

City Administrators Report

Aug 8-21, 2025

Oak Park Estates

I met with Jason, the developer of Oak Park Estates, to discuss his Tax Increment Financing (TIF) agreement and the phased approach he plans to take for the project. Jason expressed his desire to continue building additional homes in the development.

He noted that the majority of homes already built in Oak Park Estates have been purchased by individuals and families relocating from other towns and even out of state. This trend highlights that Nevada is attracting new residents from a variety of areas, which is an exciting sign of growth for the community.

Mix-n-Mingle

The Mix-n-Mingle event was a success overall. While attendance was lower than anticipated, the gathering still drew a small but engaged group, creating a positive and welcoming atmosphere.

SRF

Several State Revolving Fund (SRF) project meetings were canceled recently due to inclement weather, but are scheduled to resume next week. However, one meeting was held last week to address utility line conflicts related to the new project. It was determined that certain active utility lines are located within the project area and must be relocated. An onsite meeting was conducted with staff and contractors to develop a coordinated plan for moving these utilities while ensuring uninterrupted service to current users.

RFP

We have received inquiries from several contractors regarding the Requests for Proposals (RFPs) currently issued for the Community Development Block Grant (CDBG) Façade Program, indicating growing interest in the project. The proposals are due in September, and we anticipate receiving a strong pool of submissions from which to select qualified contractors.

West 18th Street Storm Sewer Line – Investigation Summary & Next Steps

We have been in communication with both OnTrack and the associated pipeline companies regarding the utility line assessment. OnTrack completed probing to a depth of six feet but did not locate any pipelines. As a next step, they will dig **potholes** to more accurately determine the depth and location of the existing lines. Ideally, these pipelines are at least eight feet deep, which would prevent conflicts during the planned line replacement. Completion of this work is expected to address the flooding concerns along West 18th Street.

Substantial Completion WBCI

Williams Brothers have been actively working on completing the items outlined in the punch list issued following the award of substantial completion for the project. These remaining tasks are generally minor in nature, addressing final details, adjustments, and quality checks identified during the inspection process. Based on current progress, Williams Brothers is expected to complete all outstanding items in a timely manner, allowing the project to move toward final acceptance without significant delays.

I & I

The dates for the upcoming Inflow and Infiltration (I&I) Program inspections have been scheduled. These inspections will take place at the end of September and continue into October. Information regarding the program has already been shared with the public and will continue to be promoted across

all of the City's communication platforms, including the website, social media, and community notices. The goal is to ensure that residents are fully informed and prepared for the inspection process.

Monthly Meetings

IAMU

Sponsored Project

NEDC Exec

Rotary

Wall that heals-Recap

1209 6th Street
P.O. Box 530
Nevada, IA 50201-0530



Kerin Wright
City Clerk
Phone: (515) 382-5466
Fax: (515) 877-4502
kwright@cityofnevadaiaowa.org

August 20, 2025

TO: Mayor - City Council Members
City Administrator Jordan Cook

FROM: Kerin Wright, City Clerk

Attached is the Outstanding Obligations Report for 2025 that was submitted. These are due every year by August 31st. I made notes next to the purpose section indicating what project the bond was for. Hope that helps.

I spoke with the Auditors today and they plan to begin our audit September 2nd. We will have the same lead auditor as we did last year, however, the manager for our audit retired in July and a new one has been assigned.

We have reconciled the bank statements for May and June and are working on July. We can get the standard reports from our old software for May but we are struggling with the reports in the new software. With the conversion happening in June the old software doesn't have June postings. As soon as we can get the reports figured out, we'll get June and July on the agenda.

Thank you for your understanding through this whole process!

Kerin Wright
City Clerk/Finance Director

**Outstanding Obligations
Disclosure Statement
Report Year 2025**

Please refer to the complete instructions enclosed:

1. Verify the federal ID number, address, phone, contact, etc. at the top of the form. If something is incorrect, draw a line through it and write the correct information above it.

2. Verify the pre-printed information at the bottom of the form. If something is incorrect, draw a line through it and write the correct information on the line below it. If a debt is no longer outstanding, draw a line through the amount and write "0" in the line below it.

3. List any new or previously omitted issues.

4. Refer to the complete instructions for the Purpose and Security Classification letters.

5. Enter the total amount of debt outstanding on 6/30/2025 from this page at the bottom - "Total Outstanding Debt from this page."

