

# **City Administrators Report**

Aug 21-Sept 4, 2025

## **LMI Funding**

We've been working with NEDC to explore new ways to put our LMI funding to good use for the whole community. After meeting with Dorsey and Whitney, we're excited about the possibility of creating a program that would open up funding options for both homebuyers and landlords. This could mean support for people purchasing a home, as well as rental assistance that helps property owners keep housing affordable. We're still working out the details, but here's what we have in mind so far: for homebuyers, the funding could come in the form of a forgivable loan. That means each year the homeowner stays in the house, part of the loan would go away—until it's fully forgiven after five years. The goal is to encourage people to plant roots here and build long-term stability. For landlords, the program could help cover rental assistance with the understanding that participating properties would remain available to low- and moderate-income tenants for at least five years. This way, we're supporting both housing affordability and community growth.

## **New Addition**

We've been exploring different options for the roads in the new addition south of the high school, and we think we've found a solid solution. This approach should give us smoother, safer roads for the next 5–10 years before a full reconstruction is needed.

The good news is that this option won't be very costly in the short term. Down the road, when we do move forward with full reconstruction, it will also give us the opportunity to upgrade all the underlying infrastructure—things like water lines, sanitary systems, and stormwater management.

## **Smoke Testing**

We're getting ready to begin smoke testing in the community, which will start on the 22nd of this month. Marlys has already started sharing information online, and we've had a few questions come in that she's been able to answer. If you have any questions or concerns about the process, please don't hesitate to contact the City. We want to make sure everyone feels informed and comfortable as we move forward.

## **Land Donation**

We've been in conversations with a local family about the possibility of donating a piece of land to the City for a couple of exciting community uses. While the details are still being finalized, we're very close to an agreement. One long-term vision for this land is to create additional walking paths that would connect into our overall trail system. This would help link more areas of the community together and provide another great spot for residents to enjoy the outdoors. In the shorter term, the site could also serve as a community drop-off location for yard waste—things like trees, shrubs, leaves, and other natural debris. This would give residents a convenient place to take care of that kind of disposal. Because the land currently sits just outside our city limits, we'll need to go through an annexation process to officially bring it into town. I've already been in touch with Erin about this, and we don't anticipate any issues. We'll be scheduling a meeting with the family soon to confirm the details and finalize the agreement.

## **Mid-States**

We're excited to share that Mid-States will soon be expanding their facilities right here in town! The new addition will be about 55,000 square feet and is expected to create 10–15 more jobs for

our community. I'm currently working on a development agreement for this project, which will be similar to the agreements we've used with Mid-States for their past improvements over the years. This expansion is another positive step forward in supporting local growth and opportunities for our residents.

### **School Meeting**

We met with the school today to talk through a number of joint projects, and the conversation was a really positive step in continuing our partnership. These meetings are important because they give us a chance to plan together in ways that directly benefit students, families, and the entire community. One topic we covered was facility and equipment sharing. By working together, both the City and the school are able to make the most of the resources we have, saving money and ensuring students and residents have access to well-maintained spaces and tools. We also discussed some school zone safety improvements, including updates to street signage. Alongside that, we're looking at options for additional parking. And finally, we touched on sewer rate charges, making sure both the City and the school are aligned as we plan for long-term infrastructure needs. All in all, these conversations are about working hand-in-hand to make sure our community continues to grow in safe, smart, and family-friendly ways.

### **Monthly Meetings**

Sponsored Project

Mainstreet

NEDC

Rotary

Wall that heals-Recap

Safety Training

City-School

LHD Wrap-up

Alliance



## **STAFF MEETING AGENDA**

**Tuesday, September 2, 2025 @ 9:00 A.M**

### **A. Old Business**

- a. City Administrator
  - i. CDBG- Tier 2
  - ii. Wells
  - iii. New Addition
  - iv. I and I
  - v. Sidewalk Program
  - vi. Oak Park Trail
  - vii. SS4A
  - viii. RR

- ix. 51 Acres
- x. Decommission-lead testing
- xi. New Hires
- xii. Sierra Heights
- xiii. Land Discussion
- xiv. Splashpad
- xv. Northview
- xvi. Capstone
- xvii. Trailside
- xviii. WWTP
- xix. Collector line



# NEVADA PUBLIC SAFETY DEPARTMENT

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



*Chris Brandes*  
*Public Safety Director*  
*Chief of Police*

**To:** Mayor and City Council  
**From:** Chris Brandes, Public Safety Director/Chief of Police  
**Date:** Tuesday, September 2, 2025  
**Ref:** Report for City Council Meeting for Monday, September 8, 2025

## **Staffing**

No changes to staffing numbers at this time.

School is back in session and SRO VanderHart is in his second year in his role.

## **Activity**

Lincoln Highway Days took place August 22-24. Officers were staffed at the Truck and Tractor Pull as well as the Rodeo/Beer Garden. No major incidents took place.

Our GTSB annual contract ends September 30. We will be conducting a traffic project in September to fulfill all our contractual obligations for the year.

Marlys and I are working on public information postings to spread the word to the community about the new parking regulations. This is meant to inform the community without using parking citations.

The police department has either responded to or self-initiated 658 calls for service in the month of August.

