

Item # 79  
Date: 10/9/23



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

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October 2023

TO: City Council

I have added a Neighborhood Improvement Incentive Program Application from Flummerfelt Homes for their work at Sunridge Estates and Country Club Estates. The cleaning and removal of dilapidated mobile homes has made a dramatic impact on the property. The condition of living for the residence continues to move in a positive direction. I have received the proper paperwork for Nine (9) of the mobile home that were demolished. It is my recommendation we award Flummerfelt Homes \$29,970.

Respectfully,

Ryan Hutton  
Building and Zoning Official

# City of Nevada

## Neighborhood Improvement Incentive Program 2023 – 2024 Application

### Overview

#### Purpose:

The purpose of this grant program is to assist organizations, residents, and business owners within the City of Nevada to strengthen their neighborhood's appearance, to promote the area to visitors, and to improve the quality of life.

#### Eligible Applicants:

- ◆ Eligible applicants are property owners of residential or commercial property in the city limits of Nevada who are committed to improve neighborhoods, promote the area, and improve the quality of life.

#### Eligible Projects to be Considered for Funding:

- ◆ Projects that demolish a residential or commercial structure, including capping utilities, grading and seeding the area, and for the City to acquire property.

Options:

- A. Maintain ownership** – demolish structure, including capping utilities, grading and seeding the area. Grants will be awarded on a minimum 50/50 cash match basis. Also, grants are set up on a reimbursement basis and payable upon completion of the project. Maximum request is \$10,000, minimum request is \$500.00.
  - B. Transfer property to City** – costs to the City cover title opinion, transfer of deed, and any other legal costs for the City to acquire the property. The property owner makes an offer of a gift of property to the City.
- ◆ Projects must be completed within the one fiscal year of which the project is approved for.
  - ◆ Before and after pictures are required for funding.
  - ◆ Work is done by a licensed professional who is permitted and inspected to do such work.

#### Grant Application Process:

- ◆ Written bid(s) for each expense must be attached to your application.
- ◆ The City Administrator and the Building and Zoning Official will make final recommendations to the City Council regarding which projects should be funded.

#### For More Information/Questions:

Contact the City Administrator, City Clerk or Building and Zoning Official at 515-382-5466.

#### Applicant Information

Organization Name: Flummerfelt Homes Project Name: Sunridge & Country Club Estates

Contact Person: Matt Flummerfelt Mailing Address: 837 W Maple Ave

City, State, Zip: Nevada, IA 50201 Daytime Phone Number: 515-382-2020

Fax: \_\_\_\_\_ E-mail: mattflumhohmes1@gmail.com

Total Project Cost: \$ 59,940.00 Amount requesting from this grant program: \$ 29,970.00

Project Address: Sunridge Estates (10<sup>th</sup> Street) Country Club Estates (10 Maple) *See spreadsheet*

