT PAYABLE | 709,278.39 | |

**Vendor # 1170** **20261103** **Electronic Pymt #**

**FIRST INTERSTATE PURCHASING "P" CARD TRANSACTIONS PRESENTED AT COUNCIL MEETING 11/9/2026 W/CLAIMS**

| Tran Date | Merchant Name | Description | Amount | Invoice # | ACCOUNT |
|---|---|---|---|---|---|
| 10/17/2026 | Int'l Code Council | PZ-Training Materials | 34.50 | 102321042 | 001-540-6240 |
| | | PZ-Training Materials | 34.50 | | 001-170-6240 |
| 10/21/2026 | DSM Parking | CA-Conf Travel | 46.00 | 18/1027/84/4 | 600-814-6240 |
| 10/22/2026 | Adobe | ADM-Software | 826.67 | | 001-620-6420 |
| 10/7/2026 | Zoom | LIB-Credit Voucher | -159.90 | G30904659_OB3QmhzEwKSm6IUYe | 001-410-6594 |
| 10/12/2026 | Microsoft | LIB-Software | 50.33 | E07010T0ZA | 001-410-6594 |
| 10/16/2026 | Wall Street Journal | LIB-Material | 41.72 | | 001-410-6559 |
| 9/30/2026 | Shop at Iowa State Univ | PARKS-Pesticide Cont Ed, Anderson | 65.00 | 00012315 | 001-431-6240 |
| 9/30/2026 | Shop at Iowa State Univ | PARKS-Pesticide Cont Ed, Anderson | 65.00 | 00012314 | 001-431-6240 |
| 10/2/2026 | Astra Security | FH-Security | 384.00 | 78650 | 001-460-6499 |
| 9/24/2026 | Fromyouflowers | ADM-Funeral | 85.82 | 436260218 | 001-613-6491 |
| 9/25/2026 | Iowa League of Cities | FH-Training, Sm City Wksp | 120.00 | 20260925 | 001-460-6240 |
| | | PZ-Training, Sm City Wksp | 60.00 | | 001-540-6240 |
| | | PZ-Training, Sm City Wksp | 60.00 | | 001-170-6240 |
| | | WWT-Training, Sm City Wksp | 120.00 | | 610-816-6240 |
| 9/30/2026 | Shop at Iowa State Univ | CEM-Pesticide Cont. Ed, Fritz | 130.00 | 00012200 | 001-450-6240 |
| 10/1/2026 | Go Daddy | ADM-Website/Emails | 23.19 | 7035468831 | 121-613-6431 |
| *10/1/2026* | Go Daddy | ADM-Website/Emails | 4.27 | 7035472146 | 121-613-6431 |
| 10/1/2026 | IAWEA | WWT-Training | 410.00 | 2026WPRTRPRTR6RV001R | 610-816-6240 |
| 10/1/2026 | IAWEA | WWT-Training | 150.00 | 2026RGN5FLLMT6RV0004 | 610-816-6240 |
| 10/5/2026 | Iowa League of Cities | ADM-Budget Wksp, Mousel | 60.00 | 6ac3d95f9bcc9 | 001-620-6240 |
| 10/7/2026 | Kirkwood Cont. Ed | WWT-Training | 140.00 | 676511 | 610-816-6240 |
| 10/7/2026 | Kirkwood Cont. Ed | WWT-Training | 160.00 | 676515 | 610-816-6240 |
| 10/7/2026 | Kirkwood Cont. Ed | WWT-Training | 300.00 | 676517 | 610-816-6240 |
| 10/7/2026 | IA DNR | WWT-Certification, Gibson | 32.29 | 24965162 | 610-816-6479 |
| 10/10/2026 | Barco | ADM-Memorial Bench | 2300.44 | CSRCO34698 | 179-431-6599 |
| 10/12/2026 | Sangoma | Water Plant | 31.51 | 0984344 | 600-811-6373 |
| | | Wastewater Pl | 31.51 | | 610-816-6373 |
| | | Library | 31.51 | | 001-410-6373 |
| | | Fire Dept | 31.51 | | 001-150-6373 |
| | | Police Dept | 31.51 | | 001-110-6373 |
| | | ST Dept | 31.51 | | 110-210-6373 |
| | | City Hall | 31.51 | | 001-620-6373 |
| | | Cemetery | 31.51 | | 001-450-6373 |
| | | Parks Mnt | 31.51 | | 001-431-6373 |
| 10/14/2026 | ERA | WWT-Lab Analysis | 228.60 | 248558 | 610-816-6480 |
| 10/15/2026 | Canva | PKM-Paula's Pedals | 162.40 | 05035-38295066 | 179-431-6727 |
| 10/17/2026 | Twilio | ADM-Notifications | 11.23 | 20261016 | 121-613-6431 |
| 10/19/2026 | Zoom | ADM-Website | 76.78 | INV374543621 | 121-613-6431 |
| 10/20/2026 | Target | WTR-Conf Materials | 47.48 | 20261020 | 600-811-6599 |
| 10/23/2026 | Landmark | WTR-Conf Meals | 46.69 | 28498 | 600-811-6240 |
| 9/30/2026 | 4Imprint | PSD-Recruitment | 326.92 | 32259975 | 001-110-6491 |
| 10/22/2026 | GS-JJ.com | PSD-Public Relations | 1226.00 | G260727019303 | 001-110-6484 |
| 10/13/2026 | USPS | LIB-Postage | 4.17 | 9555 1120 1066 6286 4994 76 | 001-410-6508 |
| 10/19/2026 | USPS | LIB-Postage | 4.17 | 9555 1120 1067 6292 6549 76 | 001-410-6508 |
| 9/10/2026 | *Pineknobgolfclub* | *Transfer Fraud Transaction* | *-144.00* | *Claim # F2628102028* | *001-620-6599* |
| 9/11/2026 | *TST Noriko* | *Transfer Fraud Transaction* | *-174.70* | *Claim # F2628102028* | *001-620-6599* |
| 9/11/2026 | *TST Layered* | *Transfer Fraud Transaction* | *-50.00* | *Claim # F2628102028* | *001-620-6599* |
| | | | **7,593.16** | | |

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

City Administrator

**Vendor #1403** **20261103** **Electronic Pymt #**

**SAMS CLUB PURCHASING "P" CARD TRANSACTIONS PRESENTED AT COUNCIL MEETING 11/09/2026 W/CLAIMS**

| Tran Date | Description | Amount | Invoice # | ACCOUNT |
|---|---|---|---|---|
| 10/23/2026 | ADM-Safety Training | 33.75 | P928000MS01EEB2QK | 001-613-6491 |
| 10/28/2026 | PSD-Halloween | 259.38 | P928000MY00XTMJG5 | 001-110-6484 |
| | | **293.13** | | |

**POSTING & PAYMENT DATE:**

**November 22, 2026**

City Administrator

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

CITY OF NEVADA

City Hall | Item # 5D
Date: 11/9/26

p. (515) 382-5466 | f. (515) 382-4502)
www.cityofnevadaiowa.org

**S.C.O.R.E. Capital Campaign – Bequest from the Estate of Suzanne Ammerman**

The City of Nevada has been notified of a generous bequest from the estate of Suzanne (Fawcett) Ammerman, who passed away on May 5, 2026, at the age of 93. Suzanne grew up in Nevada and was the daughter of Harold and Marjorie Fawcett. Her family has a longstanding connection to the community and the S.C.O.R.E. project, which was supported by her father, Harold Fawcett, and Josephine (Fawcett) Tope.

In her will, Suzanne designated a gift to the City of Nevada for the exclusive benefit of the S.C.O.R.E. Capital Campaign (Story County Outdoor Recreation for Everyone).

The funds are specifically designated to complete any unfinished park features identified in the S.C.O.R.E. master plan or to support continued improvements and maintenance of the park.

Suzanne's son, Dean Ammerman, is serving as trustee and has been working with City staff to coordinate this transfer.

Item # 5E
Date: 11/9/26

CITY OF NEVADA

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

# MEMORANDUM

**TO:** Mayor and City Council
**CC:** Jordan Cook, City Administrator
**FROM:** Lucas Battani, Finance Director/Assistant City Administrator
**DATE:** November 9, 2026
**RE:** FY26 Year-End Results and Fund Balances

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The FY26 Annual Financial Report (July 1, 2025 to June 30, 2026) is complete. The City's total fund balance grew from $31.3 million to $37.4 million. Most of that increase is money already earmarked for streets and other projects that will be spent in FY27. The report is on the November 9 agenda for Council approval by motion.

## Street dollars ready for FY27

- **2026 street bonds: $2.96 million.** The $3.0 million bond issued in March 2026 arrived late in the year, so nearly all of it was still on hand at June 30. It is dedicated to the 2026 street, stormwater, and sidewalk projects.
- **Road Use Tax fund: $1.92 million.** Street operations came in under budget, adding $217,000 to the fund. The city continues to plan for street repair, patching, and maintenance each year.
- **Road Use Tax capital fund: $539,000.** Set aside for street equipment and capital needs.

Together, that is about $5.4 million set aside for streets heading into FY27.

## Why the rest of the balance went up

- **Projects budgeted but not yet paid.** Capital project spending was $1.49 million of a $6.67 million budget. Projects that carried into FY27 left cash on the books at year-end, and that cash is spent as the work is completed.
- **Water and sewer funds.** Utility revenue was up about $386,000 over FY25 (water up $48,000, sewer up $338,000). Utility dollars are rate-funded, cover the wastewater plant loan payments (about $3.3 million in FY27), and cannot be used for general government.

Overall, about 86% of the City's $37.4 million balance is restricted by state law, bond terms or utility rates, or set aside for equipment replacement.

## Other FY26 highlights

- **Under budget.** Spending came in at 61% of the amended budget, and no program area went over.
- **Debt paid down.** The City paid off three GO bonds and $3.9 million in total principal.
- **Interest earnings.** City cash earned nearly $1.0 million in interest.
- **Accurate state reporting.** The FY26 report is filed with complete, corrected debt reporting.

I'm happy to answer questions or walk through any of these numbers.

Sincerely,

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

| STATE OF IOWA<br>2026<br>FINANCIAL REPORT<br>FISCAL YEAR ENDED<br>JUNE 30, 2026<br>CITY OF NEVADA, IOWA<br>DUE: December 1, 2026 | 16208501000000<br>CITY OF NEVADA<br>PO Box 530<br>NEVADA IA 50201-0530<br>POPULATION: 6925 |
|---|---|

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

**ALL FUNDS**

| | Governmental (a) | Proprietary (b) | Total Actual (c) | Budget (d) |
|---|---|---|---|---|
| **Revenues and Other Financing Sources** | | | | |
| Taxes Levied on Property | 4,802,012 | | 4,802,012 | 4,809,946 |
| Less: Uncollected Property Taxes-Levy Year | 0 | | 0 | 0 |
| **Net Current Property Taxes** | 4,802,012 | | 4,802,012 | 4,809,946 |
| Delinquent Property Taxes | 0 | | 0 | 0 |
| TIF Revenues | 1,208,000 | | 1,208,000 | 1,240,499 |
| Other City Taxes | 1,483,278 | 0 | 1,483,278 | 1,273,464 |
| Licenses and Permits | 76,281 | 0 | 76,281 | 89,150 |
| Use of Money and Property | 598,724 | 573,169 | 1,171,893 | 691,550 |
| Intergovernmental | 1,534,220 | 95,879 | 1,630,099 | 2,379,358 |
| Charges for Fees and Service | 456,803 | 7,986,054 | 8,442,857 | 8,960,463 |
| Special Assessments | 0 | 0 | 0 | 0 |
| Miscellaneous | 182,120 | 8,859 | 190,979 | 6,082,785 |
| Other Financing Sources | 3,146,835 | 3,027,867 | 6,174,702 | 6,400,000 |
| Transfers In | 3,783,134 | 3,212,317 | 6,995,451 | 8,331,651 |
| **Total Revenues and Other Sources** | 17,271,407 | 14,904,145 | 32,175,552 | 40,258,866 |
| **Expenditures and Other Financing Uses** | | | | |
| Public Safety | 2,218,875 | | 2,218,875 | 2,503,289 |
| Public Works | 1,297,488 | | 1,297,488 | 1,816,972 |
| Health and Social Services | 47,149 | | 47,149 | 65,000 |
| Culture and Recreation | 2,285,838 | | 2,285,838 | 2,609,593 |
| Community and Economic Development | 594,028 | | 594,028 | 1,565,299 |
| General Government | 875,361 | | 875,361 | 1,126,234 |
| Debt Service | 1,983,543 | | 1,983,543 | 1,983,543 |
| Capital Projects | 1,490,041 | | 1,490,041 | 6,670,000 |
| **Total Governmental Activities Expenditures** | 10,792,323 | 0 | 10,792,323 | 18,339,930 |
| BUSINESS TYPE ACTIVITIES | | 8,291,094 | 8,291,094 | 12,778,403 |
| **Total All Expenditures** | 10,792,323 | 8,291,094 | 19,083,417 | 31,118,333 |
| Other Financing Uses | 0 | 0 | 0 | |
| Transfers Out | 3,783,134 | 3,212,317 | 6,995,451 | 8,331,651 |
| **Total All Expenditures/and Other Financing Uses** | 14,575,457 | 11,503,411 | 26,078,868 | 39,449,984 |
| **Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses** | 2,695,950 | 3,400,734 | 6,096,684 | 808,882 |
| Beginning Fund Balance July 1, 2025 | 15,398,029 | 15,871,686 | 31,269,715 | 27,634,360 |
| Ending Fund Balance June 30, 2026 | 18,093,979 | 19,272,420 | 37,366,399 | 28,443,242 |

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

| | |
|---|---|
| Non-budgeted Internal Service Funds<br>587,782 | Pension Trust Funds |
| Private Purpose Trust Funds | Agency Funds |

| Indebtedness at June 30, 2026 | Amount | Indebtedness at June 30, 2026 | Amount |
|---|---|---|---|
| General Obligation Debt | 10,625,000 | Other Long-Term Debt | 0 |
| Revenue Debt | 52,992,876 | Short-Term Debt | 0 |
| TIF Revenue Debt | 0 | | |
| | | General Obligation Debt Limit | 32,943,948 |

**CERTIFICATION**

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

| | |
|---|---|
| | **Publication**<br>10/29/2026 |
| Signature of Preparer | |
| Printed name of Preparer | Phone Number |
| | Date Signed |
| Signature of Mayor or Mayor Pro Tem (Name and Title) | |

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**REVENUE P2**

**CITY OF NEVADA**

**REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026**

NON-GAAP/CASH BASIS

| Item Description | | General (a) | Special Revenue (b) | TIF Special Revenue (c) | Debt Service (d) | Capital Projects (e) | Permanent (f) | Total Governmental (Sum of (a) through (f)) (g) | Proprietary (h) | Grand Total (Sum of (g) and (h)) (i) | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Section A - Taxes** | 1 | | | | | | | | | | 1 |
| **Taxes levied on property** | 2 | 2,916,702 | 1,020,498 | | 687,440 | 177,372 | | 4,802,012 | | 4,802,012 | 2 |
| Less: Uncollected Property Taxes - Levy Year | 3 | | | | | | | 0 | | 0 | 3 |
| Net Current Property Taxes | 4 | 2,916,702 | 1,020,498 | | 687,440 | 177,372 | 0 | 4,802,012 | | 4,802,012 | 4 |
| Delinquent Property Taxes | 5 | | | | | | | 0 | | 0 | 5 |
| **Total Property Tax** | 6 | 2,916,702 | 1,020,498 | | 687,440 | 177,372 | 0 | 4,802,012 | | 4,802,012 | 6 |
| **TIF Revenues** | 7 | | | 1,208,000 | | | | 1,208,000 | | 1,208,000 | 7 |
| **Other City Taxes** | | | | | | | | | | | |
| Utility Tax Replacement Excise Taxes | 8 | 21,180 | 7,425 | | 4,441 | 1,290 | | 34,336 | | 34,336 | 8 |
| Utility Franchise Tax (Chapter 364.2, Code of Iowa) | 9 | | | | | | | 0 | | 0 | 9 |
| Parimutuel Wager Tax | 10 | | | | | | | 0 | | 0 | 10 |
| Gaming Wager Tax | 11 | | | | | | | 0 | | 0 | 11 |
| Mobile Home Tax | 12 | 18,554 | 6,492 | | 3,890 | 1,131 | | 30,067 | | 30,067 | 12 |
| Hotel / Motel Tax | 13 | 7,802 | | | | | | 7,802 | | 7,802 | 13 |
| Other Local Option Taxes | 14 | | 1,411,073 | | | | | 1,411,073 | | 1,411,073 | 14 |
| **Total Other City Taxes** | 15 | 47,536 | 1,424,990 | | 8,331 | 2,421 | 0 | 1,483,278 | 0 | 1,483,278 | 15 |
| **Section B - Licenses and Permits** | 16 | 76,281 | | | | | | 76,281 | | 76,281 | 16 |
| **Section C - Use of Money and Property** | 17 | | | | | | | | | | 17 |
| Interest | 18 | 336,644 | 59,082 | 54,062 | | | | 449,788 | 550,065 | 999,853 | 18 |
| Rents and Royalties | 19 | 121,294 | 17,183 | | | | | 138,477 | 23,104 | 161,581 | 19 |
| Other Miscellaneous Use of Money and Property | 20 | | 10,459 | | | | | 10,459 | | 10,459 | 20 |
| | 21 | | | | | | | 0 | | 0 | 21 |
| **Total Use of Money and Property** | 22 | 457,938 | 86,724 | 54,062 | 0 | 0 | 0 | 598,724 | 573,169 | 1,171,893 | 22 |
| **Section D - Intergovernmental** | 24 | | | | | | | | | | 24 |
| **Federal Grants and Reimbursements** | 26 | | | | | | | | | | 26 |
| Federal Grants | 27 | 44,024 | | | | | | 44,024 | | 44,024 | 27 |
| Community Development Block Grants | 28 | | 80,000 | | | 48,293 | | 128,293 | | 128,293 | 28 |
| Housing and Urban Development | 29 | | | | | | | 0 | | 0 | 29 |
| Public Assistance Grants | 30 | | | | | | | 0 | | 0 | 30 |
| Payment in Lieu of Taxes | 31 | | | | | | | 0 | | 0 | 31 |
| | 32 | | | | | | | 0 | | 0 | 32 |
| **Total Federal Grants and Reimbursements** | 33 | 44,024 | 80,000 | | 0 | 48,293 | 0 | 172,317 | 0 | 172,317 | 33 |





Local Government Property Valuation System

**REVENUE P3**

**CITY OF NEVADA**

**REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026**

NON-GAAP/CASH BASIS

| Item Description | | General (a) | Special Revenue (b) | TIF Special Revenue (c) | Debt Service (d) | Capital Projects (e) | Permanent (f) | Total Governmental (Sum of (a) through (f)) (g) | Proprietary (h) | Grand Total (Sum of (g) and (h)) (i) | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Section D - Intergovernmental - Continued** | 41 | | | | | | | | | | 41 |
| **State Shared Revenues** | 43 | | | | | | | | | | 43 |
| Road Use Taxes | 44 | | 974,894 | | | | | 974,894 | | 974,894 | 44 |
| **Other state grants and reimbursements** | 48 | | | | | | | | | | 48 |
| State grants | 49 | 15,238 | 9,963 | | 3,590 | 927 | | 29,718 | | 29,718 | 49 |
| Iowa Department of Transportation | 50 | | | | | | | 0 | 95,879 | 95,879 | 50 |
| Iowa Department of Natural Resources | 51 | 4,400 | | | | | | 4,400 | | 4,400 | 51 |
| Iowa Economic Development Authority | 52 | | 34,456 | | | | | 34,456 | | 34,456 | 52 |
| CEBA grants | 53 | | | | | | | 0 | | 0 | 53 |
| C&I Replacement and Tier I Business Tax Replacement | 54 | 68,766 | 24,105 | | 14,419 | 4,189 | | 111,479 | | 111,479 | 54 |
| | 55 | | | | | | | 0 | | 0 | 55 |
| | 56 | | | | | | | 0 | | 0 | 56 |
| | 57 | | | | | | | 0 | | 0 | 57 |
| | 58 | | | | | | | 0 | | 0 | 58 |
| | 59 | | | | | | | 0 | | 0 | 59 |
| **Total State** | 60 | 88,404 | 1,043,418 | 0 | 18,009 | 5,116 | 0 | 1,154,947 | 95,879 | 1,250,826 | 60 |
| **Local Grants and Reimbursements** | | | | | | | | | | | |
| County Contributions | 63 | | | | | | | 0 | | 0 | 63 |
| Library Service | 64 | 43,394 | | | | | | 43,394 | | 43,394 | 64 |
| Township Contributions | 65 | 163,562 | | | | | | 163,562 | | 163,562 | 65 |
| Fire/EMT Service | 66 | | | | | | | 0 | | 0 | 66 |
| | 67 | | | | | | | 0 | | 0 | 67 |
| | 68 | | | | | | | 0 | | 0 | 68 |
| | 69 | | | | | | | 0 | | 0 | 69 |
| **Total Local Grants and Reimbursements** | 70 | 206,956 | 0 | 0 | 0 | 0 | 0 | 206,956 | 0 | 206,956 | 70 |
| **Total Intergovernmental (Sum of lines 33, 60, and 70)** | 71 | 339,384 | 1,123,418 | 0 | 18,009 | 53,409 | 0 | 1,534,220 | 95,879 | 1,630,099 | 71 |
| **Section E -Charges for Fees and Service** | 72 | | | | | | | | | | 72 |
| Water | 73 | | | | | | | 0 | 3,280,842 | 3,280,842 | 73 |
| Sewer | 74 | | | | | | | 0 | 4,436,626 | 4,436,626 | 74 |
| Electric | 75 | | | | | | | 0 | | 0 | 75 |
| Gas | 76 | | | | | | | 0 | | 0 | 76 |
| Parking | 77 | | | | | | | 0 | | 0 | 77 |
| Airport | 78 | | | | | | | 0 | | 0 | 78 |
| Landfill/garbage | 79 | | | | | | | 0 | 73,161 | 73,161 | 79 |
| Hospital | 80 | | | | | | | 0 | | 0 | 80 |

**REVENUE P4**

**CITY OF NEVADA**

**REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026**

NON-GAAP/CASH BASIS

| Item Description | | General (a) | Special Revenue (b) | TIF Special Revenue (c) | Debt Service (d) | Capital Projects (e) | Permanent (f) | Total Governmental (Sum of (a) through (f)) (g) | Proprietary (h) | Grand Total (Sum of (g) and (h)) (i) | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Section E - Charges for Fees and Service - Continued** | 81 | | | | | | | | | | 81 |
| Transit | 82 | | | | | | | 0 | | 0 | 82 |
| Cable TV | 83 | | | | | | | 0 | | 0 | 83 |
| Internet | 84 | | | | | | | 0 | | 0 | 84 |
| Telephone | 85 | | | | | | | 0 | | 0 | 85 |
| Housing Authority | 86 | | | | | | | 0 | | 0 | 86 |
| Storm Water | 87 | | | | | | | 0 | 183,169 | 183,169 | 87 |
| Other: | 88 | | | | | | | | | | 88 |
| Nursing Home | 89 | | | | | | | 0 | | 0 | 89 |
| Police Service Fees | 90 | 10,826 | | | | | | 10,826 | | 10,826 | 90 |
| Prisoner Care | 91 | | | | | | | 0 | | 0 | 91 |
| Fire Service Charges | 92 | 1,814 | | | | | | 1,814 | | 1,814 | 92 |
| Ambulance Charges | 93 | | | | | | | 0 | | 0 | 93 |
| Sidewalk Street Repair Charges | 94 | 1,021 | | | | | | 1,021 | | 1,021 | 94 |
| Housing and Urban Renewal Charges | 95 | | | | | | | 0 | | 0 | 95 |
| River Port and Terminal Fees | 96 | | | | | | | 0 | | 0 | 96 |
| Public Scales | 97 | | | | | | | 0 | | 0 | 97 |
| Cemetery Charges | 98 | 27,775 | | | | | 7,575 | 35,350 | | 35,350 | 98 |
| Library Charges | 99 | 5,019 | | | | | | 5,019 | | 5,019 | 99 |
| Park, Recreation, and Cultural Charges | 100 | 326,832 | 2,683 | | | | | 329,515 | | 329,515 | 100 |
| Animal Control Charges | 101 | | | | | | | 0 | | 0 | 101 |
| Reimbursements | 102 | 53,400 | 19,858 | | | | | 73,258 | 12,256 | 85,514 | 102 |
| | 103 | | | | | | | 0 | | 0 | 103 |
| **Total Charges for Service** | 104 | 426,687 | 22,541 | 0 | 0 | 0 | 7,575 | 456,803 | 7,986,054 | 8,442,857 | 104 |
| **Section F - Special Assesments** | 106 | | | | | | | 0 | | 0 | 106 |
| **Section G - Miscellaneous** | 107 | | | | | | | | | | 107 |
| Contributions | 108 | 23,148 | 65,021 | | | | | 88,169 | | 88,169 | 108 |
| Deposits and Sales/Fuel Tax Refunds | 109 | 2,348 | | | | | | 2,348 | 8,160 | 10,508 | 109 |
| Sale of Property and Merchandise | 110 | 24,001 | | | | | | 24,001 | | 24,001 | 110 |
| Fines | 111 | 58,289 | | | | | | 58,289 | | 58,289 | 111 |
| Internal Service Charges | 112 | | | | | | | 0 | | 0 | 112 |
| Miscellaneous | 113 | 9,313 | | | | | | 9,313 | 699 | 10,012 | 113 |
| | 114 | | | | | | | 0 | | 0 | 114 |
| | 115 | | | | | | | 0 | | 0 | 115 |
| | 116 | | | | | | | 0 | | 0 | 116 |
| | 117 | | | | | | | 0 | | 0 | 117 |
| | 118 | | | | | | | 0 | | 0 | 118 |
| | 119 | | | | | | | 0 | | 0 | 119 |
| **Total Miscellaneous** | 120 | 117,099 | 65,021 | 0 | 0 | 0 | 0 | 182,120 | 8,859 | 190,979 | 120 |

**REVENUE P5**

**CITY OF NEVADA**

**REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026**

NON-GAAP/CASH BASIS

| Item Description | | General (a) | Special Revenue (b) | TIF Special Revenue (c) | Debt Service (d) | Capital Projects (e) | Permanent (f) | Total Governmental (Sum of (a) through (f)) (g) | Proprietary (h) | Grand Total (Sum of (g) and (h)) (i) | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total All Revenues (Sum of lines 6, 7, 15,16,22, 71, 104, 106, and 120)** | 121 | 4,381,627 | 3,743,192 | 1,262,062 | 713,780 | 233,202 | 7,575 | 10,341,438 | 8,663,961 | 19,005,399 | 121 |
| **Section H - Other Financing Sources** | 123 | | | | | | | | | | 123 |
| Proceeds of capital asset sales | 124 | 8,988 | | | | | | 8,988 | | 8,988 | 124 |
| Proceeds of long-term debt (Excluding TIF internal borrowing) | 125 | | | | | 3,137,847 | | 3,137,847 | 3,027,867 | 6,165,714 | 125 |
| Proceeds of anticipatory warrants or other short-term debt | 126 | | | | | | | 0 | | 0 | 126 |
| Regular transfers in and interfund loans | 127 | 1,514,210 | 576,811 | | 890,693 | 305,000 | | 3,286,714 | 3,212,317 | 6,499,031 | 127 |
| Internal TIF loans and transfers in | 128 | 9,000 | | 70,620 | 406,800 | 10,000 | | 496,420 | | 496,420 | 128 |
| | 129 | | | | | | | 0 | | 0 | 129 |
| | 130 | | | | | | | 0 | | 0 | 130 |
| **Total Other Financing Sources** | 131 | 1,532,198 | 576,811 | 70,620 | 1,297,493 | 3,452,847 | 0 | 6,929,969 | 6,240,184 | 13,170,153 | 131 |
| **Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)** | 132 | 5,913,825 | 4,320,003 | 1,332,682 | 2,011,273 | 3,686,049 | 7,575 | 17,271,407 | 14,904,145 | 32,175,552 | 132 |
| **Beginning Fund Balance July 1, 2025** | 134 | 6,037,304 | 4,143,549 | 1,388,107 | 447,893 | 3,197,362 | 183,814 | 15,398,029 | 15,871,686 | 31,269,715 | 134 |
| **Total Revenues and Other Financing Sources (Sum of lines 132 and 134)** | 136 | 11,951,129 | 8,463,552 | 2,720,789 | 2,459,166 | 6,883,411 | 191,389 | 32,669,436 | 30,775,831 | 63,445,267 | 136 |

