



COPY

AGENDA
REGULAR MEETING OF THE NEVADA CITY COUNCIL
MONDAY, AUGUST 24, 2026 – 6:00 P.M.
NEVADA CITY HALL, COUNCIL CHAMBERS – 1209 6TH STREET

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

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

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

Webinar ID: 851 5957 2027 Password: 287321

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

Please call City Hall at 515-382-5466 or email emousel@cityofnevadaiaowa.org by 4:00 p.m. Monday, August 24, 2026

1. Call the Meeting to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of CONSENT AGENDA (Any item on the Consent Agenda may be removed for separate consideration.)
 - A. Approve Minutes of the Regular Meeting held on August 10, 2026
 - B. Approve Payment of Cash Disbursements, including Check Numbers 90693-90766 and Electronic Numbers 6145-6246 (Inclusive) Totaling \$453,453.51 (See attached list)
 - C. Approve Financial Reports for Month of July, 2026
 - D. Resolution No. 027 (2026/2027): A Resolution to Approve Lease and Purchase Agreement for Cemetery Tractor and Loader
 - E. Approve Renewal of Special Class "C" Retail Alcohol License for Camelot Theater Foundation d/b/a/ Camelot Theater Foundation, 1114 6th Street, Effective September 28, 2026

- F. Approve Tax Abatement
 - a. BP2025-174: 705 Academy Circle, New Home
- 5. MAYOR'S REAPPOINTMENTS
 - A. Planning & Zoning – Paul Maiefski
 - B. Board of Adjustment – Mark Pleis
 - C. Public Arts Advisory Commission – Wade Presley
- 6. MAYOR'S APPOINTMENTS
 - A. Library Board
 - a. Jennifer Sloan
 - b. Teresa Wheelock
 - B. Historic Preservation Commission
 - a. Nick Garvin
 - C. Public Arts Advisory Commission
 - a. Keegan Patterson
 - b. Jenna Goodwin
 - c. Cass Brower
- 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. Resolution No. 028 (2026/2027): A Resolution Accepting and Approving the Retracement Plat of Survey for GWC Real Estate, LLC, Lots 7 & 8 in West Park Addition City of Nevada, Story County, Iowa
- 9. Resolution No. 029 (2026/2027): A Resolution Accepting Amendment to Right of Way Agreement for Highway 30 Pipeline Relocation Project Between the City of Nevada, Iowa and Magellan Pipeline Company, LP
- 10. Approve Initial Step for City Debris Site
- 11. Resolution No. 030 (2026/2027): Resolution Providing Economic Development Support for Sweet Dreams Challenge Grant
- 12. Ordinance No. 1080 (2026/2027): An Ordinance Amending Chapter 63 (Speed Regulations) of the Nevada Municipal Code to make Necessary Changes to Speed Zones, first reading
- 13. REPORTS – City Administrator/Mayor/Council/Staff
- 14. ADJOURN

The agenda was posted on the official bulletin board on August 20, 2026, in compliance with the requirements of the open meetings law.

Posted _____

E-Mailed _____

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**MEMO FOR
REGULAR MEETING OF THE NEVADA CITY COUNCIL
MONDAY, AUGUST 24, 2026 – 6:00 P.M.**

8. Resolution No. 028 (2026/2027): A Resolution Accepting and Approving the Retracement Plat of Survey for GWC Real Estate, LLC, Lots 7 & 8 in West Park Addition City of Nevada, Story County, Iowa
Enclosed you shall find the resolution and retracement plat for approval.
9. Resolution No. 029 (2026/2027): A Resolution Accepting Amendment to Right of Way Agreement for Highway 30 Pipeline Relocation Project Between the City of Nevada, Iowa and Magellan Pipeline Company, LP
Enclosed you shall find the resolution accepting the ROW amendment agreement for Magellan Pipeline to make changes to the pipeline due to the DOT hwy 30 project.
10. Approve Initial Step for City Debris Site
Enclosed you shall find the action form and bids for the first steps of the dump site north of town.
11. Resolution No. 030 (2026/2027): Resolution Providing Economic Development Support for Sweet Dreams Challenge Grant
Enclosed you shall find a resolution and memo for the Challenge Grant.
12. Ordinance No. 1080 (2026/2027): An Ordinance Amending Chapter 63 (Speed Regulations) of the Nevada Municipal Code to make Necessary Changes to Speed Zones, first reading
Enclosed you shall find the first reading of chapter 63, adding speed zones for the housing development north of town off S14.

NEVADA CITY COUNCIL – MONDAY, AUGUST 10, 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, August 10, 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, Derek Thomas, Marlys Barker, Rhonda Maier, Devin Cornish, Joe Mousel.

Also in attendance were: Ben DuBois, Kathy Solko-Manternach, Steve Manternach, Chuck Peebles, Shane Jacobson, Teresa Wheelock, Ray Beatty, Shane Heintz, Sue VandeKamp, Jim Samuelson, Mary Moorland, Paul Moorland, Nancy Thompson, Ray Jones.

3. APPROVAL OF AGENDA

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

4. PUBLIC HEARING(S)

A. SRF Sponsored Project West Indian Creek Extension

1. Public Hearing –

At 6:01 p.m. Mayor Condon announced that this is the time and place set for a **public hearing** as advertised in the Nevada Journal on **July 30, 2026**. The public hearing is **for SRF Sponsored Project West Indian Creek Extension**.

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

2. Resolution No. 020 (2026/2027): Resolution Finally Approving and Confirming Plans, Specifications, Forms of Contract and Estimate of Cost for the SRF Sponsored Project West Indian Creek Extension

Motion by Sandy Ehrig, seconded by Jason Sampson, to **adopt Resolution No. 020 (2026/2027)**. After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Kelly, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

3. Consideration of Bid for the SRF Sponsored Project West Indian Creek Extension
4. Resolution No. 021 (2026/2027): Resolution Awarding Contract for the SRF Sponsored Project West Indian Creek Extension

Motion by Luke Spence, seconded by Henry Corbin, to **adopt Resolution No. 021 (2026/2027)**. After due consideration and discussion the roll was called. Aye: Spence, Corbin, Good, Sampson, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

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

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

- A. Approve Minutes of the Regular Meeting held on July 27, 2026
- B. Approve Payment of Cash Disbursements, including Check Numbers 90611-90692 and Electronic Numbers 6042-6144 (Inclusive) Totaling \$618,201.79 (See attached list); the First Interstate Card Purchases for the August 19, 2026 Statement, total \$5,375.93; and Sam's Club Card Purchases for August 22, 2026 Statement, total \$1,086.27
- C. Resolution No. 022 (2026/2027): A Resolution Appointing Chris Brandes as City Representative for the Story County 911 Service Board and Ray Reynolds as the Alternate Representative for the Story County 911 Service Board
- D. Approve GAX, Downtown Façade, Curtis Architecture and MIPA-Claim #3
- E. Approve Tax Abatement
 - a. BP2025-234: 810 Academy Circle, New Home
- F. Probationary Firefighters: Mackenzie Arends and Eston Coe

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

6. PUBLIC FORUM:

Shane Heintz addressed council with questions pertaining to the e-device Ordinance. Discussion will take place during that agenda item.

7. Approve Change Order No. 03 for Trunkline Manhole Rehabilitation from Orchard, Inc. in the amount of \$11,500.00

Motion by Andy Kelly, seconded by Henry Corbin, to **approve Change Order No. 03 for Trunkline Manhole Rehabilitation from Orchard, Inc. in the amount of \$11,500.00**. After due consideration and discussion the roll was called. Aye: Kelly, Corbin, Good, Sampson, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

8. Approve Pay App No. 02 for Trunkline Manhole Rehabilitation from Orchard, Inc. in the amount of \$81,877.70

Motion by Sandy Ehrig, seconded by Andy Kelly, to **approve Pay App No. 02 for Trunkline Manhole Rehabilitation from Orchard, Inc. in the amount of \$81,877.70**. After due

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

9. Resolution No. 023 (2026/2027): A Resolution Accepting Final Completion for the Trunkline Manhole Rehabilitation Project

Motion by Jason Sampson, seconded by Henry Corbin, to **adopt Resolution No. 023 (2026/2027)**. 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 Change Order No. 01 for 2026/27 Street Reconstruction Program, N Avenue 5th Street to 8th Street, in the amount of \$28,418.80

Motion by Jason Sampson, seconded by Andy Kelly, to **approve Change Order No. 01 for 2026/27 Street Reconstruction Program, N Avenue 5th Street to 8th Street, in the amount of \$28,418.80**. After due consideration and discussion the roll was called. Aye: Sampson, Kelly, Ehrig, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

11. Approve Change Order No. 04 for Tributary to Indian Creek (Project) B from Con-Struct, Inc. in the reduction of (\$10,800.00)

Motion by Jason Sampson, seconded by Sandy Ehrig, to **approve Change Order No. 04 for Tributary to Indian Creek (Project) B from Con-Struct, Inc. in the reduction of (\$10,800.00)**. After due consideration and discussion the roll was called. Aye: Sampson, Ehrig, Spence, Corbin, Good, Kelly. Nay: None. The Mayor declared the motion carried.

12. Resolution No. 024 (2026/2027): A Resolution Accepting the SRF Sponsored Project, Tributary to Indian Creek (Project B) as Substantially Complete

Motion by Andy Kelly, seconded by Luke Spence, to **adopt Resolution No. 024 (2026/2027)**. After due consideration and discussion the roll was called. Aye: Kelly, Spence, Corbin, Good, Sampson, Ehrig. Nay: None. The Mayor declared the motion carried.

13. Ordinance No. 1079 (2026/2027): An Ordinance Amending Chapter 76 of the Nevada Municipal Code (Bicycle Regulations) for the Addition of Electric Bicycles, Electric Scooters and Personal Transportation Devices, third and final reading

Motion by Jason Sampson, seconded by Luke Spence, to **approve Ordinance No. 1079 (2026/2027), third and final reading**. After due consideration and discussion the roll was called. Aye: Sampson, Spence, Corbin, Good, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

14. Resolution No. 025 (2026/2027): A Resolution Accepting and Approving the CORRECTED Retracement Plat of Survey for K Elements, LLC, Highland Park Addition to Nevada, Story County, Iowa

Motion by Henry Corbin, seconded by Sandy Ehrig, to **adopt Resolution No. 025 (2026/2027)**. After due consideration and discussion the roll was called. Aye: Corbin, Ehrig, Spence, Good, Sampson, Kelly. Nay: None. The Mayor declared the motion carried.

15. Discussion and Appropriate Follow-up for CDBG Downtown Façade Project

Motion by Jason Sampson, seconded by Henry Corbin, to approve the city covering half of all owners' increase, in the amount of \$119,167.00, to be paid with local option sales tax dollars. After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Good, Ehrig, Spence. Nay: None. Abstain: Kelly. The Mayor declared the motion carried.

16. Approve Aquatic Center Improvements

Motion by Luke Spence, seconded by Henry Corbin, to approve option 1: accept the proposal from Commercial Recreation Specialists (CRS) for the replacement of two water features at a cost of \$56,105.50. After due consideration and discussion the roll was called. Aye: Spence, Corbin, Good, Sampson, Kelly, Ehrig. Nay: None. The Mayor declared the motion carried.

17. Approve Sewer Inspections and Inspect Main Trunk Line Inspection

Motion by Jason Sampson, seconded by Henry Corbin, to approve option 1: accept the quote from CIT Sewer to inspect sanitary sewers for I & I at 17 sections in the amount of \$18,840.00. After due consideration and discussion the roll was called. Aye: Sampson, Corbin, Good, Kelly, Ehrig, Spence. Nay: None. The Mayor declared the motion carried.

18. Approve Annual Maintenance Service for WILO Mixers at the Wastewater Treatment Plant

Motion by Luke Spence, seconded by Jason Sampson, to approve option 1: accept quote from Electric Pump for annual maintenance in the amount of \$6,750.00. After due consideration and discussion the roll was called. Aye: Spence, Sampson, Kelly, Ehrig, Corbin, Good. Nay: None. The Mayor declared the motion carried.

19. Review Board and Commission Application and Appointment Process

No action was taken by council.

20. Resolution No. 026 (2026/2027): Resolution Authorizing the Addition of Street Lights in the Sierra Heights Subdivision

Motion by Sandy Ehrig, seconded by Jason Sampson, to adopt Resolution No. 026 (2026/2027). After due consideration and discussion the roll was called. Aye: Ehrig, Sampson, Kelly, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

21. Approve Neighborhood Improvement Incentive Program Application from Steve Sampson Construction & Rental in the amount of \$6,412.50

Motion by Andy Kelly, seconded by Jason Sampson, to approve Neighborhood Improvement Incentive Program Application from Steve Sampson Construction & Rental in the amount of \$6,412.50. After due consideration and discussion the roll was called. Aye: Kelly, Sampson, Ehrig, Spence, Corbin, Good. Nay: None. The Mayor declared the motion carried.

22. ADJOURNMENT

There being no further business to come before the meeting, motion by Jason Sampson, seconded by Luke Spence, to adjourn the meeting. Following voice vote, the Mayor declared the motion carried at 7:13 p.m. the meeting adjourned.

Ryan Condon, Mayor

ATTEST:

Erin Mousel, City Clerk

Published: _____

Council Approved: _____

Item # 4B
 Date: 8/24/20

CITY OF NEVADA CLAIMS 8/24/2026

PAYEE	DESCRIPTION	CHECK AMOUNT	CHECK #
WAGEWORKS/HEALTH EQUITY	FSA 2025 PMTS	419.54	6145
EMPLOYEE BENEFIT SYSTEMS	SELF FUNDING FEES	299.88	6146
EMPLOYEE BENEFIT SYSTEMS	BENEFITS PAID	639.29	6147
WAGEWORKS/HEALTH EQUITY	FSA 2025 PMTS	780.04	6148
EFTPS	FEDERAL WITHHOLDING TAX Pay Period: 08/16/2026	34,909.12	6240
IPERS	IPERS COUNCIL Pay Period: 08/02/2026	45,221.01	6241
RELIANCE STANDARD	RELIANCE Pay Period: 08/16/2026	1,052.10	6242
TREASURER STATE OF IA	STATE WITHHOLDING TAX Pay Period: 08/02/2026	7,047.55	6243
CORNISH, DEVIN	HSA Pay Period: 08/16/2026	50.00	6244
HUTTON, RYAN	HSA Pay Period: 08/16/2026	355.42	6245
SYDNES, KELLAN	HSA Pay Period: 08/16/2026	40.00	6246
ALLIANT	ALL-UTILITIES	5,971.46	90693
METRONET	ALL-INTERNET SVC	304.90	90694
ORCHARD INC	TRUNKLINE PR#2	81,877.70	90695
AMAZON CAPITAL SVCS	ALL-SUPPLIES	2,449.59	90696
BAKER, DAVID M	LIB-IOWA HISTORY PROG	200.00	90697
CENGAGE LEARNING	LIB-LARGE PRINT	210.20	90698
CRAIG MCCLANAHAN	LIB-COMPUTER CONSULTING	1,352.89	90699
FOLLETT CONTENT SOL	LIB-JUV MAT	394.04	90700
INGRAM LIBRARY SVCS	LIB-MATERIAL	344.59	90701
MICROMARKETING	LIB-AUDIO	206.32	90702
MIDWEST TAPE	LIB-DIGITAL MATERIALS	961.36	90703
QUILL CORP	LIB-OFFICE SUP	97.20	90704
SCHENDEL PEST CONTROL	LIB-PEST CONTROL	70.00	90705
SAMPSON, KIM & STEVE	FY27 NIIP - 516 4TH ST - SAMPSON	6,412.50	90706
NEVADA POSTMASTER	ADM PO BOX LATE FEE	30.00	90707
PAYROLL	PAYROLL	55.87	90708
PAYROLL	PAYROLL	83.29	90709
PAYROLL	PAYROLL	76.18	90710
AFLAC	AFLAC AFTER TAX Pay Period: 08/02/2026	696.21	90711
COLLECTION SVCS CTR	CHILD SUPPORT Pay Period: 08/16/2026	122.02	90712
MISSION SQUARE	DEFERRED COMPENSATION Pay Period: 08/16/2026	515.00	90713
ACCO	POOL-CHEMICALS	3,270.40	90714
AIR PRODUCTS & CHEMICALS	WTR-CO2	3,095.00	90715
ALLIANT	WWT-UTILITIES	85.98	90716
AMERICAN BUSINESS PHONES	ADM-PHONES SUPPORT/LIC	6,594.76	90717
ARNOLDS	PD - SUPPLIES	235.15	90718
BOBCAT OF AMES	PKM-KUBOTA	35,130.00	90719
BOUND TREE MEDICAL	EMS-MEDICAL SUPPLIES	199.77	90720
BRICK GENTRY PC	WWT PROJ-LEGAL	9,605.00	90721
CAPITAL SANI SUPPLY	PKM-JANITORIAL	327.18	90722
CASS-DOTY	WTR--REFUND	53.60	90723
CENTRAL STATES ROOFING	WTR-ROOF REPAIR	383.57	90724
CONSUMERS ENERGY	WWT-TREATMENT	22,018.85	90725
DAKOTA SUPPLY GRP	STS/WTRISUPPLY	619.87	90726
DASH SPORTS	REC-DASH	535.50	90727
ELECTRIC PUMP	WTR-SCADA CONTROLS REPAIR	555.75	90728
EMBARK IT	CC TV/CAM WORK	385.00	90729
FAREWAY	POOL-CONCESSIONS	31.94	90730
FIRST RESPONDER SUPPLY	PD - SYDNES VEST	815.00	90731
GANNETT IA	PUBLIC NOTICES	1,141.20	90732
GRIMCO INC	STS-SIGNS	3,125.18	90733
HAWKINS	WTR-AZONE 15	3,543.68	90734

HILPIPRE-MAIER, RHONDA	FH-CERTIFICATIONS	95.00	90735
HR GREEN	ENGINEERING	9,993.65	90736
IA IRRIGATION & DEV	PKM-IRRIGATION MAINT	443.98	90737
IA STATE READY MIX	STS STORM RPR	972.50	90738
JOHN DEERE FINANCIAL	ALL-SUPPLIES	965.27	90739
KEY COOPERATIVE	WWT/WWT-DIESEL	1,813.01	90740
MARTIN MARIETTA AGG	STS ROAD STONE MAPLE	1,469.56	90741
MENARDS - AMES	WWT/CH- SUPPLIES	243.74	90742
MISSISSIPPI LIME CO	WTR-LIME	11,189.88	90743
NEVADA HARDWARE	ALL-SUPPLIES	630.87	90744
PRATT SANI	FD-GRBG 4TH OF JULY PANCKE	1,242.29	90745
QUADIENT FIN	ALL-POSTAGE	2,000.00	90746
RACOM CORP	PD-BEON	118.80	90747
RINKER MATERIALS	STS INTAKE BOX	1,187.50	90748
SEYMOUR, SEAN	PD-MEAL REIMB SEYMOUR	61.28	90749
SKOLD DOOR & FLOORS	FD-OVRHD DOOR MAINT	537.50	90750
SQUARED AWAY SPORTS	REC-JERSEYS FB	1,960.00	90751
STATE HYGIENIC LAB	WTR-LAB ANALYSIS	4,218.00	90752
STOREY KENWORTHY	WTR/WWT-DOOR HANGERS	540.14	90753
STORY CO ANIMAL CONTROL	PD-ANIMAL CONTROL	1,680.67	90754
SYNTECH RESEARCH	WTR-REFUND	68.60	90755
THE CTK GROUP	PD-MEYER/MORPHEW TRAINING	1,050.00	90756
THE IRON SMITH	PKM-PAULAS PEDALS	4,500.00	90757
VAN WALL EQUIP	CEM/PKM-EQUIP MNT	1,349.43	90758
VARRON, ERIN	WTR-REFUND	21.40	90759
VERIZON	WTR/WWT/LIB/CEM/PKM-SVCS	384.48	90760
WAGeworks/HEALTH EQUITY	ALL-FLEX BENEFIT	192.40	90761
WCI POOLS AND SPAS	POOL-TESTING REAGENTS	38.94	90762
WEX BANK	PD-FUEL	2,763.10	90763
WINDSTREAM	SC/PD/CH-PHONES	274.44	90764
WOODHOUSE, IAN	LIB-ROOM RENT	80.00	90765
ZIMCO	PKM-FERTILIZER	2,480.00	90766
	PAYROLL EFT (6149-6239)	<u>113,889.43</u>	
		453,453.51	

City of Nevada

Account Summary - Nevada Treasurer's Report-Council
GL Period: 07/26 - 07/26
GENERAL

