

# **City Administrators Report**

July 10-July 24, 2025

## **Tobacco/ Vape Shops**

There has been considerable statewide discussion in recent weeks concerning the increasing number of vape shops appearing in communities across Iowa. This issue has also been a point of concern here in Nevada, as we consider how best to manage and potentially limit the proliferation of these establishments within our jurisdiction. To move forward thoughtfully, it will be important for us to obtain a legal opinion from our city attorney regarding what regulatory tools or zoning mechanisms may be available to us. Other municipalities are currently exploring similar measures, looking for effective ways to control or restrict the growth of vape shops in their neighborhoods. One notable example is the City of Des Moines, where the rapid increase in vape shop openings over the past few years has prompted active conversations around potential policy solutions. They, like many others, are navigating the legal and practical challenges of implementing limits. I will continue to monitor the approaches being taken by these communities and track any outcomes or successful models that emerge. Additionally, I plan to speak with Erin to determine whether there have been any documented successes in other jurisdictions that could help inform our strategy here in Nevada.

## **Storage**

Included on the agenda are three proposed ordinances, each addressing a common issue related to the use of downtown commercial storefronts as storage facilities. While these ordinances appear separately, they are all part of a unified effort to establish clear guidelines regarding this practice within our downtown corridor. As has been discussed in recent meetings, the City has observed where certain storefronts—particularly in the downtown district—are being used primarily for storage purposes rather than for active commercial, retail, or public-facing operations. This has raised several concerns. In a few instances, such use has created safety issues, including potential fire hazards, due to the nature and volume of materials being stored in spaces that are not designed or equipped for such purposes. To address this issue comprehensively, we are proposing updates across three distinct sections of the municipal code. Each ordinance corresponds to a different section where regulations regarding building use, zoning, or safety standards are codified. By amending these sections simultaneously, we aim to ensure consistency in enforcement and eliminate any ambiguity that might arise from fragmented policy language. These ordinances reflect our ongoing commitment to maintaining a vibrant, safe, and functional downtown district.

## **Benches and Trash cans**

To continue enhancing the overall experience of our downtown district, we have placed an order for additional benches and trash receptacles. These new amenities are intended specifically for placement in the northern section of the downtown area, where we've identified a need. Once the benches and receptacles are delivered, staff will identify optimal locations for installation, prioritizing areas with high pedestrian traffic or limited existing amenities.

## **City Street Shed**

Early this morning, an electrical fire occurred at the Streets Department shed, resulting in a complete power outage at the facility. Fortunately, no personnel were present at the time of the incident, and initial assessments indicate that the structure sustained minimal physical damage.

The fire was promptly reported thanks to a County employee who happened to be working nearby and noticed the issue. Their quick response allowed for timely notification and mitigation, helping to prevent further damage. We have since contacted Williamson Electric to assist with the response. In the interim, a generator has been brought in and connected to provide temporary power to the facility. Jeremy is currently working on the necessary rewiring to safely and fully restore the electrical service. At this time, the specific cause of the fire is still unknown. However, we are actively investigating the incident and have notified our insurance provider to ensure proper documentation. We will continue to provide updates as repairs progress and more information becomes available regarding the cause of the fire and the timeline for full restoration of services.

### **Punchlist**

Earlier this week, Devin, Mike, Logan, and I conducted a thorough walkthrough of the new lift station facility. This site inspection was conducted in preparation for HR Green to develop a formal punch list of outstanding items that need to be addressed prior to final acceptance. This walkthrough represents a key step in the project closeout process, ensuring that any remaining deficiencies or incomplete elements are properly identified and documented. HR Green will issue the punch list following the upcoming City Council meeting on Monday. Both the lift station structure and the facility are scheduled to be presented for substantial completion during that meeting. Reaching this stage is a significant milestone, and it's encouraging to see the project nearing final delivery after years of planning and construction.