EXPENDITURES P6

CITY OF NEVADA
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026

NON-GAAP/CASH BASIS

| Item Description | Line | General (a) | Special Revenue (b) | TIF Special Revenue (c) | Debt Service (d) | Capital Projects (e) | Permanent (f) | Total Governmental (Sum of cols. (a) through (f)) (g) | Proprietary (h) | Grand Total (Sum of col. (g)) (i) | Line |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Section A - Public Safety** | 1 | | | | | | | | | | 1 |
| Police Department/Crime Prevention | 2 | 1,416,078 | 66,690 | | | | | 1,482,768 | | 1,482,768 | 2 |
| Jail | 3 | | | | | | | 0 | | 0 | 3 |
| Emergency Management | 4 | 1,129 | | | | | | 1,129 | | 1,129 | 4 |
| Flood control | 5 | | 28,460 | | | | | 28,460 | | 28,460 | 5 |
| Fire Department | 6 | 623,872 | | | | | | 623,872 | | 623,872 | 6 |
| Ambulance | 7 | 22,374 | | | | | | 22,374 | | 22,374 | 7 |
| Building Inspections | 8 | 58,326 | | | | | | 58,326 | | 58,326 | 8 |
| Miscellaneous Protective Services | 9 | | | | | | | 0 | | 0 | 9 |
| Animal Control | 10 | 1,946 | | | | | | 1,946 | | 1,946 | 10 |
| Other Public Safety | 11 | | | | | | | 0 | | 0 | 11 |
| | 12 | | | | | | | 0 | | 0 | 12 |
| | 13 | | | | | | | 0 | | 0 | 13 |
| **Total Public Safety** | 14 | 2,123,725 | 95,150 | | 0 | 0 | 0 | 2,218,875 | | 2,218,875 | 14 |
| **Section B - Public Works** | 15 | | | | | | | | | | 15 |
| Roads, Bridges, Sidewalks | 16 | | 1,115,007 | | | | | 1,115,007 | | 1,115,007 | 16 |
| Parking Meter and Off-Street | 17 | | | | | | | 0 | | 0 | 17 |
| Street Lighting | 18 | | 109,845 | | | | | 109,845 | | 109,845 | 18 |
| Traffic Control Safety | 19 | | 11,868 | | | | | 11,868 | | 11,868 | 19 |
| Snow Removal | 20 | | 47,568 | | | | | 47,568 | | 47,568 | 20 |
| Highway Engineering | 21 | | | | | | | 0 | | 0 | 21 |
| Street Cleaning | 22 | | | | | | | 0 | | 0 | 22 |
| Airport (if not an enterprise) | 23 | | | | | | | 0 | | 0 | 23 |
| Garbage (if not an enterprise) | 24 | | | | | | | 0 | | 0 | 24 |
| Other Public Works | 25 | | 13,200 | | | | | 13,200 | | 13,200 | 25 |
| | 26 | | | | | | | 0 | | 0 | 26 |
| | 27 | | | | | | | 0 | | 0 | 27 |
| **Total Public Works** | 28 | 0 | 1,297,488 | | 0 | 0 | 0 | 1,297,488 | | 1,297,488 | 28 |
| **Section C - Health and Social Services** | 29 | | | | | | | | | | 29 |
| Welfare Assistance | 30 | | | | | | | 0 | | 0 | 30 |
| City Hospital | 31 | | | | | | | 0 | | 0 | 31 |
| Payments to Private Hospitals | 32 | | | | | | | 0 | | 0 | 32 |
| Health Regulation and Inspections | 33 | | | | | | | 0 | | 0 | 33 |
| Water, Air, and Mosquito Control | 34 | | 12,149 | | | | | 12,149 | | 12,149 | 34 |
| Community Mental Health | 35 | | | | | | | 0 | | 0 | 35 |
| Other Health and Social Services | 36 | | 35,000 | | | | | 35,000 | | 35,000 | 36 |
| | 37 | | | | | | | 0 | | 0 | 37 |
| | 38 | | | | | | | 0 | | 0 | 38 |
| **Total Health and Social Services** | 39 | 0 | 47,149 | | 0 | 0 | 0 | 47,149 | | 47,149 | 39 |
| **Section D - Culture and Recreation** | 40 | | | | | | | | | | 40 |
| Library Services | 41 | 607,813 | 50,456 | | | | | 658,269 | | 658,269 | 41 |
| Museum, Band, Theater | 42 | | 1,144 | | | | | 1,144 | | 1,144 | 42 |
| Parks | 43 | 973,553 | 50,828 | | | | | 1,024,381 | | 1,024,381 | 43 |
| Recreation | 44 | 120,391 | 6,550 | | | | | 126,941 | | 126,941 | 44 |
| Cemetery | 45 | 152,895 | 4,640 | | | | | 157,535 | | 157,535 | 45 |
| Community Center, Zoo, Marina, and Auditorium | 46 | 311,368 | 6,200 | | | | | 317,568 | | 317,568 | 46 |
| Other Culture and Recreation | 47 | | | | | | | 0 | | 0 | 47 |
| | 48 | | | | | | | 0 | | 0 | 48 |
| | 49 | | | | | | | 0 | | 0 | 49 |
| **Total Culture and Recreation** | 50 | 2,166,020 | 119,818 | | 0 | 0 | 0 | 2,285,838 | | 2,285,838 | 50 |

**EXPENDITURES P7**

**CITY OF NEVADA**

**EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026 -- Continued**

NON-GAAP/CASH BASIS

| Item description | Line | General (a) | Special Revenue (b) | TIF Special Revenue (c) | Debt Service (d) | Capital Projects (e) | Permanent (f) | Total Governmental (Sum of cols. (a) through (f)) (g) | Proprietary (h) | Grand Total (Sum of col. (g)) (i) | Line |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Section E - Community and Economic Development** | 51 | | | | | | | | | | 51 |
| Community beautification | 52 | | 760 | | | | | 760 | | 760 | 52 |
| Economic development | 53 | 2,270 | 65,000 | 70,000 | | | | 137,270 | | 137,270 | 53 |
| Housing and urban renewal | 54 | | 34,456 | 5,471 | | | | 39,927 | | 39,927 | 54 |
| Planning and zoning | 55 | 72,947 | 12,659 | | | | | 85,606 | | 85,606 | 55 |
| Other community and economic development | 56 | 6,000 | 9,425 | | | | | 15,425 | | 15,425 | 56 |
| TIF Rebates | 57 | | | 315,040 | | | | 315,040 | | 315,040 | 57 |
| | 58 | | | | | | | 0 | | 0 | 58 |
| **Total Community and Economic Development** | 59 | 81,217 | 122,300 | 390,511 | 0 | 0 | 0 | 594,028 | | 594,028 | 59 |
| **Section F - General Government** | 60 | | | | | | | | | | 60 |
| Mayor, Council and City Manager | 61 | 19,576 | 35,854 | | | | | 55,430 | | 55,430 | 61 |
| Clerk, Treasurer, Financial Administration | 62 | 477,846 | | | | | | 477,846 | | 477,846 | 62 |
| Elections | 63 | 3,835 | | | | | | 3,835 | | 3,835 | 63 |
| Legal Services and City Attorney | 64 | 142,853 | 3,950 | | | | | 146,803 | | 146,803 | 64 |
| City Hall and General Buildings | 65 | 109,623 | | | | | | 109,623 | | 109,623 | 65 |
| Tort Liability | 66 | 66,035 | | | | | | 66,035 | | 66,035 | 66 |
| Other General Government | 67 | | 15,789 | | | | | 15,789 | | 15,789 | 67 |
| | 68 | | | | | | | 0 | | 0 | 68 |
| | 69 | | | | | | | 0 | | 0 | 69 |
| **Total General Government** | 70 | 819,768 | 55,593 | | 0 | 0 | 0 | 875,361 | | 875,361 | 70 |
| **Section G - Debt Service** | 71 | | | | 1,983,543 | | | 1,983,543 | | 1,983,543 | 71 |
| | 72 | | | | | | | 0 | | 0 | 72 |
| | 73 | | | | | | | 0 | | 0 | 73 |
| **Total Debt Service** | 74 | 0 | 0 | 0 | 1,983,543 | 0 | 0 | 1,983,543 | | 1,983,543 | 74 |
| **Section H - Regular Capital Projects - Specify** | 75 | | | | | | | | | | 75 |
| Capital Projects | 76 | | | | | 1,490,041 | | 1,490,041 | | 1,490,041 | 76 |
| | 77 | | | | | | | 0 | | 0 | 77 |
| **Subtotal Regular Capital Projects** | 78 | 0 | 0 | | 0 | 1,490,041 | 0 | 1,490,041 | | 1,490,041 | 78 |
| **TIF Capital Projects - Specify** | 79 | | | | | | | | | | 79 |
| | 80 | | | | | | | 0 | | 0 | 80 |
| | 81 | | | | | | | 0 | | 0 | 81 |
| **Subtotal TIF Capital Projects** | 82 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | 82 |
| **Total Capital Projects** | 83 | 0 | 0 | | 0 | 1,490,041 | 0 | 1,490,041 | | 1,490,041 | 83 |
| | | | | | | | | | | | |
| **Total Governmental Activities Expenditures (Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)** | 84 | 5,190,730 | 1,737,498 | 390,511 | 1,983,543 | 1,490,041 | 0 | 10,792,323 | | 10,792,323 | 84 |
| | 85 | | | | | | | | | | 85 |

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

**EXPENDITURES P8**

**CITY OF NEVADA**

**EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026 -- Continued**

NON-GAAP/CASH BASIS

| Item description | Line | General (a) | Special Revenue (b) | TIF Special Revenue (c) | Debt Service (d) | Capital Projects (e) | Permanent (f) | Total Governmental (Sum of cols. (a) through (f)) (g) | Proprietary (h) | Grand Total (Sum of col. (g)) (i) | Line |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Section I - Business Type Activities** | 87 | | | | | | | | | | 87 |
| Water - Current Operation | 88 | | | | | | | | 1,427,214 | 1,427,214 | 88 |
| Capital Outlay | 89 | | | | | | | | 123,034 | 123,034 | 89 |
| Debt Service | 90 | | | | | | | | 458,050 | 458,050 | 90 |
| Sewer and Sewage Disposal - Current Operation | 91 | | | | | | | | 1,408,161 | 1,408,161 | 91 |
| Capital Outlay | 92 | | | | | | | | 1,874,725 | 1,874,725 | 92 |
| Debt Service | 93 | | | | | | | | 2,856,551 | 2,856,551 | 93 |
| Electric - Current Operation | 94 | | | | | | | | | 0 | 94 |
| Capital Outlay | 95 | | | | | | | | | 0 | 95 |
| Debt Service | 96 | | | | | | | | | 0 | 96 |
| Gas Utility - Current Operation | 97 | | | | | | | | | 0 | 97 |
| Capital Outlay | 98 | | | | | | | | | 0 | 98 |
| Debt Service | 99 | | | | | | | | | 0 | 99 |
| Parking - Current Operation | 100 | | | | | | | | | 0 | 100 |
| Capital Outlay | 101 | | | | | | | | | 0 | 101 |
| Debt Service | 102 | | | | | | | | | 0 | 102 |
| Airport - Current Operation | 103 | | | | | | | | | 0 | 103 |
| Capital Outlay | 104 | | | | | | | | | 0 | 104 |
| Debt Service | 105 | | | | | | | | | 0 | 105 |
| Landfill/Garbage - Current operation | 106 | | | | | | | | 73,400 | 73,400 | 106 |
| Capital Outlay | 107 | | | | | | | | | 0 | 107 |
| Debt Service | 108 | | | | | | | | | 0 | 108 |
| Hospital - Current Operation | 109 | | | | | | | | | 0 | 109 |
| Capital Outlay | 110 | | | | | | | | | 0 | 110 |
| Debt Service | 111 | | | | | | | | | 0 | 111 |
| Transit - Current Operation | 112 | | | | | | | | | 0 | 112 |
| Capital Outlay | 113 | | | | | | | | | 0 | 113 |
| Debt Service | 114 | | | | | | | | | 0 | 114 |
| Cable TV, Telephone, Internet - Current Operation | 115 | | | | | | | | | 0 | 115 |
| Capital Outlay | 116 | | | | | | | | | 0 | 116 |
| Housing Authority - Current Operation | 117 | | | | | | | | | 0 | 117 |
| Capital Outlay | 118 | | | | | | | | | 0 | 118 |
| Debt Service | 119 | | | | | | | | | 0 | 119 |
| Storm Water - Current Operation | 120 | | | | | | | | 69,959 | 69,959 | 120 |
| Capital Outlay | 121 | | | | | | | | | 0 | 121 |
| Debt Service | 122 | | | | | | | | | 0 | 122 |
| Other Business Type - Current Operation | 123 | | | | | | | | | 0 | 123 |
| Capital Outlay | 124 | | | | | | | | | 0 | 124 |
| Debt Service | 125 | | | | | | | | | 0 | 125 |
| Internal Service Funds - Specify | 126 | | | | | | | | | | 126 |
| | 127 | | | | | | | | | 0 | 127 |
| | 128 | | | | | | | | | 0 | 128 |
| **Total Business Type Activities** | 129 | | | | | | | | 8,291,094 | 8,291,094 | 129 |

## CITY OF NEVADA

### EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026 -- Continued

NON-GAAP/CASH BASIS

| Item description | Line | General (a) | Special Revenue (b) | TIF Special Revenue (c) | Debt Service (d) | Capital Projects (e) | Permanent (f) | Total Governmental (Sum of cols. (a) through (f)) (g) | Proprietary (h) | Grand Total (Sum of col. (g)) (i) | Line |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Subtotal Expenditures (Sum of lines 84 and 129)** | 130 | 5,190,730 | 1,737,498 | 390,511 | 1,983,543 | 1,490,041 | 0 | 10,792,323 | 8,291,094 | 19,083,417 | 130 |
| **Section J - Other Financing Uses Including Transfers Out** | 131 | | | | | | | | | | 131 |
| Regular transfers out | 132 | | 2,396,021 | | | 890,693 | | 3,286,714 | 3,212,317 | 6,499,031 | 132 |
| Internal TIF loans/repayments and transfers out | 133 | | | 496,420 | | | | 496,420 | | 496,420 | 133 |
| | 134 | | | | | | | 0 | | 0 | 134 |
| **Total Other Financing Uses** | 135 | 0 | 2,396,021 | 496,420 | 0 | 890,693 | 0 | 3,783,134 | 3,212,317 | 6,995,451 | 135 |
| **Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)** | 136 | 5,190,730 | 4,133,519 | 886,931 | 1,983,543 | 2,380,734 | 0 | 14,575,457 | 11,503,411 | 26,078,868 | 136 |
| | 137 | | | | | | | | | | 137 |
| **Ending fund balance June 30, :** | 138 | | | | | | | | | | 138 |
| **Governmental:** | 139 | | | | | | | | | | 139 |
| **Nonspendable** | 140 | | | | | | 191,389 | 191,389 | | 191,389 | 140 |
| **Restricted** | 141 | | 4,332,446 | 1,833,858 | 475,623 | 4,883,522 | | 11,525,449 | | 11,525,449 | 141 |
| **Committed** | 142 | | | | | | | 0 | | 0 | 142 |
| **Assigned** | 143 | 1,497,020 | | | | | | 1,497,020 | | 1,497,020 | 143 |
| **Unassigned** | 144 | 5,263,379 | -2,413 | | | -380,845 | | 4,880,121 | | 4,880,121 | 144 |
| **Total Governmental** | 145 | 6,760,399 | 4,330,033 | 1,833,858 | 475,623 | 4,502,677 | 191,389 | 18,093,979 | | 18,093,979 | 145 |
| **Proprietary** | 146 | | | | | | | | 19,272,420 | 19,272,420 | 146 |
| **Total Ending Fund Balance June 30,** | 147 | 6,760,399 | 4,330,033 | 1,833,858 | 475,623 | 4,502,677 | 191,389 | 18,093,979 | 19,272,420 | 37,366,399 | 147 |
| **Total Requirements (Sum of lines 136 and 147)** | 148 | 11,951,129 | 8,463,552 | 2,720,789 | 2,459,166 | 6,883,411 | 191,389 | 32,669,436 | 30,775,831 | 63,445,267 | 148 |

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Local Government Property Valuation System

**OTHER P10**

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

| Purpose | Amount paid to other local governments |
|---|---|
| Correction | |
| Health | |
| Highways | |
| Transit Subsidies | |
| Libraries | |
| Police protection | 74,044 |
| Sewerage | |
| Sanitation | 72,713 |
| All other | 3,835 |

| Purpose | Amount paid to State |
|---|---|
| Highways | |
| All other | |

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

| YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID | Amount |
|---|---|
| **Total Salaries and Wages Paid** | 3,746,966 |

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

| Purpose | Line | Debt During the Fiscal Year: Debt Outstanding JULY 1, 2025 | Issued | Retired | Debt Outstanding JUNE 30, 2026: General Obligation | TIF Revenue | Revenue | Other | Interest Paid This Year |
|---|---|---|---|---|---|---|---|---|---|
| Water Utility | 1. | 630,000 | 0 | 445,000 | 0 | 0 | 185,000 | 0 | 12,600 |
| Sewer Utility | 2. | 51,461,010 | 3,037,866 | 1,691,000 | 0 | 0 | 52,807,876 | 0 | 1,165,550 |
| Electric Utility | 3. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gas Utility | 4. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Transit-Bus | 5. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Industrial Revenue | 6. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mortgage Revenue | 7. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TIF Revenue | 8. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Purposes / Miscellaneous | 9. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| GO | 10. | 9,395,000 | 3,000,000 | 1,770,000 | 10,625,000 | 0 | 0 | 0 | 211,742 |
| Parking | 11. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Airport | 12. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stormwater | 13. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Section 108 | 14. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Long-Term** | | 61,486,010 | 6,037,866 | 3,906,000 | 10,625,000 | 0 | 52,992,876 | 0 | 1,389,892 |

| **B. Short-Term Debt** | **Amount** |
|---|---|
| **Outstanding as of July 1, 2025** | |
| **Outstanding as of JUNE 30, 2026** | |

Part VI DEBT LIMITATION FOR GENERAL OBLIGATIONS
Actual valuation -- January 1, 2024

| Amount | | |
|---|---|---|
| 658,878,968 | x.05 = $ | 32,943,948.4 |

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2026

| Type of asset | Amount: Bond and interest funds (a) | Bond construction funds (b) | Pension/retirement funds (c) | All other Funds (d) | Total (e) |
|---|---|---|---|---|---|
| Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property. | 3,622,904 | 2,957,268 | | 31,374,009 | 37,954,181 |

If you budget on a NON-GAAP CASH BASIS, the amount in the Total above SHOULD EQUAL the above summed amounts on

**CITY DEBT DETAIL - LT DEBT1**

| Debt Series Name | | Type of Debt | Date of Issuance | Debt Resolution | Rate Range | Voted | Amount of Issue | Principal Outstanding July 1, 2025 | Fiscal Year Principal Paid | Fiscal Year Interest Paid | Tied to Other Debt | Purpose of Debt | Projects Funded by Debt |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TIF Agreements | 1 | TIF Agreement | 06-30-2026 | TIF | 0 | No Vote - Non-GO | 6,920,000 | 6,247,797 | 386,243 | 0 | | TIF Revenue | TIF development agreement |
| 2012B, Refin-CH/PSD/LIB ADD | 2 | GO | 09-27-2012 | 26 (12/13) | 2.15 - 2.15 | No Vote - Essential GO | 7,320,000 | 95,000 | 95,000 | 2,042 | | General Obligation (GO) | City Hall/Public Safety Building (Refinance) and Library Addition |
| 2017, LHW/AIRPORT RD WORK | 3 | GO | 09-28-2017 | 17 (17/18) | 2.75 - 2.75 | No Vote - Essential GO | 2,850,000 | 140,000 | 140,000 | 3,850 | | General Obligation (GO) | LHW/590 intersection and W A Avenue street construction |
| 2020, Central Business District Project | 4 | GO | 04-29-2020 | 48 (19/20) | 2.00 - 2.00 | No Vote - Essential GO | 8,905,000 | 8,405,000 | 780,000 | 168,100 | | General Obligation (GO) | Central Business District Project, streets, water, sewer, storm, lighting |
| 2020B, Water Refin-(2012C) | 5 | Revenue | 07-29-2020 | 4 (20/21) | 2.00 - 2.00 | No Vote - Non-GO | 2,765,000 | 630,000 | 445,000 | 12,600 | | Water Utility | Water Refinanced 2012C Bond, SRF Loan |
| 2021, SRF C1151R, WWTF | 6 | Revenue | 01-29-2021 | 61 (20/21) | 2.00 - 2.00 | No Vote - Non-GO | 1,360,000 | 1,177,000 | 63,000 | 23,540 | | Sewer Utility | Construction of Wastewater Treatment Plant |
| 2021A, SRF C1180RT, WWTF | 7 | Revenue | 04-30-2021 | 80 (20/21) | 2.00 - 2.00 | No Vote - Non-GO | 10,000,000 | 8,659,000 | 465,000 | 173,180 | | Sewer Utility | Construction of Wastewater Treatment Plant |
| 2022, SRF C1252RT, WWTF | 8 | Revenue | 01-28-2022 | 40 (21/22) | 2.00 - 2.00 | No Vote - Non-GO | 10,000,000 | 9,114,000 | 455,000 | 182,280 | | Sewer Utility | Construction of Wastewater Treatment Plant |
| 2022A, SRF C1307R, WWTF | 9 | Revenue | 09-30-2022 | 30 (22/23) | 1.57 - 1.57 | No Vote - Non-GO | 20,838,000 | 20,835,000 | 1,000 | 327,109 | | Sewer Utility | Construction of Wastewater Treatment Plant |
| 2023A, FIELD HOUSE | 10 | GO | 06-28-2023 | 74 (22/23) | 5.00 - 5.00 | No Vote - Essential GO | 2,205,000 | 755,000 | 755,000 | 37,750 | | General Obligation (GO) | Construction of Field House |
| 2023, SRF C1406RT, WWTF | 11 | Revenue | 12-15-2023 | 29 (23/24) | 3.78 - 3.78 | No Vote - Non-GO | 12,272,010 | 11,676,010 | 618,000 | 459,441 | | Sewer Utility | Construction of Wastewater Treatment Plant |
| 2025, SRF C1307R-WRR, Sponsored Project | 12 | Revenue | 08-22-2025 | 30 (22/23) | 0.00 - 0.00 | No Vote - Non-GO | 1,837,590 | 0 | 89,000 | 0 | | Sewer Utility | Sponsored water resource restoration project (with C1307R) |
| 2026A, GO Corporate Purpose Bonds | 13 | GO | 03-09-2026 | 53 (25/26) | 5.00 - 5.00 | No Vote - Essential GO | 3,000,000 | 0 | 0 | 0 | | General Obligation (GO) | Streets, storm water, sidewalks, water, sewer, lighting/signals |
| 2023, SRF C1406RT -- FY26 Draws | 14 | Revenue | 06-30-2026 | 29 (23/24) | 3.78 - 3.78 | No Vote - Non-GO | 1,200,276 | 0 | 0 | 0 | | Sewer Utility | Construction of Wastewater Treatment Plant (FY26 draws on C1406RT) |
| | 15 | - | | | | - | | | | | | - | - |
| | 16 | - | | | | - | | | | | | - | - |
| | 17 | - | | | | - | | | | | | - | - |
| | 18 | - | | | | - | | | | | | - | - |
| | 19 | - | | | | - | | | | | | - | - |
| | 20 | - | | | | - | | | | | | - | - |





Local Government Property Valuation System

**CITY DEBT DETAIL - LT DEBT2**

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

CITY DEBT DETAIL - LT DEBT3

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

**CITY DEBT DETAIL - LT DEBT4**

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

**CITY DEBT DETAIL - LT DEBTS**

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

CITY DEBT DETAIL - LT DEBT6

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

**Notes & Remarks**

REMARKS

FY26 beginning fund balances reflect the City's general ledger. Entries posted to FY25 after the FY25 AFR was filed reduced the General Fund beginning balance by $18,710 (tort insurance) and increased Special Revenue by $1,476 (wellness program correction), for a net difference of $17,212 from the FY25 AFR ending balances. The FY26 beginning debt balance corrects the FY25 AFR understatement of SRF loan C1406RT ($999,000 beginning balance; $2,033,144 of FY25 draws not added to debt), as noted in the FY26 audit. SRF loans are reported at drawn amounts; C1406RT draws made in FY26 ($1,200,276) are reported as a separate line and included in debt issued. 2026A GO bond proceeds of $3,137,847 (par $3,000,000 plus net premium) are reported as Other Financing Sources; debt issued is reported at par.

Item # 5F
Date: 11/9/26

CITY OF NEVADA

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

# MEMORANDUM

**TO:** Mayor and City Council
**CC:** Jordan Cook, City Administrator
**FROM:** Lucas Battani, Finance Director/Assistant City Administrator
**DATE:** October 26, 2026
**RE:** FY26 City Street Finance Report

---

Each year, the City must file a Street Finance Report with the Iowa Department of Transportation by December 1. The report shows how the City received and spent Road Use Tax and other street dollars. It is on the November 9 agenda for Council approval by motion.

### FY26 street work

- **Day-to-day street operations: $814,000.** Crews, patching, snow removal, signs, street lighting, and supplies. This is paid by the City's $975,000 share of state Road Use Tax.
- **Street equipment:** two new plow trucks. $523,000, less $108,000 in trade-ins. The City paid from its Street Equipment fund, which is funded by a mix of Road Use Tax and local option sales tax.
- **Street projects.** The City paid its $341,000 share of the US 30 project with Iowa DOT and completed design work for the 2026 street projects. In FY27, construction is under way on N Avenue and 2nd Street, with 11th Street planned to follow.
- **Street debt.** $827,000 in principal and interest, paid by property taxes and TIF. The 2013 Industrial Park street bond was paid off; the City issued bonds in March 2026 for the 2026 to 2028 street projects, and payments continue on the downtown (Central Business District) infrastructure bond.

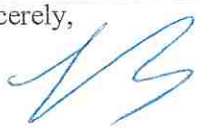
### Street balances at June 30 are already planned

- **Street equipment fund, $539,000.** About $330,000 has already gone to the new street sweeper purchased this fall. The fund replenishes each year, with $350,000 from Road-Use Tax and local option sales tax budgeted for FY27, so trucks and heavy equipment can be replaced on schedule without borrowing.
- **Road Use Tax fund: $1.92 million.** Road Use Tax and street bond dollars can only be used for streets. Remaining balances carry forward into future street work.

Some figures may shift slightly before the December 1 filing as we finalize how the 2026 project costs are split between streets and utilities.

Staff recommends approval. I'm happy to answer any questions.

Sincerely,



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

IOWADOT

Bureau of Local Systems

Ames, IA 50010

# City Street Finance Report

Fiscal Year 2026

Nevada

10/26/2026 11:57:04 AM

## Expenses

| | General Fund Streets (001) | Road Use (110) | Other Special Revenues | Debt Service (200) | Capital Projects (300) | Utilities (600 & U0) | Grand Total |
|---|---|---|---|---|---|---|---|
| Salaries - Roads/Streets | | $333,582 | | | | | $333,582 |
| Benefits - Roads/Streets | | $158,478 | | | | | $158,478 |
| Training & Dues | | $5,721 | | | | | $5,721 |
| Building & Grounds Maint. & Repair | | $1,996 | | | | | $1,996 |
| Vehicle & Office Equip Operation and Repair | | $27,615 | | | | | $27,615 |
| Operational Equipment Repair | | $14,158 | | | | | $14,158 |
| Engineering | | $16,143 | | | $101,914 | | $118,057 |
| Insurance | | $49,159 | | | | | $49,159 |
| Street Maintenance Expense | | $11,868 | | | | | $11,868 |
| Technology Expense | | $178 | | | | | $178 |
| Other Contract Services | | $11,253 | $13,200 | | | | $24,453 |
| Minor Equipment Purchases | | $1,569 | | | | | $1,569 |
| Postage & Safety | | $636 | | | | | $636 |
| New Posts & Signs | | $23,404 | | | | | $23,404 |
| Other Supplies | | $40,371 | | | | | $40,371 |
| Vehicles | | | $420,695 | | | | $420,695 |
| Heavy Equipment | | | $1,650 | | | | $1,650 |

IOWADOT

Bureau of Local Systems

Ames, IA 50010

# City Street Finance Report

Fiscal Year 2026

Nevada

10/26/2026 11:57:04 AM

| | General Fund Streets (001) | Road Use (110) | Other Special Revenues | Debt Service (200) | Capitial Projects (300) | Utilities (600 & U0) | Grand Total |
|---|---|---|---|---|---|---|---|
| Other Capital Equipment | | | $22,300 | | | | $22,300 |
| Storm Drainage | | | | | $29,139 | | $29,139 |
| Street - Preservation | | | | | $288,227 | | $288,227 |
| Street - Safety/ Environment | | | | | $80,764 | | $80,764 |
| Principal Payment | | | | $701,600 | | | $701,600 |
| Interest Payment | | | | $124,882 | | | $124,882 |
| Bond Registration Fees | | | | $774 | | | $774 |
| Transfer Out | | $200,000 | $354,811 | | | | $554,811 |
| Street Lighting | | $55,290 | $54,556 | | | | $109,846 |
| Snow Removal | | $17,425 | | | | | $17,425 |
| Depreciation & Building Utilities | | $14,562 | | | | | $14,562 |
| Snow Removal Salaries | | $22,339 | | | | | $22,339 |
| Snow Removal Benefits | | $7,805 | | | | | $7,805 |
| **Total** | | $1,013,552 | $867,212 | $827,256 | $500,044 | | $3,208,064 |

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IOWADOT

Bureau of Local Systems

Ames, IA 50010

# City Street Finance Report

Fiscal Year 2026

Nevada

10/26/2026 11:57:04 AM

## Revenue

| | General Fund Streets (001) | Road Use (110) | Other Special Revenues | Debt Service (200) | Capitial Projects (300) | Utilities (600 & U0) | Grand Total |
|---|---|---|---|---|---|---|---|
| Levied on Property | $0 | | $204,811 | $682,956 | | | $887,767 |
| TIF Revenues | | | | $144,300 | | | $144,300 |
| Other Taxes (Hotel, LOST) | | | $217,756 | | | | $217,756 |
| Interest | | $44,987 | $14,005 | | | | $58,992 |
| State Revenues - Road Use Taxes | | $974,894 | | | | | $974,894 |
| Charges/fees | | | | | | $0 | $0 |
| Contributions | | $5,991 | | | | | $5,991 |
| Proceeds from Debt | | | | | $2,247,010 | | $2,247,010 |
| Transfer In | | $204,811 | $350,000 | | | | $554,811 |
| **Total** | $0 | $1,230,683 | $786,572 | $827,256 | $2,247,010 | $0 | $5,091,521 |

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## Bonds/Loans

| Bond/Loan Description | Principal Balance As of 7/1 | Total Principal Paid | Total Interest Paid | Principal Roads | Interest Roads | Principal Balance As of 6/30 |
|---|---|---|---|---|---|---|
| 2020 Bond, Central Business District Project | $5,911,600 | $780,000 | $168,100 | $561,600 | $121,032 | $5,131,600 |
| 2017 Refunding of 2013 Dupont/W Ind Pk Bond, Was in escrow | $140,000 | $140,000 | $3,850 | $140,000 | $3,850 | $0 |
| 2026A GO Bond – Streets, Storm, Sidewalks, Water, Sewer, Lighting | $3,000,000 | $0 | $0 | $0 | $0 | $3,000,000 |
| **Total** | $9,051,600 | $920,000 | $171,950 | $701,600 | $124,882 | $8,131,600 |

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## Equipment

| Description | Model Year | Usage Type | Cost | Purchased Status |
|---|---|---|---|---|
| John Deere Skidsteer | 2023 | Purchased | $45,896 | No Change |
| John Deere Tractor, Annual Lease | 2020 | Lease | $3,200 | No Change |
| Caterpillar 135H Motor Grader | 1996 | Purchased | $203,077 | No Change |
| Ford F150 PU | 2013 | Purchased | $17,319 | No Change |
| Chevrolet Silverado | 2017 | Purchased | $27,367 | No Change |
| Elgin Sweeper | 2013 | Purchased | $142,531 | No Change |
| International 4700 Dump Truck | 1996 | Purchased | $59,605 | No Change |
| Ford F250 | 2015 | Purchased | $17,319 | No Change |
| Ford F250 | 2004 | Purchased | $12,618 | No Change |
| Ford F250 | 2011 | Purchased | $20,683 | No Change |
| Leeboy Asphalt Roller | 1996 | Purchased | $17,675 | No Change |
| Ford F250 flatbed | 2012 | Purchased | $21,525 | No Change |
| International HV607 Dump Truck, 1863 | 2020 | Purchased | $105,453 | No Change |
| International HV607 Dump Truck, 1862 | 2020 | Purchased | $105,453 | No Change |
| Case 580SN Backhoe | 2020 | Purchased | $225,500 | No Change |
| Falcon RME Trailer | 2013 | Purchased | $17,319 | No Change |
| Total Patcher T7500 | 2018 | Purchased | $82,500 | No Change |
| Catepillar 930M Endloader | 2023 | Purchased | $253,748 | No Change |
| Wind Runner Striper | 2021 | Purchased | $74,800 | No Change |
| International HV607 w/ Henderson Plow, Unit 1475970 | 2025 | Purchased | $249,875 | New |
| International HV607 w/ Henderson Plow, Unit 1479006 | 2026 | Purchased | $273,361 | New |

IOWA DOT

Bureau of Local Systems

Ames, IA 50010

# City Street Finance Report

Fiscal Year 2026

Nevada

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## Street Projects

| Project Description | Contract Price | Final Price | Contractor Name |
|---|---|---|---|
| 2024 St Improvements Div 1: reconstruction of I Ave and H Ave (8th to 10th St) and 9th St, including storm, sanitary and water main | $2,100,000 | $2,164,044 | Con-Struct, Inc. |
| 2024 HMA Overlay on F Ave and G Ave | $692,339 | $924,286 | InRoads LLC |
| 2026 Street Projects: N Ave reconstruction, 5th St to 8th St | $869,685 | $869,685 | Castor Construction LLC |
| US 30/6th St DOT project (contract 85-0305-276), City cost share: 6th St $276,227 (Agrmt 2021-3-081) and trail 1/3 share $65,081 (Agrmt 2023-6-004) | $341,308 | $341,308 | Iowa DOT (state let) |

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IOWADOT

Bureau of Local Systems

Ames, IA 50010

# City Street Finance Report

Fiscal Year 2026

Nevada

10/26/2026 11:57:04 AM

## Summary

| | General Fund Streets (001) | Road Use (110) | Other Special Revenues | Debt Service (200) | Capitial Projects (300) | Utilities (600 & U0) | Grand Total |
|---|---|---|---|---|---|---|---|
| Begining Balance | $0 | $1,706,583 | $619,514 | $0 | $0 | $0 | $2,326,097 |
| SubTotal Expenses (-) | | $813,552 | $512,401 | $827,256 | $500,044 | | $2,653,253 |
| Transfers Out (-) | | $200,000 | $354,811 | | | | $554,811 |
| Subtotal Revenues (+) | $0 | $1,025,872 | $436,572 | $827,256 | $2,247,010 | $0 | $4,536,710 |
| Transfers In (+) | | $204,811 | $350,000 | | | | $554,811 |
| Ending Balance | $0 | $1,923,714 | $538,874 | $0 | $1,746,966 | $0 | $4,209,554 |

Resolution Number:

Execution Date:

Signature:

Item # 5G
Date: 11/9/26

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

# MEMORANDUM

**TO:** Mayor and City Council
**CC:** Jordan Cook, City Administrator
**FROM:** Lucas Battani, Finance Director/Assistant City Administrator
**DATE:** November 9, 2026
**RE:** FY26 Annual Urban Renewal Report

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Each year, the City reports its tax increment financing (TIF) activity to the State in the Annual Urban Renewal Report. This report covers July 1, 2025, to June 30, 2026. The report has been submitted to the Iowa Department of Management, and Council's approval date will be added after the November 9 meeting.