Page: 1
Aug 20, 2026 01:06PM

Account Number	Title	Last Report On Hand	Received	Disbursed	Balance
GENERAL					
Total 001:		5,263,376.32	306,179.55	779,082.19-	4,790,473.68
HOTEL MOTEL					
Total 002:		15,542.88	1,978.86	9.99-	17,511.75
ROAD USE TAX					
Total 110:		1,923,716.33	100,421.25	109,334.85-	1,914,802.73
EMPLOYEE BENEFITS					
Total 112:		147,772.23	3,082.16	.00	150,854.39
RUT CAPITAL					
Total 113:		538,873.89	456.83	330,250.00-	209,080.72
LOCAL OPTION SALES TAX					
Total 121:		1,050,136.56	127,921.92	30,225.55-	1,147,832.93
TAX INCREMENT FINANCING					
Total 125:		1,353,629.81	14,583.56	.00	1,368,213.37
LMI-SUBFUND					
Total 126:		480,228.65	.00	.00	480,228.65
RESTRICTED GIFTS					
Total 167:		3,350.96	14.68	7.34-	3,358.30
CEMETARY CIP/LAND					
Total 168:		27,286.44	.00	.00	27,286.44
LIBRARY TRUST					
Total 169:		12,262.59	108.07	4,624.23-	7,746.43
WARREN SENIOR TRUST					
Total 170:		.00	3,624.76	.00	3,624.76
FIRE TRUST					
Total 171:		19,297.37	.00	.00	19,297.37
SCORE O&M					
Total 173:		292.28	.00	.00	292.28
NORTH STORY BASEBALL					
Total 174:		8,346.30	.00	.00	8,346.30
SENIOR CENTER TRUST					
Total 175:		12,983.51	.00	5,295.00-	7,688.51
GATES HALL PIANO					
Total 176:		21,017.51	.00	.00	21,017.51
ASSET FORFEITURE					
Total 177:		13,475.82	.00	.00	13,475.82
PARK OPEN SPACE					
Total 179:		150,225.48	1,000.00	1,700.00-	149,525.48
COLUMBARIAN MAINTENANCE					
Total 180:		6,156.89	.00	.00	6,156.89
TRAIL MAINTENANCE					
Total 181:		92,230.69	.00	.00	92,230.69
DANIELSON TRUST					
Total 182:		292,380.04	.00	2,574.69-	289,805.35
LIB BLDG TRUST					
Total 183:		218.65	.00	.00	218.65
TREES FOREVER					
Total 184:		5,044.29	.00	.00	5,044.29
4TH OF JULY TRUST					
Total 185:		2,413.04-	787.50	.00	1,625.54-
COMMUNITY BAND					
Total 186:		3,402.66	200.00	.00	3,602.66
PUBLIC ART FUND					
Total 187:		3,972.78	.00	257.50-	3,715.28
DEBT SERVICE					
Total 200:		475,624.29	2,515.46	.00	478,139.75

CH CAMPUS PROJ

Account Number	Title	Last Report On Hand	Received	Disbursed	Balance
CH CAMPUS PROJ					
Total 301:		648.98	.00	.00	648.98
LIBRARY ADDITION					
Total 302:		9,419.13	.00	.00	9,419.13
SC/FIELDHOUSE					
Total 304:		133,819.61	472,791.13	.00	606,610.74
RAILROAD CROSSING IMP					
Total 305:		15,499.95-	.00	.00	15,499.95-
SPLASHPAD PROJECT					
Total 306:		737,065.15	.00	.00	737,065.15
SIDEWALK IMPROVEMENTS					
Total 307:		148,765.32	780.00	.00	149,545.32
2024 CIP STS IMPROV PRO					
Total 309:		312,641.25-	.00	.00	312,641.25-
2026 TRUNKLINE					
Total 311:		11,565.00-	.00	67,221.00-	78,786.00-
2026 CIP ST/WTR/STRM PROJECT					
Total 313:		2,957,267.60	.00	.00	2,957,267.60
2024 BRIDGE REPAIRS					
Total 314:		3,450.00	.00	.00	3,450.00
WEST INDUSTRIAL PARK					
Total 316:		29,138.88-	.00	.00	29,138.88-
2024HMA OVERLAY F&G					
Total 318:		12,000.00-	.00	.00	12,000.00-
HARRINGTON PARK PROJECT					
Total 319:		11,249.34	287.00	.00	11,536.34
TRAIL CIP RESERVE PROJ					
Total 321:		83,385.35	535.66	18,139.00-	65,782.01
ARP FUNDS					
Total 322:		600,840.02	.00	500,000.00-	100,840.02
CDBG DT FAÇADE PROJ					
Total 327:		197,611.58	.00	3,526.00-	194,085.58
PERPTUAL CARE					
Total 500:		186,389.08	.00	.00	186,389.08
HATTERY TRUST					
Total 501:		5,000.00	.00	.00	5,000.00
PERPTUAL CARE NEW					
Total 502:		.00	400.00	.00	400.00
WATER					
Total 600:		6,026,653.37	309,051.52	177,040.85-	6,158,664.04
WATER DEPOSITS					
Total 601:		97,581.87	3,205.00	1,725.00-	99,061.87
WATER PLANT UPGRADE RSR					
Total 602:		2,357,865.87	5,163.13	.00	2,363,029.00
WATER 2012C/2020B BOND					
Total 605:		200,016.73	.00	.00	200,016.73
WATER CAPITAL REVOLVING					
Total 607:		453,468.77	983.13	4,500.00-	449,951.90
JORDAN WELL					
Total 608:		88,534.78	.00	.00	88,534.78
WTR CAPITAL PROJECTS					
Total 609:		42,248.30-	.00	.00	42,248.30-
SEWER					
Total 610:		7,753,064.20	415,350.09	188,144.75-	7,980,269.54
SEWER SRF REVOLVING					
Total 611:		667,995.99	1,462.74	.00	669,458.73

SEWER CONSTRUCTION

Account Number	Title	Last Report On Hand	Received	Disbursed	Balance
SEWER CONSTRUCTION					
Total 615:		1,485,698.27	3,287.16	.00	1,488,985.43
SEWER CAP IMP PROJECT					
Total 616:		1,128,216.01-	.00	9,600.00-	1,138,816.01-
SEWER EQUIP REVOLVING					
Total 617:		480,727.92	1,026.05	12,159.00-	469,594.97
SRF SPONSORED PROJECT					
Total 618:		263,094.52-	.00	10,022.32-	273,116.84-
LANDFILL/GARBAGE					
Total 670:		4,274.01	6,141.19	36,411.72-	25,998.52-
STORM WATER					
Total 740:		1,091,095.12	17,925.85	3,553.38-	1,105,467.59
REVOLVING FUND					
Total 810:		1,481,476.79	61,834.31	83,164.54-	1,460,146.56
FLEXT BENEFIT REVOLVING					
Total 812:		42,066.89	3,249.66	3,620.13-	41,696.42
HEALTH INS, SELF FUND					
Total 813:		189,027.44	49,315.96	56,385.93-	181,957.47
OTHER INTERNAL SERV FUN					
Total 830:		356,687.27	781.05	.00	357,468.32
Grand Totals:		37,954,174.72	1,916,445.23	2,438,574.96-	37,432,044.99

Report Criteria:

Includes only accounts with balances or activity

Includes grand totals

[Report].ACCOUNT = none

[Report].OBJECT CODE = none

Account Number	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total FUND: 001:		5,519,244.00	214,003.53	214,003.53	4.00%	5,305,240.47
Total HOTEL MOTEL:		9,400.00	1,978.86	1,978.86	21.00%	7,421.14
Total ROAD USE TAX:		1,238,347.00	100,351.25	100,351.25	8.00%	1,137,995.75
Total EMPLOYEE BENEFITS:		989,803.00	3,082.16	3,082.16	0.00%	986,720.84
Total RUT CAPITAL:		362,000.00	456.83	456.83	0.00%	361,543.17
Total LOCAL OPTION SALES TAX:		1,270,000.00	127,921.92	127,921.92	10.00%	1,142,078.08
Total TAX INCREMENT FINANCING:		1,753,779.00	14,583.56	14,583.56	1.00%	1,739,195.44
Total LMI-SUBFUND:		80,352.00	.00	.00	0.00%	80,352.00
Total ECONOMIC DEVELOPMENT:		180,000.00	.00	.00	0.00%	180,000.00
Total RESTRICTED GIFTS:		100.00	7.34	7.34	7.00%	92.66
Total LIBRARY TRUST:		7,100.00	108.07	108.07	2.00%	6,991.93
Total WARREN SENIOR TRUST:		.00	3,624.76	3,624.76	0.00%	3,624.76
Total SENIOR CENTER TRUST:		500.00	.00	.00	0.00%	500.00
Total PARK OPEN SPACE:		8,000.00	100.00	100.00	1.00%	7,900.00
Total COLUMBARIAN MAINTENANCE:		500.00	.00	.00	0.00%	500.00
Total TRAIL MAINTENANCE:		25,000.00	.00	.00	0.00%	25,000.00
Total DANIELSON TRUST:		2,000.00	.00	.00	0.00%	2,000.00

Account Number	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total 4TH OF JULY TRUST:		500.00	787.50	787.50	158.00%	287.50-
Total COMMUNITY BAND:		2,300.00	200.00	200.00	9.00%	2,100.00
Total PUBLIC ART FUND:		7,000.00	.00	.00	0.00%	7,000.00
Total DEBT SERVICE:		2,277,164.00	2,515.46	2,515.46	0.00%	2,274,648.54
Total SC/FIELDHOUSE:		.00	472,791.13	472,791.13	0.00%	472,791.13-
Total SIDEWALK IMPROVEMENTS:		.00	780.00	780.00	0.00%	780.00-
Total 2024 CIP STS IMPROV PRO:		381,934.00	.00	.00	0.00%	381,934.00
Total 2026 CIP ST/WTR/STRM PROJECT:		4,150,000.00	.00	.00	0.00%	4,150,000.00
Total HARRINGTON PARK PROJECT:		125,000.00	287.00	287.00	0.00%	124,713.00
Total TRAIL CIP RESERVE PROJ:		133,978.00	535.66	535.66	0.00%	133,442.34
Total ARP FUNDS:		399,160.00	.00	.00	0.00%	399,160.00
Total CDBG DT FAÇADE PROJ:		275,000.00	.00	.00	0.00%	275,000.00
Total PERPTUAL CARE:		5,000.00	.00	.00	0.00%	5,000.00
Total PERPTUAL CARE NEW:		.00	400.00	400.00	0.00%	400.00-
Total WATER:		3,303,221.00	309,051.52	309,051.52	9.00%	2,994,169.48
Total WATER DEPOSITS:		20,000.00	1,480.00	1,480.00	7.00%	18,520.00

Account Number	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total WATER PLANT UPGRADE RSR:		250,000.00	5,163.13	5,163.13	2.00%	244,836.87
Total WATER 2012C/2020B BOND:		189,150.00	.00	.00	0.00%	189,150.00
Total WATER CAPITAL REVOLVING:		206,000.00	983.13	983.13	0.00%	205,016.87
Total SEWER:		5,935,700.00	415,350.09	415,350.09	7.00%	5,520,349.91
Total SEWER SRF REVOLVING:		3,322,573.00	1,462.74	1,462.74	0.00%	3,321,110.26
Total SEWER CONSTRUCTION:		120,000.00	3,287.16	3,287.16	3.00%	116,712.84
Total SEWER EQUIP REVOLVING:		85,000.00	1,026.05	1,026.05	1.00%	83,973.95
Total SRF SPONSORED PROJECT:		1,050,000.00	.00	.00	0.00%	1,050,000.00
Total LANDFILL/GARBAGE:		82,700.00	6,141.19	6,141.19	7.00%	76,558.81
Total STORM WATER:		197,200.00	17,925.85	17,925.85	9.00%	179,274.15
Total REVOLVING FUND:		600,000.00	13,501.36	13,501.36	2.00%	586,498.64
Total FLEXT BENEFIT REVOLVING:		.00	3,249.66	3,249.66	0.00%	3,249.66-
Total HEALTH INS, SELF FUND:		.00	49,315.96	49,315.96	0.00%	49,315.96-
Total OTHER INTERNAL SERV FUN:		.00	781.05	781.05	0.00%	781.05-
Grand Totals:		34,564,705.00	1,773,233.92	1,773,233.92	5.00%	32,791,471.08

Report Criteria:

Includes only accounts with balances or activity

Includes grand totals

[Report].SOURCE = none

[Report].ACCOUNT = none

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
FUND: 001						
	Total POLICE:	1,459,853.00	141,889.70	141,889.70	10.00%	1,317,963.30
	Total POLICE-OFFICE:	165,868.00	12,331.35	12,331.35	7.00%	153,536.65
	Total EMERGENCY MANAGEMENT:	1,700.00	59.14	59.14	3.00%	1,640.86
	Total FIRE:	275,636.00	91,387.69	91,387.69	33.00%	184,248.31
	Total EMS:	15,300.00	3,658.87	3,658.87	24.00%	11,641.13
	Total BUILDING INSPECTIONS:	69,923.00	5,267.44	5,267.44	8.00%	64,655.56
	Total ANIMAL CONTROL:	4,500.00	738.00	738.00	16.00%	3,762.00
	Total ANIMAL CONTROL-OWNER:	1,500.00	.00	.00	0.00%	1,500.00
	Total LIBRARY:	635,690.00	62,936.37	62,936.37	10.00%	572,753.63
	Total PARKS:	.00	2,275.22	2,275.22	0.00%	2,275.22-
	Total PARK MAINTENANCE:	525,116.00	97,220.83	97,220.83	19.00%	427,895.17
	Total PARKS-AHTLETIC FIELDS:	.00	115.00	115.00	0.00%	115.00-
	Total POOL:	288,212.00	68,894.99	68,894.99	24.00%	219,317.01
	Total RECREATION:	.00	7.90	7.90	0.00%	7.90-
	Total ADULT PROGRAMS/ACTIVITIES:	4,430.00	.00	.00	0.00%	4,430.00
	Total COMMUNITY HEALTH/WELLNESS:	1,000.00	1,785.00	1,785.00	179.00%	785.00-

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total SENIOR ACTIVITY:	6,000.00	.00	.00	0.00%	6,000.00
	Total CEMETERY:	173,525.00	20,551.17	20,551.17	12.00%	152,973.83
	Total FIELD HOUSE:	368,839.00	30,416.72	30,416.72	8.00%	338,422.28
	Total SENIOR COMMUNITY CENTER:	9,396.00	1,991.35	1,991.35	21.00%	7,404.65
	Total BASEBALL SOFTBALL:	39,765.00	888.78	888.78	2.00%	38,876.22
	Total YOUTH BASKETBALL:	16,765.00	.00	.00	0.00%	16,765.00
	Total VOLLEYBALL:	4,153.00	.00	.00	0.00%	4,153.00
	Total FLAG FOOTBALL:	8,459.00	.00	.00	0.00%	8,459.00
	Total CIRC:	3,230.00	.00	.00	0.00%	3,230.00
	Total ECONOMIC DEVELOPMENT:	7,000.00	.00	.00	0.00%	7,000.00
	Total PLANNING & ZONING:	144,743.00	5,312.28	5,312.28	4.00%	139,430.72
	Total RAGBRAI:	.00	8,663.88	8,663.88	0.00%	8,663.88-
	Total MAYOR/COUNCIL/CITY MGR:	18,414.00	548.02	548.02	3.00%	17,865.98
	Total COUNCIL:	12,095.00	1,752.34	1,752.34	14.00%	10,342.66
	Total CITY ADMINISTRATOR:	16,700.00	1,038.43	1,038.43	6.00%	15,661.57
	Total CLERK/TREASURER/ADM:	447,998.00	34,141.04	34,141.04	8.00%	413,856.96

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total LEGAL SERVICES/ATTORNEY:	207,000.00	11,794.00	11,794.00	6.00%	195,206.00
	Total CITY HALL/GENERAL BLDGS:	150,719.00	13,596.03	13,596.03	9.00%	137,122.97
	Total TORT LIABILITY:	71,160.00	67,644.63	67,644.63	95.00%	3,515.37
	Total TRANSFERS IN/OUT:	226,472.00	.00	.00	0.00%	226,472.00
	Total FUND: 001:	5,381,161.00-	686,906.17-	686,906.17-	13.00%	4,694,254.83-
HOTEL MOTEL						
	Total CHRISTMAS LIGHTS:	800.00	.00	.00	0.00%	800.00
	Total 4TH OF JULY:	6,200.00	9.99	9.99	0.00%	6,190.01
	Total LINCOLN HWY DAYS:	2,500.00	.00	.00	0.00%	2,500.00
	Total TRANSFERS IN/OUT:	800.00	.00	.00	0.00%	800.00
	Total HOTEL MOTEL:	10,300.00-	9.99-	9.99-	0.00%	10,290.01-
ROAD USE TAX						
	Total FLOOD CONTROL:	27,400.00	4,992.22	4,992.22	18.00%	22,407.78
	Total ROADS, BRIDGES, SIDEWALKS:	874,343.00	98,777.45	98,777.45	11.00%	775,565.55
	Total STREET LIGHTING:	61,000.00	4,270.00	4,270.00	7.00%	56,730.00
	Total PAVEMENT MARKINGS:	10,000.00	1,225.18	1,225.18	12.00%	8,774.82
	Total SNOW REMOVAL:	92,482.00	.00	.00	0.00%	92,482.00
	Total TRANSFERS IN/OUT:	454,622.00	.00	.00	0.00%	454,622.00

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total ROAD USE TAX:	1,519,847.00-	109,264.85-	109,264.85-	7.00%	1,410,582.15-
EMPLOYEE BENEFITS						
	Total TRANSFERS IN/OUT:	1,074,537.00	.00	.00	0.00%	1,074,537.00
	Total EMPLOYEE BENEFITS:	1,074,537.00-	.00	.00	0.00%	1,074,537.00-
RUT CAPITAL						
	Total ROADS, BRIDGES, SIDEWALKS:	320,000.00	330,250.00	330,250.00	103.00%	10,250.00-
	Total RUT CAPITAL:	320,000.00-	330,250.00-	330,250.00-	103.00%	10,250.00
LOCAL OPTION SALES TAX						
	Total POLICE:	80,000.00	10,698.26	10,698.26	13.00%	69,301.74
	Total STREET LIGHTING:	65,000.00	3,621.97	3,621.97	6.00%	61,378.03
	Total TREES & WEEDS:	20,000.00	8,723.68	8,723.68	44.00%	11,276.32
	Total WATER,AIR,MOSQUITO CONTRO:	10,000.00	2,886.70	2,886.70	29.00%	7,113.30
	Total OTHER HEALTH/SOCIAL SERV:	40,000.00	.00	.00	0.00%	40,000.00
	Total PARK MAINTENANCE:	500.00	.00	.00	0.00%	500.00
	Total CEMETERY:	5,000.00	.00	.00	0.00%	5,000.00
	Total HALLOWEEN:	250.00	.00	.00	0.00%	250.00
	Total HISTORICAL SOCIETY:	5,500.00	.00	.00	0.00%	5,500.00
	Total HISTORIC PRESERVATION:	2,000.00	.00	.00	0.00%	2,000.00

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total ECONOMIC DEVELOPMENT:	65,000.00	.00	.00	0.00%	65,000.00
	Total PLANNING & ZONING:	60,000.00	500.00	500.00	1.00%	59,500.00
	Total CHRISTMAS LIGHTS:	4,800.00	.00	.00	0.00%	4,800.00
	Total OTHER COMM & ECO DEV:	4,000.00	.00	.00	0.00%	4,000.00
	Total CITY ADMINISTRATOR:	40,000.00	2,972.70	2,972.70	7.00%	37,027.30
	Total LEGAL SERVICES/ATTORNEY:	1,500.00	.00	.00	0.00%	1,500.00
	Total OTHER GENERAL GOVERNMENT:	20,000.00	822.24	822.24	4.00%	19,177.76
	Total TRANSFERS IN/OUT:	1,280,000.00	.00	.00	0.00%	1,280,000.00
	Total LOCAL OPTION SALES TAX:	1,703,550.00-	30,225.55-	30,225.55-	2.00%	1,673,324.45-
TAX INCREMENT FINANCING						
	Total ECONOMIC DEVELOPMENT:	361,828.00	.00	.00	0.00%	361,828.00
	Total TRANSFERS IN/OUT:	1,390,951.00	.00	.00	0.00%	1,390,951.00
	Total TAX INCREMENT FINANCING:	1,752,779.00-	.00	.00	0.00%	1,752,779.00-
LMI-SUBFUND						
	Total HOUSING & URBAN RENEWAL:	140,000.00	.00	.00	0.00%	140,000.00
	Total LMI-SUBFUND:	140,000.00-	.00	.00	0.00%	140,000.00-
ECONOMIC DEVELOPMENT						
	Total HOUSING & URBAN RENEWAL:	180,000.00	.00	.00	0.00%	180,000.00

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total ECONOMIC DEVELOPMENT:	180,000.00-	.00	.00	0.00%	180,000.00-
CEMETARY CIP/LAND						
	Total CEMETERY:	3,000.00	.00	.00	0.00%	3,000.00
	Total CEMETARY CIP/LAND:	3,000.00-	.00	.00	0.00%	3,000.00-
LIBRARY TRUST						
	Total LIBRARY-DONATED:	18,000.00	4,624.23	4,624.23	26.00%	13,375.77
	Total LIBRARY-STATE INFRASTRUCT:	4,000.00	.00	.00	0.00%	4,000.00
	Total LIBRARY TRUST:	22,000.00-	4,624.23-	4,624.23-	21.00%	17,375.77-
SCORE-UNDESIGNATED						
	Total PARK MAINTENANCE:	6,290.00	.00	.00	0.00%	6,290.00
	Total SCORE-UNDESIGNATED:	6,290.00-	.00	.00	0.00%	6,290.00-
SCORE O&M						
	Total PARK MAINTENANCE:	300.00	.00	.00	0.00%	300.00
	Total SCORE O&M:	300.00-	.00	.00	0.00%	300.00-
NORTH STORY BASEBALL						
	Total BASEBALL SOFTBALL:	5,000.00	.00	.00	0.00%	5,000.00
	Total NORTH STORY BASEBALL:	5,000.00-	.00	.00	0.00%	5,000.00-
SENIOR CENTER TRUST						
	Total SENIOR COMMUNITY CENTER:	4,500.00	5,295.00	5,295.00	118.00%	795.00-
	Total SENIOR CENTER TRUST:	4,500.00-	5,295.00-	5,295.00-	118.00%	795.00
PARK OPEN SPACE						