Project Description: Demolished 9 trailers and prepared for one

## Flummerfelt Manufactured Homes, Sunridge Estates

10/4/2023

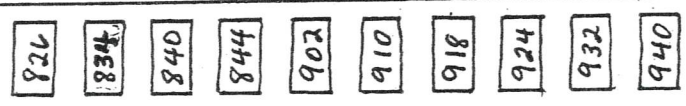
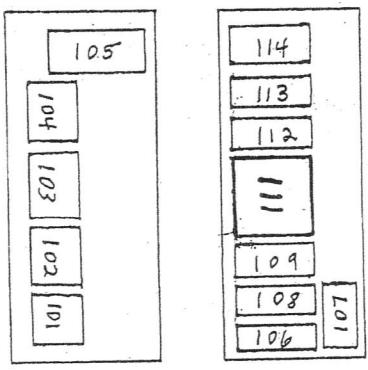
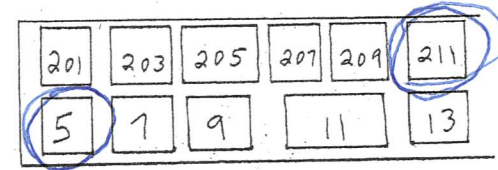
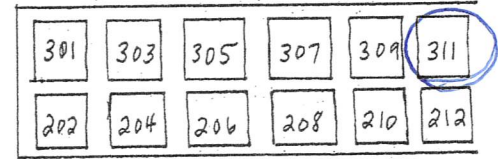
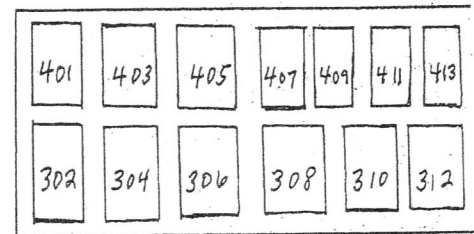
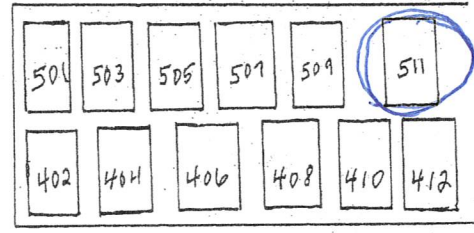
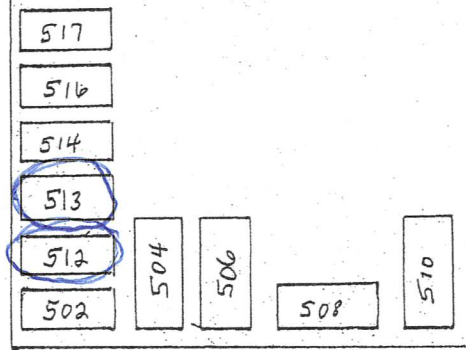
### Neighborhood Improvement Incentive Program (NIIP) Application

<u>Demo Date</u>	<u>Lot #</u>	<u>Cost</u>	<u>Asbestos</u>	<u>Total Cost</u>	<u>NIIP Reimb (1/2)</u>
8/10/2022	5		2440	2440	1220 Sunridge Estates, 10th Street
1/13/2023	119	5,000	2,480	7480	3740 Country Club Estates, 10 Maple
3/24/2023	211	4,500	270	4770	2385 Sunridge Estates, 10th Street
1/13/2023	214	5,500	2580	8080	4040 Country Club Estates, 10 Maple
1/13/2023	224	5,600	2180	7780	3890 Country Club Estates, 10 Maple
1/13/2023	226	5,800	890	6690	3345 Country Club Estates, 10 Maple
3/24/2023	311	5,000		5000	2500 Sunridge Estates, 10th Street
8/16/2022	511		160	160	80 Sunridge Estates, 10th Street
1/13/2023	512	5,000		5,000	2,500 Sunridge Estates, 10th Street
1/13/2023	513	5,000		5,000	2,500 Sunridge Estates, 10th Street
8/16/2022	608	5,000	2,540	7,540	3,770 Sunridge Estates, 10th Street

<b>Reimbursement Request:</b>	<b>\$ 29,970.00</b>
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59940

Sunridge  
Estates  
1603  
10th St.



#119, 214, 224 & 226  
are at Country  
Club Estates

**Invoice**

**Environmental Property Solutions, Inc.**  
 10582 Justin Drive  
 Urbandale, IA 50322

Date	Invoice #
10/24/2022	22160

Bill To
Flummerfelt Homes Jeff Clendenen 837 West Maple Avenue Nevada, IA 50201

Quantity	Description	Rate	Terms
			Amount
			Due on receipt
18	Asbestos sampling Project location: 10 Maple Avenue, #119, Nevada, IA	10.00	180.00
	Asbestos removal as per bid Project location: 10 Maple Avenue, #119, Nevada, IA	2,300.00	2,300.00
14	Asbestos sampling Project location: 1603 10th Street, #5, Nevada, IA	10.00	140.00
	Asbestos removal as per bid Project location: 1603 10th Street, #5, Nevada, IA	2,300.00	2,300.00
24	Asbestos sampling Project location: 1603 10th Street, #608, Nevada, IA	10.00	240.00
	Asbestos removal as per bid Project location: 1603 10th Street, #608, Nevada, IA	2,300.00	2,300.00
Thank you for your business.		<b>Total</b>	<b>\$7,460.00</b>