## FY26 at a glance

- **TIF revenue: $1.21 million.** Property taxes from new development in the Urban Renewal Area, plus $54,000 in interest.
- **Development agreements: $394,000.** Payments to businesses and developers under their agreements, including On Track, Verbio, Friedrich, NEDC, and Mid-States.
- **Debt payments: $407,000.** The TIF share of the downtown street bond and the final payment on the Airport Road bond.
- **Housing set-aside: $71,000.** Required low- and moderate-income housing share from the Friedrich housing development.

## What changed

- **Completed:** Airport Road bond, both Verbio agreements, Key Coop, ROSK, and the first Mid-States agreement.
- **New:** NEDC 2025 agreement and the Mid-States expansion agreement (payments begin in 2029).

## About the balances

- **TIF dollars can only be used for urban renewal obligations.** The June 30 balance goes toward FY27 developer payments and the TIF share of the downtown bond.
- **Outstanding obligations: $21.1 million.** About half is the remaining downtown street bond and other TIF-supported bonds. The rest is mostly the maximum the City could owe over the life of its development agreements; those payments are made only if the development produces new taxes and are subject to Council's annual appropriation.

Staff recommends approval. I'm happy to answer any questions.

Sincerely,

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

## Urban Renewal Area Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL
UR Area Number: 85005

UR Area Creation Date: 11/1989

UR Area Purpose: To help local officals promote economic development. Primary goal to stimulate, through public involvement and commitment, private investments in commercial and industrial development and create a sound economic base to serve as the foundation for growth.

## Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|---|---|---|---|
| NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM | 850509 | 850109 | 40,968,549 |
| NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM | 850510 | 850110 | 0 |
| NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM | 850533 | 850133 | 0 |
| NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM | 850534 | 850134 | 0 |
| NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM | 850554 | 850154 | 0 |
| NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM | 850555 | 850155 | 0 |
| NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM | 850562 | 850162 | 0 |
| NEVADA CITY/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM | 850582 | 850182 | 0 |
| NEVADA CITY AG/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM | 850583 | 850183 | 0 |
| NEVADA CITY/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM | 850596 | 850196 | 0 |
| NEVADA CITY AG/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM | 850637 | 850237 | 0 |
| NEVADA CITY/NEVADA SCH 2016 ADDITION NEVADA URBAN RENEWAL TIF INCREMENT (ROSK) | 850666 | 850667 | 0 |
| NEVADA CITY/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA URBAN RENEWAL TIF INCREMENT | 850668 | 850669 | 0 |
| NEVADA CITY AG/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA URBAN RENEWAL TIF INCREMENT | 850670 | 850671 | 0 |
| NEVADA CITY AG/NEVADA SCH JULY 2022 ADDITION TIF INCREMENT | 850678 | 850679 | 0 |
| NEVADA CITY/NEVADA SCH JULY 2022 ADDITION TIF INCREMENT | 850680 | 850681 | 0 |
| NEVADA CITY/NEVADA SCH MAY 2023 ADDITION URA TIF INCREMENT | 850692 | 850693 | 0 |
| NEVADA CITY AG/NEVADA SCH NOVEMBER 2022 ADDITION URA TIF INCREMENT | 850694 | 850695 | 0 |
| NEVADA CITY/NEVADA SCH NOVEMBER 2022 ADDITION URA TIF INCREMENT | 850696 | 850697 | 0 |

## Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 40,588,600 | 32,860,500 | 16,183,400 | 0 | -68,000 | 89,220,000 | 0 | 89,220,000 |
| Taxable | 0 | 19,251,801 | 24,871,245 | 14,206,782 | 0 | -68,000 | 57,917,328 | 0 | 57,917,328 |
| Homestead Credits | | | | | | | | | 144 |

| | | | |
|---|---|---|---|
| **TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:** | **963,028** | **425,080** | **Amount of 07-01-2025 Cash Balance Restricted for LMI** |
| TIF Revenue: | 1,208,000 | | |
| TIF Sp. Revenue Fund Interest: | 54,062 | | |
| Property Tax Replacement Claims | 0 | | |
| Asset Sales & Loan Repayments: | 0 | | |
| **Total Revenue:** | **1,262,062** | | |
| Rebate Expenditures: | 394,041 | | |
| Non-Rebate Expenditures: | 477,420 | | |
| Returned to County Treasurer: | 0 | | |
| **Total Expenditures:** | **871,461** | | |
| **TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:** | **1,353,629** | **480,229** | **Amount of 06-30-2026 Cash Balance Restricted for LMI** |

# Projects For NEVADA URBAN RENEWAL

## NEDC AA Membership

| | |
|---|---|
| Description: | Economic Development Membership |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

## Key Coop, 20 yr

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Agribusiness |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

## Almaco

| | |
|---|---|
| Description: | Expansion |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

## Airport Road, Plat 6

| | |
|---|---|
| Description: | Street, Water, Wastewater Infrastructure and Platting |
| Classification: | Roads, Bridges & Utilities |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

## R Friedrich Housing Dev

| | |
|---|---|
| Description: | Housing and Infrastructure Project |
| Classification: | Residential property (classified residential) |
| Physically Complete: | Yes |
| Payments Complete: | No |

## ROSK Housing Dev

| | |
|---|---|
| Description: | Housing and Infrastructure Project |
| Classification: | Residential property (classified residential) |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

## #1Mid States Material Handling

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

## Verbio, amended

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

## DDCE DuPont Project

| | |
|---|---|
| Description: | Street, Water, Wastewater Infrastructure |

| | |
|---|---|
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

### Central Business District Project

| | |
|---|---|
| Description: | Street, Water, Wastewater Infrastureture |
| Classification: | Roads, Bridges & Utilities |
| Physically Complete: | Yes |
| Payments Complete: | No |

### South Glen Sub - Phase 1

| | |
|---|---|
| Description: | Housing and Infrastructure Project |
| Classification: | Residential property (classified residential) |
| Physically Complete: | No |
| Payments Complete: | No |

### #2 Mid States Material Handling

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | No |

### On Track, West F Ind Park

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | No |
| Payments Complete: | No |

### M&R Properties Iowa, LLC

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Commercial - office properties |
| Physically Complete: | Yes |
| Payments Complete: | No |

### Verbio, 2nd North Prop, RR

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

### Nevada Journal Bld, Richards

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Commercial - retail |
| Physically Complete: | Yes |
| Payments Complete: | No |

### Nevada Dev, Henry Prop

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Residential property (classified residential) |
| Physically Complete: | No |
| Payments Complete: | No |

### #3Mid States-3rd Offices

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Industrial/manufacturing property |

| | |
|---|---|
| Physically Complete: | Yes |
| Payments Complete: | No |

### Oak Park Estates

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Residential property (classified residential) |
| Physically Complete: | No |
| Payments Complete: | No |

### Work-It

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Commercial - office properties |
| Physically Complete: | Yes |
| Payments Complete: | No |

### Cutting Edge

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Commercial - office properties |
| Physically Complete: | Yes |
| Payments Complete: | No |

### Peterson, Copper Spaces

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Commercial - office properties |
| Physically Complete: | Yes |
| Payments Complete: | No |

### JLA Kockler, Tipton Bldg

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Physically Complete: | Yes |
| Payments Complete: | No |

### Nevada Field House Project

| | |
|---|---|
| Description: | Recreation center Project |
| Classification: | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

### NEDC 2025 Agreement

| | |
|---|---|
| Description: | Economic Development Agreement |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | No |

### #4 Mid States Expansion

| | |
|---|---|
| Description: | Rebate Agreement |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | No |
| Payments Complete: | No |

# Debts/Obligations For NEVADA URBAN RENEWAL

## NEDC AA-Membership

| | |
|---|---|
| Debt/Obligation Type: | Other Debt |
| Principal: | 0 |
| Interest: | 0 |
| Total: | 0 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 09/23/2020 |
| FY of Last Payment: | 2025 |

## Key Coop - 20 Yr

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 0 |
| Interest: | 0 |
| Total: | 0 |
| Annual Appropriation?: | No |
| Date Incurred: | 06/25/2007 |
| FY of Last Payment: | 2025 |

## Almaco

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 0 |
| Interest: | 0 |
| Total: | 0 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 03/12/2012 |
| FY of Last Payment: | 2026 |

## 2017R/2013 Bond - Airport Rd Portion

| | |
|---|---|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 140,000 |
| Interest: | 3,850 |
| Total: | 143,850 |
| Annual Appropriation?: | No |
| Date Incurred: | 09/28/2017 |
| FY of Last Payment: | 2026 |

## R Friedrich Dev Agreement

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 268,358 |
| Interest: | 0 |
| Total: | 268,358 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 10/28/2013 |
| FY of Last Payment: | 2027 |

## ROSK Housing Dev Agreement

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 0 |
| Interest: | 0 |
| Total: | 0 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 01/23/2017 |
| FY of Last Payment: | 2025 |

### R Friedrich Development, LMI

| | |
|---|---|
| Debt/Obligation Type: | Outstanding LMI Housing Obligations |
| Principal: | 260,210 |
| Interest: | 0 |
| Total: | 260,210 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 10/28/2013 |
| FY of Last Payment: | 2027 |

### Mid States Manufacturing Agreement

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 0 |
| Interest: | 0 |
| Total: | 0 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 09/24/2018 |
| FY of Last Payment: | 2025 |

### Verbio

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 0 |
| Interest: | 0 |
| Total: | 0 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 07/08/2020 |
| FY of Last Payment: | 2025 |

### 2020 Bond, CBD Project

| | |
|---|---|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 8,405,000 |
| Interest: | 715,000 |
| Total: | 9,120,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 03/09/2020 |
| FY of Last Payment: | 2032 |

### Mid States Manu, #2

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 181,045 |
| Interest: | 0 |
| Total: | 181,045 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 11/19/2020 |
| FY of Last Payment: | 2028 |

### South Glen Subdivision

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 1,500,000 |
| Interest: | 0 |
| Total: | 1,500,000 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 10/26/2020 |
| FY of Last Payment: | 2036 |

### On Track Construction LLC

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 1,436,632 |

| | |
|---|---|
| Interest: | 0 |
| Total: | 1,436,632 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 10/26/2020 |
| FY of Last Payment: | 2034 |

**South Glen Subdivision, LMI**

| | |
|---|---|
| Debt/Obligation Type: | Outstanding LMI Housing Obligations |
| Principal: | 1,329,121 |
| Interest: | 0 |
| Total: | 1,329,121 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 10/26/2020 |
| FY of Last Payment: | 2036 |

**M&R Properties**

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 20,776 |
| Interest: | 0 |
| Total: | 20,776 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 07/12/2021 |
| FY of Last Payment: | 2027 |

**Verbio, 2nd North Prop, RR**

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 100,000 |
| Interest: | 0 |
| Total: | 100,000 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 08/08/2022 |
| FY of Last Payment: | 2026 |

**Nevada Journal Bld, Richards**

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 30,000 |
| Interest: | 0 |
| Total: | 30,000 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 08/22/2022 |
| FY of Last Payment: | 2030 |

**Nevada Dev, Henry Prop**

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 500,000 |
| Interest: | 0 |
| Total: | 500,000 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 08/22/2022 |
| FY of Last Payment: | 2027 |

**Mid States-3rd Offices**

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 300,000 |
| Interest: | 0 |
| Total: | 300,000 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 01/09/2023 |

| | |
|---|---|
| FY of Last Payment: | 2030 |

### Oak Park Estates

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 1,800,000 |
| Interest: | 0 |
| Total: | 1,800,000 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 05/22/2023 |
| FY of Last Payment: | 2049 |

### Work-It

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 50,000 |
| Interest: | 0 |
| Total: | 50,000 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 05/22/2023 |
| FY of Last Payment: | 2033 |

### Cutting Edge

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 75,000 |
| Interest: | 0 |
| Total: | 75,000 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 05/22/2023 |
| FY of Last Payment: | 2031 |

### Peterson, Copper Spaces

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 15,984 |
| Interest: | 0 |
| Total: | 15,984 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 12/13/2021 |
| FY of Last Payment: | 2029 |

### JLA, Kockler, Tipton

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 20,000 |
| Interest: | 0 |
| Total: | 20,000 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 12/13/2021 |
| FY of Last Payment: | 2030 |

### ROSK Housing, LMI

| | |
|---|---|
| Debt/Obligation Type: | Outstanding LMI Housing Obligations |
| Principal: | 0 |
| Interest: | 0 |
| Total: | 0 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 01/23/2017 |
| FY of Last Payment: | 2025 |

### 2023A Field House Bonds

| | |
|---|---|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 755,000 |
| Interest: | 37,750 |
| Total: | 792,750 |
| Annual Appropriation?: | No |
| Date Incurred: | 06/28/2023 |
| FY of Last Payment: | 2026 |

### Nevada Dev, Henry Prop LMI

| | |
|---|---|
| Debt/Obligation Type: | Outstanding LMI Housing Obligations |
| Principal: | 514,199 |
| Interest: | 0 |
| Total: | 514,199 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 08/22/2023 |
| FY of Last Payment: | 2032 |

### Oak Park Estates, LMI

| | |
|---|---|
| Debt/Obligation Type: | Outstanding LMI Housing Obligations |
| Principal: | 1,851,115 |
| Interest: | 0 |
| Total: | 1,851,115 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 05/22/2023 |
| FY of Last Payment: | 2049 |

### NEDC 2025 Agreement

| | |
|---|---|
| Debt/Obligation Type: | Other Debt |
| Principal: | 475,000 |
| Interest: | 0 |
| Total: | 475,000 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 11/10/2025 |
| FY of Last Payment: | 2030 |

### Mid States #4

| | |
|---|---|
| Debt/Obligation Type: | Rebates |
| Principal: | 300,000 |
| Interest: | 0 |
| Total: | 300,000 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 12/08/2025 |
| FY of Last Payment: | 2033 |

## Non-Rebates For NEVADA URBAN RENEWAL

| | |
|---|---|
| TIF Expenditure Amount: | 144,300 |
| Tied To Debt: | 2017R/2013 Bond - Airport Rd Portion |
| Tied To Project: | Airport Road, Plat 6 |
| TIF Expenditure Amount: | 70,620 |
| Tied To Debt: | R Friedrich Development, LMI |
| Tied To Project: | R Friedrich Housing Dev |
| TIF Expenditure Amount: | 262,500 |
| Tied To Debt: | 2020 Bond, CBD Project |
| Tied To Project: | Central Business District Project |
| TIF Expenditure Amount: | 0 |
| Tied To Debt: | 2023A Field House Bonds |
| Tied To Project: | Nevada Field House Project |

# Rebates For NEVADA URBAN RENEWAL

### 22703 600th Ave Nevada IA

| | |
|---|---|
| TIF Expenditure Amount: | 0 |
| Rebate Paid To: | Heart of Iowa |
| Tied To Debt: | Key Coop - 20 Yr |
| Tied To Project: | Key Coop, 20 yr |
| Projected Final FY of Rebate: | 2025 |

### 99 M Ave Nevada IA

| | |
|---|---|
| TIF Expenditure Amount: | 0 |
| Rebate Paid To: | Almaco |
| Tied To Debt: | Almaco |
| Tied To Project: | Almaco |
| Projected Final FY of Rebate: | 2026 |

### 516 K Ave, Ste 100

| | |
|---|---|
| TIF Expenditure Amount: | 0 |
| Rebate Paid To: | NEDC, Membership |
| Tied To Debt: | NEDC AA-Membership |
| Tied To Project: | NEDC AA Membership |
| Projected Final FY of Rebate: | 2020 |

### Indian Ridge Plat 5 & 6

| | |
|---|---|
| TIF Expenditure Amount: | 90,235 |
| Rebate Paid To: | R Friedrich & Sons |
| Tied To Debt: | R Friedrich Dev Agreement |
| Tied To Project: | R Friedrich Housing Dev |
| Projected Final FY of Rebate: | 2027 |

### 1124 6th Street

| | |
|---|---|
| TIF Expenditure Amount: | 0 |
| Rebate Paid To: | ROSK Development |
| Tied To Debt: | ROSK Housing Dev Agreement |
| Tied To Project: | ROSK Housing Dev |
| Projected Final FY of Rebate: | 2025 |

### 1116 S B Avenue

| | |
|---|---|
| TIF Expenditure Amount: | 0 |
| Rebate Paid To: | Mid States Manufacturing |
| Tied To Debt: | Mid States Manufacturing Agreement |
| Tied To Project: | #1Mid States Material Handling |
| Projected Final FY of Rebate: | 2025 |

### 59219 Lincoln Highway

| | |
|---|---|
| TIF Expenditure Amount: | 0 |
| Rebate Paid To: | Verbio |
| Tied To Debt: | Verbio |
| Tied To Project: | Verbio, amended |
| Projected Final FY of Rebate: | 2025 |

### 1116 S B Avenue

| | |
|---|---|
| TIF Expenditure Amount: | 12,040 |
| Rebate Paid To: | Mid States Manufacturing |
| Tied To Debt: | Mid States Manu, #2 |
| Tied To Project: | #2 Mid States Material Handling |
| Projected Final FY of Rebate: | 2028 |

### 1710 W K Avenue

| | |
|---|---|
| TIF Expenditure Amount: | 10,539 |
| Rebate Paid To: | M&R Properties Iowa LLC |
| Tied To Debt: | M&R Properties |
| Tied To Project: | M&R Properties Iowa, LLC |
| Projected Final FY of Rebate: | 2027 |

### 1024 6th Street

| | |
|---|---|
| TIF Expenditure Amount: | 3,242 |
| Rebate Paid To: | Peterson, Seth & Evie |
| Tied To Debt: | Peterson, Copper Spaces |
| Tied To Project: | Peterson, Copper Spaces |
| Projected Final FY of Rebate: | 2029 |

### 1435 W F Avenue

| | |
|---|---|
| TIF Expenditure Amount: | 98,985 |
| Rebate Paid To: | On Track |
| Tied To Debt: | On Track Construction LLC |
| Tied To Project: | On Track, West F Ind Park |
| Projected Final FY of Rebate: | 2034 |

### 516 K Ave, Ste 100

| | |
|---|---|
| TIF Expenditure Amount: | 70,000 |
| Rebate Paid To: | NEDC |
| Tied To Debt: | NEDC 2025 Agreement |
| Tied To Project: | NEDC 2025 Agreement |
| Projected Final FY of Rebate: | 2030 |

### Verbio North Property

| | |
|---|---|
| TIF Expenditure Amount: | 105,000 |
| Rebate Paid To: | Verbio |
| Tied To Debt: | Verbio, 2nd North Prop, RR |
| Tied To Project: | Verbio, 2nd North Prop, RR |
| Projected Final FY of Rebate: | 2026 |

### 1104 6th Street

| | |
|---|---|
| TIF Expenditure Amount: | 4,000 |
| Rebate Paid To: | JLA LLC & Kockler |
| Tied To Debt: | JLA, Kockler, Tipton |
| Tied To Project: | JLA Kockler, Tipton Bldg |
| Projected Final FY of Rebate: | 2030 |

# Jobs For NEVADA URBAN RENEWAL

| | |
|---|---|
| Project: | #2 Mid States Material Handling |
| Company Name: | Mid States Material Handling |
| Date Agreement Began: | 11/19/2020 |
| Date Agreement Ends: | 06/30/2028 |
| Number of Jobs Created or Retained: | 10 |
| Total Annual Wages of Required Jobs: | 549,430 |
| Total Estimated Private Capital Investment: | 4,000,000 |
| Total Estimated Cost of Public Infrastructure: | 0 |

| | |
|---|---|
| Project: | #3Mid States-3rd Offices |
| Company Name: | Mid States Material Handling |
| Date Agreement Began: | 12/09/2023 |
| Date Agreement Ends: | 06/30/2030 |
| Number of Jobs Created or Retained: | 10 |
| Total Annual Wages of Required Jobs: | 632,610 |
| Total Estimated Private Capital Investment: | 3,050,000 |
| Total Estimated Cost of Public Infrastructure: | 0 |

| | |
|---|---|
| Project: | #4 Mid States Expansion |
| Company Name: | Mid-States Material Handling & Fabrication |
| Date Agreement Began: | 12/08/2025 |
| Date Agreement Ends: | 06/01/2033 |
| Number of Jobs Created or Retained: | 0 |
| Total Annual Wages of Required Jobs: | 0 |
| Total Estimated Private Capital Investment: | 6,030,000 |
| Total Estimated Cost of Public Infrastructure: | 0 |

# Income Housing For NEVADA URBAN RENEWAL

| | |
|---|---|
| Amount of FY 2026 expenditures that provide or aid in the provision of public improvements related to housing and residential development: | 90,235 |
| Lots for low and moderate income housing: | 0 |
| Construction of low and moderate income housing: | 0 |
| Grants, credits or other direct assistance to low and moderate income families: | 0 |
| Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes: | 5,471 |
| Other low and moderate income housing assistance: | 10,000 |

For more information on the use of TIF Funds in our city, visit www.cityofnevadaiowa.org.

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Sum of Private Investment Made Within This Urban Renewal Area during FY 2026

185400000

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number: 850109

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1993
Subject to a Statutory end date? No

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | 11/1989 |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 40,588,600 | 32,860,500 | 16,183,400 | 0 | -68,000 | 89,220,000 | 0 | 89,220,000 |
| Taxable | 0 | 19,251,801 | 24,871,245 | 14,206,782 | 0 | -68,000 | 57,917,328 | 0 | 57,917,328 |
| Homestead Credits | | | | | | | | | 144 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 24,116,393 | 57,917,328 | 40,968,549 | 16,948,779 | 502,726 |

FY 2026 TIF Revenue Received: 1,208,000

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number: 850110
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1993
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2015

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | 11/1989 |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 7,661 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number: 850133

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1993
Subject to a Statutory end date? No

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | 06/1992 |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 365,685 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number: 850134
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1993
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2015

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | 06/1992 |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 50,572 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number: 850154

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2004
Subject to a Statutory end date? No

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | 10/2004 |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 4,433,228 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number: 850155
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2004
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2024

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | 10/2004 |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 93,400 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number: 850162

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | 11/2005 |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 1,215,514 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number: 850182

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2013
Subject to a Statutory end date? No

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | 11/2008 |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 81,509 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number: 850183
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2008
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2028

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | 11/2008 |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 49,291 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM
TIF Taxing District Inc. Number: 850196
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2015
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2035

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | 01/2012 |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 447,000 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM
TIF Taxing District Inc. Number: 850237

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

| UR Designation | |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | No |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 366,000 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH 2016 ADDITION NEVADA URBAN RENEWAL TIF INCREMENT (ROSK)
TIF Taxing District Inc. Number: 850667
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2023
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2042

| UR Designation | |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | 12/2016 |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 70,500 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA URBAN RENEWAL TIF INCREMENT
TIF Taxing District Inc. Number: 850669

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | No |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 14,093 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA URBAN RENEWAL TIF INCREMENT
TIF Taxing District Inc. Number: 850671

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | No |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 32,007 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH JULY 2022 ADDITION TIF INCREMENT
TIF Taxing District Inc. Number: 850679

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | No |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 166,600 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH JULY 2022 ADDITION TIF INCREMENT
TIF Taxing District Inc. Number: 850681

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | No |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 157,600 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH MAY 2023 ADDITION URA TIF INCREMENT
TIF Taxing District Inc. Number: 850693

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | No |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 1,614,100 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH NOVEMBER 2022 ADDITION URA TIF INCREMENT
TIF Taxing District Inc. Number: 850695

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

| | UR Designation |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | No |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 110,500 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH NOVEMBER 2022 ADDITION URA TIF INCREMENT
TIF Taxing District Inc. Number: 850697

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

| UR Designation | |
|---|---|
| Slum | No |
| Blighted | No |
| Economic Development | No |

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

| | Agricultural | Residential | Commercial | Industrial | Other | Exempt | Total | Gas/Electric Utility | Total |
|---|---|---|---|---|---|---|---|---|---|
| Assessed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|---|---|---|---|---|---|
| Fiscal Year 2026 | 0 | 0 | 0 | 0 | 0 |

FY 2026 TIF Revenue Received: 0

Item # 10
Date: 11/9/26

# RECYCLING OPTIONS

**Option 1: Centralized Recycling Bin(s)**
A small number of recycling bins placed in one or more central, high-traffic locations (such as near public facilities or downtown areas) where residents can drop off materials.

**Option 2: Subscription-Based Service (Opt-In/Opt-Out)**
A voluntary program where residents can choose to subscribe to recycling services for a recurring fee.

**Option 3: Citywide Contract (Universal Participation)**
A comprehensive recycling program where all residents participate, typically funded through a citywide fee or utility billing structure.

Item # 8
Date: 11/9/26

HRGreen

5525 Merle Hay Road | Suite 200 | Johnston, IA 50131
Main 515.278.2913 + Fax 515.278.1846

HRGREEN.COM

November 3, 2026

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

Re: Oak Park Estates Trail
Contractor's Application for Payment No. 5

Dear Jordan:

Attached is an electronic copy of Payment Application No. 5 from MidState Solution LLC. for the Oak Park Estates Trail project for work completed through 10/30/26. Items included in this application include seeding, erosion control removal and retaining wall extension.

Remaining items include installation of safety rail adjacent to retaining wall (Currently anticipated the week of November 9th).

The total request for Payment Application No. 5 is $10,936.75 or approximately 4.6% of the total contract. We have reviewed and recommend full partial payment of Payment Application No. 5 as submitted by MidState Solution LLC and updated/corrected by HRG. Please execute the pay application and distribute copies to all parties.

Sincerely,
HR Green, Inc.

Brandon L. Mickelson, P.E.
Project Engineer

Cc: File

Enclosures

J:\2025\2502027\Construction\Payment\Pay_Estimates\5\ltr-20261103-NevadaOakParkEstatesTrail_Pay Request 5.docx

# APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702



| | | | |
|---|---|---|---|
| TO OWNER<br>**City of Nevada, IA**<br>**1209 6th Street**<br>**Nevada, IA 50201** | PROJECT:<br>**Oak Park Estates Trail** | APPLICATION NO: **5**<br>PERIOD TO: **10/30/26** | DISTRIBUTION TO:<br>OWNER<br>ENGINEER<br>CONTRACTOR |
| FROM CONTRACTOR:<br>**MidState Solution LLC**<br>**107 Harrison Dr**<br>**Baxter, IA 50028** | Engineer:<br>**H.R. Green, Inc.**<br>**8710 Earhart Lane SW**<br>**Cedar Rapids, IA 52404** | PROJECT NO: **2502027**<br>CONTRACT DATE: **7/28/2025** | |

CONTRACT FOR: Oak Park Estates Trail

## CONTRACTOR'S APPLICATION FOR PAYMENT

| CHANGE ORDER SUMMARY | | | |
|---|---|---|---|
| CHANGE ORDERS APPROVED IN PREVIOUS MONTHS BY OWNER | | ADDITIONS | DEDUCTIONS |
| | TOTAL | $9,300.00 | -$150.00 |
| APPROVED THIS MONTH | | | |
| NUMBER | DATE APPROVED | | |
| 5. | 9/14/2026 | $9,625.00 | |
| | | | |
| | | | |
| | | | |
| | TOTALS | $18,925.00 | -$150.00 |
| Net change by Change Orders | | $18,775.00 | |

The undersigned Contractor certifies that to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: MidState Solution LLC

BY: Justin Myers Digitally signed by Justin Myers DN: C=US, E=justinm@midstatesolution.com, CN=Justin Myers Date: 2026.10.30 07:46:55 -05'00' DATE:_____

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA G703, is attached.

| | |
|---|---|
| **1. ORIGINAL CONTRACT SUM** | $220,950.00 |
| **2. Net change by Change Orders** | $18,775.00 |
| **3. CONTRACT SUM TO DATE** | $239,725.00 |
| **4. TOTAL COMPLETED & STORED TO DATE** (Column G on G703) | $220,765.00 |
| **5. RETAINAGE:** | |
| a. 3% of completed work (Column D + E on G703) | $6,622.95 |
| b. 3% of stored material (Column F on G703) | $0.00 |
| **6. TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total) | $214,142.05 |
| **7. LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate) | $203,205.30 |
| **8. CURRENT PAYMENT DUE** | $10,936.75 |
| **9. BALANCE TO FINISH, PLUS RETAINAGE** (Line 3 less Line 6) | $25,582.95 |

## CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Undersigned certifies to the Owner that the Work has progressed to the point indicated; that to the best of his knowledge, information and belief, the quality of Work is in accordance with the Contract Documents; and that the Contractor is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED** $10,936.75

(Attach explanation if amount certified differs from the amount applied for)

By: Brandon Mickelson Digitally signed by Brandon Mickelson DN: C=US, E=brandon.mickelson@hrgreen.com, O="HR Green, Inc.", CN=Brandon Mickelson Date: 2026.11.03 14:05:08 -06'00' Date:_____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance are without prejudice to any rights of the Owner or Contractor under this Contract.