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total PARK MAINTENANCE:	35,000.00	800.00	800.00	2.00%	34,200.00
	Total FOUR-PLEX COMPLEX:	5,500.00	.00	.00	0.00%	5,500.00
	Total PARK OPEN SPACE:	40,500.00-	800.00-	800.00-	2.00%	39,700.00-
TRAIL MAINTENANCE						
	Total TRAIL SYSTEM-BIKE/WALK:	15,000.00	.00	.00	0.00%	15,000.00
	Total TRAIL MAINTENANCE:	15,000.00-	.00	.00	0.00%	15,000.00-
DANIELSON TRUST						
	Total LIBRARY-DONATED:	40,500.00	2,574.69	2,574.69	6.00%	37,925.31
	Total DANIELSON TRUST:	40,500.00-	2,574.69-	2,574.69-	6.00%	37,925.31-
4TH OF JULY TRUST						
	Total 4TH OF JULY:	500.00	.00	.00	0.00%	500.00
	Total 4TH OF JULY TRUST:	500.00-	.00	.00	0.00%	500.00-
COMMUNITY BAND						
	Total MUSEUM/BAND/THEATRE:	1,400.00	.00	.00	0.00%	1,400.00
	Total COMMUNITY BAND:	1,400.00-	.00	.00	0.00%	1,400.00-
PUBLIC ART FUND						
	Total COMMUNITY BEAUTIFICATION:	5,000.00	257.50	257.50	5.00%	4,742.50
	Total PUBLIC ART FUND:	5,000.00-	257.50-	257.50-	5.00%	4,742.50-
DEBT SERVICE						
	Total CBD PROJECT 8.9M:	1,292,950.00	.00	.00	0.00%	1,292,950.00

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total 2019B CIP WORK:	980,450.00	.00	.00	0.00%	980,450.00
	Total DEBT SERVICE:	2,253,400.00-	.00	.00	0.00%	2,253,400.00-
	RAILROAD CROSSING IMP					
	Total RAILROAD CROSSINGS:	60,000.00	.00	.00	0.00%	60,000.00
	Total RAILROAD CROSSING IMP:	60,000.00-	.00	.00	0.00%	60,000.00-
	SIDEWALK IMPROVEMENTS					
	Total SIDEWALKS:	50,000.00	.00	.00	0.00%	50,000.00
	Total SIDEWALK IMPROVEMENTS:	50,000.00-	.00	.00	0.00%	50,000.00-
	2024 CIP STS IMPROV PRO					
	Total ROADS, BRIDGES, SIDEWALKS:	350,000.00	.00	.00	0.00%	350,000.00
	Total 2024 CIP STS IMPROV PRO:	350,000.00-	.00	.00	0.00%	350,000.00-
	2026 TRUNKLINE					
	Total ROADS, BRIDGES, SIDEWALKS:	.00	67,221.00	67,221.00	0.00%	67,221.00-
	Total 2026 TRUNKLINE:	.00	67,221.00-	67,221.00-	0.00%	67,221.00
	2026 CIP ST/WTR/STRM PROJECT					
	Total ROADS, BRIDGES, SIDEWALKS:	3,500,000.00	.00	.00	0.00%	3,500,000.00
	Total 2026 CIP ST/WTR/STRM PROJECT:	3,500,000.00-	.00	.00	0.00%	3,500,000.00-
	HARRINGTON PARK PROJECT					
	Total PARKS:	220,000.00	.00	.00	0.00%	220,000.00
	Total HARRINGTON PARK PROJECT:	220,000.00-	.00	.00	0.00%	220,000.00-
	TRAIL CIP RESERVE PROJ					

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total TRAIL SYSTEM-BIKE/WALK:	150,000.00	18,139.00	18,139.00	12.00%	131,861.00
	Total TRAIL CIP RESERVE PROJ:	150,000.00-	18,139.00-	18,139.00-	12.00%	131,861.00-
ARP FUNDS						
	Total WASTSEWATER COLLECTION:	500,000.00	500,000.00	500,000.00	100.00%	.00
	Total ARP FUNDS:	500,000.00-	500,000.00-	500,000.00-	100.00%	.00
CDBG DT FAÇADE PROJ						
	Total ECONOMIC DEVELOPMENT:	.00	3,526.00	3,526.00	0.00%	3,526.00-
	Total CDBG DT FAÇADE PROJ:	.00	3,526.00-	3,526.00-	0.00%	3,526.00
WATER						
	Total WATER-PLANT/PUMPS:	1,059,366.00	138,166.88	138,166.88	13.00%	921,179.12
	Total WATER-LINES-INST & O&M:	104,884.00	5,013.50	5,013.50	5.00%	99,870.50
	Total WATER ACCOUNTING:	420,921.00	33,840.47	33,840.47	8.00%	387,080.53
	Total TRANSFERS IN/OUT:	839,150.00	.00	.00	0.00%	839,150.00
	Total WATER:	2,424,321.00-	177,040.85-	177,040.85-	7.00%	2,247,280.15-
WATER DEPOSITS						
	Total WATER ACCOUNTING:	20,000.00	.00	.00	0.00%	20,000.00
	Total WATER DEPOSITS:	20,000.00-	.00	.00	0.00%	20,000.00-
WATER 2012C/2020B BOND						
	Total WTR 2012C BOND:	189,150.00	.00	.00	0.00%	189,150.00
	Total WATER 2012C/2020B BOND:	189,150.00-	.00	.00	0.00%	189,150.00-
WATER CAPITAL REVOLVING						

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total WATER:	58,000.00	.00	.00	0.00%	58,000.00
	Total WATER-PLANT/PUMPS:	245,000.00	4,500.00	4,500.00	2.00%	240,500.00
	Total WATER CAPITAL REVOLVING:	303,000.00-	4,500.00-	4,500.00-	1.00%	298,500.00-
JORDAN WELL						
	Total WATER-PLANT/PUMPS:	81,500.00	.00	.00	0.00%	81,500.00
	Total JORDAN WELL:	81,500.00-	.00	.00	0.00%	81,500.00-
SEWER						
	Total WASTEWATER PLANT:	1,738,964.00	157,665.08	157,665.08	9.00%	1,581,298.92
	Total WASTSEWATER COLLECTION:	100,458.00	6,983.87	6,983.87	7.00%	93,474.13
	Total WASTEWATER ACCOUNTING:	302,661.00	23,495.80	23,495.80	8.00%	279,165.20
	Total TRANSFERS IN/OUT:	375,000.00	.00	.00	0.00%	375,000.00
	Total SEWER:	2,517,083.00-	188,144.75-	188,144.75-	7.00%	2,328,938.25-
SEWER SRF REVOLVING						
	Total WWT DEBT:	2,984,468.00	.00	.00	0.00%	2,984,468.00
	Total SEWER SRF REVOLVING:	2,984,468.00-	.00	.00	0.00%	2,984,468.00-
WASTEWATER SEWER LINE NORTH						
	Total SEWER/SEWAGE DISPOSAL:	500,000.00	.00	.00	0.00%	500,000.00
	Total SEWER/SEWAGE DISPOSAL:	500,000.00	.00	.00	0.00%	500,000.00
	Total WASTEWATER SEWER LINE NORTH:	1,000,000.00-	.00	.00	0.00%	1,000,000.00-
SEWER CONSTRUCTION						
	Total TRANSFERS IN/OUT:	3,282,573.00	.00	.00	0.00%	3,282,573.00

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
	Total SEWER CONSTRUCTION:	3,282,573.00-	.00	.00	0.00%	3,282,573.00-
SEWER CAP IMP PROJECT						
	Total WASTSEWATER COLLECTION:	.00	9,600.00	9,600.00	0.00%	9,600.00-
	Total SEWER CAP IMP PROJECT:	.00	9,600.00-	9,600.00-	0.00%	9,600.00
SEWER EQUIP REVOLVING						
	Total WASTEWATER PLANT:	54,400.00	12,159.00	12,159.00	22.00%	42,241.00
	Total SEWER EQUIP REVOLVING:	54,400.00-	12,159.00-	12,159.00-	22.00%	42,241.00-
SRF SPONSORED PROJECT						
	Total WASTSEWATER COLLECTION:	1,050,000.00	10,022.32	10,022.32	1.00%	1,039,977.68
	Total SRF SPONSORED PROJECT:	1,050,000.00-	10,022.32-	10,022.32-	1.00%	1,039,977.68-
LANDFILL/GARBAGE						
	Total LANDFILL/GARBAGE:	80,700.00	36,411.72	36,411.72	45.00%	44,288.28
	Total LANDFILL/GARBAGE:	80,700.00-	36,411.72-	36,411.72-	45.00%	44,288.28-
STORM WATER						
	Total STORM WATER:	75,000.00	3,553.38	3,553.38	5.00%	71,446.62
	Total TRANSFERS IN/OUT:	500,000.00	.00	.00	0.00%	500,000.00
	Total STORM WATER:	575,000.00-	3,553.38-	3,553.38-	1.00%	571,446.62-
REVOLVING FUND						
	Total POLICE:	88,000.00	.00	.00	0.00%	88,000.00
	Total FIRE:	140,200.00	9,150.00	9,150.00	7.00%	131,050.00
	Total LIBRARY:	35,000.00	.00	.00	0.00%	35,000.00
	Total PARK MAINTENANCE:	165,500.00	3,757.22-	3,757.22-	-2.00%	169,257.22

FUND	Title	2026-27 Current year Budget	2026-26 Current year Actual	2026-26 YTD balance	2026-26 Percent expended	2026-26 Unexpended
Total POOL:		26,500.00	13,120.88	13,120.88	50.00%	13,379.12
Total CEMETERY:		47,000.00	.00	.00	0.00%	47,000.00
Total FIELDHOUSE:		7,500.00	.00	.00	0.00%	7,500.00
Total PLANNING & ZONING:		12,000.00	.00	.00	0.00%	12,000.00
Total CLERK/TREASURER/ADM:		134,500.00	5,817.93	5,817.93	4.00%	128,682.07
Total REVOLVING FUND:		656,200.00-	24,331.59-	24,331.59-	4.00%	631,868.41-
FLEXT BENEFIT REVOLVING						
Total OTHER GENERAL GOVERNMENT:		.00	3,620.13	3,620.13	0.00%	3,620.13-
Total FLEXT BENEFIT REVOLVING:		.00	3,620.13-	3,620.13-	0.00%	3,620.13
HEALTH INS, SELF FUND						
Total OTHER GENERAL GOVERNMENT:		.00	56,385.93	56,385.93	0.00%	56,385.93-
Total HEALTH INS, SELF FUND:		.00	56,385.93-	56,385.93-	0.00%	56,385.93
Grand Totals:		34,527,959.00-	2,284,863.65-	2,284,863.65-	7.00%	32,243,095.35-

Item # 4D
Date: 8/24/26

RESOLUTION NO. 027 (2026/2027)

**A RESOLUTION TO APPROVE LEASE AND PURCHASE AGREEMENT FOR
CEMETERY TRACTOR AND LOADER**

WHEREAS, as part of the ongoing equipment replacement program, each year the city leases a compact utility tractor with loader for use mainly at the Cemetery; and

WHEREAS, the lease is set up for 150 hours of use during a twelve month period; and

WHEREAS, this tractor is equipped with a loader and is used to backfill graves, operate attachments for the opening of cremation burials, snow removal, various tasks in the parks, etc.; and

WHEREAS, the lease payments to be made under the Lease Agreement shall not exceed \$4,000.00

WHEREAS, a copy of the proposed lease agreement and purchase agreement is attached hereto as Exhibit A.

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

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

Passed and approved August 24, 2026.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk



LEASE AGREEMENT

Date **09/01/2026**

Lease No. **2505481**

LESSEE'S NAME & ADDRESS

**City of Nevada
PO Box 530
Nevada, IA 50201**

LESSOR'S NAME & ADDRESS

**Van Wall Equipment
4170 NW Urbandale Dr
Urbandale, IA 50322-7915**

LESSEE'S NAME

City of Nevada

PLACE OF DELIVERY

1209 6th St, Nevada, IA 50201

QTY	MFG	MODEL	EQUIPMENT	PRODUCT ID NO.	HOURS
1	JD	4052R	Compact Tractor	1LV4052RVTT409626	0
1	JD	440R	Loader	1P0440RXATC084068	

LESSEE'S SSN OR TAX ID	COUNTY LOCATION	MAX HRS USE PER YEAR	EXCESS USE CHG PER HR	EQUIP. LOCATION IF OTHER THAN LISTED ABOVE
	Story	150		

AMOUNT OF EACH LEASE PAYMENT

No. Of Pmts.	Lease Payment	Use Tax (If Any)	Total of Each Payment
1	\$4,000	\$0	\$4,000

SECURITY DEPOSIT	DATE TERM BEGINS	DATE TERM ENDS	USE SEASON BEGINS
	09/01/2026	09/01/2027	

PAYMENT SCHEDULE⇒

PAYMENTS OTHER THAN MONTHLY - DUE DATES

Payment due: _____ day of each month except
Months of _____

- 1. TERM - LEASE PAYMENTS.** Lessor hereby leases the above Equipment (the "Equipment") to Lessee for a term of 12 months from the date of delivery of the Equipment, which date shall be evidenced by the execution of the Delivery Acknowledgment below and shall be shown above. Lessee agrees to pay to Lessor an advance lease payment of \$ 4,000.00 and 0 additional lease payments of \$ 0.00 each, for a total of \$ 4,000.00. In accordance with the payment schedule shown above. All lease payments not made when due shall bear interest from their due date until paid at the highest rate permitted by law. Any lease payment(s) received from Lessee may be applied, at Lessor's choice, to what Lessee owes under this Lease or under any other lease agreement between Lessee and Lessor, in spite of any instructions from Lessee.
- 2. OPTION TO PURCHASE**
Provided Lessee is not in default under any provision of this Lease Agreement (this "Lease"), Lessee shall have the option to purchase the Equipment at the expiration of the term of this Lease for the Option Purchase Price set forth in either 2.1 or 2.2, as indicated below.
 - 2.1** ☒ Lessee shall have the option to purchase the Equipment at the expiration of the term of this lease for the Option Purchase Price of: **N/A. This is a true lease**

- 2.2 ☐ Lessee shall have the option to purchase the Equipment at the expiration of the term of this Lease for its fair market value at the time the option is exercised. Fair market value will be determined by Lessor with reference to recent sales of used equipment of similar type and condition.

3. ASSIGNMENT

Lessee shall not, without the prior written consent of Lessor, (a) assign, transfer or pledge this Lease, the Equipment or any part thereof, or any interest therein, or (b) permit the Equipment or any part thereof to be used by anyone other than Lessee or Lessee's employees. Any assignment without such consent shall be void. Lessee's obligation to pay rent under this Lease shall not, as to any assignee of Lessor, be subject to any diminution arising out of any breach of any obligation of Lessor hereunder or other liability of Lessor to Lessee.

4. RETURN OF EQUIPMENT

Upon early termination of this Lease or if the above option to purchase is not exercised at the expiration of the term of this Lease, Lessee shall return the Equipment, at Lessee's expense, to Lessor at a place designated by Lessor no more than 50 miles from the place of delivery shown above. The Equipment, when returned, shall be in as good condition as it is when delivered to Lessee, reasonable wear thereof excepted.

5. EARLY TERMINATION

Provided Lessee is not in default under any provision of this Lease, Lessee may request that this Lease be terminated prior to the expiration of the term of this Lease with respect to the Equipment or any item thereof. If such request is made, Lessor and Lessee will use reasonable efforts to arrange for a sale to a third party. This Lease shall be continued until such a sale is consummated (or until the term of this Lease expires, whichever is earlier) and Lessee shall continue to make lease payments, Lessee shall return the Equipment to Lessor as provided in Section 4 and pay to Lessor the excess, if any, of the Termination Value on the date of sale over the net sale price (after deducting all costs and expenses incurred by Lessor in connection with the sale) received or to be received by Lessor.

6. DEFAULT

Lessee shall be in default under this Lease if any of the following events occur:

- 6.1 Lessee fails to make any lease payment or pay other sums due hereunder within ten (10) days after the same shall become due.
 - 6.2 Lessee fails to maintain any insurance required hereunder in effect or fails to comply with the requirements of any such insurance.
 - 6.3 Lessee, without Lessor's consent, attempts to assign this Lease or attempts to remove, sell, transfer, encumber, part with possession of or sublet any item of Equipment.
 - 6.4 Lessee shall commit an act of bankruptcy or become insolvent or bankrupt, shall make an assignment for the benefit of creditors, shall cease doing business as a going concern, if bankruptcy, reorganization or insolvency proceedings are instituted by or against Lessee, or if Lessee shall suffer an adverse material change in his financial condition which causes Lessor to deem itself or any of the Equipment to be insecure.
 - 6.5 Lessee fails to perform or observe any other covenant or condition herein and such failure continues for a period of ten (10) days after written notice thereof is sent to Lessee by Lessor.
- 7. REMEDIES OF LESSOR**
- Upon default of Lessee, under this Lease or under any other lease agreement between Lessee and Lessor, Lessor may, without notice to or demand upon Lessee, exercise any one or more of the following remedies:
- 7.1 Declare all unpaid rent for the full term of this Lease immediately due and payable, together with all expenses of collection by suit or otherwise, including reasonable attorney's fee.
 - 7.2 Terminate this Lease immediately with respect to the Equipment or any portion thereof and/or terminate any other lease agreement between Lessee and Lessor.
 - 7.3 Take possession of the Equipment (which Lessee shall surrender on demand).
 - 7.4 Sell the equipment or any portion thereof at public or private sale and without demand on Lessee for payment or notice of intention to sell, retain the proceeds of any such sale, and, unless previously terminated under Section 7.2, terminate this Lease as of the date of such sale. If the proceeds, after deducting all costs and expenses incurred in connection with the recovery, repair, storage and sale of the Equipment and after deducting any lease payments and other obligations of Lessee due and unpaid hereunder on the date of the sale, including interest on past due lease payments, are less than the Termination Value on the date of termination, Lessee shall immediately pay Lessor the difference.
 - 7.5 Exercise any other remedy provided by law, including the recovery of damages caused by Lessee's failure to perform or observe any covenant or condition of this Lease

8. NEW EQUIPMENT WARRANTY

Lessee acknowledges and agrees (a) that the Equipment was selected by Lessee; (b) that Lessee is satisfied that the same is suitable for its purpose; (c) that Lessor is not a manufacturer thereof nor a dealer in property or such kind; and (d) THAT LESSOR HAS NOT MADE, AND DOES NOT HEREBY MAKE ANY REPRESENTATION OR WARRANTY OR COVENANT WITH RESPECT TO THE MERCHANTABILITY, AND CONDITION, QUALITY, DESCRIPTION, DURABILITY, OR SUITABILITY OF ANY SUCH UNIT IN ANY RESPECT OR IN CONNECTION WITH OR FOR THE PURPOSE AND USES OF LESSEE, Lessor hereby assigns to Lessee, to the extent assignable, any warranties, covenants, and representations of the vendor with respect to the Equipment, provided that any action taken by Lessee by reason thereof shall be at the sole expense of the Lessee and shall be consistent with Lessee's obligations pursuant to the terms of this agreement.

9. INSURANCE

- 9.1 Lessee, at its own expense, will carry public liability insurance having an endorsement for contractual liability on the Equipment with minimum liability limits in the amount of \$100,000 per person and \$300,000 per occurrence for bodily injury, including death, and in the minimum amount of \$50,000 per occurrence for property damage. Lessee will list Van-Wall Equipment, Inc. as the additional insured party.
- 9.2 Lessee, at its own expense, shall keep the Equipment insured against all risk of physical damage for no less than its actual cash value. Such insurance shall include a loss payable clause made out in favor of Lessor.
- 9.3 Lessee shall deliver to Lessor Certificates or other evidence satisfactory to Lessor that insurance is maintained as required under Section 9.1 and 9.2. If Lessee fails to deliver such Certificates or other evidence of insurance to Lessor upon request, Lessor shall have the right, but shall not be obligated, to purchase such insurance and Lessee will reimburse Lessor for the cost thereof upon demand.

10. LOSS OR DAMAGE TO EQUIPMENT

All risk of loss or damage to the Equipment is assumed by Lessee until it is returned to Lessor at the expiration of the terms of this Lease or such earlier termination as may occur under the provisions of Section 5 and 7 of this Lease. If a damaged item is capable of being repaired for a cost less than its actual cash value, Lessee shall repair it at his own cost. The proceeds of any insurance, which may become available as a result of damage to the Equipment may be applied to the repair of the Equipment or to payment of any obligation of Lessee hereunder, at the sole discretion of Lessor. Inadequacy of such insurance proceeds to cover the cost of repairs does not excuse or diminish Lessee's obligation to repair. If any item is lost, stolen, destroyed or damaged beyond repair, insurance proceeds shall be paid over to Lessor. Any salvage shall be disposed of as the Insurance Company and/or Lessor may elect. If the sum of the insurance proceeds and the salvage proceeds, if any, is less than the Termination Value of the affected Equipment on the date of loss, Lessee shall promptly pay the difference to Lessor.