Keith Cooper & Sons, Inc.  
 909 Brookridge  
 Ames, IA 50010  
 515-232-3456  
 billing@cooperdigs.com

# INVOICE

DATE	NO.
10/13/2022	81494

Flummerfelt Manufactured Homes  
 837 West Maple Ave.  
 Nevada, IA 50201

LOCATION AND/OR WORK DESCRIPTION	
Country Club Estates	
P.O. #	TERMS
	Due upon receipt

DATE	DESCRIPTION	MACHINE	QTY	RATE	AMOUNT
10/4/2022	Demo 119		1	5,000.00	5,000.00

Finance charge will be applied to any invoices at a rate of 1.5% with a minimum charge of \$50.00 if payment is not received within 30 days of invoice date.	<b>Total</b>	<b>\$5,000.00</b>
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**Environmental Property Solutions, Inc.**  
 10582 Justin Drive  
 Urbandale, IA 50322

**Invoice**

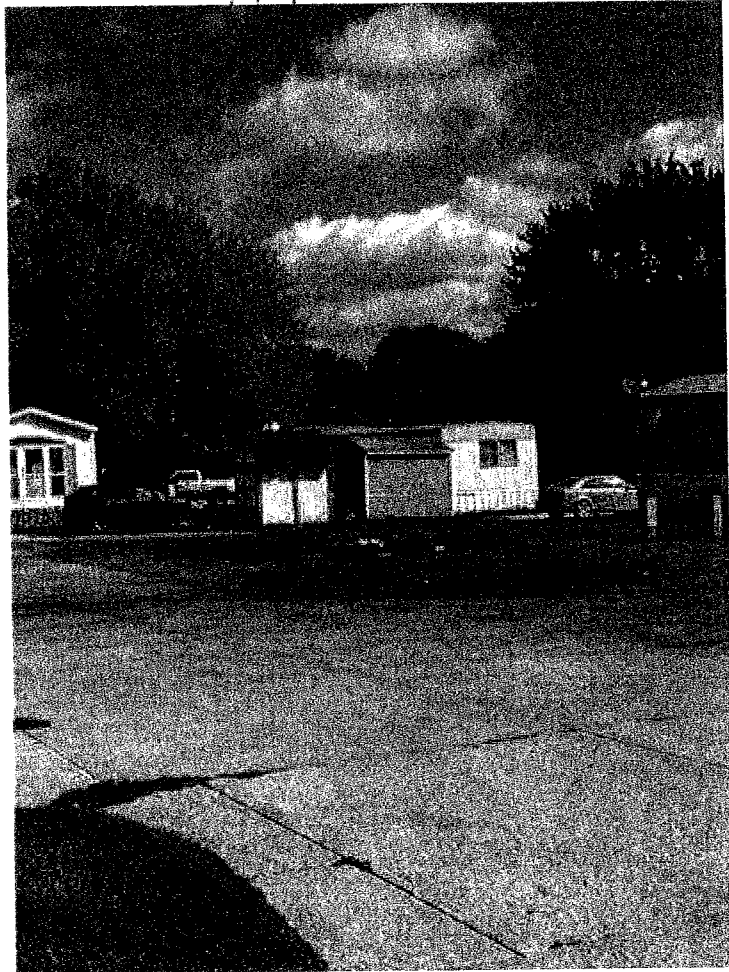
Date	Invoice #
10/24/2022	22160

Bill To
Flummerfelt Homes Jeff Clendenen 837 West Maple Avenue Nevada, IA 50201

Terms
Due on receipt

Quantity	Description	Rate	Amount
18	Asbestos sampling Project location: 10 Maple Avenue, #119, Nevada, IA	10.00	180.00
	Asbestos removal as per bid Project location: 10 Maple Avenue, #119, Nevada, IA	2,300.00	2,300.00
14	Asbestos sampling Project location: 1603 10th Street, #5, Nevada, IA	10.00	140.00
	Asbestos removal as per bid Project location: 1603 10th Street, #5, Nevada, IA	2,300.00	2,300.00
24	Asbestos sampling Project location: 1603 10th Street, #608, Nevada, IA	10.00	240.00
	Asbestos removal as per bid Project location: 1603 10th Street, #608, Nevada, IA	2,300.00	2,300.00
Thank you for your business.		<b>Total</b>	<b>\$7,460.00</b>