# Contractor's Monthly Payment Estimate

Owner: City of Nevada, IA
Oak Park Estates Trail
Contractor: MidState Solution LLC

Estimate No. 5 Date: 10/30/2026 Period Ending: 10/30/2026

| | CONTRACT | | | | | WORK COMPLETED | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| NO. | ITEM | UNIT | QTY | UNIT PRICE | $ AMOUNT | PREVIOUS QTY | PREVIOUS AMOUNT | THIS PERIOD QTY | $ AMOUNT | QTY COMPLETE TO DATE | $ AMOUNT TO DATE | 3% RETAINAGE | |
| 1 | CLEARING AND GRUBBING | LS | 1 | $ 2,500.00 | $ 2,500.00 | 1.00 | $ 2,500.00 | 0.00 | $ - | 1.00 | $ 2,500.00 | $ 75.00 | 100.00% |
| 2 | TOPSOIL, ON-SITE | CY | 552 | $ 18.00 | $ 9,936.00 | 552.00 | $ 9,936.00 | 0.00 | $ - | 552.00 | $ 9,936.00 | $ 298.08 | 100.00% |
| 3 | EXCAVATION, CLASS 10 | CY | 237 | $ 15.00 | $ 3,555.00 | 237.00 | $ 3,555.00 | 0.00 | $ - | 237.00 | $ 3,555.00 | $ 106.65 | 100.00% |
| 4 | GRANULAR STABILIZATION | SY | 100 | $ 65.00 | $ 6,500.00 | 0.00 | $ - | 0.00 | $ - | 0.00 | $ - | $ - | 0.00% |
| 5 | SUBBASE, MODIFIED, 6" | SY | 1435 | $ 14.00 | $ 20,090.00 | 1,435.00 | $ 20,090.00 | 0.00 | $ - | 1,435.00 | $ 20,090.00 | $ 602.70 | 100.00% |
| 6 | VALVE BOX ADJUSTMENT (CO#3) | EA | 1 | $ 100.00 | $ 100.00 | 1.00 | $ 100.00 | 0.00 | $ - | 1.00 | $ 100.00 | $ 3.00 | 100.00% |
| 7 | CURB AND GUTTER REMOVAL AND REPLACEMENT | LF | 40 | $ 93.00 | $ 3,720.00 | 40.00 | $ 3,720.00 | 0.00 | $ - | 40.00 | $ 3,720.00 | $ 111.60 | 100.00% |
| 8 | SHARED USE PATH, HMA, 6" | SY | 1093 | $ 48.00 | $ 52,464.00 | 1,093.00 | $ 52,464.00 | 0.00 | $ - | 1,093.00 | $ 52,464.00 | $ 1,573.92 | 100.00% |
| 9 | SPECIAL SUBGRADE PREPARATION FOR SHARED | SY | 1435 | $ 6.00 | $ 8,610.00 | 1,435.00 | $ 8,610.00 | 0.00 | $ - | 1,435.00 | $ 8,610.00 | $ 258.30 | 100.00% |
| 10 | SIDEWALK, PCC, 6" | SY | 103 | $ 90.00 | $ 9,270.00 | 103.00 | $ 9,270.00 | 0.00 | $ - | 103.00 | $ 9,270.00 | $ 278.10 | 100.00% |
| 11 | DETECTABLE WARNING | SF | 87 | $ 35.00 | $ 3,045.00 | 79.00 | $ 2,765.00 | 0.00 | $ - | 79.00 | $ 2,765.00 | $ 82.95 | 90.80% |
| 12 | FULL DEPTH PATCHES, PCC, 7" | SY | 40 | $ 131.00 | $ 5,240.00 | 40.00 | $ 5,240.00 | 0.00 | $ - | 40.00 | $ 5,240.00 | $ 157.20 | 100.00% |
| 13 | TEMPORARY TRAFFIC CONTROL | LS | 1 | $ 5,990.00 | $ 5,990.00 | 1.00 | $ 5,990.00 | 0.00 | $ - | 1.00 | $ 5,990.00 | $ 179.70 | 100.00% |
| 14 | CONVENTIONAL SEEDING, SEEDING, FERTILIZING, | AC | 0.5 | $ 4,300.00 | $ 2,150.00 | 0.25 | $ 1,075.00 | 0.25 | $ 1,075.00 | 0.50 | $ 2,150.00 | $ 64.50 | 100.00% |
| 15 | WATTLES, 12", INSTALLATION | LF | 2300 | $ 2.25 | $ 5,175.00 | 2,300.00 | $ 5,175.00 | 0.00 | $ - | 2,300.00 | $ 5,175.00 | $ 155.25 | 100.00% |
| 16 | WATTLES, 12", REMOVAL | LF | 2300 | $ 0.25 | $ 575.00 | 0.00 | $ - | 2,300.00 | $ 575.00 | 2,300.00 | $ 575.00 | $ 17.25 | 100.00% |
| 17 | SEGMENTAL BLOCK RETAINING WALL, ROSETTA C | SF | 605 | $ 74.00 | $ 44,770.00 | 605.00 | $ 44,770.00 | 0.00 | $ - | 605.00 | $ 44,770.00 | $ 1,343.10 | 100.00% |
| 18 | SAFETY RAIL, POWDER COATED BLACK | LF | 105 | $ 232.00 | $ 24,360.00 | 52.50 | $ 12,180.00 | 0.00 | $ - | 52.50 | $ 12,180.00 | $ 365.40 | 50.00% |
| 19 | CONSTRUCTION SURVEY | LS | 1 | $ 5,250.00 | $ 5,250.00 | 1.00 | $ 5,250.00 | 0.00 | $ - | 1.00 | $ 5,250.00 | $ 157.50 | 100.00% |
| 20 | MOBILIZATION | LS | 1 | $ 7,500.00 | $ 7,500.00 | 1.00 | $ 7,500.00 | 0.00 | $ - | 1.00 | $ 7,500.00 | $ 225.00 | 100.00% |
| 21 | CO#1 Additional Excavation and Embankment | LS | 1 | $ 5,800.00 | $ 5,800.00 | 1.00 | $ 5,800.00 | 0.00 | $ - | 1.00 | $ 5,800.00 | $ 174.00 | 100.00% |
| 22 | CO#2 Remobilization and Traffic Control - Utility Conflict | LS | 1 | $ 3,500.00 | $ 3,500.00 | 1.00 | $ 3,500.00 | 0.00 | $ - | 1.00 | $ 3,500.00 | $ 105.00 | 100.00% |
| 23 | CO#5 Retaining Wall Extension | LS | 1 | $ 9,625.00 | $ 9,625.00 | 0.00 | $ - | 1.00 | $ 9,625.00 | 1.00 | $ 9,625.00 | $ 288.75 | 100.00% |
| | | | | | $ - | 0.00 | $ - | 0.00 | $ - | 0.00 | $ - | $ - | #DIV/0! |
| TOTAL | | | | | $ 239,725.00 | | $209,490.00 | | $ 11,275.00 | | $ 220,765.00 | $ 6,622.95 | #REF! |

Item # 9
Date: 11/9/26

# RESOLUTION NO. 039 (2026/2027)

## A RESOLUTION APPROVING TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION AND DIRECTING THE CERTIFICATION TO BE FILED NO LATER THAN DECEMBER 1, 2026

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

**WHEREAS,** certain improvements have been constructed or are to be constructed within the Urban Renewal Area; and

**WHEREAS,** the City will be requesting less than the maximum legally available TIF increment within the Urban Renewal Area; and

**WHEREAS,** indebtedness has been incurred for said improvements in the amount of one million, five hundred eighty-four thousand, five hundred thirty-six dollars ($1,584,536), as itemized on the attached certification forms.

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

1. Directs the City Clerk, pursuant to Section 403.19 of the Code of Iowa, to certify to the Story County Auditor the Tax Increment Financing (TIF) Indebtedness Certification (City TIF Forms 1, 1.1 and 2) by December 1, 2026, attached as Exhibit "A".

2. Repeals all resolutions or parts thereof in conflict herewith to the extent of such conflict.

PASSED AND APPROVED this 9th day of November, 2026.

_____
Ryan Condon, Mayor

ATTEST:

_____
Erin Mousel, City Clerk

CITY OF NEVADA

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

# MEMORANDUM

**TO:** Mayor and City Council
**CC:** Jordan Cook, City Administrator
**FROM:** Lucas Battani, Finance Director/Assistant City Administrator
**DATE:** November 9, 2026
**RE:** FY28 TIF Annual Appropriations and TIF Debt Certification

---

Two tax increment financing (TIF) resolutions are on the November 9 agenda. Both are due by December 1 each year and set up the TIF payments for FY28 (July 1, 2027 to June 30, 2028).

## FY28 TIF Annual Appropriations

Most of the City's TIF development agreements are subject to annual appropriation, so Council must set aside each year's payment before December 1. This resolution obligates $409,386 for ten agreements, paid in December 2027 and June 2028:

- **On Track Construction:** $105,793
- **NEDC:** $95,000 ($70,000 plus up to $25,000 investor match)
- **Mid-States #2:** $65,429 (final payment, includes correction below)
- **South Glen:** $61,104 (includes the required low- and moderate-income housing share)
- **Cutting Edge Painting:** $32,478
- **WorkIt:** $22,990
- **Mid-States #3:** $21,511 (includes correction below)
- **Peterson, JLA/Kockler and Richards:** $5,081 combined

## FY28 TIF Debt Certification

This resolution certifies $1,584,536 to the Story County Auditor so the County sends the TIF needed in FY28. It covers the $409,386 in agreement payments above and $1,175,150 for the TIF share of the 2020 downtown (Central Business District) street bond.

- **Downtown bond:** The FY28 bond payment is $1,375,150. As in FY27, $200,000 will come from the TIF fund balance, so the debt service levy is unaffected. The bond is paid off in FY32.
- **Less than the maximum:** The City is again requesting less than the maximum TIF available, which leaves the remaining value for the City's general levy, the County, and the schools.

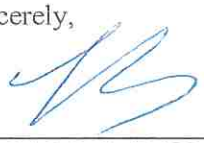
## Mid-States Correction

While preparing this year's numbers, staff found that the worksheet used for two Mid-States Material Handling agreements applied the annual percentage twice, so the company was underpaid about $49,400 combined. The City's bond counsel confirmed the shortfall can be added to the FY28 certification, and it

is included above ($42,951 under Agreement #2 and $6,493 under Agreement #3). The worksheet has been corrected, and we have notified the company.

Staff recommends approval of both resolutions. I'm happy to answer any questions.

Sincerely,



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

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

## CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested**
**Use One Certification Per Urban Renewal Area**

City: Nevada County: Story

Urban Renewal Area Name: Nevada Urban Renewal Area Tax Increment District

Urban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **1,584,536**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 9th day of November, 2026

Signature of Authorized Official

515-382-5466
Telephone

## TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Nevada County: Story

Urban Renewal Area Name: Nevada Urban Renewal Area Tax Increment District

Urban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

| Individual TIF Indebtedness Type/Description/Details: | Date Approved*: | Total Amount: |
|---|---|---|
| **1.** OnTrack, West F Subdivision | 10/26/2020 | 105,793 |
| Reso 035 (20/21) October 26, 2020 | | |
| Year 4 of 10, Maximum $1,500,000 | | |
| FY28 Pymts Dec 2027 / June 2028 | | |
| [X] 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| **2.** Central Business District Project, 2020 Bond | 4/29/2020 | 1,175,150 |
| Reso 036 (19/20) | | |
| FY28 P&I + fee total 1,375,150 | | |
| For FY28 use $200,000 TIF fund reserves | | |
| Final payment FY32 | | |
| [ ] 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| **3.** NEDC 2025 Development Agreement | 11/10/2025 | 95,000 |
| Reso 024 (25/26) | | |
| FY28 Pymt: $70,000 TIF + match up to $25,000 | | |
| Payment 3 of 5, final payment June 1, 2030 | | |
| [X] 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| **4.** JLA, LLC & Kathy Kockler Dev Agrmt | 12/13/2021 | 1,739 |
| Reso 034 (21/22), Maximum $20,000 | | |
| FY28 Pymt 3 of 5, final pymt June 1, 2030 | | |
| [X] 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| **5.** #2 Mid-States Material Handling & Fabrication, Inc (2nd Agreement, addition) | 11/23/2020 | 65,429 |
| Reso 036 (20/21), Max 225,000 | | |
| Pymt 5 of 5, Final Payment June 1, 2028 | | |
| FY28 22,478 + 42,951 prior-year correction | | |
| Catch-up approved by bond counsel (Dorsey), Nov 2026 | | |
| [X] 'X' this box if a rebate agreement. List administrative details on lines above. | | |

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 1,443,111**

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

## TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Nevada County: Story

Urban Renewal Area Name: Nevada Urban Renewal Area Tax Increment District

Urban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

| | Individual TIF Indebtedness Type/Description/Details: | Date Approved*: | Total Amount: |
|---|---|---|---|
| 6. | Seth & Evie Peterson (Copper Spaces) 1024 6th St<br>Reso 033 (21/22)<br>Payment 4 of 5, Maximum $20,000<br>FY28 Payment $3,289<br>[X] 'X' this box if a rebate agreement. List administrative details on lines above. | 12/13/2021 | 3,289 |
| 7. | #3 Mid-States Material Handling & Fabrication, Inc (3rd Agrmt-New Offices)<br>Reso 070 (22/23), Pymt 3 of 5, Maximum 300,000<br>Last Payment June 1, 2030<br>FY28 15,018 + 6,493 prior-year correction<br>Catch-up approved by bond counsel (Dorsey), Nov 2026<br>[X] 'X' this box if a rebate agreement. List administrative details on lines above. | 1/9/2023 | 21,511 |
| 8. | WorkIT<br>Reso 041 (24/25), amended agrmt<br>FY28 Payment 2 of 7<br>Maximum $50,000<br>[X] 'X' this box if a rebate agreement. List administrative details on lines above. | 11/12/2024 | 22,990 |
| 9. | Cutting Edge<br>Reso 102 (22/23)<br>FY28 Pymt 2 of 5, Maximum $75,000<br>Final pymt no later than June 1, 2031 or before if maximum is met<br>[X] 'X' this box if a rebate agreement. List administrative details on lines above. | 5/22/2023 | 32,478 |
| 10. | South Glen Subdivision, Phase 1<br>Reso 037 (20/21)<br>FY28 Pymts Dec 27/June 28 (Dev 34,279 / LMI 26,825)<br>Maximum $1,500,000<br>Final Payment FY36, June 2036<br>[X] 'X' this box if a rebate agreement. List administrative details on lines above. | 10/26/2020 | 61,104 |

If more indebtedness entry lines are needed continue to Form 1.1 Page 3.

**Total For City TIF Form 1.1 Page 2:** **141,372**

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

## TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Nevada County: Story

Urban Renewal Area Name: Nevada Urban Renewal Area Tax Increment District

Urban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

| | Individual TIF Indebtedness Type/Description/Details: | Date Approved*: | Total Amount: |
|---|---|---|---|
| 11. | Nancy & Thomas Richards, 1133 6th St<br>Reso 018 (22/23)<br>FY28 Pymt 3 of 5, Maximum $30,000<br>Final pymt June 1, 2030<br>[X] 'X' this box if a rebate agreement. List administrative details on lines above. | 1/3/2023 | 53 |
| 12. | [ ] 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 13. | [ ] 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 14. | [ ] 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 15. | [ ] 'X' this box if a rebate agreement. List administrative details on lines above. | | |

If more indebtedness entry lines are needed continue to Form 1.1 Page 4.

**Total For City TIF Form 1.1 Page 3:** 53

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

## TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Nevada County: Story

Urban Renewal Area Name: Nevada Urban Renewal Area Tax Increment District

Urban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

| | Individual TIF Indebtedness Type/Description/Details: | Date Approved*: | Total Amount: |
|---|---|---|---|
| 16. | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 17. | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 18. | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 19. | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 20. | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |

**Total For City TIF Form 1.1 Page 4:** 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

## TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Nevada County: Story

Urban Renewal Area Name: Nevada Urban Renewal Area Tax Increment District

Urban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

| | Individual TIF Indebtedness Type/Description/Details: | Date Approved*: | Total Amount: |
|---|---|---|---|
| 21 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 22 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 23 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 24 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 25 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |

**Total For City TIF Form 1.1 Page 5:** 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

## TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Nevada County: Story

Urban Renewal Area Name: Nevada Urban Renewal Area Tax Increment District

Urban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

| | Individual TIF Indebtedness Type/Description/Details: | Date Approved*: | Total Amount: |
|---|---|---|---|
| 26 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 27 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 28 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 29 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 30 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |

**Total For City TIF Form 1.1 Page 6:** 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

## TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Nevada County: Story

Urban Renewal Area Name: Nevada Urban Renewal Area Tax Increment District

Urban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

| | Individual TIF Indebtedness Type/Description/Details: | Date Approved*: | Total Amount: |
|---|---|---|---|
| 31 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 32 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 33 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 34 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 35 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |

**Total For City TIF Form 1.1 Page 7:** 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

## TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Nevada County: Story

Urban Renewal Area Name: Nevada Urban Renewal Area Tax Increment District

Urban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

| | Individual TIF Indebtedness Type/Description/Details: | Date Approved*: | Total Amount: |
|---|---|---|---|
| 36 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 37 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 38 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 39 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |
| 40 | | | |
| | ☐ 'X' this box if a rebate agreement. List administrative details on lines above. | | |

**Total For City TIF Form 1.1 Page 8:** 0

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 2

## SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR CERTIFICATION TO COUNTY AUDITOR

**Due To County Auditor By December 1 Prior To The Fiscal Year**
**Where Less Than The Legally Available TIF Increment Tax Is Requested**
**Use One Certification Per Urban Renewal Area**

City: Nevada County: Story

Urban Renewal Area Name: Nevada Urban Renewal Area Tax Increment District

Urban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

| Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax: | Amount Requested: |
|---|---|
| The City of Nevada is requesting less than the Maximum Available TIF Increment Tax | |
| Nevada requests from any TIF District with revenue except for TIF District #10245, #10247, #10248 | 1,523,432 |
| Nevada requests from TIF District #10247 and #10248 | 61,104 |

Dated this 9th day of November, 2026

Signature of Authorized Official

515-382-5466
Telephone

CITY TIF FORM 2

## SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR CERTIFICATION TO COUNTY AUDITOR

**Due To County Auditor By December 1 Prior To The Fiscal Year**
**Where Less Than The Legally Available TIF Increment Tax Is Requested**
**Use One Certification Per Urban Renewal Area**

City: Nevada County: Story

Urban Renewal Area Name: Nevada Urban Renewal Area Tax Increment District

Urban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

| Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax: | Amount Requested: |
|---|---|

Continued from Form 2, page 1

Dated this _____ day of _____, _____

Signature of Authorized Official Telephone

CITY TIF FORM 3

## TIF INDEBTEDNESS HAS BEEN REDUCED BY REASON OTHER THAN APPLICATION OF TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER
## CERTIFICATION TO COUNTY AUDITOR

**Use One Certification Per Urban Renewal Area**

City: Nevada County: Story

Urban Renewal Area Name: Nevada Urban Renewal Area Tax Increment District

Urban Renewal Area Number: 85005 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above, the City has reduced previously certified indebtedness, by reason other than application of TIF increment tax received from the County Treasurer, by the total amount as shown below.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you could have multiple indebtedness certifications in the Urban Renewal Area, and the County Auditor would need to know which particular indebtedness certifcation(s) to reduce. If rebate agreements are involved with a reduction, and the County has segregated the rebate property into separate TIF Increment taxing districts, provide the five-digit county increment taxing district numbers for reference.

| Individual TIF Indebtedness Type/Description/Details: | Amount Reduced: |
|---|---|
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| | |
| **Total Reduction In Indebtedness For This Urban Renewal Area:** | 0 |

Dated this _____ day of _____, _____

_____ _____

Signature of Authorized Official Telephone

## Levy Authority Summary

Local Government Name: NEVADA
Local Government Number: 85G820

| Active Urban Renewal Areas | U.R. # | # of Tif Taxing Districts |
|---|---|---|
| NEVADA URBAN RENEWAL | 85005 | 19 |

**TIF Debt Outstanding:** **21,084,040**

| | | | |
|---|---|---|---|
| **TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:** | **963,028** | **425,080** | **Amount of 07-01-2025 Cash Balance Restricted for LMI** |
| TIF Revenue: | 1,208,000 | | |
| TIF Sp. Revenue Fund Interest: | 54,062 | | |
| Property Tax Replacement Claims | 0 | | |
| Asset Sales & Loan Repayments: | 0 | | |
| **Total Revenue:** | **1,262,062** | | |
| Rebate Expenditures: | 394,041 | | |
| Non-Rebate Expenditures: | 477,420 | | |
| Returned to County Treasurer: | 0 | | |
| **Total Expenditures:** | **871,461** | | |
| **TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:** | **1,353,629** | **480,229** | **Amount of 06-30-2026 Cash Balance Restricted for LMI** |

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** **18,858,950**

Item # 10
Date: 11/9/26

# RESOLUTION NO. 040 (2026/2027)

## A RESOLUTION OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE FISCAL YEAR BEGINNING JULY 1, 2027

**WHEREAS,** the City of Nevada, Iowa (the "City"), pursuant to Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Nevada Urban Renewal Area (the "Urban Renewal Area"); and

**WHEREAS,** the City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the Urban Renewal Tax Revenue Fund; and

**WHEREAS,** the City has entered into development agreements under which payments are subject to annual appropriation by the City Council, and payments will come due in the fiscal year beginning July 1, 2027 ("FY2028") as set out below; and

**WHEREAS,** it is now necessary for the City Council to obligate for appropriation to such payments funds anticipated to be received in the Urban Renewal Tax Revenue Fund in FY2028.

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

1. Obligates $105,793 for appropriation from the Urban Renewal Tax Revenue Fund to the FY2028 payment under the Development Agreement with On Track Construction, LLC, approved by the City Council on October 26, 2020.

2. Obligates $95,000 for appropriation from the Urban Renewal Tax Revenue Fund to the FY2028 payment under the Development Agreement with the Nevada Economic Development Council (NEDC), approved by the City Council on November 10, 2025.

3. Obligates $65,429 for appropriation from the Urban Renewal Tax Revenue Fund to the FY2028 payment under the Development Agreement with Mid-States Material Handling & Fabrication, Inc. (#2), approved by the City Council on November 23, 2020.

4. Obligates $21,511 for appropriation from the Urban Renewal Tax Revenue Fund to the FY2028 payment under the Development Agreement with Mid-States Material Handling & Fabrication, Inc. (#3), approved by the City Council on January 9, 2023.

5. Obligates $61,104 for appropriation from the Urban Renewal Tax Revenue Fund to the FY2028 payment under the Development Agreement with South Glen, LLC (including LMI requirements), approved by the City Council on October 26, 2020.

6. Obligates $32,478 for appropriation from the Urban Renewal Tax Revenue Fund to the FY2028 payment under the Development Agreement with Cutting Edge Painting, L.L.C., approved by the City Council on May 22, 2023.

7. Obligates $22,990 for appropriation from the Urban Renewal Tax Revenue Fund to the FY2028 payment under the Development Agreement with WorkIt, LLC, approved by the City Council on November 12, 2024.

8. Obligates $3,289 for appropriation from the Urban Renewal Tax Revenue Fund to the FY2028 payment under the Development Agreement with Evie and Seth Peterson, approved by the City Council on December 13, 2021.

9. Obligates $1,739 for appropriation from the Urban Renewal Tax Revenue Fund to the FY2028 payment under the Development Agreement with JLA, LLC and Kathy Kockler, approved by the City Council on December 13, 2021.

10. Obligates $53 for appropriation from the Urban Renewal Tax Revenue Fund to the FY2028 payment under the Development Agreement with Nancy and Thomas Richards, approved by the City Council on January 3, 2023.

11. Directs the City Clerk to certify the amounts obligated above on the City's December 1, 2026 certification of debt payable from the Urban Renewal Tax Revenue Fund, and to reflect such amounts in the City's FY2028 budget. Payments will be made on December 1, 2027 and/or June 1, 2028, as provided in each agreement.

12. Repeals all resolutions or parts thereof in conflict herewith to the extent of such conflict.

PASSED AND APPROVED this 9th day of November, 2026.

_____
Ryan Condon, Mayor

ATTEST:

_____
Erin Mousel, City Clerk

ORDINANCE NO. 1081 (2026/2027)

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

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

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

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

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

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

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

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

"County" shall mean Story County, Iowa.

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

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

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

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

**AND**

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

**AND**

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

**AND**

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

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

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

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

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

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

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

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

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

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

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

_____
Mayor

Attest:

_____
City Clerk

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

420131

(Second Consideration)

Nevada, Iowa

November 23, 2026

The City Council of the City of Nevada, Iowa, met on November 23, 2026, at __:____ p.m., at the _____, Nevada, Iowa.

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

Present: _____

Absent: _____.

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

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

Ayes: _____

Nays: _____.

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

• • • •

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

_____
Mayor

Attest:

_____
City Clerk

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

420131

(Final Consideration and Adoption)

Nevada, Iowa

December 7, 2026

The City Council of the City of Nevada, Iowa, met on December 7, 2026, at 5:30 p.m., at the City Hall, Nevada, Iowa.

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

Present: _____

Absent: _____.

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

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

Ayes: _____

Nays: _____.

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

• • • •

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

_____
Mayor

Attest:

_____
City Clerk

STATE OF IOWA

SS:

STORY COUNTY

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

WITNESS MY HAND this _____ day of _____, 2026.

_____

County Auditor

STATE OF IOWA
STORY COUNTY SS:
CITY OF NEVADA

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

WITNESS MY HAND this _____ day of _____, 2026.

_____
City Clerk

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

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

STATE OF IOWA
STORY COUNTY SS:
CITY OF NEVADA

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

WITNESS MY HAND this _____ day of _____, 2026.

_____
City Clerk

Item # 12
Date: 11/9/26

# COUNCIL ACTION FORM

## DATE: 11/9/26

## AGENDA ITEM: Approve Certificate of Deposit Investment of Available Cash

**History:** The City issued a Request for Proposal for the Certificate of Deposit investment of available cash across several funds, with proposals due before 12:00 Noon on November 2, 2026, and an investment date of November 10, 2026. The City reserves the right to reject all bids. The City received proposals for a 6-month term from the following institutions: IPAIT, State Bank & Trust, South Story Bank & Trust, First Interstate Bank, and Availa Bank.

**Bids:**

Availa Bank submitted the most competitive proposal at **4.30%** (APY **4.35%**), 6 months, total **$5,100,000**, allocated as follows:

Water Fund 600 — **$1,500,000**
Wastewater Fund 610 — **$1,500,000**
Sewer Construction Fund 615 — **$200,000**
Storm Water Fund 740 — **$250,000**
TIF Fund 125 — **$400,000**
Fund 121 (304, 313) — **$1,250,000**

Availa Bank is a local financial institution with a branch in Nevada, and all funds are invested within the FDIC-insured structure.

**Options:**

Accept the proposal from Availa Bank at **4.30%** (4.35% APY) for the CD investment of available cash totaling **$5,100,000**
Reject all bids and resend RFPs
Reject all bids and do nothing at this time.

**Staff recommendation:**

Staff recommends approving option 1: Accept the proposal from Availa Bank at **4.30%** (4.35% APY) for the CD investment of available cash totaling **$5,100,000**

Therefore, the City Administrator recommends that Council approve Option 1.

CITY OF NEVADA

City Hall

For all:
Rate @ 4.30%
APY @ 4.35%

October 23, 2026

Financial Institution-

The City of Nevada requests your proposal for the Certificate of Deposit investment of available cash amounts and terms as specified below.

| SOURCE OF FUNDS (Please type name on CD) | AMOUNT | INVESTMENT DATE |
|---|---|---|
| WATER FUND 600 | $1,500,000.00 | November 10, 2026 |

NUMBER OF MONTHS 6 MONTHS

RATE 4.30 %

Please sign and return to the Nevada City Clerk before 12:00 Noon on November 2, 2026.

The City of Nevada reserves the right to reject all bids.

City of Nevada

By: _____
City Clerk

Financial Institution

By: Muriel Burnett
Bank Officer

Thank you for your interest in Nevada local government.

I witnessed the opening of this bid Donna Mossinta

WORK/OFFICE/FINANCE/INVESTMENTS/INVESTMENT BID SHEETS2026.doc

CITY OF NEVADA

City Hall | 1209 6th Street | Nevada, IA 50201-0530
p. (515) 382-5466 | f. (515) 877-4502

October 23, 2026

Financial Institution-

The City of Nevada requests your proposal for the Certificate of Deposit investment of available cash amounts and terms as specified below.

| SOURCE OF FUNDS (Please type name on CD) | AMOUNT | INVESTMENT DATE |
|---|---|---|
| WASTEWATER FUND 610 | $1,500,000.00 | November 10, 2026 |

NUMBER OF MONTHS 6 MONTHS

RATE 4.30 %

Please sign and return to the Nevada City Clerk before 12:00 Noon on November 2, 2026.

The City of Nevada reserves the right to reject all bids.

City of Nevada

By: _____
City Clerk

Financial Institution

By: Muriel Burnett
Bank Officer

Thank you for your interest in Nevada local government.

I witnessed the opening of this bid _____

WORK/OFFICE/FINANCE/INVESTMENTS/INVESTMENT BID SHEETS2026.doc

CITY OF
NEVADA

City Hall | 1209 6th Street | Nevada, IA 50201-0530
p. (515) 382-5466 | f. (515) 877-4502

October 23, 2026

Financial Institution-

The City of Nevada requests your proposal for the Certificate of Deposit investment of available cash amounts and terms as specified below.

| SOURCE OF FUNDS (Please type name on CD) | AMOUNT | INVESTMENT DATE |
|---|---|---|
| SWR CONST FUND 615 | $200,000.00 | November 10, 2026 |

NUMBER OF MONTHS 6 MONTHS

RATE 4.30 %

Please sign and return to the Nevada City Clerk before 12:00 Noon on November 2, 2026.

The City of Nevada reserves the right to reject all bids.

City of Nevada

By: _____
City Clerk

Financial Institution

By: Muriel Burnett
Bank Officer

Thank you for your interest in Nevada local government.