*Highest number of calls listed below:*

Traffic Stops: 354

General Info: 70

Medical Assists: 34

Animal Call: 23

Suspicious Person: 15

Reckless Driver: 12

Respectfully submitted,

Chris Brandes  
Public Safety Director  
Chief of Police



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*Chris Brandes*  
*Public Safety Director*  
*Chief of Police*

TO: Chris Brandes, Public Safety Director

FROM: Ray Reynolds, Director of Fire and EMS

DATE: September 2, 2025

REF: Activity report for Trustees, City Council and Honorable Mayor.

Calls to date in Aug 2025: 523  
Calls to date same time last year (2024): 496

Fires for Aug 2025: 1  
EMS for Aug 2025: 34  
Good intent for Aug 2025: 18  
Severe weather Aug 2025: 1  
Community events for Aug 2025: 10

## **Membership:**

Current roster number of members: 40

Avery Keenan left the department to pursue a wildfire firefighting job in Palo Alto County. She enjoyed her short time on the department and hopes to move back to get back on the department. The DNR furloughed Avery from her job and she needed a job that matched her desires to be a paid firefighter.

Shannon and Chris Andersen left the department due to time commitment expectations of the department in community events that did not match their idea of being a volunteer.

## **Delay/Unable to respond**

The organizers of the tractor pull called the night before the event and wanted the fire department to staff an engine, a ladder truck with a flag, and a medical team. We were not able to meet this request on such short notice and did staff an attack truck for the event. We did have a medical call down at the event and several staff voiced concern with the size of the event, they need to be contracting more fire and medical staff other than call the night before the event.

## **LHD Support**

The department supported Lincoln Highway Days support with our annual hog roast, participate in the LHD parade, water the horse arena before the rodeo, and supported the rodeo with our big flag.





### **Fire Prevention Week Staffing Issues**

Due to limited staffing during the day, we will not be participating in the school fire-prevention activities. We did not have any staff available to take time from their work this year so we will not be conducting our annual fire prevention-coloring contest and activities with the school. The same may be true for the ALICE drills on Sept 19<sup>th</sup>.

The department has 162 requests for services outside of 911 responses.

## Street Dept Report

- Vehicle Maintenance
- Locates
- Hung downtown banners
- Camera sewers
- Concrete patches
- Mowing
- Sign in stall

September 8th, 2025 Council Meeting

To: Mayor, City Council and Administrator

From: Shawn Ludwig, Water Superintendent

## Water Department Council Report

- Busy with Plant maintenance
- Reading meters.
- Exercising Valves this week.
- Mowing at the plant and Well field.
- Finishing up Lead and Copper test.



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# September 8th / 2025

## Water Pollution Control Council Report

- Regular operation, monitoring & maintenance of the wastewater treatment plant, lift station, and remote flow basin.
- Evaluating equipment needs for the new plant size and location.
- Completed interviews for an additional operator position, the new operator begins training the 15<sup>th</sup>.
- Phase 2 Digester Update:
  - Line leaks have been addressed, following pressure tests have passed.
  - Leak on a pump was found, service techs have been notified to address.
  - Electricians are to replace a sensor.
    - Once addressed Digester Startup will be rescheduled.
- Temporarily increased loadings have altered the biology of the oxidation ditch, alternative practices have been put in place to troubleshoot.



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

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City Council:

Continuing to process permits.

Monitoring nuisances and complaints.

I have included a site plan review

I have added a Tax Abatement to the agenda.

Respectfully,

Ryan Hutton  
Building and Zoning Official



September 2025

To: Mayor and Council

From: Rhonda Maier, Director of Parks and Recreation

Re: Monthly Information Report

- Wall That Heals
  - Many of our staff helped prepare the site, offered support during set up, take down and throughout the entire event.
  - This was likely one of the best community events NP&R had the opportunity to play a part in. We were proud to honor our Vietnam Veterans at SCORE and look forward to continuing to support future community endeavors.
- Completed Work/Accomplishments
  - Clean-up of Harrington Park, including stump removal and associated wood chip removal and filling of holes.
  - Clean-up of City Hall grounds, including weed control and mulch.
  - Continued work on mowing and maintaining athletic fields and public grounds. With the abundance of rain and wet weather, there are times when many areas have needed to be grass caddied after mowing.
  - Pool closed on August 17 without any serious accidents or injuries.
  - Pavilion window installation completed.
  - Senior Center rate and rental agreement adjustments.
  - Planning and Coordination of Fall Activities.
- Items Currently Working On/Gathering Information
  - Pool Heater Repair.
  - Nevada Soccer Club Agreement.
  - Nevada Bark Park.
  - Pool Filter Repair/Replacement.
  - Pool Vacuum Purchase.
  - Planning of Winter Activities.
  - Hattery Park Playground replacement.
  - Water issues at Kiwanis Park, Krupp Park and Harrington Park.
  - Parks and Recreation Board Goal Setting Session.
- Trail, Staff, City Council, Senior Center, Splash Pad, and Playground meetings.

If you have any questions, please feel free to contact me directly at 515-382-4352 or by email at [nevadarecreation@gmail.com](mailto:nevadarecreation@gmail.com). Thank you for your continued support of Nevada Parks and Recreation.