[illegible]

Kerin Wright

From: DebtReport@tos.iowa.gov
Sent: Tuesday, August 12, 2025 8:34 PM
To: Kerin Wright
Subject: DebtReportingIowa.gov Report Confirmation

External sender <debtreport@tos.iowa.gov>

Make sure you trust this sender before taking any actions.

This e-mail is to confirm that an Outstanding Obligation Report has been successfully submitted to the treasurer for Nevada.

Issuer Information:

Name.....: Nevada
Address1.....: 1209 6th St
Address2.....: PO Box 530
City.....: Nevada
State.....: IA
Zip Code.....: 50201-0530
County.....: Story County
Phone.....: 515-382-5466
Contact Name.....: Kerin Wright
Contact Email.....: KWright@cityofnevadaiaowa.org Organization Type....: Cities

Report Information:

Report Year.....: 2025
Total Debt.....: \$65,334,000.00

Obligation 1:

Debt Type.....:
Purpose Type.....: Public Buildings/Schools Security Type.....: General Obligation Issue Date.....: 09/27/2012 Maturity
Date.....: 06/01/2026 Issue Amount.....: \$7,320,000.00 Outstanding Amount...: \$95,000.00

Obligation 2:

Debt Type.....:
Purpose Type.....: Utilities/Sewers
Security Type.....: Revenue Bonds
Issue Date.....: 07/29/2020
Maturity Date.....: 06/01/2027
Issue Amount.....: \$2,765,000.00
Outstanding Amount...: \$630,000.00

Obligation 3:

Debt Type.....:
Purpose Type.....: Utilities/Sewers
Security Type.....: General Obligation Issue Date.....: 09/28/2017 Maturity Date.....: 06/01/2026 Issue Amount.....:
\$2,850,000.00 Outstanding Amount...: \$140,000.00

Obligation 4:

Debt Type.....:
Purpose Type.....: Utilities/Sewers
Security Type.....: General Obligation Issue Date.....: 04/29/2020 Maturity Date.....: 06/01/2032 Issue Amount.....:
\$8,905,000.00 Outstanding Amount...: \$8,405,000.00

Obligation 5:

Debt Type.....:
Purpose Type.....: Utilities/Sewers
Security Type.....: Revenue Bonds
Issue Date.....: 01/29/2021
Maturity Date.....: 06/01/2041
Issue Amount.....: \$1,360,000.00
Outstanding Amount...: \$1,177,000.00

Obligation 6:

Debt Type.....:
Purpose Type.....: Utilities/Sewers
Security Type.....: Revenue Bonds
Issue Date.....: 04/30/2021
Maturity Date.....: 06/01/2041
Issue Amount.....: \$10,000,000.00
Outstanding Amount...: \$8,659,000.00

Obligation 7:

Debt Type.....:
Purpose Type.....: Utilities/Sewers
Security Type.....: Revenue Bonds
Issue Date.....: 01/28/2022
Maturity Date.....: 06/01/2042
Issue Amount.....: \$10,000,000.00
Outstanding Amount...: \$9,114,000.00

Obligation 8:

Debt Type.....:
Purpose Type.....: Utilities/Sewers
Security Type.....: Revenue Bonds
Issue Date.....: 12/15/2023
Maturity Date.....: 06/01/2043
Issue Amount.....: \$16,120,000.00
Outstanding Amount...: \$15,524,000.00

Obligation 9:

Debt Type.....:
Purpose Type.....: Parks/Recreation
Security Type.....: General Obligation Issue Date.....: 06/28/2023 Maturity Date.....: 06/01/2026 Issue Amount.....:
\$2,380,000.00 Outstanding Amount...: \$755,000.00

Obligation 10:

Debt Type.....:
Purpose Type.....: Utilities/Sewers
Security Type.....: Revenue Bonds
Issue Date.....: 09/30/2022
Maturity Date.....: 06/01/2052
Issue Amount.....: \$20,838,000.00
Outstanding Amount...: \$20,835,000.00