I witnessed the opening of this bid _____

WORK/OFFICE/FINANCE/INVESTMENTS/INVESTMENT BID SHEETS2026.doc

CITY OF NEVADA

City Hall | 1209 6th Street | Nevada, IA 50201-0530
p. (515) 382-5466 | f. (515) 877-4502

October 23, 2026

Financial Institution-

The City of Nevada requests your proposal for the Certificate of Deposit investment of available cash amounts and terms as specified below.

| SOURCE OF FUNDS (Please type name on CD) | AMOUNT | INVESTMENT DATE |
|---|---|---|
| STRM WATER FUND 740 | $250,000.00 | November 10, 2026 |

NUMBER OF MONTHS 6 MONTHS

RATE 4.30 %

Please sign and return to the Nevada City Clerk before 12:00 Noon on November 2, 2026.

The City of Nevada reserves the right to reject all bids.

City of Nevada

By: _____
City Clerk

Financial Institution

By: Muriel Burnett
Bank Officer

Thank you for your interest in Nevada local government.

I witnessed the opening of this bid _____

WORK/OFFICE/FINANCE/INVESTMENTS/INVESTMENT BID SHEETS2026.doc

CITY OF NEVADA

City Hall | 1209 6th Street | Nevada, IA 50201-0530
p. (515) 382-5466 | f. (515) 877-4502

October 23, 2026

Financial Institution-

The City of Nevada requests your proposal for the Certificate of Deposit investment of available cash amounts and terms as specified below.

| SOURCE OF FUNDS (Please type name on CD) | AMOUNT | INVESTMENT DATE |
|---|---|---|
| TIF FUND 125 | $400,000.00 | November 10, 2026 |

NUMBER OF MONTHS 6 MONTHS

RATE 4.30 %

Please sign and return to the Nevada City Clerk before 12:00 Noon on November 2, 2026.

The City of Nevada reserves the right to reject all bids.

City of Nevada

By: _____
City Clerk

Financial Institution

By: Muriel Burnett
Bank Officer

Thank you for your interest in Nevada local government.

I witnessed the opening of this bid _____

WORK/OFFICE/FINANCE/INVESTMENTS/INVESTMENT BID SHEETS2026.doc

CITY OF NEVADA

City Hall | 1209 6th Street | Nevada, IA 50201-0530
p. (515) 382-5466 | f. (515) 877-4502

October 23, 2026

Financial Institution-

The City of Nevada requests your proposal for the Certificate of Deposit investment of available cash amounts and terms as specified below.

| SOURCE OF FUNDS (Please type name on CD) | AMOUNT | INVESTMENT DATE |
|---|---|---|
| FUND 121,304,313 | $1,250,000.00 | November 10, 2026 |

NUMBER OF MONTHS 6 MONTHS

RATE 4.30 %

Please sign and return to the Nevada City Clerk before 12:00 Noon on November 2, 2026.

The City of Nevada reserves the right to reject all bids.

City of Nevada

By: _____
City Clerk

Financial Institution

By: Muriel Burnett
Bank Officer

Thank you for your interest in Nevada local government.

I witnessed the opening of this bid _____

WORK/OFFICE/FINANCE/INVESTMENTS/INVESTMENT BID SHEETS2026.doc

Item # 13
Date: 11/9/26

# RESOLUTION NO. 041 (2026/2027)

## A RESOLUTION NAMING PRIMARY DEPOSITORY AND REVIEWING MAXIMUM BALANCES

WHEREAS, the City of Nevada is in need of reviewing the Maximum Balance in Effect held at each Depository; and

WHEREAS, it is in the best interests of the City of Nevada to continue with the Maximum Balances in Effect at all Institutions shown below; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Nevada, Iowa, approves naming the Primary Depository as Availa Bank. The following list of financial institutions to be depositories of the City of Nevada funds in conformance with all applicable provisions of Iowa Code Chapters 12B and 12C. The Finance Director is hereby authorized to deposit City of Nevada funds in amounts not to exceed the maximum approved for each respective financial institution as set out below.

| Depository Name | Maximum Balance formerly in Effect under Resolution 010 (2024/2025) | Maximum Balance in Effect Under This Resolution |
|---|---|---|
| State Bank & Trust | $10,000,000 | $10,000,000 |
| South Story Bank & Trust | $10,000,000 | $10,000,000 |
| First Interstate Bank | $40,000,000 | $10,000,000 |
| Availa Bank | $40,000,000 | $50,000,000 |
| IPAIT | $7,000,000 | $7,000,000 |

PASSED AND APPROVED this 9th day of November, 2026, by the Nevada City Council.

_____
Ryan Condon, Mayor

ATTEST:

_____
Erin Mousel, City Clerk

# RESOLUTION NO. 042 (2026/2027)

## A RESOLUTION APPROVING THE SELECTION OF EDWARD JONES (THOMAS GEIST) AS INVESTMENT ADVISOR AND EMPOWER AS RECORDKEEPER FOR THE CITY OF NEVADA 457(b) DEFERRED COMPENSATION PLAN, AND AUTHORIZING EXECUTION OF THE EMPOWER FEE SCHEDULE AND RELATED PLAN DOCUMENTS

**WHEREAS,** the City of Nevada, Iowa (the "City") sponsors a 457(b) deferred compensation plan (the "Plan") for the benefit of its employees, currently administered through MissionSquare Retirement; and

**WHEREAS,** City staff reviewed the Plan and determined that the current all-in cost to participants is approximately 1.23% of plan assets, which is high relative to comparable governmental 457(b) plans, and those fees are borne by participants through their account balances; and

**WHEREAS,** City staff sought proposals from local fee-based fiduciary advisors who handle governmental 457(b) plans and received two proposals, both from advisors with Edward Jones serving the Nevada and Ames area, with an additional independent fiduciary firm declining to submit a proposal; and

**WHEREAS,** the proposal from Thomas Geist (Edward Jones), with Empower as recordkeeper, provides a total all-in cost to participants of approximately 0.46% to 0.54% of plan assets depending on the investment mapping option selected, including a 0.35% financial professional advisory fee and no direct cost to the City, and would reduce participant costs by more than half compared to the current Plan while preserving existing allocations through a like-fund mapping; and

**WHEREAS,** the City's legal counsel has advised that the selection of an investment advisor and recordkeeper is a professional services agreement that is not subject to the lowest responsible bidder standard, and that the City may select a proposal other than the lowest-cost proposal provided it documents the public purpose for its selection; and

**WHEREAS,** the City Council finds that the selection of Thomas Geist (Edward Jones) and Empower serves a valid public purpose, including the substantial reduction in participant fees, the strong service and responsiveness reported by City employees who work with Mr. Geist, and the local, ongoing fiduciary support and employee education to be provided; and

**WHEREAS,** the City's legal counsel has reviewed Empower's standard Administrative Services Agreement, which governs the Plan's administration, and the Empower fee schedule is the document to be executed to implement the Plan.

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

1. Approves the selection of Thomas Geist (Edward Jones) as investment advisor and Empower as recordkeeper for the City of Nevada 457(b) deferred compensation plan.

2. Finds and documents that the selection of the proposal with the higher advisory fee serves the public purposes stated above, including reduced participant costs and the local, ongoing fiduciary and educational support valued by City employees.

3. Authorizes and directs the Mayor to execute the Empower fee schedule, and the Finance Director to execute any related plan documents necessary to implement the Plan transition.

4. Authorizes and directs City staff to take all further actions reasonably necessary to carry out the intent of this Resolution.

PASSED AND APPROVED this 9th day of November, 2026.

_____
Ryan Condon, Mayor

ATTEST:

_____
Erin Mousel, City Clerk

CITY OF NEVADA

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

**MEMORANDUM**

**TO:** Mayor and City Council
**FROM:** Lucas Battani, Finance Director / Assistant City Administrator
**DATE:** November 9, 2026
**RE:** Selection of 457(b) Deferred Compensation Plan Advisor and Recordkeeper

Dear Mayor and Council,

At the upcoming council meeting, staff will present a resolution selecting a new investment advisor and recordkeeper for the City's 457(b) deferred compensation plan. This memo explains why we are recommending the change and the process we followed.

**Background**

The City sponsors a 457(b) deferred compensation plan for its employees, currently administered through MissionSquare Retirement. In reviewing the plan, staff found that the current all-in cost to participants is approximately 1.23% of plan assets. That is high compared to similar governmental 457(b) plans, and those fees come directly out of employees' account balances, reducing what they keep toward retirement.

**Process and Quotes Received**

Staff sought quotes from local fee-based fiduciary advisors who handle governmental 457(b) plans. We reached out to the advisors available to us and received two proposals, both from Edward Jones advisors serving the Nevada and Ames area. An independent fee-based fiduciary firm we also contacted declined to submit a proposal. The two proposals received were: Thomas Geist (Edward Jones), paired with Empower as recordkeeper, at a total all-in cost of approximately 0.46% to 0.54%, which includes a 0.35% advisory fee and no direct cost to the City; and a second local Edward Jones advisor, paired with Nationwide, at a total all-in cost of approximately 0.43%, which includes a 0.25% advisory fee.

**Recommendation**

Staff recommends selecting Thomas Geist (Edward Jones) with Empower as recordkeeper. Both proposals would reduce participant costs by roughly half compared to the current plan, so either option is a significant improvement for employees. The main cost difference between the two proposals is a 0.10% difference in the advisory fee.

Staff believes the modest additional cost is justified by the level of service. City employees have had consistently positive experiences with Mr. Geist, several of whom work with him on their own personal finances. In one instance, he walked a City employee step by step through a major life event, including sitting in on meetings with the employee to ensure everything was handled

correctly. That kind of hands-on, local fiduciary support and employee education is the primary reason staff recommends his selection despite the slightly higher advisory fee.

**Legal and Procurement Note**

The City's legal counsel has advised that the selection of an investment advisor and recordkeeper is a professional services agreement that is not subject to the lowest responsible bidder standard. The City may select a proposal other than the lowest-cost proposal, provided it documents the public purpose for doing so. This memo and the accompanying resolution serve that purpose. Counsel has reviewed Empower's standard Administrative Services Agreement, which governs the plan's administration.

**Transition**

Employees' existing investments will carry over through a like-fund mapping, and employees may adjust their allocations afterward as they see fit. Neither the City nor its employees will incur any cost for this change. Upon council approval, the Mayor would execute the Empower fee schedule to begin implementation.

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

Sincerely,



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

Urban Ren Item # 15
Date: 11/9/26

# RESOLUTION NO. 043 (2026/2027)

## A RESOLUTION APPROVING AN URBAN RENEWAL JOINT AGREEMENT BETWEEN THE CITY OF NEVADA, IOWA AND STORY COUNTY, IOWA

**WHEREAS**, Story County, Iowa, intends to amend the Story County Urban Renewal Area to include certain properties located within the corporate limits of the City of Nevada, Iowa; and

**WHEREAS,** pursuant to Section 403.17(4) of the Code of Iowa, a joint agreement between the City and County is required to allow the County to exercise urban renewal powers within the City; and

**WHEREAS,** the proposed agreement will allow Story County to include the properties identified in Exhibit A in its Urban Renewal Area for the Old Nevada Hotel Rehabilitation Project and Manufactured Housing Repair Program.

**NOW, THEREFORE, BE IT RESOLVED** by the city council of the city of Nevada, Iowa:

**SECTION 1.** The Urban Renewal Joint Agreement between the City of Nevada and Story County, Iowa, is hereby approved.

**SECTION 2.** The Mayor and City Clerk are hereby authorized to execute the agreement on behalf of the City of Nevada.

**SECTION 3.** This resolution shall take effect immediately upon its adoption.

Passed and approved this 9th day of November, 2026.

_____
Ryan Condon, Mayor

Attest:

_____
Erin Mousel, City Clerk

## URBAN RENEWAL JOINT AGREEMENT

WHEREAS, pursuant to Chapter 403 of the Code of Iowa, counties have certain urban renewal powers; and

WHEREAS, pursuant to Section 403.17(4) of the Code of Iowa, a county may exercise urban renewal powers with respect to property located within the corporate limits of, or within two miles of, a city only if the county and the city have entered into a joint agreement regarding the exercise of such powers; and

WHEREAS, the Board of Supervisors of Story County, Iowa (the "County"), intends to amend the urban renewal plan for the Story County Urban Renewal Area (the "Urban Renewal Area") to add the real property legally described on Exhibit A attached hereto (the "Property") to the Urban Renewal Area; and

WHEREAS, a portion of the Property is located within the incorporated limits of the City of Nevada, Iowa (the "City"); and

WHEREAS, the County has requested that the City enter into this Joint Agreement to enable the County to exercise its urban renewal powers with respect to the Property and to undertake the Project;

NOW, THEREFORE, it is agreed by the County and the City as follows:

Section 1. The County may include the Property in the Urban Renewal Area and exercise its urban renewal powers pursuant to Chapter 403 of the Code of Iowa with respect to the Property.

Section 2. This Agreement is intended to satisfy the requirements of Section 403.17(4) of the Code of Iowa and shall become effective upon approval by the governing bodies of the County and the City and execution by their duly authorized officials.

IN WITNESS WHEREOF, the County has caused this Agreement to be executed by the Chairperson of its Board of Supervisors and attested by its County Auditor, and the City has caused this Agreement to be executed by its Mayor and attested by its City Clerk, as of the dates shown below.

STORY COUNTY, IOWA

By _____
Chairperson, Board of Supervisors

Attest:

_____ Date: _____
County Auditor

CITY OF _____, IOWA

By _____
Mayor

Attest:

_____ Date: _____
City Clerk

**EXHIBIT A**
Legal Description
Story County Urban Renewal Area

| Name of Project | Location |
|---|---|
| City of Nevada - Old Nevada Hotel Rehab Project | 937 6th Street, Nevada<br>SECTION:07 TOWNSHIP:83 RANGE: 22<br>O T W85' LOTS 2 & 3 BLK 16<br>1107210520 |
| Manufactured Housing Repair Program | 1001485100 (515 W N AVE)<br>1001485200<br>1013275100<br>1106435610<br>1106445205<br>1118150163<br>1118150180 (10 MAPLE AVE) |

IE] Item # 16
Date: 11/9/26

# RESOLUTION NO. 044 (2026/2027)

## A RESOLUTION APPROVING A LOAN AGREEMENT AND PROMISSORY NOTE WITH THE IOWA ECONOMIC DEVELOPMENT AUTHORITY FOR THE NUISANCE PROPERTY AND ABANDONED BUILDING REMEDIATION FUND

**WHEREAS**, the City of Nevada, Iowa, has been awarded a $250,000 loan through the Iowa Economic Development Authority (IEDA) Nuisance Property and Abandoned Building Remediation Fund; and

**WHEREAS,** the funds will be used for demolition and site clearance activities at 334 11th Street, Nevada, Iowa, to facilitate redevelopment of the property for the construction of eight new homes; and

**NOW, THEREFORE, BE IT RESOLVED** by the city council of the city of Nevada, Iowa:

**SECTION 1.** The Loan Agreement and Promissory Note (Agreement No. 27-NPAB-002) between the City of Nevada and the Iowa Economic Development Authority, in the amount of $250,000, are hereby approved.

**SECTION 2.** The Mayor and City Clerk are hereby authorized to execute the Loan Agreement, Promissory Note, and any necessary related documents on behalf of the City of Nevada.

**SECTION 3.** This resolution shall take effect immediately upon its adoption.

Passed and approved this 9th day of November, 2026.

_____
Ryan Condon, Mayor

Attest:

_____
Erin Mousel, City Clerk

**IOWA ECONOMIC DEVELOPMENT AUTHORITY**
**NUISANCE PROPERTY AND ABANDONED BUILDING REMEDIATION FUND**
**LOAN AGREEMENT**

---

| | |
|---|---|
| **RECIPIENT:** | City of Nevada |
| **AGREEMENT NUMBER:** | 27-NPAB-002 |
| **AWARD DATE:** | 10/28/2026 |
| **LOAN AMOUNT:** | $250,000 |
| **MATURITY DATE:** | 09/30/2031 |

THIS NUISANCE PROPERTY AND ABANDONED BUILDING REMEDIATION FUND LOAN AGREEMENT **(the "Agreement")** is made as of the Award Date by the IOWA ECONOMIC DEVELOPMENT AUTHORITY **("IEDA")**, 1963 Bell Avenue, Suite 200, Des Moines, Iowa 50315 and the City of Nevada, Iowa **("Recipient"), 1209 6th Street, Nevada, Iowa 50201**.

WHEREAS, the Recipient submitted an application to IEDA through IowaGrants.gov requesting financial assistance through the Nuisance Property and Abandoned Building Remediation Loan Fund program **(the "Program")** described at *Iowa Code* section 15.338, including providing a Project description and Project budget as described in Attachment A **(the "Project")**; and

WHEREAS, the Iowa Economic Development Authority Director **("Director")** approved the application and awarded the Recipient a maximum of $250,000 in financial assistance; and

NOW THEREFORE, in consideration of the mutual promises contained herein and intending to be legally bound, the Recipient and IEDA agree to the following terms:

**1. Definitions.**

**a. "Costs Directly Related"** means expenditures that are incurred for acquisition, demolition, disposal, redevelopment, or rehabilitation of a project to the extent they are attributable directly to the remediation or redevelopment of the property or its improvements. Examples of "Costs Directly Related" and expenditures that are not included as "Costs Directly Related are set out 261 *Iowa Administrative Code (IAC)* 22.2.

**b. IOWAGRANTS.GOV**. "IowaGrants.gov" means Iowa's Funding Opportunity Search and Grant Management System. This system allows you to electronically apply for and manage awards received by the state of Iowa. Persons accessing the system for this purpose are required to register online at www.IowaGrants.gov. The Authority reserves the right to require the Recipient to utilize the IowaGrants.gov system to conduct business associated with this Contract.

**c. "Project"** means a proposed plan for the remediation or redevelopment of nuisance properties and abandoned buildings in a city.

**d. "Public Nuisance"** means the same as defined in Iowa Code section 657A.1 and includes buildings with blighted characteristics as described in Iowa Coder section 402.3.

**e. "Redevelopment"** means development activities associated with a project that are undertaken either for the purpose of remediating nuisance or abandoned properties, for constructing new buildings or improvements at a site where formerly existing buildings have been demolished, or for rehabilitating, reusing, or repurposing existing buildings or improvements at a project site.

**f. "Remediation" or "Remediating"** means the demolition, disposal, removal, repair,

improvement, or rehabilitation of nuisance property or abandoned buildings at a site included in a project.

**2. General Loan Terms.** The general terms of the Loan are as follows:

| | |
|---|---|
| Maturity Date: | October 1, 2031 |
| Interest Rate: | 0% |
| Loan Amount: | $250,000 |
| Disbursement of funds: | Requests for disbursement of funds shall be made through IowaGrants.gov using a General Accounting Expenditure ("GAX") form. The Recipient will submit proof of incurred or paid costs and documentation of any other matching funds Directly Related to the Project in support of each GAX. IEDA will review each GAX and supporting documentation, determine whether the incurred or paid costs submitted are Costs Directly Related to the Project and, if so, approve disbursement of funds. No request for disbursement shall be for an amount less than $25,000. Project shall be completed no later than September 30, 2029. |
| Repayment Due Date: | October 1, 2031 |
| Repayment Terms: | Recipient to repay full loan amount due by October 1, 2031, provided that the loan is forgivable and if terms for forgiveness of the loan have not been satisfied. If not forgiven, an amortization schedule will be prepared that will set forth payments to be made to meet the debt retirement date as outlined above. |
| Property(ies) Address / Geographic description of areas boundaries: | 334 11th Street, Nevada, Iowa 50201 (Parking lot and Burke Building) |
| Purpose: | Selected property demolition and clearance activities. Said lot must have undergone redevelopment to allow for the construction of 8 new homes to be built no later than September 30, 2029. |

**3. Agreement term.** This Agreement shall be in full force and effect from complete execution of this Agreement until the Loan is repaid in full.

**4. Covenants.** The Recipient covenants as follows:

a. It shall use the loan only for Costs Directly Related to the Project.

b. The Public Nuisance for which the loan shall be used for Redevelopment or Remediation meets the definition of a "public nuisance" as defined herein and in applicable administrative rules.

c. The information contained in the Recipient's "Budget Activity" and the Recipient's Loan Application, both contained in the Recipient's IowaGrants.gov account, and other documents incorporated by this Agreement is true and accurate to the best of the Recipient's knowledge and belief.

d. Throughout the term of this Agreement, the Recipient shall remain eligible for and comply with the requirements of the Program described at *Iowa Code* section 15.338, 261 IAC Chapter 22, and the provisions of this Agreement.

**5. Loan repayment terms.** The Recipient shall repay the Loan on or before the Repayment Due Date. However, no repayment will be required, and the loan will be forgiven if IEDA determines that the Recipient has completed the Project by the Project ending date of September 30, 2029. The IEDA shall make the final determination as to whether Project activities and costs satisfy Program requirements and whether the Recipient completed the Project on or before the above-mentioned date.

**6. Early repayment.** The outstanding balance of the Loan may be prepaid in whole or in part without premium or penalty.

**7. Acceleration upon default.** In the event of an unremedied Event of Default under this Agreement, IEDA may declare the entire unpaid principal immediately due and payable.

**8. Default.** An unremedied Event of Default may result in termination of this Agreement and repayment of all or a portion of the Loan disbursed to Recipient plus default interest at a rate of 6% per annum and costs. Any one or more of the following shall constitute an Event of Default under this Agreement:

a. Failure to make a payment when due (whether by lapse of time, acceleration or otherwise) for more than ten (10) business days of the due date thereof of any Loan; or

b. Default in the observance or performance of any term of any Security Document required by this Agreement beyond any applicable grace period set forth therein or any deficient or not perfected security interest in the appropriate priority; or

c. Default in the observance or performance of any other provision of this Agreement; or

d. Any representation or warranty made by the Recipient in this Agreement or in any statement or certificate furnished by it pursuant to this Agreement, or made by the Recipient as found in the Recipient's IowaGrants.gov account, or in connection with any of the above, proves untrue in any material respect as of the date of the issuance or making thereof or the Recipient breaches any covenant set out herein; or

e. Any change in the financial condition of the Recipient which would have a material adverse effect on the ability of the Recipient to perform under this Agreement, including, without limitation, judgments entered against the Recipient; or

f. IEDA in good faith deems the Recipient insecure and reasonably believes, after consideration of all the facts and circumstances then existing, that the prospect of payment and satisfaction of the obligations under this Agreement, or the performance of or observance of the covenants in this Agreement, is or will be materially impaired; or

g. The Recipient or the Recipient's contractor(s) fails to employ only individuals legally authorized to work in this state.

**9. Prohibition of assignment or transferability.** The Recipient shall not sell, trade, transfer or otherwise assign any portion of the loan or any obligation to repay any portion of the Loan, except as expressly stipulated in this Agreement.

**10. Security.** The Recipient shall secure this Agreement by pledging local city funds, including, but not limited to, General Obligation bonds, revenue bonds, tax receipts, user fees, and other local sources.

**11. Disbursements of Award Funds.** The obligation of IEDA to disburse funds under this Agreement shall be subject to the conditions described in this section. Recipient shall submit requests for disbursement of funds. The minimum request for disbursement shall be $25,000. Recipient shall prepare, sign and submit disbursement requests and reports as specified in this Agreement in the form and content required by IEDA. Recipient shall review all disbursement requests and verify that claimed expenditures or incurred costs are allowable costs. The Recipient shall maintain documentation

adequate to support the claimed costs. Funds will not be disbursed until IEDA has received each of the following documents, properly executed and completed, and approved by IEDA as to form and substance:

a. Fully executed agreement.

b. A fully executed Promissory Note, in the form found in Exhibit A.

c. A fully executed Memorandum of Understanding between the Recipient and its Grant Administrator, if required by IEDA to attain one.

d. IEDA shall have received such other contracts, instruments, documents, certificates, and opinions as the IEDA may reasonably request.

e. Requests for disbursement.

**12. Representations and warranties.** The Recipient represents and warrants to IEDA as follows:

a. The Recipient has full right and authority to enter into this Agreement. The person signing this Agreement has full authority on behalf of Recipient to:
   i. Sign this Agreement, and
   ii. Issue Promissory Notes on behalf of the Recipient, and
   iii. Secure Recipient's obligations under this Agreement, if required, and
   iv. Obligate the Recipient to perform each and all of the obligations under the Agreement.

b. The Recipient shall use the Loan only for the Purpose described in this Agreement.

c. Since the IEDA awarded the Loan, there has been no material adverse change in the condition of the Recipient, financial or otherwise, or the prospects of the Recipient.

d. The statements and other information furnished to the IEDA and its agents by Recipient in its application and in connection with the negotiation of this agreement do not contain any untrue statements of a material fact or omit a material fact necessary to make the material statements contained herein or therein not misleading.

e. The Recipient owns, possesses, or has the right to use all necessary property, intellectual, personal, real or otherwise, and has all necessary permits to conduct its business.

f. There is no litigation or governmental proceeding pending, nor to the knowledge of the Recipient threatened, against the Recipient, which if adversely determined, would result in any material adverse change in the financial condition of the Recipient, nor is the Recipient aware of any existing basis for any such litigation or governmental proceeding.

g. The Recipient is not in default under the terms or any covenant, indenture, or Agreement of or affecting the Recipient, which default, if uncured, would have a material adverse effect on its financial condition of the Recipient.

h. No default or event of default described in this Agreement has occurred or is continuing.

i. These warranties and representations are made as of the Recipient's execution of this Agreement and shall be deemed to be renewed and restated by the Recipient at the time of each request for disbursement of the Loan.

**13. Records.** The Recipient is required to maintain its books, records and all other evidence pertaining to this Agreement in accordance with generally accepted accounting principles and such other procedures specified by IEDA. Records to verify compliance with the terms of this Agreement shall be available at all

times and made available to IEDA and its designees at places and times designated by IEDA for the duration of this Agreement and any extensions thereof. Recipient shall make its records available to: (i) IEDA, (ii) IEDA's internal or external auditors, agents and designees; (iii) the Auditor of the State of Iowa, the Attorney General of the State of Iowa, (iv) the Iowa Division of Criminal Investigations and any other applicable law enforcement agencies. Recipient shall retain the records for a period of three (3) years from the fulfillment of obligations under this Agreement, unless the records are the subject of an audit, investigation, or administrative or legal proceeding. In those instances, the records shall be retained until the audit, investigation or proceeding has been resolved.

**14. Reports.** The Recipient is required to submit periodic project status/accomplishment reports to IEDA in the manner and timeframe specified for such reports by IEDA.

**15. Indemnification.** The Recipient shall indemnify, defend and hold harmless the IEDA, the State of Iowa, its departments, divisions, agencies, sections, commissions, officers, employees and agents from and against all losses, liabilities, penalties, fines, damages and claims, including taxes, and all related costs and expenses, including reasonable attorneys' fees and disbursements and costs of investigation, litigation, settlement, judgments, interest and penalties, arising from or in connection with any of the following: any claim, demand, action, citation or legal proceeding arising out of or resulting from the Loan; any claim, demand, action, citation or legal proceeding arising out of or resulting from a breach by the Recipient of any representation, warranty or covenant made by the Recipient in this Agreement; any claim, demand, action, citation or legal proceeding arising out of or related to occurrences that the Recipient is required to insure against as provided for in this Agreement; and any claim, demand, action, citation or legal proceeding which results from an act or omission of the Recipient or any of their agents in its or their capacity as an employer of a person.

**16. Choice of Law and Forum.** In the event any proceeding of a quasi-judicial or judicial nature is commenced in connection with this Agreement, the proceeding shall be brought in Des Moines, Iowa, in Polk County District Court for the State of Iowa, if such court has jurisdiction. This provision shall not be construed as waiving any immunity to suit or liability in state or federal court which may be available to the IEDA, the State of Iowa or its members, officers, employees, or agents.

**17. Governing Law.** This Agreement and the rights and duties of the parties hereto shall be governed by and construed in accordance with the internal laws of the State of Iowa without regard to principles of conflicts of laws.

**18. Agreement Amendments.** Neither this Agreement nor any documents incorporated by reference in connection with this Agreement may be changed, waived, discharged, or terminated orally, unless done so in writing and signed by the Recipient and IEDA. Examples of situations requiring an amendment include, but are not limited to, time extensions and significant alterations of Project activities.

**19. Notices.** Whenever this Contract requires or permits any funding request, notice, report, or written request by one party to another, it shall be delivered through IowaGrants.gov. Alternately, the Authority may rely on the United States Mail as the Authority deems appropriate. Any such notice given hereunder shall be deemed delivered upon the earlier of actual receipt or two (2) business days after posting. The Authority may rely on the address of the Recipient set forth in Section 1, as modified from time to time, as being the address of the Recipient.

**20. Headings.** Article headings used in this Agreement are for convenience of reference only and are not a part of this Agreement for any other purpose.

**21. Final Authority.** The IEDA shall have the authority to reasonably assess whether the Recipient has complied with the terms of this Agreement. Any IEDA determinations with respect to compliance with the provisions of this Agreement shall be deemed to be final determinations pursuant to *Iowa Code* Chapter 17A, Iowa Administrative Procedure Act.

**22. Waivers.** No waiver by IEDA of any default hereunder shall operate as a waiver of any other default

or of the same default on any future occasion. No delay on the part of the IEDA in exercising any right or remedy hereunder shall operate as a waiver thereof. No single or partial exercise of any right or remedy by IEDA shall preclude future exercise thereof or the exercise of any other right or remedy.

**23. Survival of Representations.** All representations and warranties made herein or in any other Agreement document or in certificates given pursuant hereto or thereto shall survive the execution and delivery of this Agreement and the other Agreement documents and shall continue in full force and effect with respect to the date as of which they were made until all of Recipient's obligations or liabilities under this Agreement have been satisfied.

**24. Severability of Provisions.** Any provision of this Agreement, which is unenforceable in any jurisdiction, shall, as to such jurisdiction, be ineffective to the extent of such unenforceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of such provision in any other jurisdiction. All rights, remedies and powers provided in this Agreement or any other Agreement document may be exercised only to the extent that the exercise thereof does not violate any applicable mandatory provisions of law, and all the provisions of this Agreement and any other incorporated document are intended to be subject to all applicable mandatory provisions of law which may be controlling and to be limited to the extent necessary so that they will not render this Agreement or any other incorporated document invalid or unenforceable.

**25. Termination.** This Agreement can be terminated under each of the following circumstances:

a. Upon written agreement of the Recipient and IEDA.

b. As a result of the Recipient's unremedied event of default pursuant to this Agreement.

c. As a result of any termination, reduction, or delay of funds due, in whole or in part, to (i) lack of, reduction in, or a de-appropriation of revenues previously appropriated or authorized for this Agreement, or (ii) any other reason beyond the IEDA's control may, in the IEDA's discretion, result in the suspension, reduction or delay of funds available for loans available under the Nuisance Property And Abandoned Building Remediation Assistance program.

**26. Documents Incorporated by Reference.** The following documents are incorporated by reference and considered an integral part of this Agreement:

1. Attachment A - Recipient's "Loan Application" and "Budget Activity" as found in the Recipient's IowaGrants.gov account.
2. Exhibit A - Promissory Note(s)

**27. Order of Priority.** In the case of any inconsistency or conflict between the specific provisions of this document and the exhibits, the following order of priority shall control:

1. Articles 1 - 28 of this Agreement.
2. Attachment A - Recipient's "Loan Application" and "Budget Activity" as found in the Recipient's IowaGrants.gov account.
3. Exhibit A - Promissory Note(s)

**28. Integration.** This Agreement contains the entire understanding between the Recipient and IEDA relating to the Project and any representations that may have been made before or after the signing of this Agreement, which are not contained herein, are nonbinding, void and of no effect. None of the Parties have relied on any such prior representation in entering into this Agreement.

In consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy, and legal sufficiency of which are hereby acknowledged, the parties have entered into this Agreement and have caused their duly authorized representatives to execute this Agreement, effective as of the latest date stated below.

**RECIPIENT: City of Nevada**

BY: _____ _____

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

Date

**IOWA ECONOMIC DEVELOPMENT AUTHORITY:**

BY: _____ _____

Deborah Durham, Director

Date

## EXHIBIT A

## PROMISSORY NOTE

FOR VALUE RECEIVED, the undersigned promises to pay to the order of the **IOWA ECONOMIC DEVELOPMENT AUTHORITY**, at its office at 1963 Bell Avenue, Suite 200, Des Moines, Iowa 50315, the sum of $250,000 with interest thereon at 0 **percent (0%)** to be paid as follows:

1. **Full payment of $250,000 by loan maturity date of October 1, 2031.**

Upon any event of default, the whole amount then unpaid shall become immediately due and payable at the option of the holder.

The undersigned, in case of suit on this note, agrees to pay on demand all costs of collection, maintenance of collateral, legal expenses, and attorneys' fees incurred or paid by the holder in collecting and/or enforcing this Note on default.

This note shall be secured by the Security specified in the Loan Agreement, NPAB Loan # 27-NPAB-002.

Makers, endorsers, and sureties waive demand of payment, notice of non-payment, protest, and notice. Sureties, endorsers, and guarantors agree to all of the provisions of this note, and consent that the time or times of payment of all or any part hereof may be extended after maturity, from time to time, without notice.

**RECIPIENT: City of Nevada**

BY: _____ _____

Ryan Condon, Mayor — Date
City of Nevada
1209 6th Street
Nevada, Iowa 50201

B Item # 17
Date: 11/9/26

# RESOLUTION NO. 045 (2026/2027)

## A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT WITH BRYT'S UNDER THE REVITALIZE NEVADA SMALL BUSINESS GRANT PROGRAM

**WHEREAS,** the City of Nevada, Iowa, in partnership with the Nevada Economic Development Council (NEDC), established the Revitalize Nevada Small Business Grant Program to encourage new businesses to locate within the City; and

**WHEREAS,** Bryt's has been awarded a grant of up to $15,000 to assist with eligible equipment and marketing expenses associated with establishing a new business at 835 6th Street, Nevada, Iowa; and

**WHEREAS,** the Development Agreement establishes a project completion deadline of October 15, 2027, and requires the business to create or retain at least one full-time-equivalent job by that date; and

**WHEREAS,** the Development Agreement requires Bryt's to remain open and actively operate within the City of Nevada for a minimum of twenty-four (24) months from its actual opening date, with provisions for repayment of grant funds in the event of early closure, relocation, or failure to comply with the agreement.

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

**SECTION 1.** The Development Agreement between the City of Nevada, Nevada Economic Development Council, and Bryt's, providing grant assistance of up to $15,000 through the Revitalize Nevada Small Business Grant Program, is hereby approved, subject to the terms and conditions contained therein.

**SECTION 2.** The Mayor and City Clerk are hereby authorized to execute the Development Agreement and any necessary related documents on behalf of the City of Nevada.

**SECTION 3.** This resolution takes effect immediately upon adoption.

Passed and approved this 9th day of November, 2026.

_____
Ryan Condon, Mayor

Attest:

_____
Erin Mousel, City Clerk

**DEVELOPMENT AGREEMENT**

Revitalize Nevada Small Business Grant

This Development Agreement ("Agreement") made this ___ day of November, 2026 by and between the CITY OF NEVADA, IOWA ("City"), NEVADA ECONOMIC DEVELOPMENT COUNCIL (NEDC) and __Bryt's__ ("Business").

**WHEREAS** the City and NEDC have created the Revitalize Nevada Small Business Grant program (the "Program") for the purpose of encouraging new businesses to locate in Nevada. The Business will lease property at __835 6th Street, Nevada, IA 50201__ for the purpose of establishing a new business; and

**WHEREAS** the Business will create and retain jobs in Nevada, as described in the application; and

**WHEREAS**, the City Council previously determined under Iowa Code section 15A.1 that a public purpose will reasonably be accomplished by the Grant; and

**WHEREAS** the Business accepts the grant upon the terms and conditions set out in this Agreement.

**NOW, THEREFORE**, in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the Parties agree as follows:

**1. PROJECT.** "Project" means the activities and other obligations to be performed or accomplished by the City, NEDC and the Business as described in this Agreement, as further described in the application submitted to NEDC (the "Application"), a copy of which is attached as Exhibit A. "Grant" means the funds provided under Section 7.

**2. PROJECT COMPLETION PERIOD.** The "Project Completion Period" commences with the Date of the Award Letter from NEDC, October 15th, 2026, and ends with the Project Completion Date of October 15th, 2027, unless extended by NEDC for good cause.

**3. COSTS TO BE REIMBURSED.** The costs to be reimbursed under this agreement are those costs that are directly related to the Project and approved in the Award Letter ("Eligible Costs"), specifically to include:

- Equipment, Marketing

Costs not listed above, or not documented by invoices and proof of payment, are not Eligible Costs.

**4. PRIOR EXPENSES.** No expenditures made prior to the Date of the Award Letter may be included as Eligible Costs.

**5. PROPERTY MAINTENANCE.** The Business shall maintain the project property in good repair and condition, ordinary wear and tear excepted, and shall not suffer or commit waste or damage upon the project property. The Business shall keep its lease of the project property in effect throughout the Required Operating Period (Section 12), obtain all required permits and licenses, and comply with all applicable laws, codes and ordinances.

**6. WORK RESPONSIBILITIES.** Subject to the terms of this Agreement, the Business will be solely responsible for completing all work on the Project. Neither party will be considered an agent of the other for purposes of this Project, and each will hold harmless and indemnify the other for any damages suffered by any person or entity as a result of its own or its agents' acts or failures to act in performance of its obligations under this Agreement. The Business shall defend, indemnify, and hold harmless the City, NEDC, Main Street Nevada, and their respective officials, officers, employees, and agents from all claims, damages, liabilities, and expenses (including reasonable attorney fees) arising out of the Project or the acts or omissions of the Business or its contractors. Neither the City nor NEDC designs, supervises, or inspects the Project and neither assumes responsibility for its design, construction, or code compliance. Nothing in this Agreement waives any immunity, defense, or limitation of liability available to the City under Iowa Code chapter 670 or other law. The Business shall maintain commercial general liability insurance of at least $1,000,000 per occurrence, naming the City and NEDC as additional insureds, and provide a certificate before the first reimbursement.

**7. FINANCIAL OBLIGATION.** In addition to the Grant funding, the parties agree to the following financial commitments.

The City in partnership with the NEDC will provide a grant of up to $15,000 in grant funding to support the establishment of this business in Nevada.

Any additional amounts necessary to complete the project shall be the responsibility of the Business.

**8. ASSIGNMENT OF AGREEMENT.** The Parties may not assign, transfer, or convey in whole or in part this Agreement, or any right to Grant funds, without the consent of each Party.

**9. WRITING REQUIRED.** No change, modification, or termination of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed by all Parties.

**10. PAYMENT PROCEDURES FOR GRANT FUNDS.** Payment under the Grant shall be made on a reimbursement basis. Each request for reimbursement will include itemized invoices, proof of payment, lien waivers where applicable, and reports of the work completed, including photographs of the Project. Payments will be made to Business within thirty (30) days of the

submission of required information, provided the Business is not in default of this Agreement. NEDC may decline to reimburse any cost that is not an Eligible Cost.

**11. MISCELLANEOUS.**

A) The Business agrees to an in-person status check by NEDC and/or Main Street Nevada at 6 months and 12 months after the Award Letter.

B) Any publications or media releases related to the Project will contain the following. "This Project is Sponsored in part by the City of Nevada, Nevada Economic Development Council, and Main Street Nevada."

C) The City's Mayor, City Council members, employees, and their immediate family members, will not be paid for any work they perform on the Project through contracts with the Business or Developer unless that work was contracted through a competitive bidding process.

**12. REQUIRED BUSINESS OPERATING PERIOD.** The Business shall remain open and actively operate in Nevada, Iowa, for a minimum of twenty-four (24) months from the date the Business opens for regular business operations ("Opening Date"), the "Required Operating Period." For an existing business receiving a grant for a new concept, the twenty-four (24) month period begins on the date the grant-funded concept opens for regular business operations. The Opening Date shall be Spring 2027, or, if not yet known when this Agreement is signed, shall be confirmed in writing by the Business and NEDC upon opening. The required operating period is measured from the actual Opening Date, rather than the date of the award letter, execution of this Agreement, or disbursement of grant funds.

**13. REPAYMENT UPON EARLY CLOSURE.** If the Business permanently closes, relocates outside Nevada, Iowa, or discontinues the grant-funded business or new concept before completing the Required Operating Period from the Opening Date, the Business may be required to repay some or all grant funds disbursed under this Agreement.

The Business shall promptly notify NEDC in writing of any planned or actual closure, relocation outside Nevada, or discontinuation of the grant-funded business or new concept during the Required Operating Period. This repayment obligation survives closure of the Business and termination of this Agreement.

**14. PROMOTIONAL PERMISSION AND PARTNER RECOGNITION.** The Business grants permission to the City of Nevada, Nevada Economic Development Council (NEDC), Small Business Development Center (SBDC), and Main Street Nevada to identify the Business as a Revitalize Nevada grant recipient and to use the Business's name, logo, grant award amount, and Business-provided or authorized photographs in websites, social media, newsletters, publications, media releases, presentations, and other promotional materials highlighting the Business, the Project, and the organizations involved. The Business agrees to reasonably

cooperate with these promotional activities. Items will be presented to the Business before publication of any material.

Permission to use photographs of identifiable individuals shall be obtained from those individuals. This permission does not authorize disclosure of confidential financial information.

**15. REPRESENTATIONS.** The Business represents and warrants that: (a) it is duly organized, in good standing, and authorized to enter this Agreement; (b) the Application and all information submitted to NEDC are true and complete; (c) it owes no delinquent taxes, fees, or charges to the City, Story County, or the State of Iowa; (d) no litigation or claim is pending that would materially affect its ability to perform; and (e) Grant funds will not pay costs reimbursed or funded from another source.

**16. JOBS.** The Business shall create or retain at least __1__full-time-equivalent jobs in Nevada by __October 15, 2027_____ and maintain them through the Required Operating Period, and shall report employment numbers to NEDC annually and on request. Jobs created by displacing jobs at similar Iowa businesses do not count.

**17. DEFAULT AND REMEDIES.** Each of the following is an event of default: (a) failure to open by the outside date or to operate as required by Section 12; (b) material misstatement in the Application or any reimbursement request; (c) use of Grant funds for non-Eligible Costs; (d) failure to pay any amount when due under this Agreement; (e) bankruptcy or insolvency of the Business; or (f) any other breach not cured within thirty (30) days after written notice. On default, NEDC and the City may terminate this Agreement, withhold further payments, require repayment under Section 13 (or repayment of all funds spent on non-Eligible Costs), and pursue any other remedy at law or in equity. Remedies are cumulative, and delay or failure to enforce is not a waiver.

**18. RECORDS; AUDIT; PUBLIC RECORDS.** The Business shall keep records of Project costs and operations for at least three (3) years after the end of the Required Operating Period and allow the City and NEDC to inspect and copy them on reasonable notice. The Business acknowledges that records submitted to the City may be public records subject to Iowa Code chapter 22. The Business should mark any information it considers confidential, and the City will handle such information as chapter 22 requires, but the City makes no guarantee of confidentiality.

**19. GOVERNING LAW; VENUE.** Iowa law governs. Venue lies exclusively in the Iowa District Court for Story County.

**20. ENTIRE AGREEMENT.** This Agreement contains the entire understanding between the City, NEDC and the Business with respect to the Project contained herein.

**IN WITNESS WHEREOF** the parties have executed this Agreement at City of Nevada, Story County, Iowa, the day and year first stated.

City of Nevada

BY: _____
Mayor

Date: _____

ATTEST: _____
City Clerk

Nevada Economic Development Council

BY: _____
Executive Director

Date: _____

BRYT'S

BY: _____
Name/Title: _____
Date: _____

Love Lil Item # 18
Date: 11/9/26

**RESOLUTION NO. 046 (2026/2027)**

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT WITH LOVE LIFE POLE STUDIO UNDER THE REVITALIZE NEVADA SMALL BUSINESS GRANT PROGRAM**

**WHEREAS**, the City of Nevada, Iowa, in partnership with the Nevada Economic Development Council (NEDC), established the Revitalize Nevada Small Business Grant Program to encourage new businesses to locate within the City; and

**WHEREAS**, Love Life Pole Studio has been awarded a grant of up to $8,000 to assist with eligible building improvements, equipment, and marketing expenses associated with establishing a new business at 835 6th Street, Suite 4, Nevada, Iowa; and

**WHEREAS**, the Development Agreement establishes a project completion deadline of October 15, 2027, and requires the business to create or retain at least one full-time-equivalent job by that date; and

**WHEREAS**, the Development Agreement requires Love Life Pole Studio to remain open and actively operate within the City of Nevada for a minimum of twenty-four (24) months from its actual opening date, with provisions for repayment of grant funds in the event of early closure, relocation, or failure to comply with the agreement; and

**WHEREAS**, grant funds shall be disbursed on a reimbursement basis for eligible expenses, subject to the terms and conditions outlined in the Development Agreement.

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

**SECTION 1.** The Development Agreement between the City of Nevada, Nevada Economic Development Council, and Love Life Pole Studio, providing grant assistance of up to $8,000 through the Revitalize Nevada Small Business Grant Program, is hereby approved, subject to the terms and conditions contained therein.

**SECTION 2.** The Mayor and City Clerk are hereby authorized to execute the Development Agreement on behalf of the City of Nevada.

**SECTION 3.** This resolution takes effect immediately upon adoption.

**PASSED AND APPROVED** this 9th day of November, 2026.

_____
Ryan Condon, Mayor

ATTEST:

_____
Erin Mousel, City Clerk

**DEVELOPMENT AGREEMENT**

Revitalize Nevada Small Business Grant

This Development Agreement ("Agreement") made this ___ day of November, 2026 by and between the CITY OF NEVADA, IOWA ("City"), NEVADA ECONOMIC DEVELOPMENT COUNCIL (NEDC) and __Love Life Pole Studio__ ("Business").

**WHEREAS** the City and NEDC have created the Revitalize Nevada Small Business Grant program (the "Program") for the purpose of encouraging new businesses to locate in Nevada. The Business will lease property at __835 6th Street #4, Nevada, IA 50201__ for the purpose of establishing a new business; and

**WHEREAS** the Business will create and retain jobs in Nevada, as described in the application; and

**WHEREAS,** the City Council previously determined under Iowa Code section 15A.1 that a public purpose will reasonably be accomplished by the Grant; and

**WHEREAS** the Business accepts the grant upon the terms and conditions set out in this Agreement.

**NOW, THEREFORE,** in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the Parties agree as follows:

**1. PROJECT.** "Project" means the activities and other obligations to be performed or accomplished by the City, NEDC and the Business as described in this Agreement, as further described in the application submitted to NEDC (the "Application"), a copy of which is attached as Exhibit A. "Grant" means the funds provided under Section 7.

**2. PROJECT COMPLETION PERIOD.** The "Project Completion Period" commences with the Date of the Award Letter from NEDC, October 15th, 2026, and ends with the Project Completion Date of October 15th, 2027, unless extended by NEDC for good cause.

**3. COSTS TO BE REIMBURSED.** The costs to be reimbursed under this agreement are those costs that are directly related to the Project and approved in the Award Letter ("Eligible Costs"), specifically to include:

- Building Improvements, Equipment, Marketing

Costs not listed above, or not documented by invoices and proof of payment, are not Eligible Costs.

**4. PRIOR EXPENSES.** No expenditures made prior to the Date of the Award Letter may be included as Eligible Costs.

**5. PROPERTY MAINTENANCE.** The Business shall maintain the project property in good repair and condition, ordinary wear and tear excepted, and shall not suffer or commit waste or damage upon the project property. The Business shall keep its lease of the project property in effect throughout the Required Operating Period (Section 12), obtain all required permits and licenses, and comply with all applicable laws, codes and ordinances.

**6. WORK RESPONSIBILITIES.** Subject to the terms of this Agreement, the Business will be solely responsible for completing all work on the Project. Neither party will be considered an agent of the other for purposes of this Project, and each will hold harmless and indemnify the other for any damages suffered by any person or entity as a result of its own or its agents' acts or failures to act in performance of its obligations under this Agreement. The Business shall defend, indemnify, and hold harmless the City, NEDC, Main Street Nevada, and their respective officials, officers, employees, and agents from all claims, damages, liabilities, and expenses (including reasonable attorney fees) arising out of the Project or the acts or omissions of the Business or its contractors. Neither the City nor NEDC designs, supervises, or inspects the Project and neither assumes responsibility for its design, construction, or code compliance. Nothing in this Agreement waives any immunity, defense, or limitation of liability available to the City under Iowa Code chapter 670 or other law. The Business shall maintain commercial general liability insurance of at least $1,000,000 per occurrence, naming the City and NEDC as additional insureds, and provide a certificate before the first reimbursement.

**7. FINANCIAL OBLIGATION.** In addition to the Grant funding, the parties agree to the following financial commitments.

The City in partnership with the NEDC will provide a grant of up to $8,000 in grant funding to support the establishment of this business in Nevada.

Any additional amounts necessary to complete the project shall be the responsibility of the Business.

**8. ASSIGNMENT OF AGREEMENT.** The Parties may not assign, transfer, or convey in whole or in part this Agreement, or any right to Grant funds, without the consent of each Party.

**9. WRITING REQUIRED.** No change, modification, or termination of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed by all Parties.

**10. PAYMENT PROCEDURES FOR GRANT FUNDS.** Payment under the Grant shall be made on a reimbursement basis. Each request for reimbursement will include itemized invoices, proof of payment, lien waivers where applicable, and reports of the work completed, including photographs of the Project. Payments will be made to Business within thirty (30) days of the

submission of required information, provided the Business is not in default of this Agreement. NEDC may decline to reimburse any cost that is not an Eligible Cost.

**11. MISCELLANEOUS.**

A) The Business agrees to an in-person status check by NEDC and/or Main Street Nevada at 6 months and 12 months after the Award Letter.

B) Any publications or media releases related to the Project will contain the following. "This Project is Sponsored in part by the City of Nevada, Nevada Economic Development Council, and Main Street Nevada."

C) The City's Mayor, City Council members, employees, and their immediate family members, will not be paid for any work they perform on the Project through contracts with the Business or Developer unless that work was contracted through a competitive bidding process.

**12. REQUIRED BUSINESS OPERATING PERIOD.** The Business shall remain open and actively operate in Nevada, Iowa, for a minimum of twenty-four (24) months from the date the Business opens for regular business operations ("Opening Date"), the "Required Operating Period." For an existing business receiving a grant for a new concept, the twenty-four (24) month period begins on the date the grant-funded concept opens for regular business operations. The Opening Date shall be confirmed in writing by the Business and NEDC upon opening. The required operating period is measured from the actual Opening Date, rather than the date of the award letter, execution of this Agreement, or disbursement of grant funds.

**13. REPAYMENT UPON EARLY CLOSURE.** If the Business permanently closes, relocates outside Nevada, Iowa, or discontinues the grant-funded business or new concept before completing the Required Operating Period from the Opening Date, the Business may be required to repay some or all grant funds disbursed under this Agreement.

The Business shall promptly notify NEDC in writing of any planned or actual closure, relocation outside Nevada, or discontinuation of the grant-funded business or new concept during the Required Operating Period. This repayment obligation survives closure of the Business and termination of this Agreement.

**14. PROMOTIONAL PERMISSION AND PARTNER RECOGNITION.** The Business grants permission to the City of Nevada, Nevada Economic Development Council (NEDC), Small Business Development Center (SBDC), and Main Street Nevada to identify the Business as a Revitalize Nevada grant recipient and to use the Business's name, logo, grant award amount, and Business-provided or authorized photographs in websites, social media, newsletters, publications, media releases, presentations, and other promotional materials highlighting the Business, the Project, and the organizations involved. The Business agrees to reasonably cooperate with these promotional activities. Items will be presented to the Business before publication of any material.

Permission to use photographs of identifiable individuals shall be obtained from those individuals. This permission does not authorize disclosure of confidential financial information.

**15. REPRESENTATIONS.** The Business represents and warrants that: (a) it is duly organized, in good standing, and authorized to enter this Agreement; (b) the Application and all information submitted to NEDC are true and complete; (c) it owes no delinquent taxes, fees, or charges to the City, Story County, or the State of Iowa; (d) no litigation or claim is pending that would materially affect its ability to perform; and (e) Grant funds will not pay costs reimbursed or funded from another source.

**16. JOBS.** The Business shall create or retain at least _1___full-time-equivalent jobs in Nevada by _October 15th, 2027___ and maintain them through the Required Operating Period, and shall report employment numbers to NEDC annually and on request. Jobs created by displacing jobs at similar Iowa businesses do not count.

**17. DEFAULT AND REMEDIES.** Each of the following is an event of default: (a) failure to open by the outside date or to operate as required by Section 12; (b) material misstatement in the Application or any reimbursement request; (c) use of Grant funds for non-Eligible Costs; (d) failure to pay any amount when due under this Agreement; (e) bankruptcy or insolvency of the Business; or (f) any other breach not cured within thirty (30) days after written notice. On default, NEDC and the City may terminate this Agreement, withhold further payments, require repayment under Section 13 (or repayment of all funds spent on non-Eligible Costs), and pursue any other remedy at law or in equity. Remedies are cumulative, and delay or failure to enforce is not a waiver.

**18. RECORDS; AUDIT; PUBLIC RECORDS.** The Business shall keep records of Project costs and operations for at least three (3) years after the end of the Required Operating Period and allow the City and NEDC to inspect and copy them on reasonable notice. The Business acknowledges that records submitted to the City may be public records subject to Iowa Code chapter 22. The Business should mark any information it considers confidential, and the City will handle such information as chapter 22 requires, but the City makes no guarantee of confidentiality.

**19. GOVERNING LAW; VENUE.** Iowa law governs. Venue lies exclusively in the Iowa District Court for Story County.

**20. ENTIRE AGREEMENT.** This Agreement contains the entire understanding between the City, NEDC and the Business with respect to the Project contained herein.

**IN WITNESS WHEREOF** the parties have executed this Agreement at City of Nevada, Story County, Iowa, the day and year first stated.

City of Nevada

BY: _____
Mayor

Date: _____

ATTEST: _____
City Clerk

Nevada Economic Development Council

BY: _____
Executive Director

Date: _____

Love Life Pole Studio

BY: _____
Name/Title: _____
Date: _____

A Tuneful Jou Item # 19
Date: 11/9/26

**RESOLUTION NO. 047 (2026/2027)**

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT WITH LITTLE STEPS BY A TUNEFUL JOURNEY UNDER THE REVITALIZE NEVADA SMALL BUSINESS GRANT PROGRAM**

**WHEREAS**, the City of Nevada, Iowa, in partnership with the Nevada Economic Development Council (NEDC), established the Revitalize Nevada Small Business Grant Program to encourage new businesses to locate within the City; and

**WHEREAS**, Little Steps by A Tuneful Journey has been awarded a grant of up to $2,800 to assist with eligible equipment and marketing expenses associated with establishing a new business at 835 6th Street, Suite 2, Nevada, Iowa; and

**WHEREAS**, the Development Agreement establishes a project completion deadline of October 15, 2027, and requires the business to create or retain at least one full-time-equivalent job by that date; and

**WHEREAS**, the Development Agreement requires Little Steps by A Tuneful Journey to remain open and actively operate within the City of Nevada for a minimum of twenty-four (24) months from its actual opening date, with provisions for repayment of grant funds in the event of early closure, relocation, or failure to comply with the agreement; and

**WHEREAS**, grant funds shall be disbursed on a reimbursement basis for eligible expenses, subject to the terms and conditions outlined in the Development Agreement.

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

**SECTION 1.** The Development Agreement between the City of Nevada, Nevada Economic Development Council, and Little Steps by A Tuneful Journey, providing grant assistance of up to $2,800 through the Revitalize Nevada Small Business Grant Program, is hereby approved, subject to the terms and conditions contained therein.

**SECTION 2.** The Mayor and City Clerk are hereby authorized to execute the Development Agreement on behalf of the City of Nevada.

**SECTION 3.** This resolution takes effect immediately upon adoption.

**PASSED AND APPROVED** this 9th day of November, 2026.

_____
Ryan Condon, Mayor

ATTEST:

_____
Erin Mousel, City Clerk

**DEVELOPMENT AGREEMENT**

Revitalize Nevada Small Business Grant

This Development Agreement ("Agreement") made this ___ day of November, 2026 by and between the CITY OF NEVADA, IOWA ("City"), NEVADA ECONOMIC DEVELOPMENT COUNCIL (NEDC) and _Little Steps by A Tuneful Journey__ ("Business").

**WHEREAS** the City and NEDC have created the Revitalize Nevada Small Business Grant program (the "Program") for the purpose of encouraging new businesses to locate in Nevada. The Business will lease property at _835 6th Street #2, Nevada, IA 50201__ for the purpose of establishing a new business; and

**WHEREAS** the Business will create and retain jobs in Nevada, as described in the application; and

**WHEREAS,** the City Council previously determined under Iowa Code section 15A.1 that a public purpose will reasonably be accomplished by the Grant; and

**WHEREAS** the Business accepts the grant upon the terms and conditions set out in this Agreement.

**NOW, THEREFORE**, in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the Parties agree as follows:

**1. PROJECT.** "Project" means the activities and other obligations to be performed or accomplished by the City, NEDC and the Business as described in this Agreement, as further described in the application submitted to NEDC (the "Application"), a copy of which is attached as Exhibit A. "Grant" means the funds provided under Section 7.

**2. PROJECT COMPLETION PERIOD.** The "Project Completion Period" commences with the Date of the Award Letter from NEDC, October 15th, 2026, and ends with the Project Completion Date of October 15th, 2027, unless extended by NEDC for good cause.

**3. COSTS TO BE REIMBURSED.** The costs to be reimbursed under this agreement are those costs that are directly related to the Project and approved in the Award Letter ("Eligible Costs"), specifically to include:

- Equipment, Marketing

Costs not listed above, or not documented by invoices and proof of payment, are not Eligible Costs.

**4. PRIOR EXPENSES.** No expenditures made prior to the Date of the Award Letter may be included as Eligible Costs.

**5. PROPERTY MAINTENANCE.** The Business shall maintain the project property in good repair and condition, ordinary wear and tear excepted, and shall not suffer or commit waste or damage upon the project property. The Business shall keep its lease of the project property in effect throughout the Required Operating Period (Section 12), obtain all required permits and licenses, and comply with all applicable laws, codes and ordinances.

**6. WORK RESPONSIBILITIES.** Subject to the terms of this Agreement, the Business will be solely responsible for completing all work on the Project. Neither party will be considered an agent of the other for purposes of this Project, and each will hold harmless and indemnify the other for any damages suffered by any person or entity as a result of its own or its agents' acts or failures to act in performance of its obligations under this Agreement. The Business shall defend, indemnify, and hold harmless the City, NEDC, Main Street Nevada, and their respective officials, officers, employees, and agents from all claims, damages, liabilities, and expenses (including reasonable attorney fees) arising out of the Project or the acts or omissions of the Business or its contractors. Neither the City nor NEDC designs, supervises, or inspects the Project and neither assumes responsibility for its design, construction, or code compliance. Nothing in this Agreement waives any immunity, defense, or limitation of liability available to the City under Iowa Code chapter 670 or other law. The Business shall maintain commercial general liability insurance of at least $1,000,000 per occurrence, naming the City and NEDC as additional insureds, and provide a certificate before the first reimbursement.

**7. FINANCIAL OBLIGATION.** In addition to the Grant funding, the parties agree to the following financial commitments.

The City in partnership with the NEDC will provide a grant of up to $2,800 in grant funding to support the establishment of this business in Nevada.

Any additional amounts necessary to complete the project shall be the responsibility of the Business.

**8. ASSIGNMENT OF AGREEMENT.** The Parties may not assign, transfer, or convey in whole or in part this Agreement, or any right to Grant funds, without the consent of each Party.

**9. WRITING REQUIRED.** No change, modification, or termination of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed by all Parties.

**10. PAYMENT PROCEDURES FOR GRANT FUNDS.** Payment under the Grant shall be made on a reimbursement basis. Each request for reimbursement will include itemized invoices, proof of payment, lien waivers where applicable, and reports of the work completed, including photographs of the Project. Payments will be made to Business within thirty (30) days of the

submission of required information, provided the Business is not in default of this Agreement. NEDC may decline to reimburse any cost that is not an Eligible Cost.

**11. MISCELLANEOUS.**

A) The Business agrees to an in-person status check by NEDC and/or Main Street Nevada at 6 months and 12 months after the Award Letter.

B) Any publications or media releases related to the Project will contain the following. "This Project is Sponsored in part by the City of Nevada, Nevada Economic Development Council, and Main Street Nevada."

C) The City's Mayor, City Council members, employees, and their immediate family members, will not be paid for any work they perform on the Project through contracts with the Business or Developer unless that work was contracted through a competitive bidding process.

**12. REQUIRED BUSINESS OPERATING PERIOD.** The Business shall remain open and actively operate in Nevada, Iowa, for a minimum of twenty-four (24) months from the date the Business opens for regular business operations ("Opening Date"), the "Required Operating Period." For an existing business receiving a grant for a new concept, the twenty-four (24) month period begins on the date the grant-funded concept opens for regular business operations. The Opening Date shall be confirmed in writing by the Business and NEDC upon opening. The required operating period is measured from the actual Opening Date, rather than the date of the award letter, execution of this Agreement, or disbursement of grant funds.

**13. REPAYMENT UPON EARLY CLOSURE.** If the Business permanently closes, relocates outside Nevada, Iowa, or discontinues the grant-funded business or new concept before completing the Required Operating Period from the Opening Date, the Business may be required to repay some or all grant funds disbursed under this Agreement.

The Business shall promptly notify NEDC in writing of any planned or actual closure, relocation outside Nevada, or discontinuation of the grant-funded business or new concept during the Required Operating Period. This repayment obligation survives closure of the Business and termination of this Agreement.

**14. PROMOTIONAL PERMISSION AND PARTNER RECOGNITION.** The Business grants permission to the City of Nevada, Nevada Economic Development Council (NEDC), Small Business Development Center (SBDC), and Main Street Nevada to identify the Business as a Revitalize Nevada grant recipient and to use the Business's name, logo, grant award amount, and Business-provided or authorized photographs in websites, social media, newsletters, publications, media releases, presentations, and other promotional materials highlighting the Business, the Project, and the organizations involved. The Business agrees to reasonably cooperate with these promotional activities. Items will be presented to the Business before publication of any material.