119





# INVOICE

Keith Cooper & Sons, Inc.  
 909 Brookridge  
 Ames, IA 50010  
 515-232-3456  
 billing@cooperdigs.com

DATE	NO.
7/6/2022	80938

Flummerfelt Manufactured Homes  
 837 West Maple Ave.  
 Nevada, IA 50201

LOCATION AND/OR WORK DESCRIPTION	
Homeacres Trailer Park Demo	
P.O. #	TERMS
	Due on receipt

DATE	DESCRIPTION	MACHINE	QTY	U/M	RATE	AMOUNT
7/1/2022	Demo 826 and 511 (211) 211 is the correct number		1		9,000.00 (4500)	9,000.00

<b>Total</b>	<b>\$9,000.00</b>
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**Invoice**

**Environmental Property Solutions, Inc.**

10582 Justin Drive  
 Urbandale, IA 50322

Date	Invoice #
7/7/2022	22089

Bill To
Flummerfelt Homes Jeff Clendenen 837 West Maple Avenue Nevada, IA 50201

			Terms
			Due on receipt
Quantity	Description	Rate	Amount
8	Asbestos sampling Project location: 1603 10th Street, #209, Nevada, IA	10.00	80.00
	Asbestos removal as per bid Project location: 1603 10th Street, #209, Nevada, IA	2,550.00	2,550.00
17	Asbestos sampling Project location: 1603 10th Street, #211, Nevada, IA	10.00	170.00
	Asbestos removal as per bid Project location: 1603 10th Street, #211, Nevada, IA	100.00	100.00
18	Asbestos sampling Project location: 1603 10th Street, #826, Nevada, IA	10.00	180.00
	Asbestos removal as per bid Project location: 1603 10th Street, #826, Nevada, IA	2,550.00	2,550.00
32	Asbestos sampling Project location: 1603 10th Street, #302, Nevada, IA	10.00	320.00
29	Asbestos sampling Project location: 1603 10th Street, #310, Nevada, IA	10.00	290.00
	Asbestos removal as per bid Project location: 1603 10th Street, #310, Nevada, IA	2,550.00	2,550.00
Thank you for your business.		<b>Total</b>	<b>\$8,790.00</b>

112



**Keith Cooper & Sons, Inc.**

819 Lincoln Way, Suite E

Ames, IA 50010

Office: (515) 232-3456 Fax: (515) 232-7198

Email: coopdigs@gmail.com

# Quote

Quoted By: Kent Cooper

Phone: (515) 291-3855

To: Mike Flummerfelt

Date: October 13, 2022

Job: ~~Sunridge Trailer Home Demolitions~~  
Country club estates

Terms: Payment due on receipt of invoice

**PROPOSAL**

214. Demolish and dispose offsite

224. Demolish and dispose offsite

226. Demolish and dispose offsite

**OUR PRICE**

\$	<u>5,500.00</u>
	<u>5,600.00</u>
	<u>5,800.00</u>

**TOTAL \$ 16,900.00**

**EXCLUSIONS**

1. Removal of or working around concrete, foundations, tanks, site drainage systems/tile runs, unlocated utilities, or other obstructions hidden from view or not on plans
2. Protection of plants and fixtures
3. Asbestos survey and removal
4. Landscape grading, repair, replacement or finish for new yard
5. Engineering, testing or staking

If you have any questions regarding this quote, please contact Kent Cooper at (515) 291-3855

Thank you for the opportunity to quote this work.