11. LIABILITY

Lessee assumes all risk and liability for and shall hold Lessor and its assigns harmless from all claims, liabilities or expenses for injuries or death to persons or loss or damage to property allegedly caused by the Equipment or arising out of the use, possession or transportation thereof. Lessee's liability hereunder shall not be limited to the amounts of insurance required under Section 9.

12. FEES AND PROPERTY TAXES

- 12.1 Lessor as owner is responsible for filing the requisite periodic reports with the appropriate taxing jurisdiction. If the location of the Equipment has been changed to another taxing jurisdiction or the exempt status of the Equipment has been changed, Lessee shall, in time for Lessor to file such a return or report, notify Lessor in writing regarding such changes at the following address:
- VAN-WALL EQUIPMENT, INC.
4170 NW Urbandale, Dr
URBANDALE, IA 50322-7915**
- 12.2 If Lessee fails to so furnish Lessor with the above information, Lessee agrees to promptly reimburse Lessor for any taxes, penalties, fines, or fees paid by Lessor arising from such failure.
- 12.3 Lessor as owner is responsible for the payment of all personal property taxes imposed on the Equipment. Lessee is responsible for the payment of all other taxes of any kind, and of all title fees, registration fees, license fees and all other similar charges of any kind imposed on the Equipment or its use. As stated in 12.1 above, Lessor, as owner shall file a personal property tax return, Lessee shall be responsible for all other returns and reports required by law or otherwise permitted. If Lessor is required to file any returns or reports or pay any fees or taxes for which Lessee is obligated hereunder, Lessee shall promptly reimburse Lessor for its payment of said fees and taxes and shall pay any additional sales or use tax imposed on such reimbursements.
- 12.4 If Lessee is required by the jurisdiction to file returns or reports and pay fees or taxes, but fails to pay such fees or taxes when due, Lessor shall have the right, but not the obligation, to pay such fees or taxes together with penalties or fines and Lessee will promptly reimburse Lessor for any amounts paid by Lessor.
- 12.5 In addition, the amount of any tax, fee, penalty or fine which is Lessee's responsibility but which Lessor pays, if not reimbursed to Lessor by Lessee within 30 days of demand by Lessor, shall bear interest at the highest contract rate permitted by law, from the time of payment by Lessor until paid by Lessee.
- 13. INTENDED USE OF EQUIPMENT**

Lessee agrees that the Equipment will not be used for personal, family or household use.

14. SERVICE AND USE

Lessee agrees to care of the Equipment in a careful and prudent manner, to cause the Equipment to be operated and maintained in accordance with the manufacturers operator's manuals, maintenance manuals, technical manuals, and other instructions concerning operation and maintenance, and to perform all maintenance and make any and all repairs which may be necessary to keep the Equipment in as good condition as it is when delivered to Lessee, reasonable wear thereof excepted. All maintenance and repairs shall be made at Lessee's expense unless covered by warranty or by insurance as provided in Section 9. Lessee shall comply with and conform to all law and regulations relating to ownership, possession, use and maintenance of the Equipment and with all conditions of policies of insurance on the Equipment, Lessee will not install any accessory or device on the Equipment (except such as may be removed without in any way affecting the originally intended function or use of the Equipment). Lessor shall be entitled to inspect the Equipment at the location of Lessee during reasonable business hours. It is contemplated that the Equipment will not be operated for more than the maximum number of hours shown on the face hereof, and Lessee agrees to pay the excess use charge shown on the front of this Lease for each hour the Equipment is used in excess of such time. If there is an hour meter furnished, Lessee agree to keep it connected to the Equipment and in good working condition at all time and that it is to be used as the conclusive basis of the number of hours of operation.

15. CONSTRUCTION

This Lease shall not be construed as conveying to Lessee any right, title or interest in or to the Equipment or its proceeds except as Lessee. Except as provided in Section 2, all right, title and interest in and to the Equipment shall at all times remain in Lessor.

16. DESIGNATION OF OWNERSHIP

If at an time during the term hereof, Lessor supplies Lessee with labels, plates or other markings stating that the Equipment is owned by Lessor, Lessee shall affix and keep the same upon a prominent place on the Equipment, Lessor may request and Lessee agrees to execute Uniform Commercial Code Finance Statements, and such statement or their filing shall not be deemed to negate the construction of this Lease as a lease. Lessee agrees to execute any and all additional instruments necessary to perfect Lessor's interest in this Lease, the payments due hereunder and the Equipment.

17. SECURITY DEPOSIT

If a Security Deposit is shown on the front of this Lease, Lessee hereby deposits with Lessor such sum as security for the faithful performance by Lessee of the covenants and conditions of this Lease. Lessor may, but shall not be obligated to, apply the Security Deposit, or any portion thereof, to cure any default by Lessee, in which event Lessee shall promptly restore the Security Deposit to the full amount specified. Upon fulfillment by Lessee of all of the covenants and conditions of this Lease, including the obligation to reimburse Lessor for any amounts as set forth in Sections 12, Lessor shall return to Lessee the amount of the Security Deposit, without interest.

18. TERMINATION VALUE

Termination Value, as used in this Lease, shall be a sum equal to: (a) the total of all lease payments (excluding any sales tax included in such lease payments) which are not yet due on the date of the loss under Sections 10 or the date of sale under Sections 5 or 7; (b) plus the Residual Value which was used in calculation payments due hereunder; (c) minus the unearned finance income component included in the lease payments not yet due on such date, calculated using the "Sum of the Monthly Balances" method and treating any federal income tax credit retained by Lessor as a payment, Upon request, Lessor will advise Lessee of the amount of the Terminations Value to be used in computing Lessee's obligations under Sections 5, 7 or 10.

19. CONTROLLING LAW

Except as prohibited by the law of the state of Lessee's residence, the construction and validity of this Lease shall be controlled by the law of the state of Iowa, where this Lease is accepted and entered into.

20. ASSIGNMENT BY LESSOR

Lessee here by consents to the assignment by Lessor of all Lessor's rights hereunder to a chosen Finance Company of Lessor's choice. Lessee shall make payments hereunder to Lessor at the Finance Company's address until such time as the Finance Company notifies lessee of its intent to collect payment due from Lessee under the Lessee. Upon such notification, Lessee shall make payment to the Finance Company at its principal office location.

UNAPPROVED SERVICE OR MODIFICATION

All obligations of Doosan under this warranty shall be terminated:

- A. If service other than normal maintenance or normal replacement of maintenance items is performed by someone other than an authorized Doosan dealer or service center, or
- B. If Equipment is modified or altered in anyway not approved by Doosan, including but not limited to setting injections pump fuel delivery above Doosan specifications.

LESSEE'S
NAME

____City of Nevada_____

(Lessee's Signature)

(Lessee's Signature)

LESSOR'S
NAME

____Van-Wall Equipment, Inc. _____

(Authorized Signature)

DELIVERY ACKNOWLEDGMENTS

The Equipment subject to this Lease and Operator's Manuals were received on this date, and the sale operation and the proper servicing of the Equipment were explained to me. I have also received the written warranty applicable to the Equipment and understand that my rights are limited as set forth therein.

(Lessee's Signature)

Date

The Equipment subject to this Lease was carefully prepared for delivery. Inspected and adjusted according to factory recommendations before delivery to Lessee. Operation and service of the Equipment and the importance of following the instructions in the Operator's Manual were explained to Lessee.

Dealer Representative

Date

Item # 4E
Date: 8/24/26

BEER AND/OR LIQUOR RENEWAL CERTIFICATE OF INSPECTION

This application will be on the Aug 24, 2026 Council Agenda

Business Name Camelot Theater Foundation Phone Number _____

Address 1114 6th Street

Manager's Name _____ Phone Number _____

Address _____

Owners Name _____ Phone Number _____

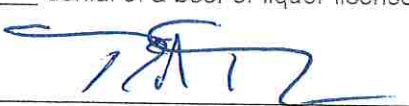
Address _____

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

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

8-10-26

Date


FIRE INSPECTOR AND/OR BUILDING INSPECTOR

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

No orders

SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE RENEWAL

Business Information

Name of Legal Entity: CAMELOT THEATER FOUNDATION

FEIN: XX-XXX9566

Business Type: NPO

This business is registered with the Secretary of State.

Business Number of Secretary of State: 688517

Premises Information

Premises DBA: CAMELOT THEATER FOUNDATION

Premises Address: 1114 6TH ST NEVADA IA 50201-1877

Premises Type: Theater

Number of Floors: 2

Control of Premises: Own

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

Yes

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

Yes

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

Yes

Has the number of floors of the premises changed?

No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.

No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.

No

License Information

Effective Date: 28-Sep-2026

Length of License Requested: 12 months

Item # 4F
Date: 8/24/26

Tax Abatement List

<u>Last name</u>	<u>First Name</u>	<u>Permit Number</u>	<u>Address</u>
Geist	Thomas Michael & Cathleen Lynne	BP-2025-174	705 Academy Circle

Boards & Commissions Volunteer

Today's Date

03/05/2026

Name

Jennifer Sloan

Address

Home Phone

Work Phone

Cell Phone

Email

(

Board - Board Description

- Parks/Recreation/Cemetery - Oversees recreational programs, parks, cemeteries, and community events
- Planning and Zoning Commission - Reviews development plans and zoning changes; guides city land use
- Board of Adjustment (as called) - Hears appeals and variances to zoning regulations; meets as needed
- Library Board - Advises on library operations, programs, and long-term planning
- Historic Preservation Commission - Promotes the protection of historic sites and districts
- Nevada Senior Community Center Board - Supports programming and operations for the Senior Center
- Nevada Public Arts Advisory Commission - Guides public arts projects and citywide cultural engagement
- City Council (when vacancy) - Elected body responsible for city governance and decision making

Please indicate your area of interest by prioritizing them below. You may fill in as many as you would be interested in.

1st Choice

Library Board

2nd Choice

Library Board

3rd Choice

Library Board

4th Choice

Library Board

5th Choice

Library Board

6th Choice

Library Board

7th Choice

Library Board

8th Choice

Library Board

Boards generally meet monthly with occasional special meetings. Are there specific days or times you are unavailable?

I am available on Monday and Friday evenings after 4pm. I am also available most Saturdays for meetings. I have obligations the other days of the week in the evenings.

Please describe your qualifications to serve on a board or commission. Please include 1) volunteer community service, 2) leadership development, 3) specific expertise or skills, 4) other valuable experience

I am a frequent volunteer at FUMC in Nevada. I have also volunteered for Pizza Pie Palooza and other various community events. I have a Masters Degree in Library Science and was a teacher librarian for 11 years.

Please tell us what brought you to Nevada and your interests in the community.

I have lived in Nevada for 31 years. We came to Nevada, because we were students at Iowa State University. We've stayed in Nevada, because we love the small town, friendly feel Nevada offers.

If your application is not the best fit at this time, would you like your application to remain on file until May 30th of the current year?

Yes

Boards & Commissions Volunteer

Today's Date

8/11/2026

Name

Teresa Wheelock

Address

Home Phone

Work Phone

Cell Phone

Email

Board - Board Description

- Parks/Recreation/Cemetery - Oversees recreational programs, parks, cemeteries, and community events
- Planning and Zoning Commission - Reviews development plans and zoning changes; guides city land use
- Board of Adjustment (as called) - Hears appeals and variances to zoning regulations; meets as needed
- Library Board - Advises on library operations, programs, and long-term planning
- Historic Preservation Commission - Promotes the protection of historic sites and districts
- Nevada Public Arts Advisory Commission - Guides public arts projects and citywide cultural engagement
- City Council (when vacancy) - Elected body responsible for city governance and decision making

Please indicate your area of interest by prioritizing them below. You may fill in as many as you would be interested in.

1st Choice

Library Board

2nd Choice

Any Various Committee (as needed)

3rd Choice

Parks/Recreation/Cemetery Board

4th Choice

Public Arts Advisory Commission

5th Choice

Public Arts Advisory Commission

Boards generally meet monthly with occasional special meetings. Are there specific days or times you are unavailable?

The only issue that I would have is when my son has soccer or basketball games on the night of the meetings. His games may be later in time, but if we have to travel out of town, I wouldn't be able to attend.

Please describe your qualifications to serve on a board or commission. Please include 1) volunteer

community service, 2) leadership development, 3) specific expertise or skills, 4) other valuable experience

I have volunteered for a lot of different things in Nevada over the years. Some of them are PTA events (over the past 13 years), The Wall That Heals, Nevada's Farmer's Market, PizzaPieLooza (for all 5 years. Over the past 2 years, I was in charge of getting the volunteers signed up and ordering t-shirts for them), RAGBRAI, Faith Formation teacher, school activities in the classroom, After Prom committee, Booster Board member for 3 years, and helping out the music parents at the concession stand (my son is not even in music). I have been employed with McFarland Clinic for almost 24 years and have been the lead in my department for the past 10 years.

Please tell us what brought you to Nevada and your interests in the community.

I moved to Nevada in 2002 when I met my husband, who is from Ames, but didn't start to get involved with volunteering until my son started 4 year old pre-school in 2013. It started with PTA and has grown over the years. Now that he is a senior, I like to volunteer when I have time and plan to do more once he goes on to college. In my free time, I like to read, walk, watch movies, go to sporting events at Hilton, see shows at CY Stephens, and I recently started doing puzzles while watching tv. I don't like to sit around too much and am on the go a lot. I have started to attend city council meetings to know what is happening in Nevada and am also politically involved in the area.

If your application is not the best fit at this time, would you like your application to remain on file until May 30th of the current year?

No

Boards & Commissions Volunteer

Today's Date

08/11/2026

Name

Nick Garvin

Address

Home Phone

Work Phone

Cell Phone

Email

Board - Board Description

- Parks/Recreation/Cemetery - Oversees recreational programs, parks, cemeteries, and community events
- Planning and Zoning Commission - Reviews development plans and zoning changes; guides city land use
- Board of Adjustment (as called) - Hears appeals and variances to zoning regulations; meets as needed
- Library Board - Advises on library operations, programs, and long-term planning
- Historic Preservation Commission - Promotes the protection of historic sites and districts
- Nevada Public Arts Advisory Commission - Guides public arts projects and citywide cultural engagement
- City Council (when vacancy) - Elected body responsible for city governance and decision making

Please indicate your area of interest by prioritizing them below. You may fill in as many as you would be interested in.

1st Choice

Historic Preservation Commission

2nd Choice

Historic Preservation Commission

3rd Choice

Historic Preservation Commission

4th Choice

Historic Preservation Commission

5th Choice

Historic Preservation Commission

Boards generally meet monthly with occasional special meetings. Are there specific days or times you are unavailable?

I do not currently have any specific days or times that I am consistently unavailable. With advance notice, I can generally plan around scheduled monthly meetings and occasional special meetings.

Please describe your qualifications to serve on a board or commission. Please include 1) volunteer

community service, 2) leadership development, 3) specific expertise or skills, 4) other valuable experience

I am a lifelong Nevada resident and graduated from Nevada High School in 2012. I am actively involved in the Nevada PTA and the American Legion, which have given me opportunities to stay connected with the community and contribute to organizations that serve local families and residents.

Professionally, I currently work at Høglund Bus Company in Marshalltown at the Parts Counter, where I have worked for more than three years. My work requires organization, communication, customer service, problem-solving, attention to detail, and working effectively with both customers and coworkers.

My previous experience includes sales, inventory management, logistics, and leadership. As a Warehouse Manager and Logistics Specialist, I created an inventory system, organized shipments, coordinated logistics for projects, and handled operational responsibilities. I have also traveled to different locations to help educate team members on procedures and protocols. Earlier in my career, I worked in parts sales, where I managed customer accounts, coordinated deliveries, processed customer transactions, and developed strong customer-service and communication skills.

I believe these experiences would allow me to bring a practical, organized, and community-minded perspective to a city commission. I am comfortable working with others, listening to different viewpoints, learning new information, and making thoughtful decisions. I would welcome the opportunity to use those skills to give back to the community that I have called home my entire life.

Please tell us what brought you to Nevada and your interests in the community.

Nevada has always been home for me. I grew up here, graduated from Nevada High School in 2012, and have lived in the community my entire life. I am now raising my own family here and am actively involved in the Nevada PTA and the American Legion, which has made me even more interested in contributing to the community and its future.

Having grown up in Nevada, I have had the opportunity to see the community change and grow while still maintaining the buildings, neighborhoods, traditions, and local character that make it unique. I am interested in learning more about Nevada's history and helping preserve the places and stories that are important to the community's identity.

I believe Nevada can continue to grow and improve while also being thoughtful about preserving its history and character for future generations. Serving on the Historic Preservation Commission would be an opportunity for me to give back to a community that has been part of my entire life and to become more involved in decisions that help shape its future.

If your application is not the best fit at this time, would you like your application to remain on file until May 30th of the current year?

Yes

Boards & Commissions Volunteer

Today's Date

4/23/2026

Name

Keegan Patterson

Address

Home Phone

Work Phone

Cell Phone

Email

Board - Board Description

- Parks/Recreation/Cemetery - Oversees recreational programs, parks, cemeteries, and community events
- Planning and Zoning Commission - Reviews development plans and zoning changes; guides city land use
- Board of Adjustment (as called) - Hears appeals and variances to zoning regulations; meets as needed
- Library Board - Advises on library operations, programs, and long-term planning
- Historic Preservation Commission - Promotes the protection of historic sites and districts
- Nevada Senior Community Center Board - Supports programming and operations for the Senior Center
- Nevada Public Arts Advisory Commission - Guides public arts projects and citywide cultural engagement
- City Council (when vacancy) - Elected body responsible for city governance and decision making

Please indicate your area of interest by prioritizing them below. You may fill in as many as you would be interested in.

1st Choice

Public Arts Advisory Commission

2nd Choice

Public Arts Advisory Commission

3rd Choice

Nevada Public Arts Commission

4th Choice

Public Arts Advisory Commission

5th Choice

Public Arts Advisory Commission

6th Choice

Public Arts Advisory Commission

7th Choice

Public Arts Advisory Commission

8th Choice

Public Arts Advisory Commission

Boards generally meet monthly with occasional special meetings. Are there specific days or times you are unavailable?

N/A.

Please describe your qualifications to serve on a board or commission. Please include 1) volunteer community service, 2) leadership development, 3) specific expertise or skills, 4) other valuable experience

1. Member of Alpha Psi Omega- Theta Alpha Phi, volunteered with Montgomery County Mothers of Hearing Impaired Children in Maryland as a peer mentor.
2. Board member at Prairie Flower Children's Center in Ames - Publicity Chair.
3. Expertise in performing arts, arts education, special education, and early childhood education.

Please tell us what brought you to Nevada and your interests in the community.

I'm a 2012 NHS graduate, married to another 2012 NHS graduate with a deep background in the performing arts. After living in Washington, DC for several years with my wife we moved back to Nevada after finding out we were having triplets and needing to be near family. We're all now adjusted and I'd love to bring my background in the arts to the city that's given my family and I so much.

If your application is not the best fit at this time, would you like your application to remain on file until May 30th of the current year?

Yes

Boards & Commissions Volunteer

Today's Date

August 6, 2026

Name

Jenna Goodwin

Address

Home Phone

Work Phone

Cell Phone

Email

Board - Board Description

- Parks/Recreation/Cemetery - Oversees recreational programs, parks, cemeteries, and community events
- Planning and Zoning Commission - Reviews development plans and zoning changes; guides city land use
- Board of Adjustment (as called) - Hears appeals and variances to zoning regulations; meets as needed
- Library Board - Advises on library operations, programs, and long-term planning
- Historic Preservation Commission - Promotes the protection of historic sites and districts
- Nevada Public Arts Advisory Commission - Guides public arts projects and citywide cultural engagement
- City Council (when vacancy) - Elected body responsible for city governance and decision making

Please indicate your area of interest by prioritizing them below. You may fill in as many as you would be interested in.

1st Choice

Public Arts Advisory Commission

2nd Choice

Parks/Recreation/Cemetery Board

3rd Choice

Historic Preservation Commission

4th Choice

Library Board

5th Choice

Any Various Committee (as needed)

Boards generally meet monthly with occasional special meetings. Are there specific days or times you are unavailable?

No ongoing repetitive conflicts at this time.

Please describe your qualifications to serve on a board or commission. Please include 1) volunteer community service, 2) leadership development, 3) specific expertise or skills, 4) other valuable experience

I've had previous volunteer experience with animal rescue experience and volunteering for events related to my children. While I did not complete my bachelor's degree, I have college education in Criminology. I am a very research and detail-oriented individual in all aspects of my life. I'm a mom who advocates for my children as well as others. My criminology background enables my skills for research and attention to detail in ensuring I am giving the best knowledge or resources I can to a situation. This also allows me to form non-biased opinions when necessary. I have experience with computer technology, community outreach, advocacy, as well as mixed media art skills. As a mom, I have had experiences dealing with children with disabilities and navigating care planning.