Permission to use photographs of identifiable individuals shall be obtained from those individuals. This permission does not authorize disclosure of confidential financial information.

**15. REPRESENTATIONS.** The Business represents and warrants that: (a) it is duly organized, in good standing, and authorized to enter this Agreement; (b) the Application and all information submitted to NEDC are true and complete; (c) it owes no delinquent taxes, fees, or charges to the City, Story County, or the State of Iowa; (d) no litigation or claim is pending that would materially affect its ability to perform; and (e) Grant funds will not pay costs reimbursed or funded from another source.

**16. JOBS.** The Business shall create or retain at least _1___full-time-equivalent jobs in Nevada by __October 15th, 2027_____ and maintain them through the Required Operating Period, and shall report employment numbers to NEDC annually and on request. Jobs created by displacing jobs at similar Iowa businesses do not count.

**17. DEFAULT AND REMEDIES.** Each of the following is an event of default: (a) failure to open by the outside date or to operate as required by Section 12; (b) material misstatement in the Application or any reimbursement request; (c) use of Grant funds for non-Eligible Costs; (d) failure to pay any amount when due under this Agreement; (e) bankruptcy or insolvency of the Business; or (f) any other breach not cured within thirty (30) days after written notice. On default, NEDC and the City may terminate this Agreement, withhold further payments, require repayment under Section 13 (or repayment of all funds spent on non-Eligible Costs), and pursue any other remedy at law or in equity. Remedies are cumulative, and delay or failure to enforce is not a waiver.

**18. RECORDS; AUDIT; PUBLIC RECORDS.** The Business shall keep records of Project costs and operations for at least three (3) years after the end of the Required Operating Period and allow the City and NEDC to inspect and copy them on reasonable notice. The Business acknowledges that records submitted to the City may be public records subject to Iowa Code chapter 22. The Business should mark any information it considers confidential, and the City will handle such information as chapter 22 requires, but the City makes no guarantee of confidentiality.

**19. GOVERNING LAW; VENUE.** Iowa law governs. Venue lies exclusively in the Iowa District Court for Story County.

**20. ENTIRE AGREEMENT.** This Agreement contains the entire understanding between the City, NEDC and the Business with respect to the Project contained herein.

**IN WITNESS WHEREOF** the parties have executed this Agreement at City of Nevada, Story County, Iowa, the day and year first stated.

City of Nevada

BY: _____
Mayor

Date: _____

ATTEST: _____
City Clerk

Nevada Economic Development Council

BY: _____
Executive Director

Date: _____

Little Steps by A Tuneful Journey

BY: _____
Name/Title: _____
Date: _____

The Bilingu Item # 20
Date: 11/9/26

**RESOLUTION NO. 048 (2026/2027)**

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT WITH THE BILINGUAL BEE UNDER THE REVITALIZE NEVADA SMALL BUSINESS GRANT PROGRAM**

**WHEREAS**, the City of Nevada, Iowa, in partnership with the Nevada Economic Development Council (NEDC), established the Revitalize Nevada Small Business Grant Program to encourage new businesses to locate within the City; and

**WHEREAS**, The Bilingual Bee has been awarded a grant of up to $5,200 to assist with eligible equipment and marketing expenses associated with establishing a new business at 835 6th Street, Suite 2, Nevada, Iowa; and

**WHEREAS**, the Development Agreement establishes a project completion deadline of October 15, 2027, and requires the business to create or retain at least one full-time-equivalent job by that date; and

**WHEREAS**, the Development Agreement requires The Bilingual Bee to remain open and actively operate within the City of Nevada for a minimum of twenty-four (24) months from its actual opening date, with provisions for repayment of grant funds in the event of early closure, relocation, or failure to comply with the agreement; and

**WHEREAS**, grant funds shall be disbursed on a reimbursement basis for eligible expenses, subject to the terms and conditions outlined in the Development Agreement.

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

**SECTION 1.** The Development Agreement between the City of Nevada, Nevada Economic Development Council, and The Bilingual Bee, providing grant assistance of up to $5,200 through the Revitalize Nevada Small Business Grant Program, is hereby approved, subject to the terms and conditions contained therein.

**SECTION 2.** The Mayor and City Clerk are hereby authorized to execute the Development Agreement on behalf of the City of Nevada.

**SECTION 3.** This resolution takes effect immediately upon adoption.

**PASSED AND APPROVED** this 9th day of November, 2026.

_____
Ryan Condon, Mayor

ATTEST:

_____
Erin Mousel, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 048 (2026/2027) be adopted.

AYES: __

NAYS: __

ABSENT: __

The Mayor declared Resolution No. 048 (2026/2027) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 048 (2026/2027) at the regular Council Meeting of the City of Nevada, Iowa, held on the 9th day of November, 2026.

_____
Erin Mousel, City Clerk

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**DEVELOPMENT AGREEMENT**

Revitalize Nevada Small Business Grant

This Development Agreement ("Agreement") made this ___ day of November, 2026 by and between the CITY OF NEVADA, IOWA ("City"), NEVADA ECONOMIC DEVELOPMENT COUNCIL (NEDC) and __The Bilingual Bee__ ("Business").

**WHEREAS** the City and NEDC have created the Revitalize Nevada Small Business Grant program (the "Program") for the purpose of encouraging new businesses to locate in Nevada. The Business will lease property at _835 6th Street #2, Nevada, IA 50201__ for the purpose of establishing a new business; and

**WHEREAS** the Business will create and retain jobs in Nevada, as described in the application; and

**WHEREAS**, the City Council previously determined under Iowa Code section 15A.1 that a public purpose will reasonably be accomplished by the Grant; and

**WHEREAS** the Business accepts the grant upon the terms and conditions set out in this Agreement.

**NOW, THEREFORE**, in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the Parties agree as follows:

**1. PROJECT.** "Project" means the activities and other obligations to be performed or accomplished by the City, NEDC and the Business as described in this Agreement, as further described in the application submitted to NEDC (the "Application"), a copy of which is attached as Exhibit A. "Grant" means the funds provided under Section 7.

**2. PROJECT COMPLETION PERIOD.** The "Project Completion Period" commences with the Date of the Award Letter from NEDC, October 15th, 2026, and ends with the Project Completion Date of October 15, 2027, unless extended by NEDC for good cause.

**3. COSTS TO BE REIMBURSED.** The costs to be reimbursed under this agreement are those costs that are directly related to the Project and approved in the Award Letter ("Eligible Costs"), specifically to include:

- Equipment, Marketing

Costs not listed above, or not documented by invoices and proof of payment, are not Eligible Costs.

**4. PRIOR EXPENSES.** No expenditures made prior to the Date of the Award Letter may be included as Eligible Costs.

**5. PROPERTY MAINTENANCE**. The Business shall maintain the project property in good repair and condition, ordinary wear and tear excepted, and shall not suffer or commit waste or damage upon the project property. The Business shall keep its lease of the project property in effect throughout the Required Operating Period (Section 12), obtain all required permits and licenses, and comply with all applicable laws, codes and ordinances.

**6. WORK RESPONSIBILITIES.** Subject to the terms of this Agreement, the Business will be solely responsible for completing all work on the Project. Neither party will be considered an agent of the other for purposes of this Project, and each will hold harmless and indemnify the other for any damages suffered by any person or entity as a result of its own or its agents' acts or failures to act in performance of its obligations under this Agreement. The Business shall defend, indemnify, and hold harmless the City, NEDC, Main Street Nevada, and their respective officials, officers, employees, and agents from all claims, damages, liabilities, and expenses (including reasonable attorney fees) arising out of the Project or the acts or omissions of the Business or its contractors. Neither the City nor NEDC designs, supervises, or inspects the Project and neither assumes responsibility for its design, construction, or code compliance. Nothing in this Agreement waives any immunity, defense, or limitation of liability available to the City under Iowa Code chapter 670 or other law. The Business shall maintain commercial general liability insurance of at least $1,000,000 per occurrence, naming the City and NEDC as additional insureds, and provide a certificate before the first reimbursement.

**7. FINANCIAL OBLIGATION.** In addition to the Grant funding, the parties agree to the following financial commitments.

The City in partnership with the NEDC will provide a grant of up to $5,200 in grant funding to support the establishment of this business in Nevada.

Any additional amounts necessary to complete the project shall be the responsibility of the Business.

**8. ASSIGNMENT OF AGREEMENT.** The Parties may not assign, transfer, or convey in whole or in part this Agreement, or any right to Grant funds, without the consent of each Party.

**9. WRITING REQUIRED.** No change, modification, or termination of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed by all Parties.

**10. PAYMENT PROCEDURES FOR GRANT FUNDS.** Payment under the Grant shall be made on a reimbursement basis. Each request for reimbursement will include itemized invoices, proof of payment, lien waivers where applicable, and reports of the work completed, including photographs of the Project. Payments will be made to Business within thirty (30) days of the

submission of required information, provided the Business is not in default of this Agreement. NEDC may decline to reimburse any cost that is not an Eligible Cost.

**11. MISCELLANEOUS.**

A) The Business agrees to an in-person status check by NEDC and/or Main Street Nevada at 6 months and 12 months after the Award Letter.

B) Any publications or media releases related to the Project will contain the following. "This Project is Sponsored in part by the City of Nevada, Nevada Economic Development Council, and Main Street Nevada."

C) The City's Mayor, City Council members, employees, and their immediate family members, will not be paid for any work they perform on the Project through contracts with the Business or Developer unless that work was contracted through a competitive bidding process.

**12. REQUIRED BUSINESS OPERATING PERIOD.** The Business shall remain open and actively operate in Nevada, Iowa, for a minimum of twenty-four (24) months from the date the Business opens for regular business operations ("Opening Date"), the "Required Operating Period." For an existing business receiving a grant for a new concept, the twenty-four (24) month period begins on the date the grant-funded concept opens for regular business operations. The Opening Date shall be confirmed in writing by the Business and NEDC upon opening. The required operating period is measured from the actual Opening Date, rather than the date of the award letter, execution of this Agreement, or disbursement of grant funds.

**13. REPAYMENT UPON EARLY CLOSURE.** If the Business permanently closes, relocates outside Nevada, Iowa, or discontinues the grant-funded business or new concept before completing the Required Operating Period from the Opening Date, the Business may be required to repay some or all grant funds disbursed under this Agreement.

The Business shall promptly notify NEDC in writing of any planned or actual closure, relocation outside Nevada, or discontinuation of the grant-funded business or new concept during the Required Operating Period. This repayment obligation survives closure of the Business and termination of this Agreement.

**14. PROMOTIONAL PERMISSION AND PARTNER RECOGNITION.** The Business grants permission to the City of Nevada, Nevada Economic Development Council (NEDC), Small Business Development Center (SBDC), and Main Street Nevada to identify the Business as a Revitalize Nevada grant recipient and to use the Business's name, logo, grant award amount, and Business-provided or authorized photographs in websites, social media, newsletters, publications, media releases, presentations, and other promotional materials highlighting the Business, the Project, and the organizations involved. The Business agrees to reasonably cooperate with these promotional activities. Items will be presented to the Business before publication of any material.

Permission to use photographs of identifiable individuals shall be obtained from those individuals. This permission does not authorize disclosure of confidential financial information.

**15. REPRESENTATIONS.** The Business represents and warrants that: (a) it is duly organized, in good standing, and authorized to enter this Agreement; (b) the Application and all information submitted to NEDC are true and complete; (c) it owes no delinquent taxes, fees, or charges to the City, Story County, or the State of Iowa; (d) no litigation or claim is pending that would materially affect its ability to perform; and (e) Grant funds will not pay costs reimbursed or funded from another source.

**16. JOBS.** The Business shall create or retain at least _1___full-time-equivalent jobs in Nevada by __October 15th, 2027_____ and maintain them through the Required Operating Period, and shall report employment numbers to NEDC annually and on request. Jobs created by displacing jobs at similar Iowa businesses do not count.

**17. DEFAULT AND REMEDIES.** Each of the following is an event of default: (a) failure to open by the outside date or to operate as required by Section 12; (b) material misstatement in the Application or any reimbursement request; (c) use of Grant funds for non-Eligible Costs; (d) failure to pay any amount when due under this Agreement; (e) bankruptcy or insolvency of the Business; or (f) any other breach not cured within thirty (30) days after written notice. On default, NEDC and the City may terminate this Agreement, withhold further payments, require repayment under Section 13 (or repayment of all funds spent on non-Eligible Costs), and pursue any other remedy at law or in equity. Remedies are cumulative, and delay or failure to enforce is not a waiver.

**18. RECORDS; AUDIT; PUBLIC RECORDS.** The Business shall keep records of Project costs and operations for at least three (3) years after the end of the Required Operating Period and allow the City and NEDC to inspect and copy them on reasonable notice. The Business acknowledges that records submitted to the City may be public records subject to Iowa Code chapter 22. The Business should mark any information it considers confidential, and the City will handle such information as chapter 22 requires, but the City makes no guarantee of confidentiality.

**19. GOVERNING LAW; VENUE.** Iowa law governs. Venue lies exclusively in the Iowa District Court for Story County.

**20. ENTIRE AGREEMENT.** This Agreement contains the entire understanding between the City, NEDC and the Business with respect to the Project contained herein.

**IN WITNESS WHEREOF** the parties have executed this Agreement at City of Nevada, Story County, Iowa, the day and year first stated.

City of Nevada

BY: _____
Mayor

Date: _____

ATTEST: _____
City Clerk

Nevada Economic Development Council

BY: _____
Executive Director

Date: _____

The Bilingual Bee

BY: _____
Name/Title: _____
Date: _____

**RESOLUTION NO. 049 (2026/2027)**

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT WITH THE GOOD KARMA COLLECTIVE UNDER THE REVITALIZE NEVADA SMALL BUSINESS GRANT PROGRAM**

**WHEREAS**, the City of Nevada, Iowa, in partnership with the Nevada Economic Development Council (NEDC), established the Revitalize Nevada Small Business Grant Program to encourage new businesses to locate within the City; and

**WHEREAS**, The Good Karma Collective has been awarded a grant of up to $4,000 to assist with eligible equipment, marketing, and utility expenses associated with establishing a new business at 923 6th Street, Nevada, Iowa; and

**WHEREAS**, the Development Agreement establishes a project completion deadline of October 15, 2027, and requires the business to create or retain at least one full-time-equivalent job by that date; and

**WHEREAS**, the Development Agreement requires The Good Karma Collective to remain open and actively operate within the City of Nevada for a minimum of twenty-four (24) months from its actual opening date, with provisions for repayment of grant funds in the event of early closure, relocation, or failure to comply with the agreement; and

**WHEREAS**, grant funds shall be disbursed on a reimbursement basis for eligible expenses, subject to the terms and conditions outlined in the Development Agreement.

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

**SECTION 1.** The Development Agreement between the City of Nevada, Nevada Economic Development Council, and The Good Karma Collective, providing grant assistance of up to $4,000 through the Revitalize Nevada Small Business Grant Program, is hereby approved, subject to the terms and conditions contained therein.

**SECTION 2.** The Mayor and City Clerk are hereby authorized to execute the Development Agreement on behalf of the City of Nevada.

**SECTION 3.** This resolution takes effect immediately upon adoption.

**PASSED AND APPROVED** this 9th day of November, 2026.

_____
Ryan Condon, Mayor

ATTEST:

_____
Erin Mousel, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 049 (2026/2027) be adopted.

AYES: __

NAYS: __

ABSENT: __

The Mayor declared Resolution No. 049 (2026/2027) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 049 (2026/2027) at the regular Council Meeting of the City of Nevada, Iowa, held on the 9th day of November, 2026.

_____
Erin Mousel, City Clerk

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**DEVELOPMENT AGREEMENT**

Revitalize Nevada Small Business Grant

This Development Agreement ("Agreement") made this ___ day of November, 2026 by and between the CITY OF NEVADA, IOWA ("City"), NEVADA ECONOMIC DEVELOPMENT COUNCIL (NEDC) and _The Good Karma Collective__ ("Business").

**WHEREAS** the City and NEDC have created the Revitalize Nevada Small Business Grant program (the "Program") for the purpose of encouraging new businesses to locate in Nevada. The Business will lease property at __923 6th Street, Nevada, IA 50201_ for the purpose of establishing a new business; and

**WHEREAS** the Business will create and retain jobs in Nevada, as described in the application; and

**WHEREAS**, the City Council previously determined under Iowa Code section 15A.1 that a public purpose will reasonably be accomplished by the Grant; and

**WHEREAS** the Business accepts the grant upon the terms and conditions set out in this Agreement.

**NOW, THEREFORE**, in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the Parties agree as follows:

**1. PROJECT.** "Project" means the activities and other obligations to be performed or accomplished by the City, NEDC and the Business as described in this Agreement, as further described in the application submitted to NEDC (the "Application"), a copy of which is attached as Exhibit A. "Grant" means the funds provided under Section 7.

**2. PROJECT COMPLETION PERIOD.** The "Project Completion Period" commences with the Date of the Award Letter from NEDC, October 15th, 2026, and ends with the Project Completion Date of October 15th, 2027, unless extended by NEDC for good cause.

**3. COSTS TO BE REIMBURSED.** The costs to be reimbursed under this agreement are those costs that are directly related to the Project and approved in the Award Letter ("Eligible Costs"), specifically to include:

- Equipment, Marketing, Utility Expenses

Costs not listed above, or not documented by invoices and proof of payment, are not Eligible Costs.

**4. PRIOR EXPENSES.** No expenditures made prior to the Date of the Award Letter may be included as Eligible Costs.

**5. PROPERTY MAINTENANCE.** The Business shall maintain the project property in good repair and condition, ordinary wear and tear excepted, and shall not suffer or commit waste or damage upon the project property. The Business shall keep its lease of the project property in effect throughout the Required Operating Period (Section 12), obtain all required permits and licenses, and comply with all applicable laws, codes and ordinances.

**6. WORK RESPONSIBILITIES.** Subject to the terms of this Agreement, the Business will be solely responsible for completing all work on the Project. Neither party will be considered an agent of the other for purposes of this Project, and each will hold harmless and indemnify the other for any damages suffered by any person or entity as a result of its own or its agents' acts or failures to act in performance of its obligations under this Agreement. The Business shall defend, indemnify, and hold harmless the City, NEDC, Main Street Nevada, and their respective officials, officers, employees, and agents from all claims, damages, liabilities, and expenses (including reasonable attorney fees) arising out of the Project or the acts or omissions of the Business or its contractors. Neither the City nor NEDC designs, supervises, or inspects the Project and neither assumes responsibility for its design, construction, or code compliance. Nothing in this Agreement waives any immunity, defense, or limitation of liability available to the City under Iowa Code chapter 670 or other law. The Business shall maintain commercial general liability insurance of at least $1,000,000 per occurrence, naming the City and NEDC as additional insureds, and provide a certificate before the first reimbursement.

**7. FINANCIAL OBLIGATION.** In addition to the Grant funding, the parties agree to the following financial commitments.

The City in partnership with the NEDC will provide a grant of up to $4,000 in grant funding to support the establishment of this business in Nevada.

Any additional amounts necessary to complete the project shall be the responsibility of the Business.

**8. ASSIGNMENT OF AGREEMENT.** The Parties may not assign, transfer, or convey in whole or in part this Agreement, or any right to Grant funds, without the consent of each Party.

**9. WRITING REQUIRED.** No change, modification, or termination of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed by all Parties.

**10. PAYMENT PROCEDURES FOR GRANT FUNDS.** Payment under the Grant shall be made on a reimbursement basis. Each request for reimbursement will include itemized invoices, proof of payment, lien waivers where applicable, and reports of the work completed, including photographs of the Project. Payments will be made to Business within thirty (30) days of the

submission of required information, provided the Business is not in default of this Agreement. NEDC may decline to reimburse any cost that is not an Eligible Cost.

**11. MISCELLANEOUS.**

A) The Business agrees to an in-person status check by NEDC and/or Main Street Nevada at 6 months and 12 months after the Award Letter.

B) Any publications or media releases related to the Project will contain the following. "This Project is Sponsored in part by the City of Nevada, Nevada Economic Development Council, and Main Street Nevada."

C) The City's Mayor, City Council members, employees, and their immediate family members, will not be paid for any work they perform on the Project through contracts with the Business or Developer unless that work was contracted through a competitive bidding process.

**12. REQUIRED BUSINESS OPERATING PERIOD.** The Business shall remain open and actively operate in Nevada, Iowa, for a minimum of twenty-four (24) months from the date the Business opens for regular business operations ("Opening Date"), the "Required Operating Period." For an existing business receiving a grant for a new concept, the twenty-four (24) month period begins on the date the grant-funded concept opens for regular business operations. The Opening Date shall be confirmed in writing by the Business and NEDC upon opening. The required operating period is measured from the actual Opening Date, rather than the date of the award letter, execution of this Agreement, or disbursement of grant funds.

**13. REPAYMENT UPON EARLY CLOSURE.** If the Business permanently closes, relocates outside Nevada, Iowa, or discontinues the grant-funded business or new concept before completing the Required Operating Period from the Opening Date, the Business may be required to repay some or all grant funds disbursed under this Agreement.

The Business shall promptly notify NEDC in writing of any planned or actual closure, relocation outside Nevada, or discontinuation of the grant-funded business or new concept during the Required Operating Period. This repayment obligation survives closure of the Business and termination of this Agreement.

**14. PROMOTIONAL PERMISSION AND PARTNER RECOGNITION.** The Business grants permission to the City of Nevada, Nevada Economic Development Council (NEDC), Small Business Development Center (SBDC), and Main Street Nevada to identify the Business as a Revitalize Nevada grant recipient and to use the Business's name, logo, grant award amount, and Business-provided or authorized photographs in websites, social media, newsletters, publications, media releases, presentations, and other promotional materials highlighting the Business, the Project, and the organizations involved. The Business agrees to reasonably cooperate with these promotional activities. Items will be presented to the Business before publication of any material.

Permission to use photographs of identifiable individuals shall be obtained from those individuals. This permission does not authorize disclosure of confidential financial information.

**15. REPRESENTATIONS.** The Business represents and warrants that: (a) it is duly organized, in good standing, and authorized to enter this Agreement; (b) the Application and all information submitted to NEDC are true and complete; (c) it owes no delinquent taxes, fees, or charges to the City, Story County, or the State of Iowa; (d) no litigation or claim is pending that would materially affect its ability to perform; and (e) Grant funds will not pay costs reimbursed or funded from another source.

**16. JOBS.** The Business shall create or retain at least __1__ full-time-equivalent jobs in Nevada by __October 15th, 2027_____ and maintain them through the Required Operating Period, and shall report employment numbers to NEDC annually and on request. Jobs created by displacing jobs at similar Iowa businesses do not count.

**17. DEFAULT AND REMEDIES.** Each of the following is an event of default: (a) failure to open by the outside date or to operate as required by Section 12; (b) material misstatement in the Application or any reimbursement request; (c) use of Grant funds for non-Eligible Costs; (d) failure to pay any amount when due under this Agreement; (e) bankruptcy or insolvency of the Business; or (f) any other breach not cured within thirty (30) days after written notice. On default, NEDC and the City may terminate this Agreement, withhold further payments, require repayment under Section 13 (or repayment of all funds spent on non-Eligible Costs), and pursue any other remedy at law or in equity. Remedies are cumulative, and delay or failure to enforce is not a waiver.

**18. RECORDS; AUDIT; PUBLIC RECORDS.** The Business shall keep records of Project costs and operations for at least three (3) years after the end of the Required Operating Period and allow the City and NEDC to inspect and copy them on reasonable notice. The Business acknowledges that records submitted to the City may be public records subject to Iowa Code chapter 22. The Business should mark any information it considers confidential, and the City will handle such information as chapter 22 requires, but the City makes no guarantee of confidentiality.

**19. GOVERNING LAW; VENUE.** Iowa law governs. Venue lies exclusively in the Iowa District Court for Story County.

**20. ENTIRE AGREEMENT.** This Agreement contains the entire understanding between the City, NEDC and the Business with respect to the Project contained herein.

**IN WITNESS WHEREOF** the parties have executed this Agreement at City of Nevada, Story County, Iowa, the day and year first stated.

City of Nevada

BY: _____
Mayor

Date: _____

ATTEST: _____
City Clerk

Nevada Economic Development Council

BY: _____
Executive Director

Date: _____

The Good Karma Collective

BY: _____
Name/Title: _____
Date: _____

Ben Item # 22
Date: 11/9/26

**RESOLUTION NO. 050 (2026/2027)**

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT WITH BEN DUBOIS UNDER THE REVITALIZE NEVADA SMALL BUSINESS GRANT PROGRAM**

**WHEREAS**, the City of Nevada, Iowa, in partnership with the Nevada Economic Development Council (NEDC), established the Revitalize Nevada Small Business Grant Program to encourage new businesses to locate within the City; and

**WHEREAS**, Ben DuBois has been awarded a grant of up to $15,000 to assist with eligible capital expenditures related to the purchase of the building and building improvements at 1137 6th Street, Nevada, Iowa; and

**WHEREAS**, the Development Agreement establishes a project completion deadline of October 15, 2027, and requires the business to create or retain at least one full-time-equivalent job by that date; and

**WHEREAS**, the Development Agreement requires the business to remain open and actively operate within the City of Nevada for a minimum of twenty-four (24) months from its actual opening date, with provisions for repayment of grant funds in the event of early closure, relocation, or failure to comply with the agreement; and

**WHEREAS**, grant funds shall be disbursed on a reimbursement basis for eligible expenses, subject to the terms and conditions outlined in the Development Agreement.

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

**SECTION 1.** The Development Agreement between the City of Nevada, Nevada Economic Development Council, and Ben DuBois, providing grant assistance of up to $15,000 through the Revitalize Nevada Small Business Grant Program, is hereby approved, subject to the terms and conditions contained therein.

**SECTION 2.** The Mayor and City Clerk are hereby authorized to execute the Development Agreement on behalf of the City of Nevada.

**SECTION 3.** This resolution takes effect immediately upon adoption.

**PASSED AND APPROVED** this 9th day of November, 2026.

_____
Ryan Condon, Mayor

ATTEST:

_____
Erin Mousel, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 050 (2026/2027) be adopted.

AYES: __

NAYS: __

ABSENT: __

The Mayor declared Resolution No. 050 (2026/2027) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 050 (2026/2027) at the regular Council Meeting of the City of Nevada, Iowa, held on the 9th day of November, 2026.

_____
Erin Mousel, City Clerk

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**DEVELOPMENT AGREEMENT**

Revitalize Nevada Small Business Grant

This Development Agreement ("Agreement") made this ___ day of November, 2026 by and between the CITY OF NEVADA, IOWA ("City"), NEVADA ECONOMIC DEVELOPMENT COUNCIL (NEDC) and Ben DuBois ("Business" and/or "Developer").

**WHEREAS** the City and NEDC have created the Revitalize Nevada Small Business Grant program (the "Program") for the purpose of encouraging new businesses to locate in Nevada. The Business will purchase and improve property at __1137 6th St, Nevada, IA 50201_____ for the purpose of redeveloping it for business use; and

**WHEREAS** the Business will create and retain jobs in Nevada, as described in the application; and

WHEREAS, the City Council previously determined under Iowa Code section 15A.1 that a public purpose will reasonably be accomplished by the Grant; and

**WHEREAS** the Business accepts the grant upon the terms and conditions set out in this Agreement.

**NOW, THEREFORE**, in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the Parties agree as follows:

**1. PROJECT.** "Project" means the activities and other obligations to be performed or accomplished by the City, NEDC and the Business as described in this Agreement, as further described in the application submitted to NEDC (the "Application"), a copy of which is attached as Exhibit A. "Grant" means the funds provided under Section 7.

**2. PROJECT COMPLETION PERIOD.** The "Project Completion Period" commences with the Date of the Award Letter from NEDC, October 15th, 2026, and ends with the Project Completion Date of October 15th, 2027, unless extended by NEDC for good cause.

**3. COSTS TO BE REIMBURSED.** The costs to be reimbursed under this agreement are those costs that are directly related to the Project and approved in the Award Letter ("Eligible Costs"), specifically to include:

- Capital Expenditures related to the purchase of the building at 1137 6th Street, Nevada, IA 50201

- Building Improvements

Costs not listed above, or not documented by invoices and proof of payment, are not Eligible Costs.

**4. PRIOR EXPENSES.** No expenditures made prior to the Date of the Award Letter may be included as Eligible Costs.

**5. PROPERTY MAINTENANCE**. The Business shall maintain the project property in good repair and condition, ordinary wear and tear excepted, and shall not suffer or commit waste or damage upon the project property. The Business shall retain ownership of the project property throughout the Required Operating Period (Section 12), obtain all required permits and licenses, and comply with all applicable laws, codes and ordinances.

**6. WORK RESPONSIBILITIES.** Subject to the terms of this Agreement, the Business will be solely responsible for completing all work on the Project. Neither party will be considered an agent of the other for purposes of this Project, and each will hold harmless and indemnify the other for any damages suffered by any person or entity as a result of its own or its agents' acts or failures to act in performance of its obligations under this Agreement. The Business shall defend, indemnify, and hold harmless the City, NEDC, Main Street Nevada, and their respective officials, officers, employees, and agents from all claims, damages, liabilities, and expenses (including reasonable attorney fees) arising out of the Project or the acts or omissions of the Business or its contractors. Neither the City nor NEDC designs, supervises, or inspects the Project and neither assumes responsibility for its design, construction, or code compliance. Nothing in this Agreement waives any immunity, defense, or limitation of liability available to the City under Iowa Code chapter 670 or other law. The Business shall maintain commercial general liability insurance of at least $1,000,000 per occurrence, naming the City and NEDC as additional insureds, and provide a certificate before the first reimbursement.

**7. FINANCIAL OBLIGATION.** In addition to the Grant funding, the parties agree to the following financial commitments.

The City in partnership with the NEDC will provide a grant of up to $15,000 in grant funding to support the establishment of this business in Nevada.

Any additional amounts necessary to complete the project shall be the responsibility of the Business.

**8. ASSIGNMENT OF AGREEMENT.** The Parties may not assign, transfer, or convey in whole or in part this Agreement, or any right to Grant funds, without the consent of each Party.

**9. WRITING REQUIRED.** No change, modification, or termination of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed by all Parties.

**10. PAYMENT PROCEDURES FOR GRANT FUNDS.** Payment under the Grant shall be made on a reimbursement basis. Each request for reimbursement will include itemized invoices,

proof of payment, lien waivers where applicable, and reports of the work completed, including photographs of the Project. Payments will be made to Business within thirty (30) days of the submission of required information, provided the Business is not in default of this Agreement. NEDC may decline to reimburse any cost that is not an Eligible Cost.

**11. MISCELLANEOUS.**

A) The Business agrees to an in-person status check by NEDC and/or Main Street Nevada at 6 months and 12 months after the Award Letter.

B) Any publications or media releases related to the Project will contain the following. "This Project is Sponsored in part by the City of Nevada, Nevada Economic Development Council, and Main Street Nevada."