**Invoice**

**Environmental Property Solutions, Inc.**

10582 Justin Drive  
Urbandale, IA 50322

Date	Invoice #
5/26/2022	22068

Bill To
Flummerfelt Homes Jeff Clendenen 837 West Maple Avenue Nevada, IA 50201

Terms
Due on receipt

Quantity	Description	Rate	Amount
	Asbestos samples analysis (\$290) and removal of ACM (\$1400) Project location: <u>10 Maple Ave, #214</u> , Nevada, IA	1,690.00	1,690.00
	Asbestos samples analysis (\$390) and removal of ACM (\$500) Project location: <u>10 Maple Ave, #226</u> , Nevada, IA	890.00	890.00
	Asbestos samples analysis (\$230) Project location: 10 Maple Ave, #307, Nevada, IA	230.00	230.00
	Asbestos samples analysis (\$230) and removal of ACM (\$800) Project location: 1316 South Duff, Ames, IA	1,030.00	1,030.00
Thank you for your business.		<b>Total</b>	<b>\$3,840.00</b>

**Invoice**

**Environmental Property Solutions, Inc.**

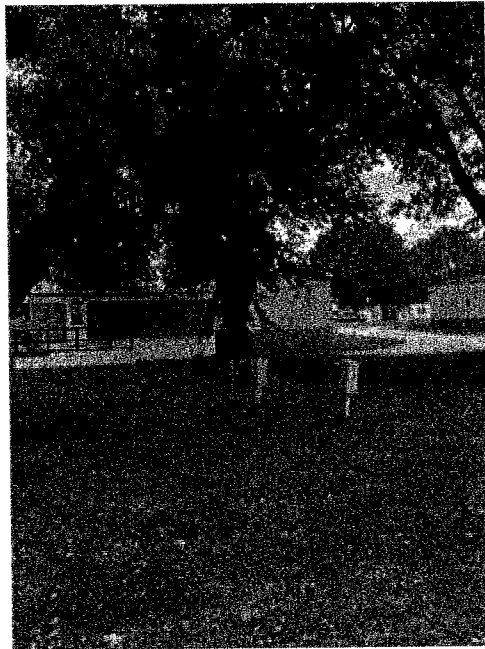
10582 Justin Drive  
Urbandale, IA 50322

Date	Invoice #
1/17/2023	2315

Bill To
Flummerfelt Homes Jeff Clendenen 837 West Maple Avenue Nevada, IA 50201

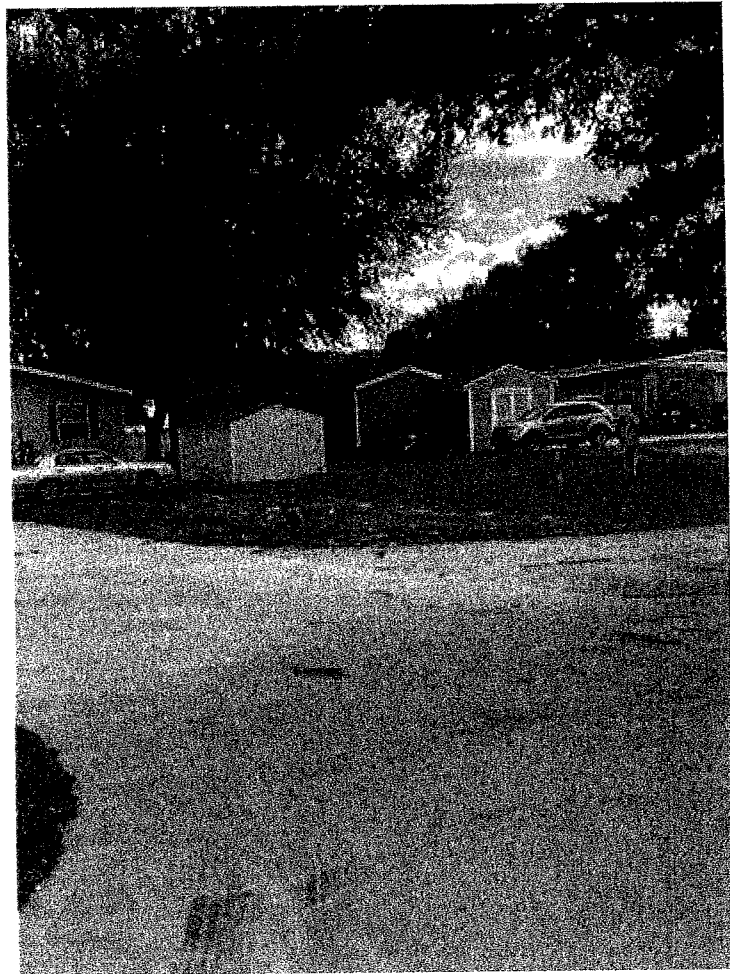
			Terms
			Due on receipt
Quantity	Description	Rate	Amount
38	Asbestos sampling Project location: 10 Maple Avenue, #224, Nevada, IA	10.00	380.00
	Asbestos removal as per bid Project location: 10 Maple Avenue, #224, Nevada, IA	1,800.00	1,800.00
		<b>Total</b>	<b>\$2,180.00</b>