For: August 25, 2025 Council Meeting

To: Mayor
Nevada City Council
City Administrator

From: Amanda Brewer, Library Director

**Nevada Public Library
Council Report**

MY REPORT

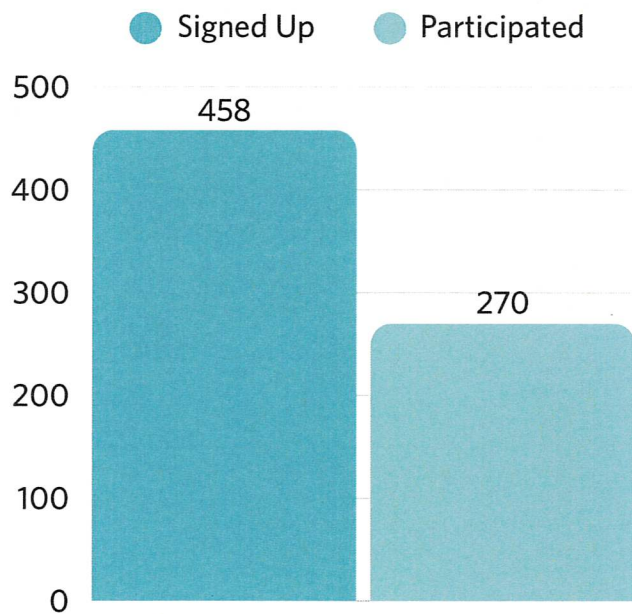
Danielle Schmitt has accepted the Assistant Director position and will be starting in the near future. We filled our vacant Clerk Intern position with Cora Feldt and she started training last week. We are excited to convert 27 hrs a week of clerk intern hours into a regular part-time Library Clerk position. The position will have more responsibilities and be able to make decisions and complete transactions that the clerk intern is unable to fulfill. This will leave us with a Library Clerk Lead, a Library Clerk and two Library Clerk Intern positions.

I have attached a summary from Dylan Davison, Youth Services Librarian, of our 2025 Summer Reading Program participation.

Summer Reading Wrap Up

We had a total of 458 people sign up for the Summer Reading Program increasing 11% from 2024!

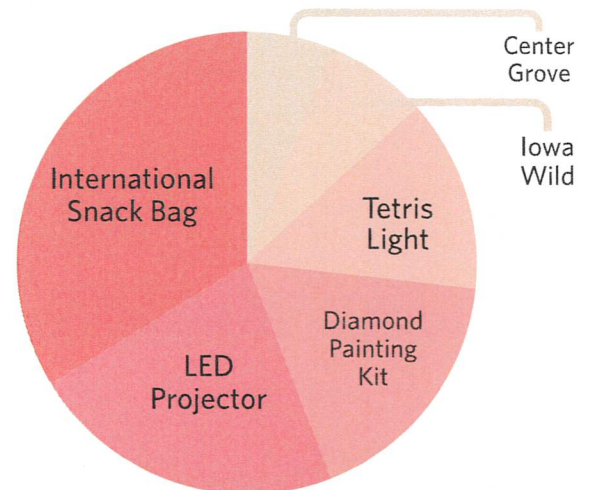
2025 Totals



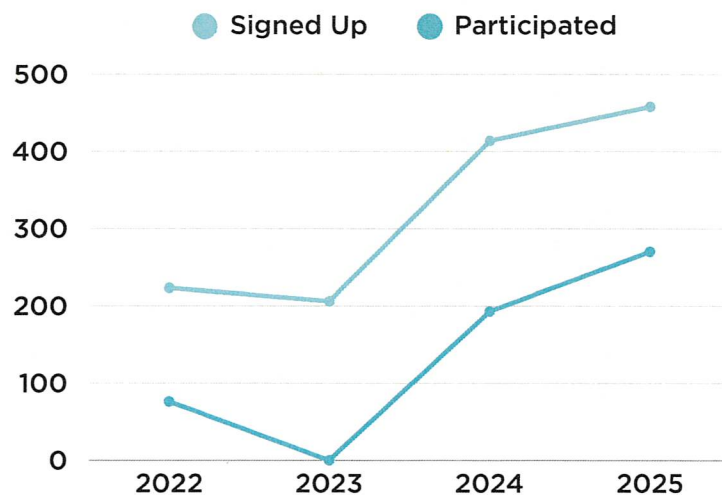
Prizes Earned

1,446 weekly prizes
1,086 were coupons to local businesses!