C) The City's Mayor, City Council members, employees, and their immediate family members, will not be paid for any work they perform on the Project through contracts with the Business or Developer unless that work was contracted through a competitive bidding process.

**12. REQUIRED BUSINESS OPERATING PERIOD.** The Business shall remain open and actively operate in Nevada, Iowa, for a minimum of twenty-four (24) months from the date the Business opens for regular business operations ("Opening Date"), the "Required Operating Period." For an existing business receiving a grant for a new concept, the twenty-four (24) month period begins on the date the grant-funded concept opens for regular business operations. The Opening Date shall be confirmed in writing by the Business and NEDC upon opening. The required operating period is measured from the actual Opening Date, rather than the date of the award letter, execution of this Agreement, or disbursement of grant funds.

**13. REPAYMENT UPON EARLY CLOSURE.** If the Business permanently closes, relocates outside Nevada, Iowa, or discontinues the grant-funded business or new concept before completing the Required Operating Period from the Opening Date, the Business may be required to repay some or all grant funds disbursed under this Agreement.

The Business shall promptly notify NEDC in writing of any planned or actual closure, relocation outside Nevada, or discontinuation of the grant-funded business or new concept during the Required Operating Period. This repayment obligation survives closure of the Business and termination of this Agreement.

**14. PROMOTIONAL PERMISSION AND PARTNER RECOGNITION.** The Business grants permission to the City of Nevada, Nevada Economic Development Council (NEDC), Small Business Development Center (SBDC), and Main Street Nevada to identify the Business as a Revitalize Nevada grant recipient and to use the Business's name, logo, grant award amount, and Business-provided or authorized photographs in websites, social media, newsletters, publications, media releases, presentations, and other promotional materials highlighting the Business, the Project, and the organizations involved. The Business agrees to reasonably

cooperate with these promotional activities. Items will be presented to the Business before publication of any material.

Permission to use photographs of identifiable individuals shall be obtained from those individuals. This permission does not authorize disclosure of confidential financial information.

**15. REPRESENTATIONS.** The Business represents and warrants that: (a) it is duly organized, in good standing, and authorized to enter this Agreement; (b) the Application and all information submitted to NEDC are true and complete; (c) it owes no delinquent taxes, fees, or charges to the City, Story County, or the State of Iowa; (d) no litigation or claim is pending that would materially affect its ability to perform; and (e) Grant funds will not pay costs reimbursed or funded from another source.

**16. JOBS.** The Business shall create or retain at least __1__full-time-equivalent jobs in Nevada by _October 15th, 2027_____ and maintain them through the Required Operating Period, and shall report employment numbers to NEDC annually and on request. Jobs created by displacing jobs at similar Iowa businesses do not count.

**17. DEFAULT AND REMEDIES.** Each of the following is an event of default: (a) failure to open by the outside date or to operate as required by Section 12; (b) material misstatement in the Application or any reimbursement request; (c) use of Grant funds for non-Eligible Costs; (d) failure to pay any amount when due under this Agreement; (e) bankruptcy or insolvency of the Business; or (f) any other breach not cured within thirty (30) days after written notice. On default, NEDC and the City may terminate this Agreement, withhold further payments, require repayment under Section 13 (or repayment of all funds spent on non-Eligible Costs), and pursue any other remedy at law or in equity. Remedies are cumulative, and delay or failure to enforce is not a waiver.

**18. RECORDS; AUDIT; PUBLIC RECORDS.** The Business shall keep records of Project costs and operations for at least three (3) years after the end of the Required Operating Period and allow the City and NEDC to inspect and copy them on reasonable notice. The Business acknowledges that records submitted to the City may be public records subject to Iowa Code chapter 22. The Business should mark any information it considers confidential, and the City will handle such information as chapter 22 requires, but the City makes no guarantee of confidentiality.

**19. GOVERNING LAW; VENUE.** Iowa law governs. Venue lies exclusively in the Iowa District Court for Story County.

**20. ENTIRE AGREEMENT.** This Agreement contains the entire understanding between the City, NEDC and the Business with respect to the Project contained herein.

**IN WITNESS WHEREOF** the parties have executed this Agreement at City of Nevada, Story County, Iowa, the day and year first stated.

City of Nevada

BY: _____
Mayor

Date: _____

ATTEST: _____
City Clerk

Nevada Economic Development Council

BY: _____
Executive Director

Date: _____

[BUSINESS NAME]

BY: _____
Name/Title: _____
Date: _____

Item # 23
Date: 11/9/26

**EXHIBIT B**
**FORM OF DISBURSEMENT REQUEST**

Date submitted: 11/3/26

Submitted by: Jennifer Luengas Otto, Executive Director, NEDC

Contact information: 712-291-1956 / jennifer@amesalliance.com

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

Amount Requested $ 49,998

Index of Applications attached to substantive request:

1802 1st Street and 1738 1st Street. Certified Sales price.

NEVADA ECONOMIC DEVELOPMENT COUNCIL, INC

Jennifer Luengas-Otto
[Name, Title]

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

By: _____
City Administrator

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C O Y Y Y Y M M # # # # #




## REAL ESTATE TRANSFER - DECLARATION OF VALUE

Please read the instructions comprised in form 57-011 before completing and filing this form.

### Part I - TO BE COMPLETED BY BUYER, SELLER OR AGENT

Date of Instrument (MMDDYYYY) 06 24 2026

Enter the number matching your selection in the box at the end of the line: Deed (1) Contract (2) 1

Seller: Keystone Equity Group, L.L.C. Phone Number: (515) 822-9858

Seller Address: 5031 Timberwood Ct City: West Des Moines

State: Iowa ZIP: 50265 email:

Buyer: Manwuel Dunkel Phone Number: 563- 542- 2943

Buyer Address: 1802 1st Street City: Nevada

State: Iowa ZIP: 50201 email:

Address of Property Conveyed: 1802 1st Street

City: Nevada State: Iowa ZIP: 50201

Legal Description: Lot Seven (7), Northview Plat 1, Nevada, Story County, Iowa.

**Enter the number corresponding to your selection in the box at the end of the line, if applicable.**

Type of Sale: Sale between related parties/family (1); Sale of partial interest (2); Trade (3); Quit Claim Deed (4); Auction (5)

Was this a sale of agricultural land to: Corporation (1); Trust (2); Alien (3); Non-resident Alien (4); Limited Partnership (5)

### DECLARATION OF VALUE STATEMENT

| | |
|---|---|
| 1. Total Amount Paid | $ 299,900.00 |
| 2. Amount Paid for Personal Property | $ 0.00 |
| 3. Amount Paid for Real Property | $ 299,900.00 |

**I hereby declare that the information contained in Part I of this form is true and correct.**

Printed Name: Khoa Bui Phone Number: (515) 822-9858

Signature: _____ Buyer or Seller X or Agent or Attorney

## Part II - TO BE COMPLETED BY THE ASSESSOR

Assessed values must be as of January 1 of the year in which the sale occurred.

### SECTION A: SINGLE CLASSIFICATION

Primary Classification: Residential (4); Commercial (5); Industrial (2); Agricultural (1); Multi-residential (7)

City/Township: Occupancy:

Primary Parcel Number: _____ Year Built:

| Class | Land | Building | Dwelling |
|---|---|---|---|
| Res | .00 | .00 | .00 |
| Com | .00 | .00 | |
| Ind | .00 | .00 | |
| Ag | .00 | .00 | .00 |
| MultiRes | .00 | .00 | .00 |

Subtotal ..... .00

### SECTION B: DUAL CLASSIFICATION

Primary Classification: Commercial (5); Industrial (2); Multi-residential (7)

City/Township: Occupancy:

Primary Parcel Number: _____ Year Built:

| Class | Land | Building | Dwelling |
|---|---|---|---|
| Com | .00 | .00 | |
| Ind | .00 | .00 | |
| MultiRes | .00 | .00 | .00 |

Subtotal ..... .00

**Total:** Add Subtotal amounts from Sections A and B ..... .00

**Enter amount from line 3, page 1** ..... .00

**Ratio:** Divide Total amount by the amount on line 3, page 1 ..... %

NUTC

Jurisdiction

Comments: _____

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C O Y Y Y Y M M # # # # #

*1557006019999*

## REAL ESTATE TRANSFER - DECLARATION OF VALUE

Please read the instructions comprised in form 57-011 before completing and filing this form.

### Part I - TO BE COMPLETED BY BUYER, SELLER OR AGENT

Date of Instrument (MMDDYYYY) 06242026

Enter the number matching your selection in the box at the end of the line: Deed (1) Contract (2) 1

Seller: Keystone Equity Group, L.L.C. Phone Number: 515-822-9858

Seller Address: 5031 Timberwood Ct. City: West Des Moines

State: Iowa ZIP: 50265 email:

Buyer: Ren Properties, LLC Phone Number:

Buyer Address: 1738 1st Street City: Nevada

State: Iowa ZIP: 50201 email:

Address of Property Conveyed: 1738 1st Street

City: Nevada State: Iowa ZIP: 50201

Legal Description: Lot Two (2), Northview Plat 1, Nevada, Story County, Iowa.

**Enter the number corresponding to your selection in the box at the end of the line, if applicable.**

Type of Sale: Sale between related parties/family (1); Sale of partial interest (2); Trade (3); Quit Claim Deed (4); Auction (5)

Was this a sale of agricultural land to: Corporation (1); Trust (2); Alien (3); Non-resident Alien (4); Limited Partnership (5)

### DECLARATION OF VALUE STATEMENT

| | | |
|---|---|---|
| 1. Total Amount Paid | 299,999 | .00 |
| 2. Amount Paid for Personal Property | , | .00 |
| 3. Amount Paid for Real Property | 299,999 | .00 |

**I hereby declare that the information contained in Part I of this form is true and correct.**

Printed Name: Khoa Bui Phone Number: 515-822-9858

Signature: [signature] Buyer or Seller X or Agent or Attorney

## Part II - TO BE COMPLETED BY THE ASSESSOR

Assessed values must be as of January 1 of the year in which the sale occurred.

### SECTION A: SINGLE CLASSIFICATION

Primary Classification: Residential (4); Commercial (5); Industrial (2); Agricultural (1); Multi-residential (7)

City/Township: Occupancy:

Primary Parcel Number: Year Built:

| Class | Land | Building | Dwelling |
|---|---|---|---|
| Res | .00 | .00 | .00 |
| Com | .00 | .00 | |
| Ind | .00 | .00 | |
| Ag | .00 | .00 | .00 |
| MultiRes | .00 | .00 | .00 |

Subtotal ..... .00

### SECTION B: DUAL CLASSIFICATION

Primary Classification: Commercial (5); Industrial (2); Multi-residential (7)

City/Township: Occupancy:

Primary Parcel Number: Year Built:

| Class | Land | Building | Dwelling |
|---|---|---|---|
| Com | .00 | .00 | |
| Ind | .00 | .00 | |
| MultiRes | .00 | .00 | .00 |

Subtotal ..... .00

**Total**: Add Subtotal amounts from Sections A and B ..... .00

**Enter amount from line 3, page 1** ..... .00

**Ratio:** Divide Total amount by the amount on line 3, page 1 ..... %

NUTC

Jurisdiction

Comments:

Item # 7H
Date: 11/9/26

**EXHIBIT B**
**FORM OF DISBURSEMENT REQUEST**

Date submitted: November 3, 2026

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:

Riley & Gabriel Killian.

NEVADA ECONOMIC DEVELOPMENT COUNCIL, INC

_____
[Name, Title]

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

By:_____
City Administrator

Item # 25
Date: 11/9/26

**EXHIBIT B**
**FORM OF DISBURSEMENT REQUEST**

Date submitted: November 3rd, 2026

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:

Joshua Benda & Andria Cable.

Income Verified.

NEVADA ECONOMIC DEVELOPMENT COUNCIL, INC

_____
[Name, Title]

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

By: _____
City Administrator

# 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*


**To:** Mayor and City Council

**From:** Chris Brandes, Public Safety Director/Chief of Police

**Date:** Thursday, November 5, 2026

**Ref:** Report for City Council Meeting for Monday, November 9, 2026

## Staffing

No change to staffing.

Staff participated in the Downtown Trick or Treat event. The department had received donations to purchase glow stick necklaces and provided all 1200 glow sticks to kids at the event.

## Activity

The police department has either responded to or self-initiated 712 calls for service in the month of October. ***THIS IS 81 CALLS FOR SERVICE MORE THAN 2025***.

*Highest number of calls listed below*:
Traffic Stops: 286
General Info: 91
Medical Assists: 43
Animal Call: 34
Suspicious Person: 28
Reckless Driver: 18
Welfare Check: 17
Warrant Service: 16

Respectfully submitted,

Chris Brandes
Public Safety Director
Chief of Police

CITY OF NEVADA

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

**Finance Director / Assistant City Administrator Report**

*Reporting Period: October 12, 2026 – November 9, 2026*

**Annual State Reporting**

The City's annual state reports are on the November 9th agenda. The Annual Financial Report, Street Finance Report, and Annual Urban Renewal Report are up for approval by motion. The FY28 TIF Annual Appropriations and TIF Debt Certification are up for approval by resolution. All five are due to the State, Iowa DOT, or Story County by December 1. A short memo accompanies each item, and these will come to Council every fall.

**TIF Development Agreements**

As part of TIF certification, I reviewed each of the City's active development agreements and sent each developer an update letter with upcoming payments and a worksheet for the FY28 estimate. I also met or spoke with several developers to walk through how their payments are calculated. Each developer gets a worksheet and an update letter every fall, so payments and certifications stay accurate and transparent.

**FY28 Budget Process**

Staff has completed operating budget meetings with all Department Heads and finished the draft FY28 operating budgets, along with the equipment revolving fund and capital projects budgets completed last month. Our first Budget Committee meeting is set for Monday, November 23, following the regular Council meeting, where we will review the equipment revolving funds, LOT allocations, CIP projects, TIF projections, and revenue forecasting under the new tax laws, along with our long-range revenue and expenditure outlook. A second Budget Committee meeting would follow the December 14 Council meeting, and staff and the Budget Committee would then bring the FY28 recommendations to the full Council in January.

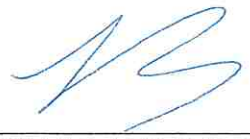
**UST Closure Grant**

The City has submitted its reimbursement invoice to the Iowa DNR for the underground storage tank closure at the Wastewater Treatment Facility. EcoSource Consultants filled the tank in place on September 16, and the closure report reached the DNR on October 1. The Iowa DNR is reimbursing the City $8,579 through its Underground Storage Tank Closure Grant. That covers the full cost of closing the underground storage tank at the Wastewater Treatment Facility.

**League Budget Workshop**

I attended the Iowa League of Cities Budget Workshop, which covered financial trends and projections, an update from the Iowa Department of Management on city budget forms and reporting requirements, and a session on adjusting municipal budgets under the new property tax system. Our afternoon session, "How to Roll with the Punches: Adjusting Your Budget to a New Property Tax System," featured veteran practitioners sharing how they are evaluating the impacts of SF 2472 and navigating those conversations with their own councils. The timing aligns well with our FY28 budget process, and I will walk Council through the specific long-term impacts to Nevada during our January budget discussions.

Sincerely,



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

# 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*


TO: Chris Brandes, Public Safety Director

FROM: Ray Reynolds, Director of Fire and EMS

DATE: November 2, 2026

REF: Activity report for Trustees, City Council and Honorable Mayor.

| | |
|---|---|
| **Calls to date in 2026**: | 711 |
| **Calls to date same time last year (2025)**: | 711 |

| | |
|---|---|
| Fires calls for Oct. 2026: | 4 |
| EMS total calls for Oct. 2026: | 48 |
| Rescue/extrication for Oct. 2026: | 1 |
| Hazardous condition for Oct. 2026 | 4 |
| Fall / Lift assistance for Oct. 2026 | 14 |
| Fall with Injury Oct. 2026: | 8 |
| Good intent calls for Oct. 2026: | 10 |
| Community events for Oct. 2026: | 13 |

**Membership**: Current roster number of members: 39

Bella Maser, Phoenix Gryp, and Quinn Miller all resigned from the department. They are ISU students who received post school residency and internships at the U of I and will be moving back home for schooling in Eastern Iowa.

The department is actively looking for membership to keep our member numbers in the 40's.These are the things we are doing to keep looking for the right people:

1. On-Going Recruitment of New Members
2. Creating non-firefighter Support Technicians. (freeing FFs from "non-combat" roles)
3. Flexible Retention (periodic "time outs" for active members, etc.)
4. Recruiting ISU Students with the right stuff
5. Utilizing Out-Of-Area Personnel (w/ training incentives & alternative station hours.)
6. Renewing City public works staff to help respond during daytime hours
7. Revitalizing and encouraging our Industries to adopt policies to allow employees to respond to emergencies.




If you know of someone who is interested in being a member of the volunteer fire department, we are looking for firefighters, medical responders, and support operations.

**Memorial Lutheran Foundation Grant**

The fire department received a $2,125 Memorial Lutheran Ministry Endowment Fund Grant Award. The grant gift will be used to co-fund the purchase of a CRAIG1300 Community Risk Reduction tool. CRAIG1300 is a database the fire department uses to collect qualitative and quantitative data to clearly define community risks and be able to take action.

The Nevada Fire Department's grant was one of 32 grants, worth a total of $39,382, given out on Sunday. Thank you to Memorial Lutheran for sharing these funds with the community.

**Vehicle Extrication Training and Tools**

The department is seeing an uptick in serious motor vehicle crashes related to distracted or impaired drivers associated with high-speed crashes. The fire department spent time at Central Iowa Towing perfecting our extrication skills for these incidents. Our federal grant two years ago allowed the

department to expand our rescue capabilities with new battery extrication tools. The department recently purchased heavy duty rescue struts to shore up cars that are rolled or on their side. This will add safety to our operations. CIT offers the department crashed cars to work on at no cost. They are a great partner.










CITY OF NEVADA

Street Shed | 1410 8th St. | Nevada, IA 50201-0530
p. (515) 382-4813 | f. (515) 382-4502
City Hall | 1209 6th St/PO BOX 530 | Nevada, IA 50201-0530
p. (515) 382-5466 | f. (515) 382-4502

# Nevada Streets Report

- City locates
- Assisting other Dept
- Regular maintenance of vehicles
- New debris site completion
- Sweeping
- Hanging Christmas lights on Lincoln
- Banners for downtown

Joe Mousel, Street Supervisor | jmousel@cityofnevadaiowa.org
Jordan Cook, CA jcook@cityofnevadaiowa.org

CITY OF NEVADA

Water Plant | 1231 W Lincoln Hwy | Nevada, IA 50201
p. (515) 382-2074 | f. (515) 382-4502
City Hall | 1209 6th St/PO BOX 530 | Nevada, IA 50201-0530
p. (515) 382-5466 | f. (515) 382-4502

November 9th, 2026 Council Meeting

To: Mayor, City Council and Administrator

From: Shawn Ludwig, Water Superintendent

## Water Department Council Report

- Busy with Plant maintenance
- Reading meters.
- Doing Locates
- Doing Monthly Reports.
- Charlie Starbuck and I went to the AWWA Water Conference in Coralville last week and entered our water in the best tasting water contest where we finished 4th in the Peoples Choice category.
- Nathan Hovick resigned and Oct. 31 was his last day. We are in the hiring process now.
-

November 3, 2026

CITY OF NEVADA
PARKS & RECREATION

To: Mayor, City Council, and Park and Recreation Board

From: Rhonda Maier, Director of Parks and Recreation

Re: Monthly Information Report

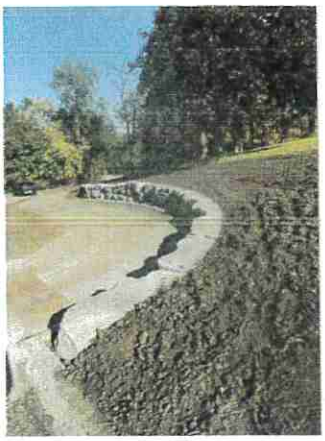
- Completed Work/Accomplishments
  - 2027 Initial Budget Meeting and Budget Preparations
  - Hattery Park first phase of renovation complete. (See photos)
  - Scheduling of 128 teams in CIRL Basketball League.
  - Winter schedule of events and rentals.
  - Rotary Pond Landscaping of rock and gazebo. (See Photos)
  - Leadership Nevada project benches and stretchers placed at Field House. (See photos)
  - Leadership Nevada project landscaping around park signs at SCORE complete. (See photos)

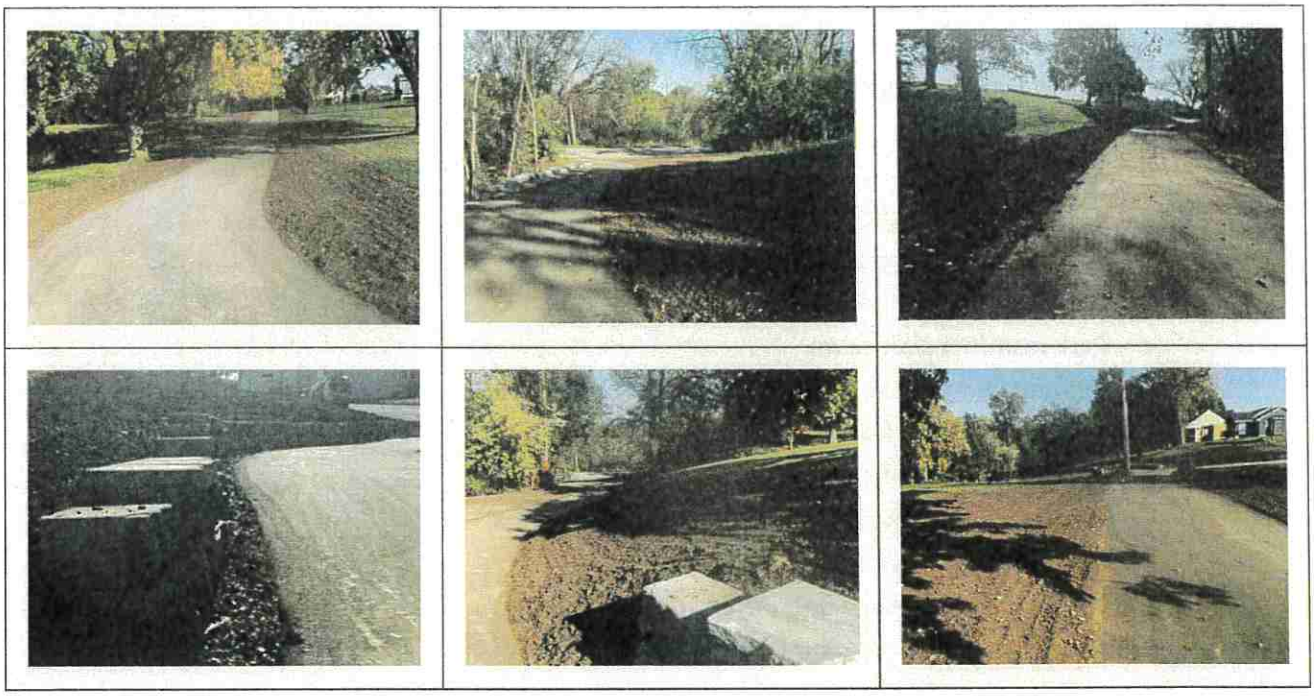
- Items Currenlty Working On/Gathering Information
  - 27-28 Budget.
  - Pool playground.
  - Gathering information on second phase of Hattery Park.
  - Senior Thanksgiving Luncheon.
  - Trail Levy and Trail meetings. Paula's Pedals initiative.
  - Park restroom shut down.
  - Rec and Connect Events and Activities.
  - Re-grading of ball fields and adding infield mix.
  - SCORE Soccer Field crown and drainage issues.
  - Finalizing Oak Park Estates Trail project. (See photos)
  - Sponsored Open Swims
  - Replacement of bridge decking on trail loop bridge.
  - Adopt a flower bed/community beautification program.
  - Continued work with DNR on stocking of community ponds.
  - Removal of ball field mix and turf restoration at Harrington Park.
  - Placing fence posts and fencing between cemetery and Key Coop.
  - SRF Project Extension.

If you have any questions, please feel free to contact me directly at 515-382-4352 or by email at nevadarecreation@gmail.com. Thank you for your continued support of Nevada Parks and Recreation.

# OAK PARK ESTATES TRAIL

Final grading with block extension and tree removed.





CITY OF NEVADA
PARKS &
RECREATION

# Fall Park Projects - Completed

## HATTERY PARK

- New Playground Equipment and Mulch
- Bathroom Updates








CITY OF NEVADA
PARKS & RECREATION

# Fall Park Projects - Completed

## ROTARY POND

- Covered Picnic Area
- Rock and landscape
- In connection with Rotary Club of Nevada






CITY OF NEVADA
PARKS & RECREATION

# Fall Park Projects - Completed

## SCORE PARK

- Signage Landscaping
- In Connection with Leadership Nevada












CITY OF NEVADA
PARKS & RECREATION

# Fall Field House Projects - Completed

- Track Benches
- In Connection with Leadership Nevada






**Memo**

**To: City Council**

**From: Mike Sauer, Zoning Supervisor**

**CC: Jordan Cook**

**Date: 11/4//26**

**Re: General Information**

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1. Framing has begun in Sierra Heights; underground plumbing work continuing
2. N Ave: Hopefully by time of council meeting, all curb and concrete poured and finished so we can finish asphalt for season.
3. Hy-vee is progressing along very well
4. Sending out letter to rental property owners explaining process and registration
5. Beginning the timeline for the sidewalk program for next year
6. Processing permits and performing inspections

If you have any questions please contact me at work, 382-5466, or on my cell, 515-215-0749, prior to Monday night's meeting.

CITY OF
NEVADA
WATER POLLUTION CONTROL

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

# November 9th / 2026
# Water Pollution Control Council Report

- Regular operation, monitoring & maintenance of the wastewater treatment plant, lift stations, and remote flow basin.
  - Updating Lab Resources.
    - Microscope to view and diagnose microbiological issues.
    - Generating digital in house lab reports.
    - Calculating Activated Sludge Results to estimate health of system.

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

- OVIVO Membrane Thickener System.
  - OVIVO's Membrane Diagnoses was inconclusive.
    - Awaiting Work Report and Next Steps

- Old Facility
  - Pit Pros are to haul off remaining nutrient concentrate this fall.
    - Once completed permit is authorized to close Jan 31st.
    - Darren Toot is suggesting a different field to apply to this year.
      - Acceptance of new application site must be approved by the DNR.
  - Recycling applicable resources from the Old Facility to suitable locations.

- Conducting Monthly Inflow and Infiltration Analysis Evaluations.
  - October Monthly Net I&I: **18,979,800** Gallons
    - October Peak Daily Net I&I: October 1st – **2,881,500** Gallons

Devin Cornish
City of Nevada
Water Pollution Control

NEVADA PUBLIC LIBRARY

**TO:** Mayor
Nevada City Council
City Administrator

**FROM:** Tina Hertel, Library Director

**RE:** Monthly Departmental Report for November 9, 2026 Council Meeting

## Library Updates

- The new library director started on October 12 on a part-time basis and November 2 full-time. We want to thank Julie Ungs for serving as Interim Director and for being a positive energy force during the transition period.
- We are eliminating the former domain of nevadalibrary.net, which impacts staff email addresses. All staff are now back on a City of Nevada email address.
- Programming remains strong with some October highlights including our ongoing book clubs, an adult puzzle competition, storytime, Teen Lounge, and more! Upcoming events can be found on the library website (https://www.nevada.lib.ia.us/programs-events).
- Attached are the minutes from the September Library Board Meeting.

LIBRARY BOARD OF TRUSTEES MONDAY, SEPTEMBER 21, 2026, 5:00 P.M.

Chairperson Theresa Presley presided and convened the regular meeting of Nevada Library Board of Trustees on Monday, September 21, 2026 at 5:00 p.m. at the Nevada Public Library, 631 K Avenue, Nevada, Iowa. The agenda was posted on the official bulletin board in compliance with the open-meeting law.

The roll was called indicating that the following named Trustees were present and absent. Present: Emma Cassabaum, Joshua Peschel (via zoom and left at 5:28 a.m.), Theresa Presley, Jennifer Sloan, and Teresa Wheelock. Absent: Priscilla Gammon (arrived at 5:04 p.m.) and James Woodard.

Others in attendance were Interim Library Director Julie Ungs, and Donna Mosinski.

Motion by Board Member Emma Cassabaum, seconded by Board Member Jennifer Sloan, to ***approve the agenda*** as posted. The roll being called, the following named members voted. Ayes: Cassabaum, Sloan, Wheelock, Peschel, and Presley. Nays: None. Chairperson Theresa Presley declared the motion carried.

There was no one present who wished to address the Board at this time.

Motion by Board Member Emma Cassabaum, seconded by Board Member Teresa Wheelock, to approve the following ***consent agenda*** items as submitted:

(1) Approve **minutes** of the August 17, 2026 regular meeting
(2) Approve minutes of the August 27, September 2, September 8, and September 11, 2026 special meetings
(3) Approve September 2026 **claims** totaling $10,740.08 (see attached list)
(4) Accept and place on file the Director's **memo** dated September 21, 2026
(5) Accept and place on file August 2026 financial report

The roll being called, the following named board members voted. Ayes: Cassabaum, Wheelock, Peschel, Presley, and Sloan. Nays: None. Chairperson Theresa Presley declared the motion carried.

Motion by Board Member Emma Cassabaum, seconded by Board Member Jennifer Sloan, to accept Library Director Agreement. The roll being called, the following named members voted. Ayes: Cassabaum, Sloan, Wheelock, Peschel, and Presley. Nays: None. Chairperson Theresa Presley declared the motion carried.

Priscilla Gammon arrived at 5:04 p.m.

Joshua Peschel had requested a change of start time for the October and November meetings. He has decided to attend meetings via zoom for the next two meetings.

Staff has been receiving Dorothy Heintz memorial donations and the family has requested that large print books be purchased with the funds.

Julie reviewed Microsoft 365, administrative access, and if it was worth the monthly charges.

Interim Library Director Julie Ungs reported on:

- They have a new volunteer.
- Patton Park's sunshade has lost a pole again. Staff will be trying to get it down for winter.
- The teen area was painted; furniture will be rearranged soon.
- They have received yearbooks from 7th Day Adventist and Acorn that will need to be digitized.
- There will be social services programs the second Thursday of the month starting October 8.
- The library received a donation of $941.69 from the Norma Jean Warner Trust.
- The new Director will be starting part-time on October 12 and full-time on November 2.

Joshua Peschel left at 5:28 p.m.

There being no further business to come before the Board, it was moved by Board Member Emma Cassabaum, seconded by Board Member Priscilla Gammon, to ***adjourn the meeting***. The roll being called, the following board members voted. Ayes: Cassabaum, Gammon, Presley, Sloan, and Wheelock. Nays: None. Chairperson Theresa Presley declared the motion carried. At 5:32 p.m. she adjourned the meeting.

ATTEST:

Priscilla Gammon, Secretary

Theresa Pr