Please tell us what brought you to Nevada and your interests in the community.

Growing up in Madrid, I knew all about small town living. In high school, I moved to Ames before Senior year and graduated from Ames. As I started a family, I knew Ames was not the atmosphere I wanted my children to grow in but I also knew I wanted a town bigger than Madrid to provide more experiences and opportunities to my children. Despite some of our own family hardships, we have been able to maintain Nevada as my children's hometown, taking pride in it being the only school district they've known. Even if our family might not agree with certain things that happen in Nevada, this is where my children's roots are and as they all enter young adulthood, I will continue to advocate for what I can to improve Nevada not only for our family but future families. I know that volunteering in board or commission will allow me the opportunity to bring insight to whatever task I may have set in front of it and know I can look at how decisions impact all aspects of our community, no matter differences or status.

If your application is not the best fit at this time, would you like your application to remain on file until May 30th of the current year?

Yes

Boards & Commissions Volunteer

Today's Date

08/11/2026

Name

Cassandra Brower

Address

Home Phone

Work Phone

Cell Phone

Email

Board - Board Description

- Parks/Recreation/Cemetery - Oversees recreational programs, parks, cemeteries, and community events
- Planning and Zoning Commission - Reviews development plans and zoning changes; guides city land use
- Board of Adjustment (as called) - Hears appeals and variances to zoning regulations; meets as needed
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- Historic Preservation Commission - Promotes the protection of historic sites and districts
- Nevada Public Arts Advisory Commission - Guides public arts projects and citywide cultural engagement
- City Council (when vacancy) - Elected body responsible for city governance and decision making

Please indicate your area of interest by prioritizing them below. You may fill in as many as you would be interested in.

1st Choice

Public Arts Advisory Commission

2nd Choice

Public Arts Advisory Commission

3rd Choice

Nevada Public Arts Commission

4th Choice

Public Arts Advisory Commission

5th Choice

Public Arts Advisory Commission

Boards generally meet monthly with occasional special meetings. Are there specific days or times you are unavailable?

I work full-time Monday through Friday, but I generally have flexibility for evening meetings and can plan ahead for scheduled board meetings. I am happy to work around the board's regular meeting schedule whenever possible.

Please describe your qualifications to serve on a board or commission. Please include 1) volunteer

community service, 2) leadership development, 3) specific expertise or skills, 4) other valuable experience

I would bring a combination of community involvement, professional leadership, education, and service experience to a City board or commission.

I have been involved with the Nevada PTA and have participated in meetings, discussions, and volunteer opportunities supporting local schools and families. My other volunteer experience has included Food at First, Now I Lay Me Down to Sleep as a volunteer photographer, peer health coaching, and leadership and service activities through Alpha Chi Omega and higher education.

Professionally, I have more than ten years of experience across leadership, healthcare, customer service, administration, and community-facing roles. I currently manage operations and employees across multiple hospital locations, including staffing, scheduling, employee development, performance management, problem-solving, policy implementation, and relationships with hospital partners. These responsibilities have strengthened my ability to listen to different perspectives, communicate clearly, analyze information, make thoughtful decisions, and follow through on commitments.

I earned both my bachelor's and master's degrees in Kinesiology from Iowa State University. My educational background has given me a strong interest in health, physical activity, recreation, accessibility, and overall community wellbeing. I am also a professional photographer and small-business owner, which has given me additional experience in the arts, client service, organization, and working independently.

I believe one of my greatest strengths is being able to bring together people, information, and ideas and turn them into practical action. I would bring an open mind, a willingness to learn, and a genuine commitment to serving the residents of Nevada.

Please tell us what brought you to Nevada and your interests in the community.

Nevada is home to me, and I value the sense of community that comes with living in a smaller Iowa town. I have developed an even greater appreciation for Nevada through involvement with our schools, families, local organizations, and community events.

I am especially interested in opportunities that strengthen quality of life for people of all ages—whether through parks and recreation, community programs, the arts, education, or other services that help residents feel connected to where they live. I appreciate that Nevada continues to grow while still maintaining a strong community identity, and I would like to become more directly involved in helping shape that future.

Serving on a board or commission feels like a meaningful next step for me. I want to contribute my professional experience and skills, but I also want to listen and learn from other residents, City staff, and community leaders. I care about Nevada and would be proud to have the opportunity to give back to the community in a more formal way.

If your application is not the best fit at this time, would you like your application to remain on file until May 30th of the current year?

Yes

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

RESOLUTION NO. 028 (2026/2027)

A RESOLUTION ACCEPTING AND APPROVING THE RETRACEMENT PLAT OF SURVEY
FOR GWC REAL ESTATE, LLC, LOTS 7 & 8 IN WEST PARK ADDITION
CITY OF NEVADA, STORY COUNTY, IOWA

WHEREAS, there has been submitted to the City Council of the City of Nevada, Iowa, the Retracement Plat of Survey, Story County, Iowa, within the Jurisdiction of the City of Nevada, Iowa; and

WHEREAS, the Retracement Plat of Survey was submitted to the City of Nevada as required by law with the recommendation to the City Council to approve the Retracement Plat of Survey; and

WHEREAS, the retracement includes updated property pin locations; and

WHEREAS, it is the opinion of the City Council of the City of Nevada, Iowa, that it is advisable and in the best interests of the City of Nevada, Iowa, and of the citizens thereof that the Retracement Plat of Survey for GWC REAL ESTATE, LLC be accepted and approved; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Nevada, Iowa, that the Retracement Plat of Survey for GWC REAL ESTATE, LLC, Lots 7 & 8 in West Park Addition City of Nevada, Story County, Iowa, be and hereby accepted and approved.

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

Passed and Approved this 24th day of August, 2026.

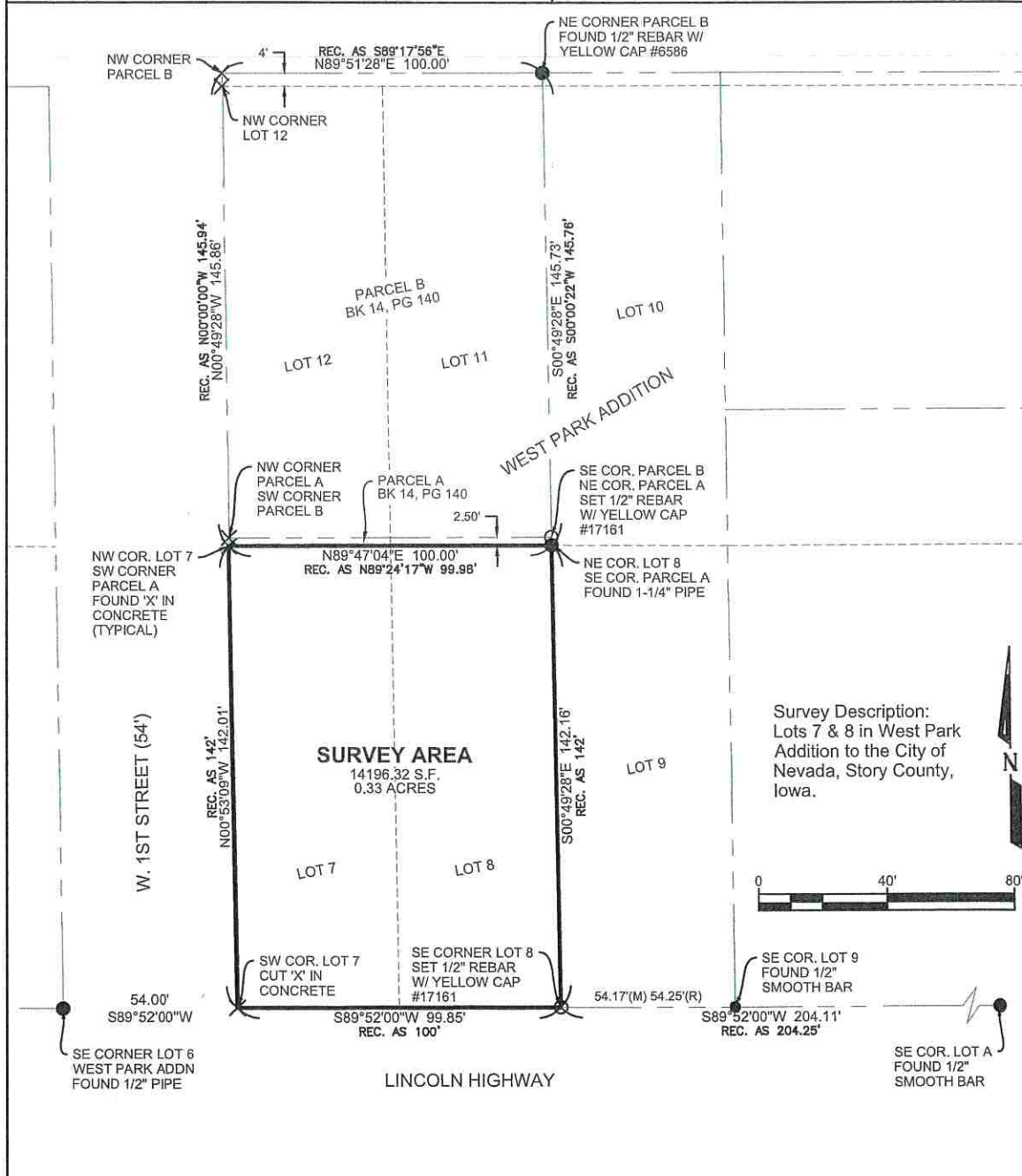
Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

RETRACEMENT PLAT OF SURVEY	
LOCATION:	LOTS 7 & 8 IN WEST PARK ADDITION CITY OF NEVADA, STORY COUNTY, IOWA
PROPRIETOR:	GWC REAL ESTATE, LLC
REQUESTED BY:	GARY CLEM
PREPARED BY & RETURN TO:	R. BRADLEY STUMBO, PLS #17161 STRAND ASSOCIATES, INC. 2802 SOUTH LOOP DR. AMES, IA 50010 515-233-0000

PREPARED BY: R. BRADLEY STUMBO, PLS #17161
& RETURN TO: STRAND ASSOCIATES, INC.
2802 SOUTH LOOP DR. AMES, IA 50010
515-233-0000



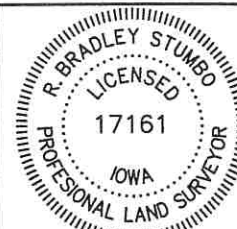
Strand Associates, Inc.
2802 South Loop Drive
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

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.

R. BRADLEY STUMBO, PLS
License number 17161

DATE _____

My license renewal date is December 31, 2027.



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

RESOLUTION NO. 029 (2026/2027)

**A RESOLUTION ACCEPTING AMENDMENT TO RIGHT OF WAY AGREEMENT FOR
HIGHWAY 30 PIPELINE RELOCATION PROJECT BETWEEN THE CITY OF
NEVADA, IOWA AND MAGELLAN PIPELINE COMPANY, LP**

WHEREAS, Magellan Pipeline Company, L.P. operates pipelines within an existing right-of-way on property owned by the City of Nevada; and

WHEREAS, relocation of the pipelines is necessary to accommodate the Iowa Department of Transportation expansion of highway 30 project; and

WHEREAS, the proposed Amendment to Right of Way Agreement modifies the location of the existing pipeline easement and provides for the relocation work and related temporary workspace.

WHEREAS, the City of Nevada, Iowa, does hereby grant to Magellan Pipeline Company, LP an amendment to the right of way agreement for the relocation work and related temporary workspace, as described in Exhibit A of the attached amendment; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Nevada, Iowa, that the Amendment to Right of Way Agreement between the City of Nevada and Magellan Pipeline Company, L.P. is hereby approved, and the Mayor and City Clerk are authorized to execute the Amendment on behalf of the City.

PASSED AND APPROVED this 24th day of August, 2026.

Ryan Condon, Mayor

ATTEST:

Erin Mousel, City Clerk

SPACE ABOVE FOR RECORDER'S USE

WHEN RECORDED, MAIL TO:
Magellan Pipeline Company, L.P.
Attn: Real Estate Services
100 W. 5th Street
Tulsa, OK 74103

AMENDMENT TO RIGHT OF WAY AGREEMENT

THIS AMENDMENT TO RIGHT OF WAY AGREEMENT ("Amendment") is made this _____ day of _____, 2026, by and between Magellan Pipeline Company, LP ("Grantee"), having an address of 100 W. 5th Street, Tulsa, Oklahoma 74103 and The City of Nevada, Iowa ("Grantor") having an address of 1209 6th Street, Nevada, Iowa 50201.

WHEREAS, Grantee owns certain easement and right-of-way rights by virtue of its interest in the following described instruments: A Right of Way Agreement executed by Isabel McLain, on the 22nd day of September 1930 and recorded on December 1, 1930 on Page 475 of Book 45 of the Miscellaneous records of Story County, Iowa, and a Receipt for Additional Pipe Line and Amendment of Right of Way dated the 21st day of November 1949, recorded on Page 367 of Book 68 of the Miscellaneous records of Story County, Iowa (collectively the "Right of Way") which affects the following real property (the "Grantor's Land"):

Lot 2 of Airport Road Plat 6, in the Southwest ¼ of the Southwest ¼ Section 12, Township 83 North, Range 23 West of the 5th P.M., City of Nevada, Story County, Iowa.

EXCEPT:

Parcel "A" located entirely within Lot 2 of Airport Road Plat 6, in the Southwest ¼ of the Southwest ¼ Section 12, Township 83 North, Range 23 West of the 5th P.M., City of Nevada, Story County, Iowa, more particularly described as follows:

Beginning at the Northeast corner of Lot 2 of Airport Road Plat 6, as recorded in Slide 457, Page 2, in the Office of the Recorder, Story County, Iowa; thence South 00°22'47" East, 829.86 feet along the East side of Said Lot 2 to the northerly line of U.S. Highway NO. 30 public highway easement; thence North 64°34'48" West, 903.74 feet along said northerly easement line to the West line of said Lot 2; thence North 00°10'03" West, 449.48 feet along said West line to the Northwest corner of said Lot 2; thence South 89°27'56" East, 812.10 feet along the North line of said Lot 2 to the point of beginning, containing 11.94 acres total including 0.06 acres of existing road right of way. Subject to easement and restrictions of record, if any.

WHEREAS, Grantee is the successor to the original grantee of the Right of Way and owns and operates two pipelines (collectively the "Pipeline") in the Right of Way and must relocate the Pipeline on the Grantee's Land to accommodate the Iowa Department of Transportation project at 610th Avenue and U.S. 30 interchange at Nevada in Story County, Iowa; and

WHEREAS, Grantor is the successor to the original grantee of the Right of Way and holds title to the Grantor's Lands.

NOW THEREFORE, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantee and Grantor agree to amend the Right of Way as follows:

1. Grantor does hereby grant and convey to Grantee, and the Right of Way is hereby amended to modify the location of the pipeline easement, said new easement area being 0.881 acres as described in Exhibit "A", attached hereto and made a part hereof (the "New Easement Area"), and said modified location and New Easement Area will supersede and replace the pipeline easement under the Right of Way. The conveyance of the rights described herein is made "AS IS", "WHERE IS", WITH ALL FAULTS AND CONDITIONS THEREON. GRANTOR HAS NOT MADE AND DOES NOT HEREBY MAKE ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER STATUTORY, EXPRESS OR IMPLIED, WITH RESPECT TO THE SUITABILITY OF THE NEW RIGHT OF WAY, EXISTING ROW OR TEMPORARY WORKSPACE FOR ANY ACTIVITIES OR USES.

2. Grantee intends to relocate the existing Pipeline by constructing new pipeline segments in the New Easement Area and conducting all required work to either remove the existing Pipeline or render the existing Pipeline segments clean and safe for dormancy (the "Relocation Work"). Grantee shall, at its sole cost and risk: either remove the existing Pipeline and appurtenances and restore the surface of the Grantor's Land to the condition it was in prior to such removal or abandon the Pipeline in place. If the Grantee opts to abandon any portion of the existing pipeline in place, Grantee shall (a) isolate, purge, clean and render safe the existing Pipeline; (b) cap, plug, bind, and secure all ends, laterals, valves and connections; (c) remove or secure any above-ground facilities not required to maintain; (d) perform all work in a good and workmanlike manner and in compliance with all permits, laws, rules and regulations; and (e) restore the surface (including topsoil, drainage, fences, roads and vegetation) to equal or better condition than existed immediately prior to commencement of the Relocation Work. Within thirty (30) days after completion of abandonment activities, Grantee shall deliver to Grantor: (i) written confirmation of abandonment activities performed, (ii) copies of all notices, filings, approvals, and close-out documentation; and (iii) as-built drawings depicting the location and depth of the abandoned Pipeline. Abandonment in place shall not relieve Grantee, its successors or assigns, of any obligation or liability arising out of the existing Pipeline or its abandonment, including without limitation any claims, losses, damages, costs, remediation, penalties, or expenses relating to (1) contamination or release of hazardous substances, (2) subsidence, settlement, voids, erosion, or drainage impacts, or (3) injury to persons or property arising from the abandoned Pipeline. Grantee, or its successors or assigns, shall defend, indemnify, and hold harmless Grantor and Grantor's related parties from and against all such matters, except to the extent caused by the negligence or willful misconduct of Grantor.

3. If (i) applicable law later requires removal of any portion of the Pipeline abandoned in place, (ii) the abandoned facilities interfere with Grantor's present or reasonably foreseeable use of the property, or (iii) the abandoned facilities create a safety hazard or materially impair drainage or soil conditions, then upon written notice from Grantor, Grantee shall, at its sole cost, remove the abandoned Pipeline to the extent necessary to cure the condition and restore the property as provided above.

4. During the Relocation Work, Grantee shall have and Grantor hereby grants temporary workspace (the "Temporary Workspace") at the locations shown on Exhibit "A". Grantee, its surveyors, agents, contractors, subcontractors and their respective employees may enter upon the Temporary Workspace and may temporarily place and store equipment and materials on the Temporary Workspace as necessary for installation and construction of the Pipeline. Grantee shall coordinate access routes, staging and other required controls with Grantor. Grantee shall (i) strip and segregate topsoil from subsoil where disturbed; (ii) prevent and remediate compaction; and (iii) maintain existing drainage patterns and repair any rutting, settlement, or erosion.

5. Within six months of completion of the installation of the Pipeline and removal or abandonment of the existing pipeline segments, Grantee will restore the New Easement Area, the existing easement area, and the Temporary Workspace, as nearly as practical, to the equal or better condition existing on the date hereof; provided however, that said six month period may be extended by agreement of the parties to allow additional time for restoration due to weather conditions or other circumstances beyond Grantee's control. Grantee's right to use the Temporary Workspace will terminate and expire on the completion of the Relocation Work.

6. Grantee shall pay to Grantor any direct, actual damages incurred by Grantor which may arise to crops or fences from Grantee's Relocation Work. Grantee shall fully repair any and all damages to the fences of Grantor damaged by Grantee during construction to the equal or better condition as they existed prior to the construction. Grantee shall brace the existing fences on both sides of any cut so that when the fence is cut there will be no slackening of the wires. Grantee shall keep gates closed at all times to prevent the escape of livestock except when opened for ingress and egress.

7. Grantee for and on behalf of Grantee, for itself and for and on behalf of its successors and assigns hereby indemnifies, releases and forever discharges Grantor, its partners and their respective members, directors, officers, employees, elected officials, agents and representatives from any and all loss or damages that may arise from or relate to any activities of Grantee or its contractors, within the New Easement Area the Temporary Workspace, except for any loss or damages arising from or relating to the negligence or willful misconduct of Grantor or its employees, agents or representatives or Grantor's breach of this Amendment. In performing any use or construction activities for which Grantee is entitled to take hereunder, Grantee shall use reasonable efforts and shall cause its agents, contractors, employees, and assigns to use reasonable efforts to not interfere with Grantor's use and enjoyment of Grantor's adjoining property.

8. This Amendment shall be binding upon and inure to the benefit of Grantor and Grantee, and their respective permitted successors and assigns, as provided in the Right of Way. Except as amended by the terms of this Amendment, the Right of Way and the rights and obligations of the Grantor and Grantee thereunder shall be and remain in full force and effect and are hereby ratified and affirmed.

9. This Amendment may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument, and any of the parties hereto may execute this Amendment by signing any such counterpart.

[Signature pages following.]

The City of Nevada, IA

By: Ryan Condon, Mayor

By: Erin Mousel, City Clerk

ACKNOWLEDGEMENT

STATE OF IOWA)
)
COUNTY OF STORY)

Before me, the undersigned Notary Public, on this _____ day of _____, 2026, personally appeared _____, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed for the uses and purposes as herein set forth.

Witness my hand and official seal.

My Commission Expires:

Notary Public

ACKNOWLEDGEMENT

STATE OF IOWA)
)
COUNTY OF STORY)

Before me, the undersigned Notary Public, on this _____ day of _____, 2026, personally appeared _____, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed for the uses and purposes as herein set forth.

Witness my hand and official seal.

My Commission Expires:

Notary Public

By: Magellan Pipeline GP, LLC,
Its general partner

Title:

STATE OF _____)
COUNTY OF _____)

My Commission Expires:

P.57

COUNCIL ACTION FORM

DATE: 8/24/26

AGENDA ITEM: Debris Site

Background and Need

The need for a permanent debris site became especially apparent following the August 2020 derecho, which caused extensive tree and storm damage throughout Nevada. During the cleanup effort, City staff used equipment to collect residential storm debris, transport it to the City's designated debris site, and dispose of the material.