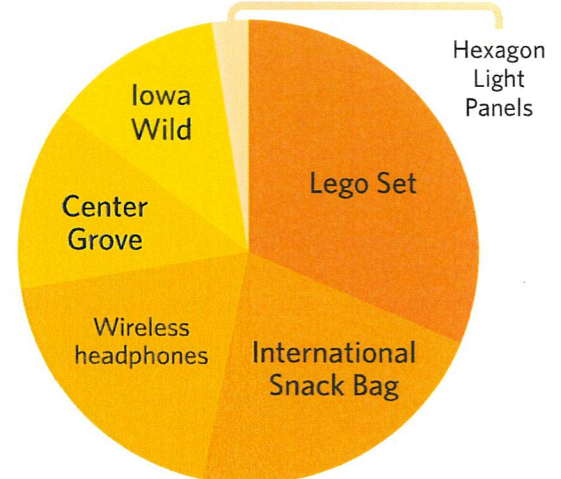
Tween Raffles



Comparing Years



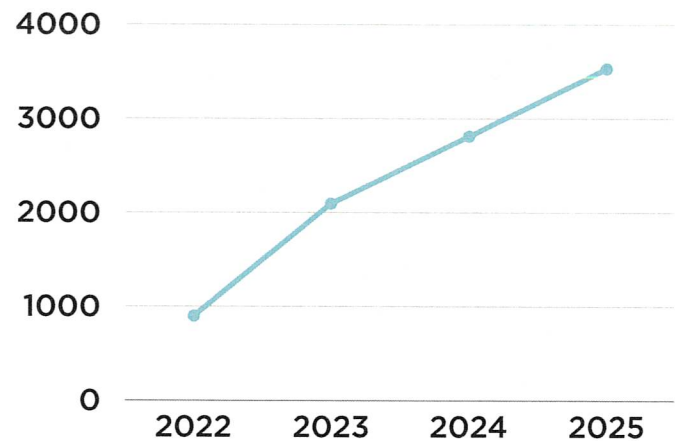
Teen Raffles



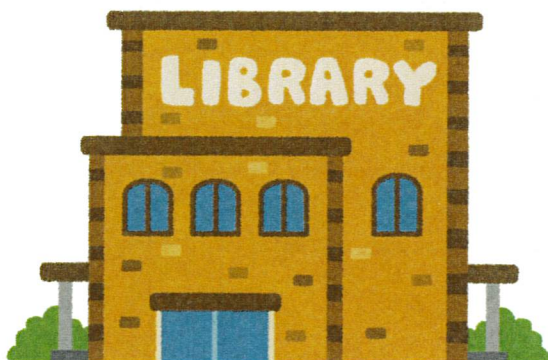
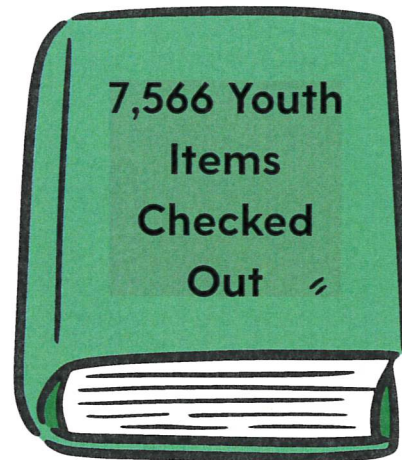
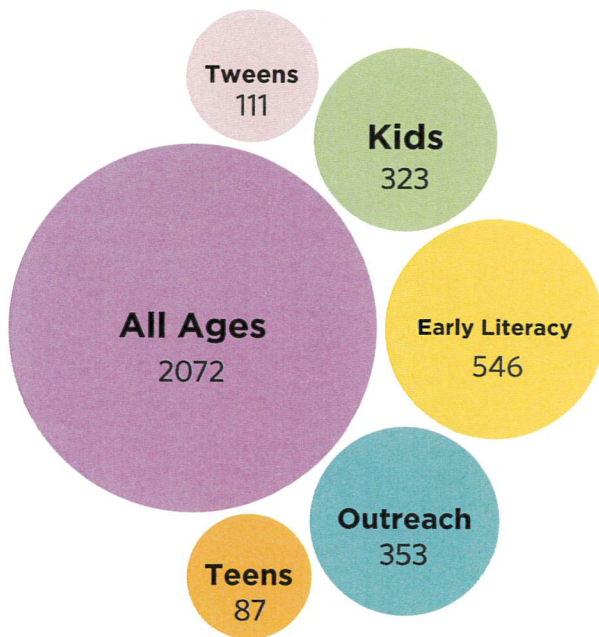
Programs

3531 people attended
66 library programs

Attendance Over Time



Attendance by Age Group



10,702 People
came to NPL