### **SRF Meetings**

Our scheduled SRF (State Revolving Fund) meetings for this week were unfortunately canceled due to the significant rainfall we experienced over the past several days. The persistent weather conditions led to localized flooding in several areas, making site access and productive discussion impractical at this time. Despite this delay, we remain actively engaged in advancing the project, particularly the planned extension further down the creek. Discussions with HR Green have continued as we work through design considerations and technical details necessary for plan development. These conversations are helping to shape the scope and direction of the next phase of the project. Given the current pace and the steps required for design finalization and permitting, we anticipate that the project will be ready to begin in the spring of next year. While the SRF process does involve a number of procedural and planning stages, we are confident that our continued coordination will keep us on track to initiate construction within that timeframe. We will reschedule the SRF meetings once conditions improve and will provide additional updates as planning progresses.

### **Main Street Iowa Visit**

On July 15th, we hosted representatives from Main Street Iowa for their scheduled visit to our community. Overall, the visit went well and provided a valuable opportunity to showcase the progress we've made in our downtown district, highlight recent initiatives, and engage in productive conversations about future goals and challenges. The Main Street Iowa team offered positive feedback on several of our efforts, including our streetscape improvements, community engagement strategies, and commitment to revitalizing our commercial core. Their visit served as both a recognition of our work and a constructive check-in on our long-term vision. As with any organization focused on continuous improvement, the visit also revealed some areas where we still have work to do. These include enhancing coordination among stakeholders, refining our promotional strategies, and further aligning our goals with the core principles of the Main Street program. Their insights were helpful and will guide some of our focus moving

forward. We appreciate the time and attention Main Street Iowa gave to our community, and we will use their feedback to continue strengthening our program and ensuring its long-term success.

### **Dog Park**

The Mayor has been actively exploring potential locations for a future dog park within the community, and I've been collaborating closely with him, along with Brenda and Rhonda, to identify a site that would best serve residents and their pets. After reviewing several possibilities, we believe that the Mardean area presents a promising option. This location was selected based on both its accessibility and the high number of dog owners residing nearby. Additionally, the site offers a layout that lends itself well to a fenced park environment. We have already developed a preliminary conceptual design for the area to help guide planning and cost estimation. As part of the next steps, I've shared the initial design drawings with a few fencing contractors and requested estimates for the cost of installing perimeter fencing. These estimates will help inform budget planning and determine the feasibility of moving forward with the project at this location. We're optimistic about the potential for the Mardean site and will continue refining the concept and gathering input as we work toward making the dog park a reality.

### **I & I**

As noted in my previous report, we have been actively investigating recent inflow and infiltration (I&I) concerns within our sanitary sewer system. These issues have become more pronounced in recent weeks due to the unusually high levels of rainfall we've experienced—well above typical seasonal averages. The increased precipitation has placed additional strain on the system and highlighted several areas of concern that warrant further investigation. Following additional discussions with staff and our consulting partners, we've determined that the most effective next step is to conduct smoke testing across the entire community. This comprehensive approach will allow us to identify and isolate specific locations where stormwater or groundwater is entering the sanitary sewer system—whether through cracked pipes, bad connections, or compromised manholes. Smoke testing is a proven diagnostic tool in identifying I&I sources quickly and efficiently, and conducting it on a town-wide scale will provide the data we need to prioritize repairs and mitigate future problems. Planning for the logistics of the testing is now underway, and we will communicate next steps, timelines, and public notices as the process moves forward.

### **Monthly Meetings**

Foundation

NEDC Exec

Rotary

Wall that heals



**STAFF MEETING AGENDA**  
**July 21, 2025**

**A. Old Business**

- a. City Administrator
  - i. CDBG- Environmental, Historical
  - ii. Alynea
  - iii. I and I
  - iv. Sidewalk Program
  - v. Oak Park Trail
  - vi. SS4A
  - vii. 2040 plan
  - viii. RR
  - ix. 51 Acres
  - x. Decommission, future plans
  - xi. Splashpad
  - xii. Northview
  - xiii. Capstone
  - xiv. Trailside-Keystone; additional lots
  - xv. WWTP- DNR, other Factors
  - xvi. Collector line
  - xvii. Kading Property-Closed
  - xviii. Street Lights, benches, trash cans