The derecho response also demonstrated the importance of having established procedures and designated responsibilities. The City's Disaster Plan, which assigns responsibilities to individual departments, helped staff coordinate the large-scale cleanup effort.

Experiences such as the derecho reinforced the value of having a long-term location where the City can effectively manage tree limbs, leaves, brush, and other yard debris.

In August 2025, discussions began with a local family regarding the possible donation of property to the City of Nevada. One potential use identified for the property was a permanent debris and brush site. There was also discussion about the property eventually providing recreational opportunities, including walking trails and a possible connection to the City's existing trail system.

The approximately 22.49-acre parcel is adjacent to the Nevada city limits but was located in unincorporated Story County. Because the property would be outside the City's jurisdiction, annexation was necessary before it could be developed and operated as a municipal debris site.

First Step: Grading and Rock

With the property secured and the annexation completed, the first step toward making the new debris site operational is grading the site and installing rock.

Grading is necessary to establish a stable, usable surface, provide proper drainage, and prepare the property for vehicles and equipment that will regularly enter the site. Once grading is completed, rock can be installed to create a durable access road and debris-handling area capable of supporting City trucks, equipment, and residents bringing material to the site.

These improvements provide the foundation for everything that follows. Before fencing, cameras, and other operational features can be fully implemented, the City needs to establish safe and dependable access to the property.

In short, grading and installing rock are the first physical steps in turning the property into a functioning debris site.

Continued Site Development

Following the initial grading and rock installation, additional improvements are anticipated, including:

- Installing fencing to establish the site boundaries and control access.
- Installing cameras to monitor activity and discourage illegal dumping.
- Establishing designated areas for tree limbs, leaves, brush, and other yard debris.
- Developing procedures for safe and efficient public use of the site.

Because the site will be public once operational, other public entities, including the school, will also be able to utilize the facility.

We have received three (3) bids for the first step: Grading and Rock

1. OnTrack: \$12,700
2. Con-Struct: \$13,000
3. TK Grading: \$16,500

Staff recommendation:

1. Staff recommends approving option 1: quote from OnTrack Construction

Therefore, the recommendation is that Council approve option 1.



**QUOTE

PH# 515-620-6832
joe@ontrackiowa.com

DATE: 8/10/2026
 RE: Dumpsite Driveway Grading
 Nevada, Iowa
 TO: Jordan Cook

ITEM	ITEM DESCRIPTION	QNTY	UNIT	UNIT PRICE	TOTAL
1	MOBILIZATION	1	LS	NA	NA
2	EXCAVATE FOR DRIVEWAY	1	LS	NA	NA
3	HAUL EXCAVATED SOILS ON SITE AND LEVEL	1	LS	NA	NA
4	PLACE OWNER FURNISHED DRIVEWAY CULVERT	1	LS	NA	NA
5	GRADE DRIVEWAY TO DRAIN	1	LS	NA	NA
				SUBTOTAL:	\$ 8,500.00
ADDITIONAL PRICING					
6	3" ROADSTONE DRIVEWAY	100	TONS	\$ 42.00	\$ 4,200.00
<i>*Driveway to be approximately 20' wide x 150' long x 6" thick</i>					
					BID TOTAL: \$ 12,700.00

****CONDITIONS & NOTES**

- *All excess soils to remain on site and will be leveled and graded out
- *All gravel to be provided and installed by others
- *Compaction testing is NOT included in pricing above
- *Quote does not include bond fees
- *Relocation of conflicting utilities at no cost to OTC
- *All electrical, telecommunication and gas lines that are to be moved are to be at no cost to OTC
- *All work to be completed within 1 mobilization
- *No seeding, sodding or erosion control included
- *Items not listed on the quote should be considered excluded

THANK YOU FOR CONSIDERING OUR QUOTATION!



PROPOSAL

Con-struct, Inc.
305 S Dayton Ave, Ames, IA 50010
(515) 232-6443

08/17/2026

QUOTE Joe Mossel
TO City of Nevada

PROJECT NAME		PROJECT LOCATION		START DATE	
- CITY OF NEVADA-DRIVEWAY		T AVE NEVADA IA 50201			
Client #	Description	Quantity	Unit	Unit Price	Ext Price
10	MOBILIZATION	1.000	LS	\$1,500.00	\$1,500.00
20	SITE GRADING FOR DRIVEWAY	1.000	LS	\$6,300.00	\$6,300.00
30	3" ROADSTONE 6" THICKNESS (150X20)	1.000	LS	\$ 5,200.00	\$5,200.00
Grand Total:					\$13,000.00

Thank you for considering our quotation,

Corey Merrigan

Corey Merrigan
Project Manager/Estimator
c: 515-509-4341

Notes:

-

Inclusions:

- Driveway Dimensions- 150x20

Exclusions:

- Layout and staking
- Testing
- Traffic control
- Erosion control



PO Box 333
Maxwell, IA 50161

Phone # 515-664-7789

tkgradingseeding@gmail.com

Estimate

Date	Estimate #
6/22/2026	435

Name / Address
City of Nevada 1209 Sixth St. Nevada, IA 50201

			Project
Description	Qty	Rate	Total
Dozer - 3 days		7,500.00	7,500.00
Excavator - 3 days		8,250.00	8,250.00
Mobilization		750.00	750.00
Trucking dirt not included			
Culvert not included			
Rock not included			
State and Local Sales Tax		7.00%	0.00
		Total	\$16,500.00

RESOLUTION NO. 030 (2026/2027)

**RESOLUTION PROVIDING ECONOMIC DEVELOPMENT SUPPORT
FOR SWEET DREAMS CHALLENGE GRANT**

WHEREAS, Main Street Nevada intends to apply to Main Street Iowa and the Iowa Economic Development Authority for a Challenge Grant to support the rehabilitation of the property located at 1136 6th Street in the City of Nevada, Iowa (the "Project"); and

WHEREAS, the Project will rehabilitate the first floor of the historic Belknap Block into new commercial space and restore the building, which is a contributing property in the Nevada Downtown Historic District; and

WHEREAS, the Main Street Iowa Challenge Grant program considers local government support for the applicant's project; and

WHEREAS, the City of Nevada, Iowa (the "City") wishes to support the Project and the grant application; and

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

Section 1. The City supports the Main Street Iowa Challenge Grant application for the Project and, contingent upon award of the grant, commits an economic development contribution of \$20,000 in cash toward the Project as local match.

Section 2. The Mayor is authorized to sign any documentation reasonably requested to show the City's support for the Project and the corresponding grant application, consistent with this Resolution.

Section 3. All resolutions, parts of resolutions, or actions of the Council in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved the 24th day of August, 2026.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk



MEMORANDUM

TO: Mayor and City Council

FROM: Courtney Sisson, Executive Director, Main Street Nevada

DATE: August 24, 2026

RE: Request for a Resolution of Support and a \$20,000 contribution for the Belknap Block Main Street Challenge Grant

Main Street Nevada is applying for a Main Street Iowa Challenge Grant to rehabilitate the historic Belknap Block at 1136 6th Street, the corner building at the north gateway to downtown. We are asking the Council for two things: a resolution of support for the application, and a \$20,000 cash economic development contribution if the grant is awarded. The grant program looks for local government support, and these two actions provide it. That \$20,000 also helps unlock a \$100,000 state grant and a matching private investment by the property owner. The application is due August 27, so we are requesting action at the Council's regular meeting on August 24, 2026.

The project

The project rehabilitates the first floor of the Belknap Block into three new commercial suites while the existing Sweet Dreams store remains as an anchor. The work includes structural repairs, new mechanical and electrical systems, an accessible entrance, and a restored historic storefront on a building that has stood since 1901 and contributes to the Nevada Downtown Historic District. The property owner, Mari Moreland, is providing the required local match.

Why it matters

For a modest investment, the City helps add three new storefronts and new jobs downtown, restore a prominent gateway building, and continue the momentum already underway on 6th Street.

Requested action

We respectfully request that the Council, at its August 24, 2026 regular meeting:

1. Adopt a resolution of support for the Main Street Iowa Challenge Grant application for the Belknap Block; and
2. Approve a \$20,000 cash economic development contribution, contingent on the grant being awarded.

If awarded, the State announces recipients in November, and the contribution would be provided as the project moves forward. Thank you for your continued support of downtown Nevada. I am glad to answer questions before or at the meeting.

Sincerely,

Courtney Sisson

Executive Director, Main Street Nevada

DESIGN CONCEPT PROPOSAL

May 28th, 2026

Sweet Dreams Mattress Center, 1136 6th Street, Nevada, IA

Project #03826



Design recommendations are based upon field inspection during the site visit and/or information provided by the owner/tenant and are conceptual only. They are not intended for construction purposes. Additional consultation, or the use of specialized consultants including a licensed architect or engineer, may be required for additional design development and for individual issues or concerns. Prior to beginning any work, consult with local officials to ensure compliance with local codes and ordinances.



Left: Existing façade showing mothballed upper floor windows and infilled openings on the side elevation. Right: 1961 photo showing original windows and storefront design as "Erickson Appliances, Television"

BACKGROUND

The Belknap Block is a circa 1901 two-story building which is contributing to the Nevada Downtown Historic District, listed in the National Register of Historic Places. The building features two storefronts with a shared center entry alcove. A side entrance provides access to the second-floor stairwell. A mattress store, *Sweet Dreams* currently occupies both commercial bays and there are two occupied apartments on the upper floor. The building/business is interested in consolidating the mattress store into the south bay and partitioning the north corner bay to create three additional leasable commercial spaces. She is also interested in exterior improvements including installing new upper floor windows, restoring window/door openings on the side elevation, and improving accessibility. This proposal provides recommendations for interior layout and façade improvements.

INTERIOR

- **Layout:** Currently, the mattress store utilizes both commercial bays (approx. 3,500sf) as a showroom. The rear portion of the building is semi-conditioned space and lightly used for storage. The owners plan to partition the north bay into three separate commercial bays would necessitate downsizing/consolidating into approximately half the current square footage. The north bay is in leasable condition and could be leased separately by simply enclosing the existing opening between bays and adding a door at the rear of the space for secondary egress and restroom access if required by code depending on occupancy type. The rear portion of the building is in much poorer condition and will require more extensive renovation to be leasable. There are three general layouts shown in the floor plans below. Both options provide similar leasable square footage.
 - a) **Option A:** Partitions the north bay into two commercial suites with a third in the unfinished space west of the stairwell. A hallway connects all the suites to the existing restroom and rear exit. This option

utilizes a shared restroom for all the commercial spaces and results in a slightly smaller suite for the mattress store and a larger rear commercial suite.

- b) **Option B:** Places the hallway within the unfinished space and adds a second ADA restroom which is accessible to all units, resulting in a slightly larger store for the mattress store and a smaller rear suite.
- c) **Option C:** Shows partitioning for two larger commercial spaces suitable for a restaurant, etc. that may benefit from the prime corner location and require more square footage. This option requires less initial build-out and reduces the size of the access ramp. Major interior work, particularly in the rear of the building could be completed as a tenant improvement or build-to-suit for the tenant.

- **ADA Restroom:** We recommend installing additional grab bars in the existing restroom so that it meets ADA guidelines. The partially finished restroom in the rear of the building is too small to meet ADA requirements, and enlarging the restroom would block the existing rear exit. If a second restroom is desired/needed, we recommend relocating the restroom as shown in the floor plans. Refer to the [ADA Design Guidelines](#) for compliance parameters and confer with your local building official. [ADA tax credits](#) are available through the IRS to help offset the cost of accessibility improvements.
- **ADA Accessibility:** The building owner would like to install a ramp and landing on the side of the building to make the new storefronts and upper floor entry ADA accessible and provide a clear landing area in front of the doors as recommended per building code. We recommend installing a raised landing between all three side doors with an ADA ramp on the east end to "catch" the sidewalk slope, and steps on the west end. We recommend a 4' wide landing for access and maintaining a minimum 4' clearance at sidewalk level. Refer to the [ADA Design Guidelines](#) for compliance parameters and confer with your local building official. [ADA tax credits](#) are available through the IRS to help offset the cost of accessibility improvements.
- **Staircase:** The Owner is interested in installing a stair lift to provide accessibility to the upper floor. The wide stairwell (6') provides sufficient room for a lift to be installed. We also recommend installing a center handrail on the staircase so that no portion of the staircase is more than 30" from a handrail.
- **Tin Ceilings:** There is an acoustic drop ceiling installed in both commercial bays with historic tin ceilings above. There is no drop ceiling in the rear unfinished area, and the tin ceilings are missing along the rear 8' and damaged elsewhere. Preliminary measurements indicate that the header of the infilled side windows is lower than the drop ceiling height and so the drop ceiling would not interfere with the new windows. Field verify measurements to confirm. However, exposing the tin ceilings would enhance the quality of the commercial spaces and increase ceiling heights. Consider removing the drop ceilings and restoring the tin above. The tin ceilings in the rear portion of the building will require repair/replacement and may need to be removed and reinstalled. NPS [Preservation Brief 49](#) provides good information on restoring metal ceilings. Exposed electrical conduit and HVAC ducting can be painted to blend with the ceiling and left exposed.
- **Mechanical, Electrical and Plumbing:** Mechanical and electrical systems will require updating and alteration to properly service the separate commercial suites. Upgrading the existing HVAC to a zoned system would allow individual climate control for each suite with a single system. Heating/Cooling costs can be rolled into rent rates for simplicity. Alternatively, each suite could have a separate system. Consult an HVAC contractor regarding heating/cooling options and system sizing. Consider installing separate meters for each unit.
- **Structural Framing:** The front portion of the building (east of the stairwell) is framed with joists spanning the width of each bay (N-S) with a masonry bearing wall in the center and secondary support beams centered in each bay. The joists in the rear portion of the building (west of the stairwell) run perpendicular (E-W) to the others and appear to be insufficiently supported at the east end, contributing to settling of the floor assembly. We recommend framing a bearing wall or adding support beams/columns at the east end of this section to ensure the load of the rear floor section is properly supported.
- **Rear Coal Chute:** There is a large coal chute behind the building which is reportedly the source of water infiltration into the basement. We recommend blocking in the opening in the rear foundation wall with formed concrete or CMU wall, backfilling, and grading so that water drains away from the building. Consult an engineer for details and plans for proper wall assembly for the scenario.
- **Basement Water Damage:** There is damage to basement wall surfaces due to past water infiltration, and the owner has taken steps to mitigate against further water infiltration. We recommend removing damaged wall

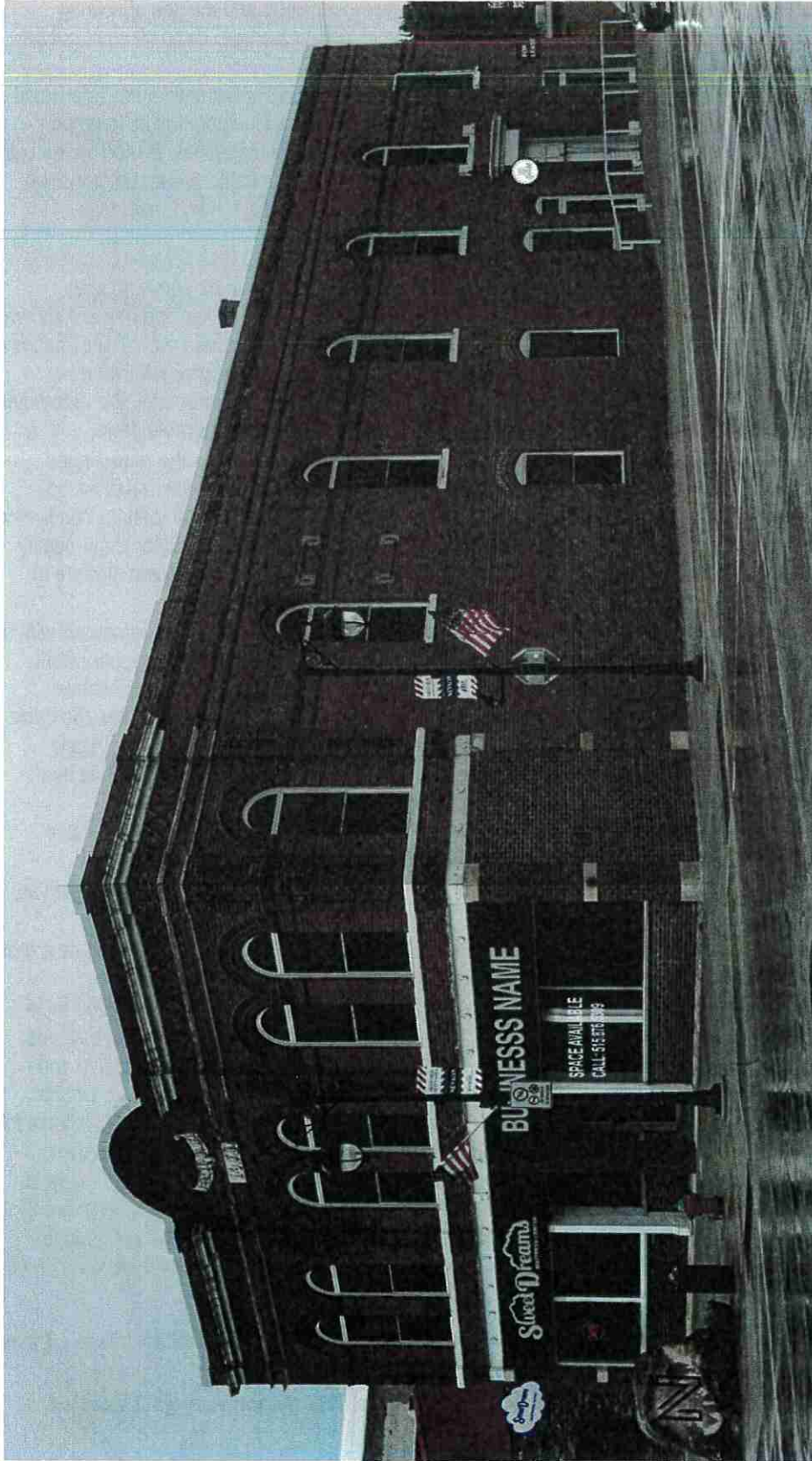
surfaces, especially along the lower 2-4' of walls that are likely trapping moisture and may be obscuring mold/mildew growth. This will help the basement to dry out and avoid further damage. Once cleaned out the basement provides ample space for storage, utilities, etc.

- **Upper Floor:** The upper floor presents redevelopment opportunity for additional residential units. This would help to increase the net operating income of the building, increasing its value and supporting its long-term maintenance. The building features ample windows, proving flexibility in unit arrangements. Based on the square footage, the building could likely accommodate 4-5 apartments. MSI staff are available to consult further on upper floor renovation and can provide schematic floor plans and discuss potential funding resources.

EXTERIOR

- **Ground Floor Windows and Doors:** We recommend replacing the side windows and doors with new commercial grade windows/doors that fill the entire masonry opening as shown. Windows and trim are shown in the white finish to reflect older reference photos. The original windows may have featured arched top sashes or an arched wood header above a rectangular sash. Either option would be appropriate given the window proportions. Historic photos of the side elevation were not available at the time of this proposal. We recommend further research to determine the original window design and inform the design of the new windows.
- **Upper Floor Windows:** We recommend installing new upper floor windows as shown in the renderings. Reference photos clearly show the windows on the front façade featured sash windows with a half-round transom above. The arched upper floor windows on the side elevation were likely of similar design. Windows or components of windows may be intact behind the plywood to inform final window design. Select high-quality non-vinyl windows, such as metal-clad wood, for appearance and durability. Windows are shown in white to reflect historic photos.
- **Masonry:** The masonry requires repointing in several places and the owner is already in conversations with a mason. Reopening the window/door openings on the ground floor will also require selective masonry work. Ensure new bricks and mortar match the existing as closely as possible. Have a qualified mason who is experienced with historic masonry complete the repairs, using appropriate mortar that is softer than the brick. For more guidance on masonry treatment, see Preservation Brief #2 [Repointing Mortar Joints in Historic Masonry Buildings](#), published by the National Park Service. The rear half of the side parapet wall has been removed. Consider rebuilding the parapet for a uniform wall.
- **Transom Sign Panel:** Consider installing a new smooth transom panel to better accommodate business signage. Multiple color options are shown in the renderings.
- **Storefront:** The existing storefront windows appear to be in sound condition and not in need of replacement. The overall design matches a 1961 reference photo.
- **Awning:** If desired, install a fixed or retractable canvas awning to shade the storefront. Awnings can be a great way to introduce color and business branding that complement the building's colors/materials.
- **Add Business Signage:** Business signage for the mattress store will need to be updated and moved to be centered above the south bay so that business signage can be installed for the tenant of the north bay. We recommend evaluating business branding/identity across all platforms to ensure branding is cohesive and reflects business identity including any changes to reflect business changes related to downsizing. Update branding as needed and incorporate it into new signage. The existing storefront transom sign panel is ideal for flush-mounted signage which provides good visibility from a distance. A projecting sign can be added for pedestrian-scale visibility from along 6th Street. Projecting signs for the side storefronts will provide the best visibility and help to draw customer traffic down the side street from 6th Street. Mount signage a minimum 9' above the sidewalk height and anchor into the mortar, NOT the bricks. Vinyl window graphics are good for pedestrian oriented signage to display business offerings, hours and information. Place business hours on or near the entry door. White graphics provide the best visibility.