214





274



226



Keith Cooper & Sons, Inc.  
 909 Brookridge  
 Ames, IA 50010  
 515-232-3456

# INVOICE

DATE	NO.
9/9/2022	81265

**PAID**  
 09/22/2022

Flummerfelt Manufactured Homes  
 837 West Maple Ave.  
 Nevada, IA 50201

LOCATION AND/OR WORK DESCRIPTION	
Homeacres Trailer Park Demo	
P.O. #	TERMS
	Due upon receipt

DATE	DESCRIPTION	MACHINE	QTY	RATE	AMOUNT
8/23/2022	Demo 108		1	5,000.00	5,000.00
8/23/2022	Demo mobile home described as "the one at the end of the first entrance in the field" (311)		1	5,000.00	5,000.00
	-Was not given a number for this mobile home. After several attempts, billed is as Royce described it. Do not believe it was 512. Royce mentioned it may have been 511. 211 on the map was spray painted 511 and billed as 511. 511 was not on the lot assigned on the map. Was 511 taken off the foundation and moved into the field?				

Finance charge will be applied to any invoices at a rate of 1.5% with a minimum charge of \$50.00 if payment is not received within 30 days of invoice date.

**Total** **\$10,000.00**



# INVOICE

Keith Cooper & Sons, Inc.  
 909 Brookridge  
 Ames, IA 50010  
 515-232-3456  
 billing@cooperdigs.com

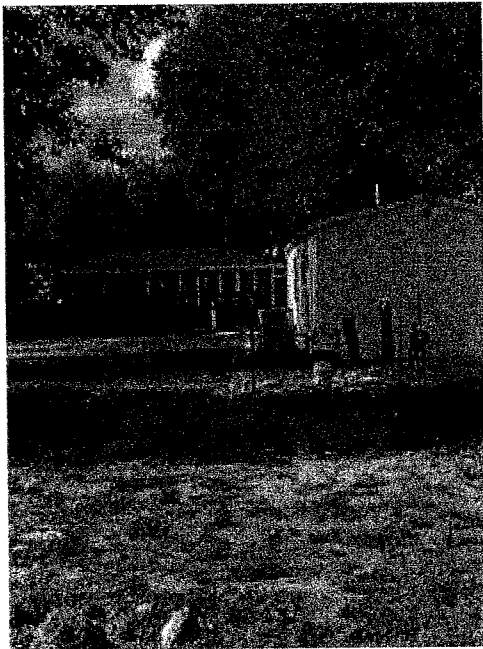
DATE	NO.
9/9/2022	81291

Flummerfelt Manufactured Homes  
 837 West Maple Ave.  
 Nevada, IA 50201

LOCATION AND/OR WORK DESCRIPTION	
Homeacres Trailer Park Demo	
P.O. #	TERMS
	Due upon receipt

DATE	DESCRIPTION	MACHINE	QTY	RATE	AMOUNT
9/1/2022	Demo 512-not on quote		1	5,000.00	5,000.00
Finance charge will be applied to any invoices at a rate of 1.5% with a minimum charge of \$50.00 if payment is not received within 30 days of invoice date.					<b>Total</b> <b>\$5,000.00</b>

S12



Keith Cooper & Sons, Inc.  
 909 Brookridge  
 Ames, IA 50010  
 515-232-3456  
 billing@cooperdigs.com