Main Street Iowa design staff is available to provide continued assistance as the project progresses. Please contact Sarah Lembke (515.348.6181 or sarah.lembke@iowaeda.com) or Keegan Hall (515. 348.6186 or keegan.hall@iowaeda.com) with any questions, requests for technical information or project updates.



CONCEPT RENDERING showing updated storefront with black transom signage panel to reflect midcentury design. Windows/doors on the ground floor and upper floor windows are restored based on reference images. A new ADA ramp and landing provides accessibility to the side entry doors. Projecting signs identify the side business entrances. Masonry is shown repointed and the upper parapet rebuilt.

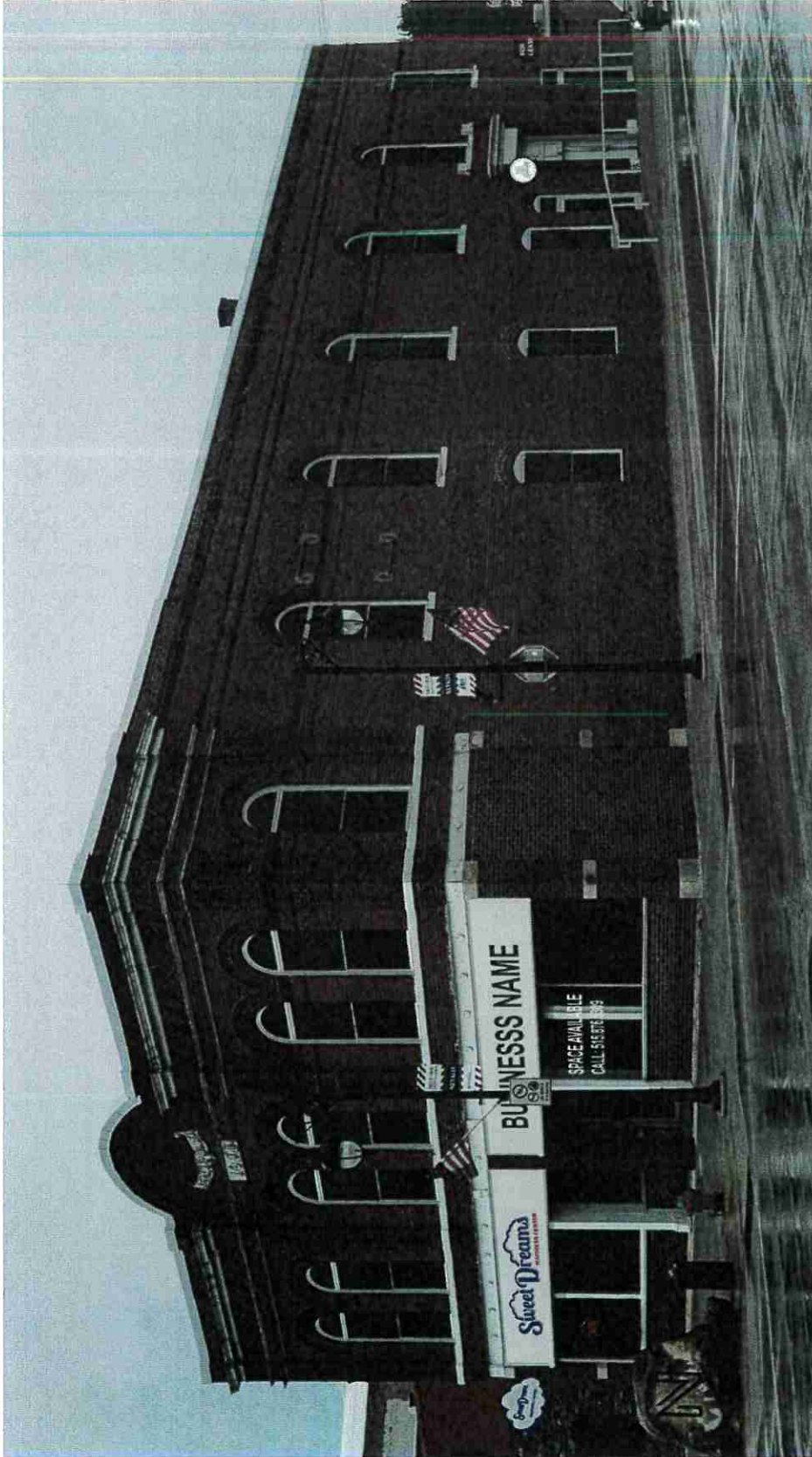


DESIGN CONCEPT

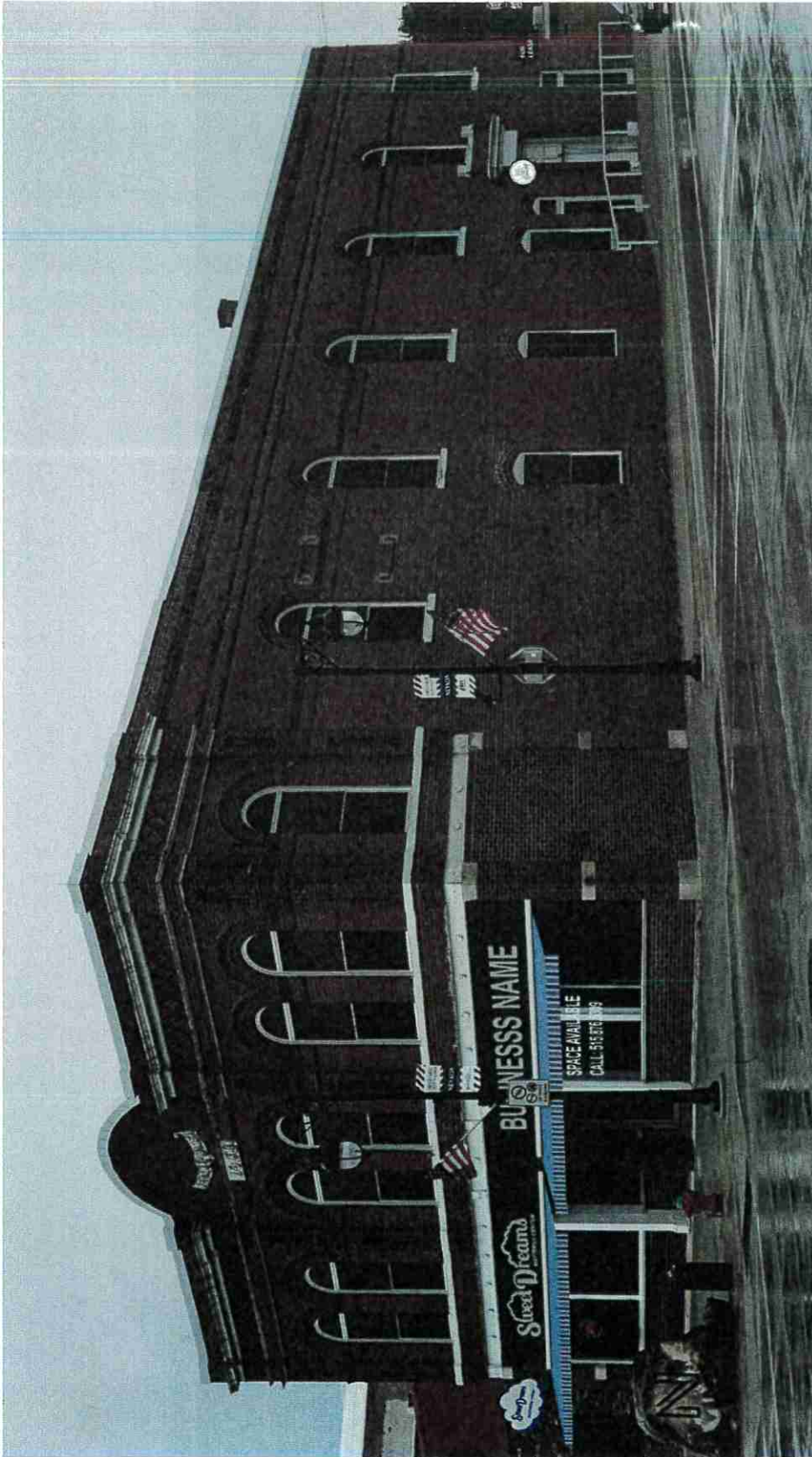
Project #03826

1136 6th Street, Nevada, IA

May 28, 2026



CONCEPT RENDERING showing updated storefront with white transom signage panel and updated business signage.



CONCEPT RENDERING showing updated storefront with black transom signage panel and canvas awning shown in *Sunbrella Baycrest Pacific 4993* to reflect business branding.



DESIGN CONCEPT

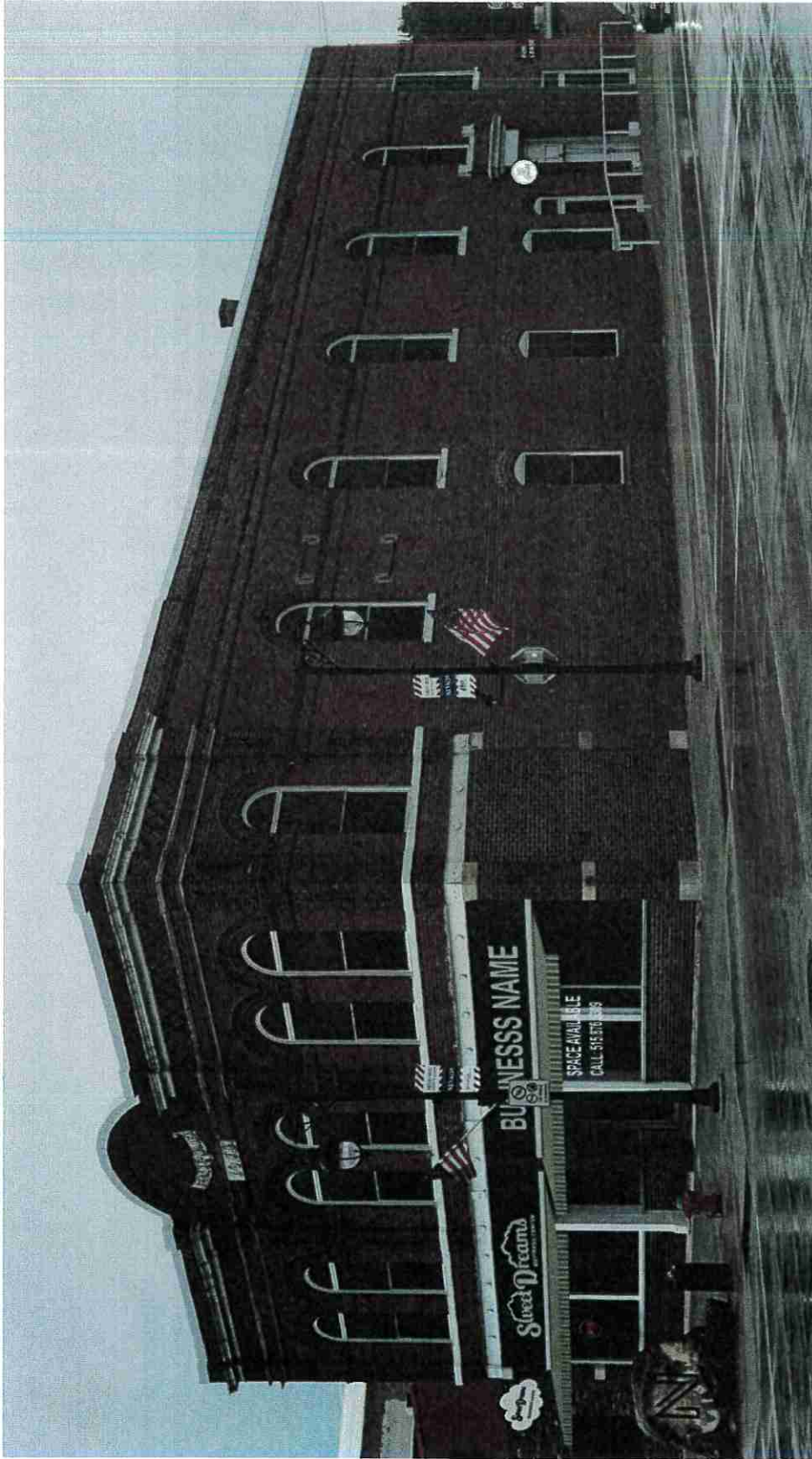
Project #03826

1136 6th Street, Nevada, IA

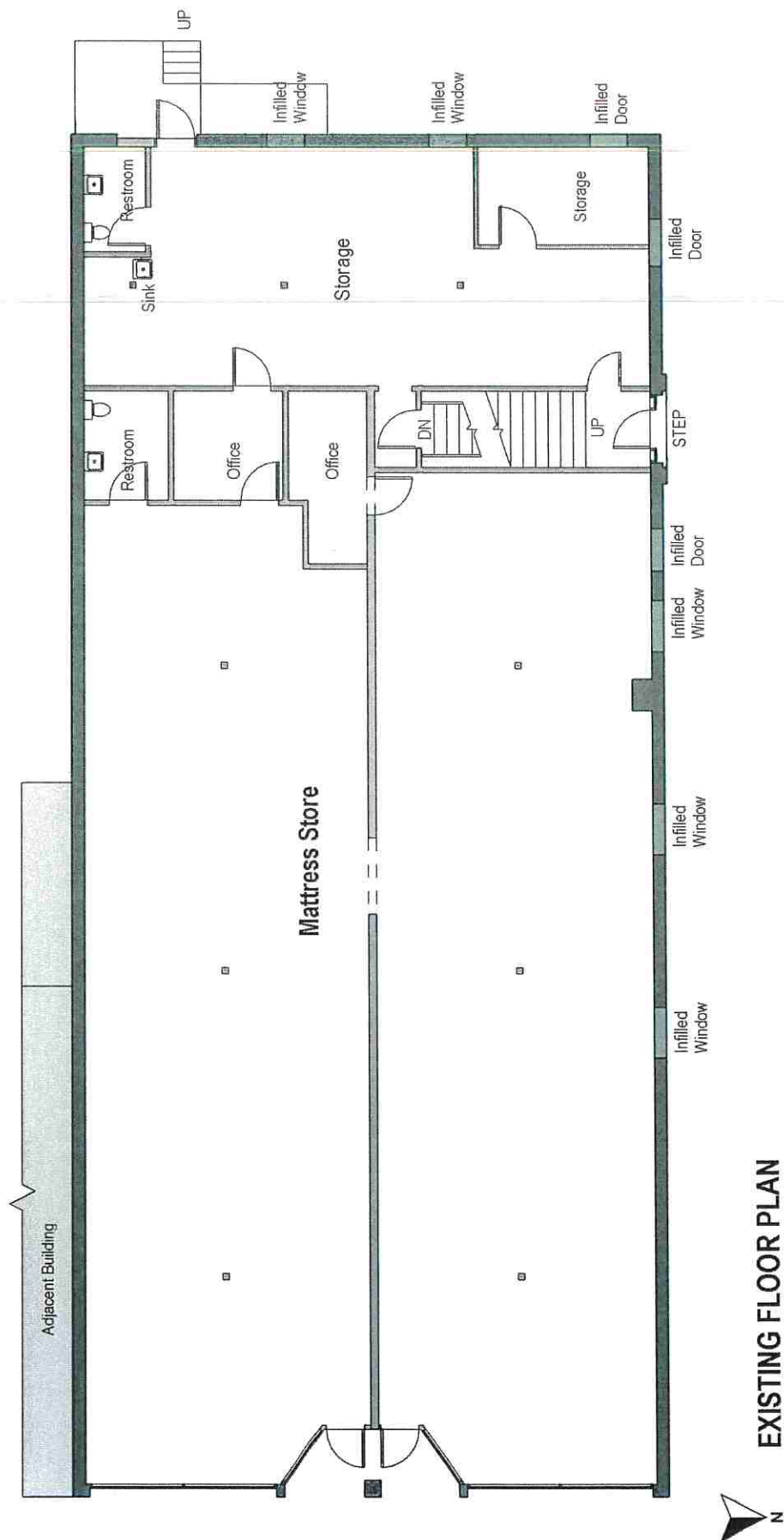
May 28, 2026

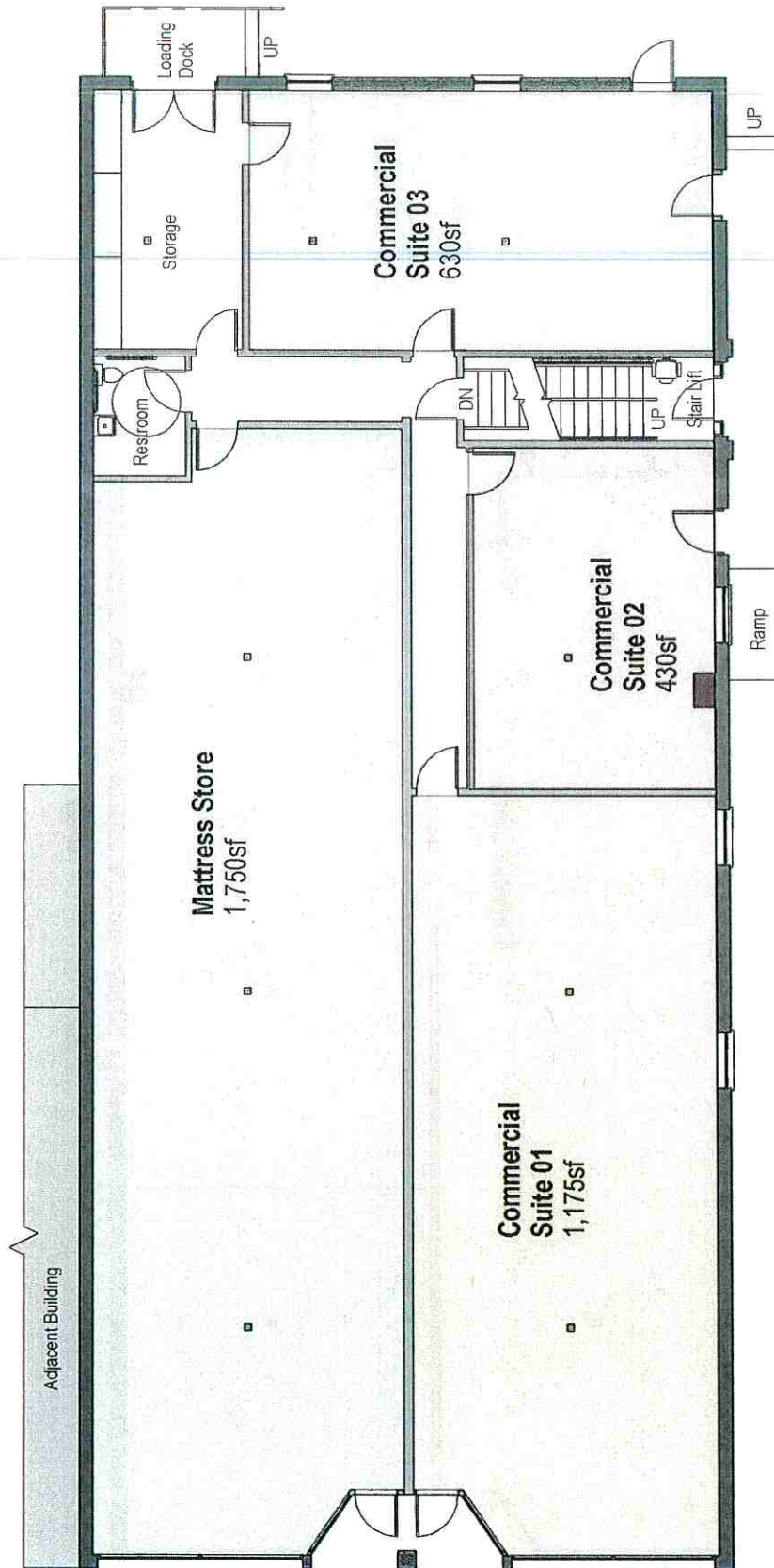


CONCEPT RENDERING showing updated storefront with white transom signage panel and canvas awning shown in *Sunbrella Baycrest Pacific 4993* to reflect business branding.



CONCEPT RENDERING showing updated storefront with black transom signage panel and canvas awning shown in *Sunbrella Classic Fern* 4955 to complement the building color tones.





PROPOSED FLOOR PLAN
Option A

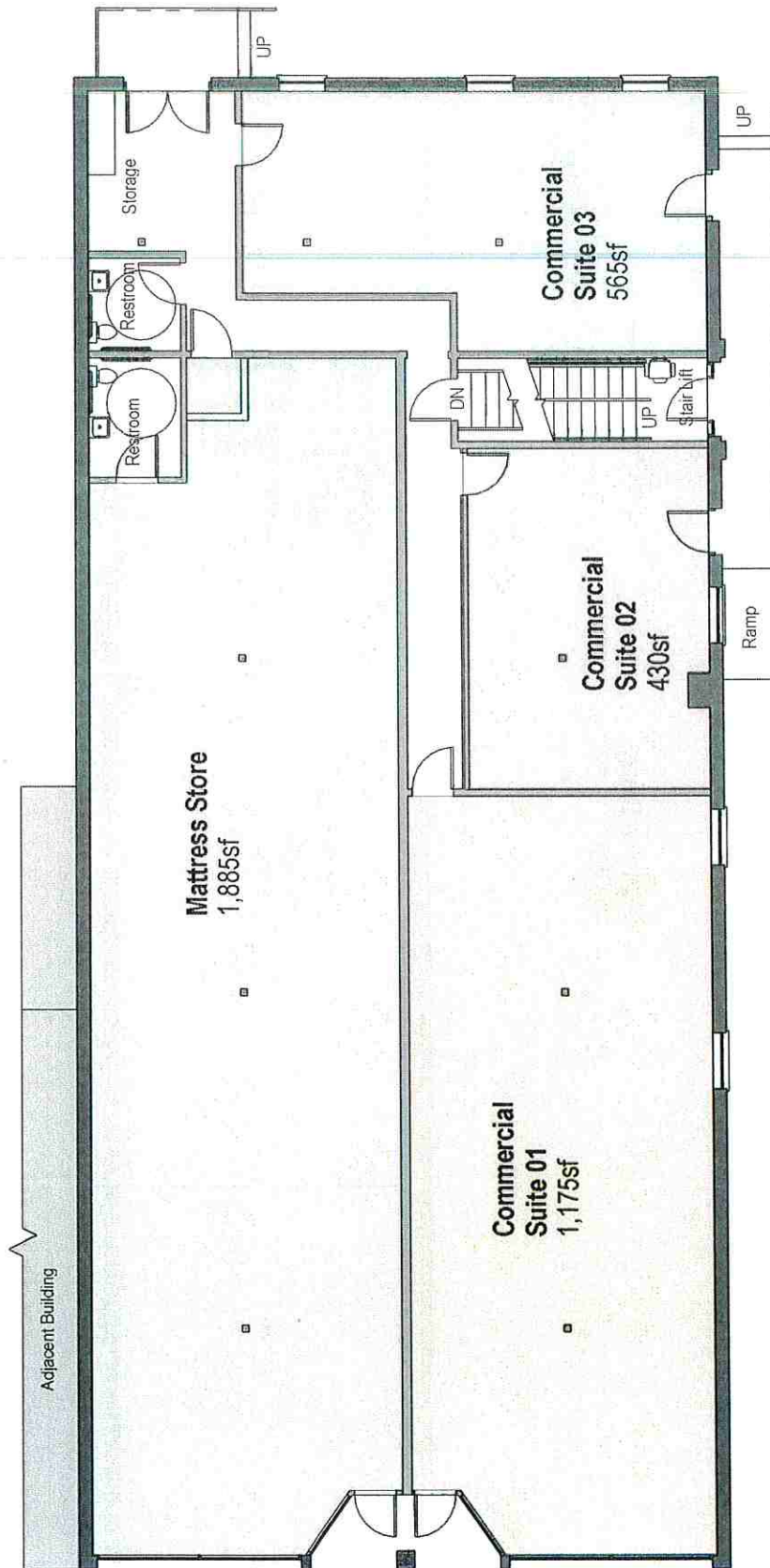
DESIGN CONCEPT

1136 6th Street, Nevada, IA

Project #03826

May 28, 2026





PROPOSED FLOOR PLAN
Option B

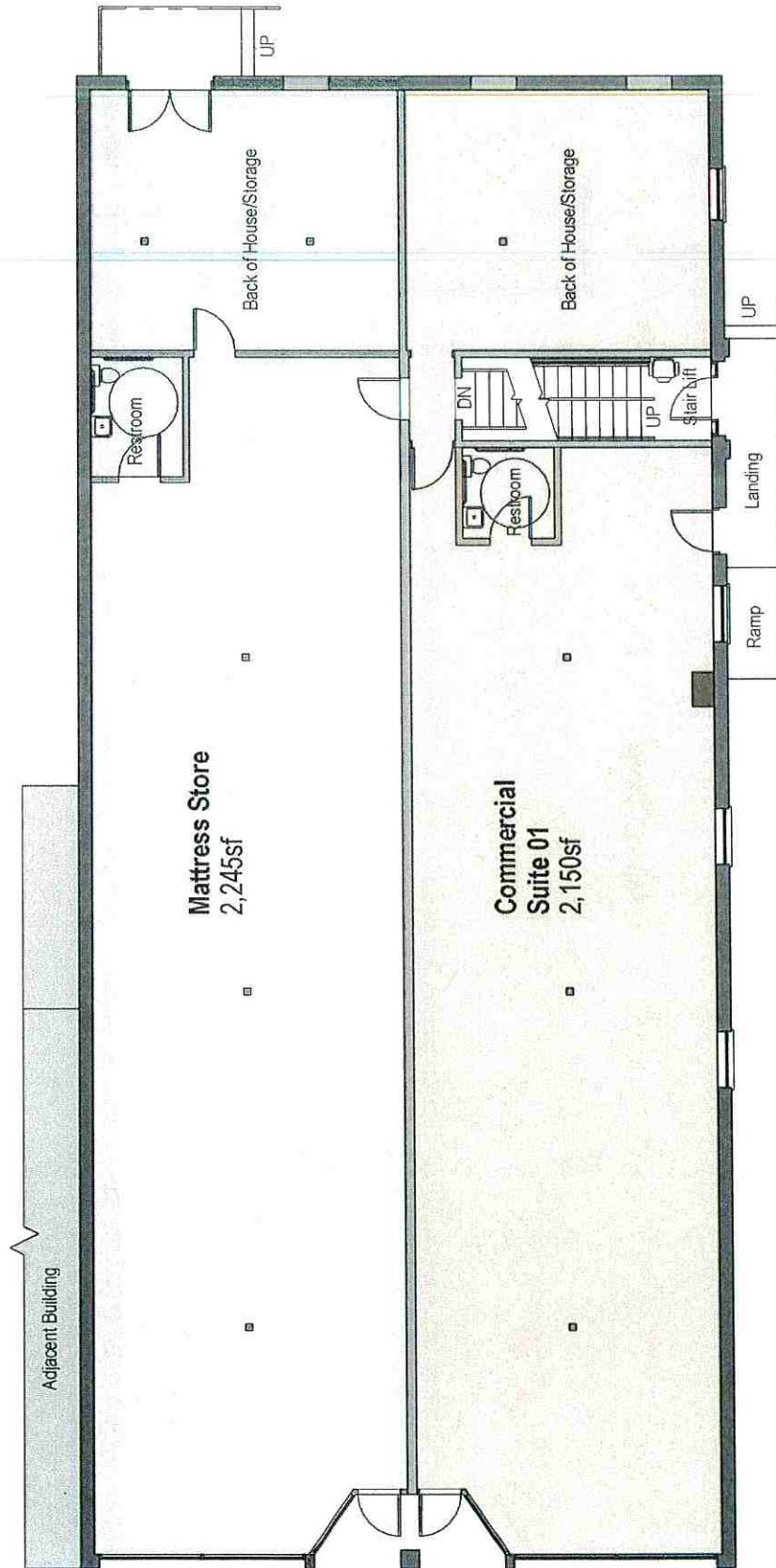


DESIGN CONCEPT

Project #03826

1136 6th Street, Nevada, IA

May 28, 2026



PROPOSED FLOOR PLAN
Option C



DESIGN CONCEPT

Project #03826

1136 6th Street, Nevada, IA

May 28, 2026

ORDINANCE NO. 1079 (2026/2027)

AN ORDINANCE AMENDING CHAPTER 63 (SPEED REGULATIONS) OF THE NEVADA MUNICIPAL CODE TO MAKE NECESSARY CHANGES TO SPEED ZONES

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

63.01 GENERAL.

Every driver of a motor vehicle on a street shall drive the same at a careful and prudent speed not greater than nor less than is reasonable and proper, having due regard to the traffic, surface and width of the street and of any other conditions then existing, and no person shall drive a vehicle on any street at a speed greater than will permit said driver to bring it to a stop within the assured clear distance ahead, such driver having the right to assume, however, that all persons using said street will observe the law.

(Code of Iowa, Sec. 321.285)

63.02 STATE CODE SPEED LIMITS.

The following speed limits are established in Section 321.285 of the Code of Iowa and any speed in excess thereof is unlawful unless specifically designated otherwise in this chapter as a special speed zone.

1. Business District – twenty (20) miles per hour.
2. Residence or School District– twenty-five (25) miles per hour.
3. Suburban District – forty-five (45) miles per hour.

63.03 PARKS, CEMETERIES AND PARKING LOTS.

A speed in excess of fifteen (15) miles per hour in any public park, cemetery or parking lot, unless specifically designated otherwise in this chapter, is unlawful.

(Code of Iowa, Sec. 321.236[5])

63.04 SPECIAL SPEED ZONES.

In accordance with requirements of the Iowa Department of Transportation, or whenever the Council shall determine upon the basis of an engineering and traffic investigation that any speed limit listed in Section 63.02 is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of the City street system, the Council shall determine and adopt by ordinance such higher or lower speed limit as it deems reasonable and safe at such location. The following special speed zones have been established:

(Code of Iowa, Sec. 321.290)

1. Special 20 MPH Speed Zones. A speed in excess of twenty (20) miles per hour is unlawful on any of the following designated streets or parts thereof.

A. On Fifth (5th) Street from I Avenue to Lincoln Highway;

B. On Lincoln Highway from 160 feet east of the centerline of the intersection of Thirteenth (13th) Street and Lincoln Highway east to 457 feet west of the centerline of the intersection of Nineteenth (19th) Street and Lincoln Highway when special school lights are flashing.

C. On Fifteenth (15th) Street from H Avenue to Lincoln Highway;

D. On H Avenue from Fourteenth (14th) Street to Nineteenth (19th) Street;

E. On Fawcett Parkway from Nineteenth (19th) Street to South B Avenue;

F. On J Avenue from 118 feet west of centerline of the intersection of Eighth (8th) Street and J Avenue to 165 feet east of the centerline of the intersection of Tenth (10th) Street and J Avenue;

G. On Tenth (10th) Street from 80 feet south of the centerline with the south intersection of H Avenue and Tenth (10th) Street to 180 feet north of the centerline of the intersection of J Avenue and Tenth (10th) Street;

H. On H Avenue, from Tenth (10th) Street to 122 feet east of the centerline of the north intersection of H Avenue and Tenth (10th) Street;

I. On I Avenue from Ninth (9th) Street to 165 feet west of the centerline of the intersection of I Avenue and Eighth (8th) Street;

J. On I Avenue from Tenth (10th) Street to 145 feet east of the centerline of the intersection of I Avenue and Tenth (10th) Street;

K. On Ninth (9th) Street from I Avenue to 110 feet south of the centerline of the intersection of Ninth (9th) Street and H Avenue;

L. On H Avenue from Tenth (10th) Street to 115 feet west of the centerline of the intersection of H Avenue and Ninth (9th) Street;

M. On Ninth (9th) Street from J Avenue to 175 feet north of the centerline of the intersection of K Avenue and Ninth (9th) Street;

(Ord. 906 - June 07 Supp.)

2. Special 25 MPH Speed Zones. A speed in excess of twenty-five (25) miles per hour is unlawful on any of the following designated streets or parts thereof.

A. On West ~~Fourth (4th)~~ **Third (3rd)** Street (County Road S-14) from I Avenue to 420 feet south of E Avenue;

B. ~~On West Fourth (4th) Street (County Road S-14) from Lincoln Highway north to the Union Pacific Railroad overpass.~~ On West Third (3rd) Street (County Road S14) from Lincoln Highway to R Avenue.

3. Special 30 MPH Speed Zones. A speed in excess of thirty (30) miles per hour is unlawful on any of the following designated streets or parts thereof.

A. On Lincoln Highway from 200 feet west of the centerline of intersection with West Fourth (4th) Street (County Road S-14) to east City limits;

B. On West F Avenue east of West Eighteenth (18th) Street;

C. On West K Avenue east of West Eighteenth (18th) Street.

4. Special 35 MPH Speed Zones. A speed in excess of thirty-five (35) miles per hour is unlawful on any of the following designated streets or parts thereof.

- A. On Sixth (6th) Street from I Avenue south to the Union Pacific Railroad crossing;
- B. On Eleventh (11th) Street from the southern City limits to D Avenue;
- C. On Nineteenth (19th) Street from the Union Pacific Railroad tracks north to Lincoln Highway (L Avenue);
- D. On South B Avenue from South Eleventh (11th) Street to South Nineteenth (19th) Street;
- E. On South G Avenue from South Thirteenth (13th) Street to South Nineteenth (19th) Street;
- F. On West Maple Avenue from the intersection of West Fourth (4th) Street (County Road S-14) to the west corporate limits;
- G. On South D Avenue from South Eleventh (11th) Street to South Fourteenth (14th) Street;
- H. ~~On West Fourth (4th) Street (County Road S-14) northbound from the Union Pacific Railroad overpass north 685 feet~~ **On West Third (3rd) Street (County Road S14) northbound from R Avenue to 100 feet south of T Avenue.**

- I. On West Fourth (4th) Street (County Road S-14) from the south corporate limits to Highway 30.

5. Special 45 MPH Speed Zones. A speed in excess of forty-five (45) miles per hour is unlawful on any of the following designated streets or parts thereof.

- A. On West Eighteenth (18th) Street from Lincoln Highway south to 225 feet south of intersection with West F Avenue;

(Ord. 944 - Jul. 09 Supp.)

- B. On South Nineteenth (19th) Street from South G Avenue to Union Pacific Railroad;
- C. ~~On West Fourth (4th) Street (County Road S-14) northbound from 685 feet north of the Union Pacific Railroad overpass to T Avenue~~ **On West Third (3rd) Street (County Road S14) from 100 feet south of T Avenue to 500 feet north of T Avenue.**

- D. On West Fourth (4th) Street (County Road S-14) from Highway 30 north to 420 feet south of E Avenue;

- E. On 600th Avenue north of Lincoln Highway to the intersection with 220th Street;

- F. On Lincoln Highway from 200 feet west of the centerline of intersection of West Fourth (4th) Street (County Road S-14) west to the intersection with West Eighteenth (18th) Street (Airport Road).

6. Special 55 MPH Speed Zones. A speed in excess of fifty-five (55) miles per hour is unlawful on any of the following designated streets or parts thereof.

- A. ~~On West Fourth (4th) Street (County Road S-14) northbound from T Avenue to the north corporate limits;~~

- B. On Lincoln Highway west of the intersection of West Eighteenth (18th) Street (Airport Road) to west corporate limits.

C. On West Eighteenth (18th) Street from 225 feet south of intersection with West F Avenue to Highway 30.

7. Special 60 MPH Speed Zones. A speed in excess of sixty (60) miles per hour is unlawful on any of the following designated streets or parts thereof.

A. On West Third (3rd) Street (County Road S14) from 500 feet north of T Avenue north corporate limits.

(Ord. 944 - Jul. 09 Supp.)

7.8 State Primary Highways. All posted, signed speed limits on primary highways under the jurisdiction of the Iowa Department of Transportation, but located within the corporate limits of the City, are officially adopted by reference as City of Nevada speed limits on the respective highways or portions thereof, and violations of those posted speed limits may be prosecuted as violations of this Code of Ordinances.

(Code of Iowa, Sec. 321.290 & 321.285[6])

63.05 MINIMUM SPEED.

A person shall not drive a motor vehicle at such a slow speed as to impede or block the normal and reasonable movement of traffic, except when reduced speed is necessary for safe operation, or in compliance with law.

(Code of Iowa, Sec. 321.294)

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

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

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

Passed and approved 1st Reading on this 24th day of August, 2026.

Passed and approved 2nd Reading on this 14th day of September, 2026.

Passed and approved 3rd and final Reading on this 28th day of September, 2026.

Ryan Condon, Mayor

Erin Mousel, City Clerk



NEVADA PUBLIC SAFETY DEPARTMENT

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

Chris Brandes
Public Safety Director
Chief of Police



Date: Monday, August 10, 2026

Ref: 2026 Lincoln Highway Days Celebration, Parade, Car Show, and 5K Dash

Dear Courtney and LHD committee members:

Lincoln Highway Days Festival is to take place on Saturday, August 29th, 2026. The celebration is to take place at the Story County Fairgrounds. This year there will be a rodeo, beer garden, parade, car show, as well as the vendors and other assorted forms of entertainment in the area. In recognition of all the activities taking place, the Lincoln Highway Days Committee is requesting road closures from 8:00am to 12:00am (midnight) on August 29th around the Story County Fairgrounds for the Lincoln Highway Days Festival. These are as follows:

- Road Closure on 1st Street between H Avenue and I Avenue
- Road Closure on 2nd Street between G Avenue and H Avenue
- Road Closure on H Avenue between 1st Street and 2nd Street
- Road Closure on G Avenue between 2nd Street and 3rd Street (placing a barricade west of the residence at 225 G Avenue)

This year Lincoln Highway Days will be hosting a Nevada Car Show located in the downtown district, formally known as 6th Street between I Avenue and Lincoln Highway. This event will take place on August 29th from 11:00am and conclude no later than 4:00pm. A road closure request for the Car Show is as follows:

- Close 6th Street from the north side of the intersection of I Avenue to the south side of Lincoln Highway
- Close K Avenue between 5th Street and 7th Street
- Close J Avenue between 5th Street and 7th Street

The Lincoln Highway Days Committee is requesting restricted parking from 8:00am to 12:00am (midnight) on August 29th for the following locations:

- No parking on Sampson Drive
- Restricted parking to one side of J Avenue between 1st Street and 5th Street
- Restricted parking to one side of K Avenue between 1st Street and 4th Street
- Restricted parking to one side of I Avenue between Sampson Drive and 4th Street
- Restricted parking to one side of H Avenue between 2nd Street and 3rd Street
- Restricted parking to one side of 2nd Street between H Avenue and J Avenue

Street closure and parking restrictions are APPROVED.

The 5K route is the same as last year. The route will use the running path from SCORE Park to Billy Sunday Field. The route will use 1st Street to Lincoln Highway, the runners will use then east towards 6th Street, and the race will end at 6th Street and Lincoln Highway. The parade route is the same route as previous years. The parade will start at 15th Street and travel west on Lincoln Highway until 1st Street. The parade will turn south on 1st Street and conclude at 1st Street and I Avenue. The following closure is requested from 8:30am to the conclusion of the parade on August 29th:

- Close 1st Street between Lincoln Highway and I Avenue
- Close Lincoln Highway from West 1st Street to 19th Street
- Close West I Avenue between Sampson Drive to 2nd Street at conclusion of parade

Parade route and 5k Dash route is APPROVED.

The Day Shift Officer will set up barricades for eastbound traffic at Sampson Drive on West I Avenue at or around 10:00am. An officer will be assigned to West 1st Street and Lincoln Highway for traffic control; barricades will be needed at this location. The officer assigned to this location will put them up when closing eastbound traffic for the parade. This will be about 9:15am.

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

You will be responsible for contacting businesses and residents affected by this closure. This is particularly significant given the business hours during the events taking place on 6th Street.

Personal contact is always best, but if not possible, a note with details and contact information should be provided. The Nevada Public Safety Department has "No Parking" signs which will be provided to you at no cost. If you require signs you may pick them up at the police station. Call ahead so they are ready. You will need to secure them on something to post along the street. **You will be responsible for collecting these signs and returning them to the Nevada Public Safety Department following the event.**

Should you need any additional barricades, cones, or equipment to facilitate your event contact Nevada Street Superintendent Joe Mousel. Mr. Mousel can be reached weekdays between 8:00 a.m. and 4:00 p.m. by calling his office at 515-382-4813. It is your responsibility to make these arrangements. Be aware there are rental and deposit fees associated with the use of City of Nevada barricades and equipment.

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

Respectfully,



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

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



NEVADA PUBLIC SAFETY DEPARTMENT

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

Chris Brandes
Public Safety Director
Chief of Police



Date: Tuesday, August 18, 2026

Tom Boeding
840 Westwood Drive
Nevada, Iowa 50201
Email: tomboeding1@gmail.com
Cell: 515-297-2970

RE: Block Party Street Closure Westwood Drive on Sunday, September 6, 2026

Dear Tom:

Through our emails and your pamphlet, you are requesting a street closure for a block party on Westwood Drive at the cul-de-sac at the north end of the street. This event will block off the cul-de-sac at the intersection with Cimmaron Drive. Traffic will be open for Westwood and Cimmaron Drives up to the block party location. The event starts at 4:30pm and concludes no later than at approximately 6:00pm.

Your request for this event is approved

You will be required to allow emergency vehicle access if necessary.

You are required to discuss this closure with anyone whose access to their residence may be affected.

As in the past, you will need to ensure the proper use of barricades to secure the roadway. While you are not required to use the City of Nevada equipment, should you require equipment, such as street barricades, cones, or any device in assisting you to close the roadway these arrangements will need to be made with City of Nevada Streets Superintendent Joe Mousel. There are rental fees and deposits associated with the use of City equipment. Mr. Mousel can be reached Monday-Friday between 8:00 a.m. and 3:00 p.m. by calling his office at 515-382-4813. It is your responsibility to make these arrangements with Mr. Mousel.

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

Should you have questions or concerns please contact the Nevada Public Safety Department. I wish you great success with this event. I hope the weather cooperates! This letter should suffice if any questions arise.

Respectfully,

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

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