# INVOICE

DATE	NO.
10/6/2022	81374

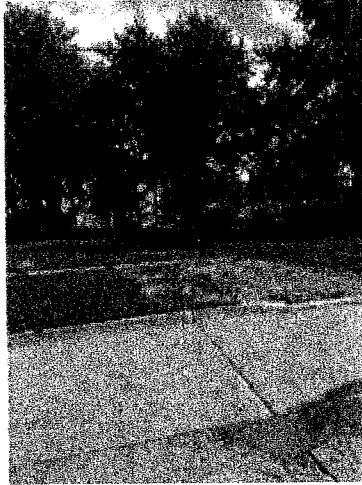
Flummerfelt Manufactured Homes  
 837 West Maple Ave.  
 Nevada, IA 50201

LOCATION AND/OR WORK DESCRIPTION	
Homeacres Trailer Park Demo	
P.O. #	TERMS
	Due upon receipt

DATE	DESCRIPTION	MACHINE	QTY	RATE	AMOUNT	
9/14/2022	Demo 513		1	5,000.00	5,000.00	
Finance charge will be applied to any invoices at a rate of 1.5% with a minimum charge of \$50.00 if payment is not received within 30 days of invoice date.					<b>Total</b>	<b>\$5,000.00</b>



SB



**Keith Cooper & Sons, Inc.**

819 Lincoln Way, Suite E  
Ames, IA 50010

Office: (515) 232-3456 Fax: (515) 232-7198

Email: coopdigs@gmail.com

# Quote

Quoted By: Chris DeBoom

Phone: (712) 540-8890

To: Mike Flummerfelt

Date: May 6, 2022

Job: Nevada Trailer Home Demolitions

Terms: Payment due on receipt of invoice

**PROPOSAL**

**OUR PRICE**

5. Demolish structure	\$	4,500.00
107. Demolish structure		5,000.00
108. Demolish structure		5,000.00
112. Demolish all structures		5,000.00
203. Demolish structure		4,500.00
205. Demolish all structures		5,500.00
206. Demolish structure		5,500.00
207. (Believe that this lot is not longer in use- 4000 added if the home is there)		
209. Demolish structure		4,000.00
211. Demolish structure		4,000.00
302. Demolish structure		4,500.00
310. Demolish all structures		5,000.00
401. Demolish structure		4,000.00
604. Demolish structure		5,000.00
<b>608. Demolish all structures</b>		<b>5,000.00</b>
616. Demolish structure		4,500.00
618. Demolish structure		4,750.00
627. Demolish remainder of structure		4,000.00
826. Demolish structure		4,500.00
X Demolish structure		4,500.00
32 Meadow Lane: Demolish structure		4,250.00

- \* Price includes haul off for disposal
- \* Disconnect for water and sewer will be \$500 extra per trailer
- \* Price assumes all trailers will be demolished at once; any delays between trailer demos will incur additional mobilization charges

**TOTAL            \$            97,000.00**

**EXCLUSIONS**

1. Removal of or working around concrete, foundations, tanks, site drainage systems/tile runs, unlocated utilities, or other obstructions hidden from view or not on plans
2. Soil hauled in or out of site
3. Asbestos survey and removal
4. Erosion control (SWPP)

If you have any questions regarding this quote, please contact Chris DeBoom at (712) 540-8890

Thank you for the opportunity to quote this work.

**Invoice**

**Environmental Property Solutions, Inc.**  
 10582 Justin Drive  
 Urbandale, IA 50322

Date	Invoice #
10/24/2022	22160

Bill To
Flummerfelt Homes Jeff Clendenen 837 West Maple Avenue Nevada, IA 50201

Terms
Due on receipt

Quantity	Description	Rate	Amount
18	Asbestos sampling Project location: 10 Maple Avenue, #119, Nevada, IA	10.00	180.00
	Asbestos removal as per bid Project location: 10 Maple Avenue, #119, Nevada, IA	2,300.00	2,300.00
14	Asbestos sampling Project location: 1603 10th Street, #5, Nevada, IA	10.00	140.00
	Asbestos removal as per bid Project location: 1603 10th Street, #5, Nevada, IA	2,300.00	2,300.00
24	Asbestos sampling Project location: 1603 10th Street, #608, Nevada, IA	10.00	240.00
	Asbestos removal as per bid Project location: 1603 10th Street, #608, Nevada, IA	2,300.00	2,300.00
Thank you for your business.		<b>Total</b>	<b>\$7,460.00</b>

698

