

PROCEEDINGS TO SET DATE FOR
HEARING AND LETTING

Nevada, Iowa

May 26, 2026

The City Council of the City of Nevada, Iowa, met at the Council Chambers in Nevada City Hall, Nevada, Iowa, on May 26, 2026, at 6:00 p.m.

The Mayor presided and the roll being called, the following named Council Members were present and absent:

Present: __

Absent: __

The City Council took up and considered the proposed CDBG Downtown Façade Revitalization Project. Council Member __ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member __. After due consideration thereof by the Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes: __

Nays: __

Whereupon, the Mayor declared the motion duly carried and the resolution adopted, as follows:

RESOLUTION NO. 094 (2025/2026)

Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the CDBG Downtown Façade Revitalization Project, and the taking of bids therefor

WHEREAS, it has been proposed that the City Council of the City of Nevada, Iowa (the "City"), undertake the authorization of a public improvement to be constructed as described in the proposed plans and specifications and form of contract prepared by Curtis Architecture & Design, P.C., (the "Project Architects"), which may be hereafter referred to as the "CDBG Downtown Façade Revitalization Project" (and is sometimes hereinafter referred to as the "Project"), which proposed plans, specifications, notice of hearing and letting, and form of contract and estimate of cost (the "Contract Documents") are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of a public hearing on the Contract Documents and to advertise for sealed bids for the Project;

NOW, THEREFORE, Be It Resolved by the City Council (the "Council") of the City of Nevada, Iowa, as follows:

Section 1. The Contract Documents referred to in the preamble hereof are hereby approved in their preliminary form.

Section 2. The Project is hereby determined to be necessary and desirable for the City, and, furthermore, it is hereby found to be in the best interests of the City to proceed toward the construction of the Project.

Section 3. June 22, 2026, at 6:00 p.m., in the City Hall, Council Chambers, Nevada, Iowa, is hereby fixed as the time and place of hearing on the Contract Documents. The foregoing date and time may be changed at the discretion of the City Clerk, and in compliance with the publication requirements pursuant to Iowa law.

Section 4. The City Clerk is hereby authorized and directed to publish notice (the "Notice of Hearing") of the hearing on the Contract Documents for the Project in a newspaper of general circulation in the City, which publication shall be made at least once, not less than four (4) and not more than twenty (20) days prior to the date of the hearing. The Notice of Hearing shall be in substantially the following form, with such conforming changes as approved by the Mayor and/or the City Clerk:

(Form of Notice of Hearing)

**NOTICE OF PUBLIC HEARING ON PROPOSED
PLANS AND SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR
CDBG DOWNTOWN FAÇADE REVITALIZATION PROJECT
NEVADA, IA**

Notice is Hereby Given: That at 6:00 PM, at the Council Chambers, City Hall, 1209 6th Street, Nevada, IA 50201 on June 22, 2026, the City Council of the City of Nevada, Iowa (The "City") will hold a public hearing on the proposed plans and specifications, form of contract and estimate of cost (the "Contract Documents") for the CDBG Downtown Façade Revitalization Project (the "Project").

The Project shall consist of:

Restoration of the front façade of select downtown buildings in Nevada's historic downtown. All buildings will require special attention. Work will include but not be limited to: new storefront window systems, tuckpointing, repainting, structural brick repairs, cement board panels and trim, new upper-level windows, new doors, new wood framing, demolition, interior trim work, flooring, drywall, and lighting. Specific project location along with the kind and approximate quantity of materials to be used shall be as set forth in the Plans and Specifications.

A copy of the proposed Contract Documents is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

Erin Mousel
City Clerk

Section 5. The City Council hereby delegates to the City Clerk the duty of receiving bids for the construction of the Project before 11:00 a.m., on June 16, 2026, at the office of the City Clerk, Nevada, Iowa. At such time and place, the City Council hereby delegates to the City Clerk and/or the Project Architects the duty of opening and announcing the results of the bids received. June 22, 2026, at 6:00 p.m., in the City Hall, Council Chambers, Nevada, Iowa, is hereby fixed as the time and place that the Council will consider the bids received by the City Clerk in connection therewith. The foregoing dates and times may be changed at the discretion of the City Clerk, and in compliance with the public bidding requirements pursuant to Iowa law.

Section 6. The amount of the bid security to accompany each bid is hereby fixed at 10% of the total amount of the bid.

Section 7. The City Clerk and/or the Project Architects are hereby directed to give notice of the bid letting for the Project by posting notice (the "Notice to Bidders") at least once, not less than thirteen (13) and not more than forty-five (45) days prior to the date set for receipt of bids, in each of the following three places: (i) in a relevant contractor plan room service with statewide circulation; (ii) in a relevant construction lead generating service with statewide circulation; and (iii) on an internet site sponsored by either the City or a statewide association that represents the City. The Notice to Bidders shall be in substantially the following form, with such conforming changes as approved by the Mayor and/or the City Clerk:

(Form of Notice to Bidders)

NOTICE TO BIDDERS
NEVADA CDBG DOWNTOWN FAÇADE REVITALIZATION PROJECT
NEVADA, IOWA

ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR CONSTRUCTION OF NEVADA CDBG DOWNTOWN FAÇADE REVITALIZATION PROJECT, IN AND FOR THE CITY OF NEVADA, IOWA, AND THE TAKING OF BIDS FOR SAID IMPROVEMENTS.

SECTION 00 11 13

Notice is hereby given that the Nevada City Clerk will be accepting sealed bids for the **CDBG Downtown Façade Revitalization Project** now on file in the Office of the City Clerk.

Sealed Bids will be received at the Office of the City Clerk of the City of Nevada, Iowa located at 1209 6th St., in said City, until **11:00 A.M., Local Time, Tuesday, June 16th, 2026** for the construction of the project, as described in the Construction Documents.

Sealed proposals will be opened, and bids tabulated at a public meeting, presided over by the Mayor or his designee, in City Council Chambers in City Hall at **11:00 A.M., Local Time, Tuesday, June 16th, 2026**. Bids will be acted upon by the City Council at the hearing scheduled to be held at **6:00 P.M., Local Time, on Monday, June 22nd, 2026** at the City Council Chambers in City Hall at 1209 6th St., Nevada, Iowa, 50201.

Copies of said Contract Documents are available at the office of the City Clerk of Nevada for examination by the public. Construction Documents for private use may be viewed or obtained from Curtis Architecture & Design P.C., 301 E Court Ave., Suite #105, East Village, Des Moines, IA 50309. A refundable deposit of Eighty dollars (\$80.00) shall be required for each complete set of documents; which is refundable upon receipt of the Drawings and Specifications, if the Construction Documents are returned in good condition within ten (10) days from the date of letting. Partial or separated documents will not be provided. Electronic documents may be obtained for no cost by request via email from Rod Curtis (Rod.curtis@curtisarchitecture.com) or (jacob@curtisarchitecture.com) with Curtis Architecture & Design P.C. A non-refundable postage and handling fee of Twenty-five dollars (\$25.00) will be added for each set of Construction Documents to be mailed. Special arrangements must be made for overnight mail delivery.

The project will include restoration of the front façade of select downtown buildings around Nevada's historic downtown square. All buildings will require special attention. Work will include, but not be limited to: new storefront window systems, tuckpointing, repainting, structural brick repairs, cement board panels and trim, new upper level windows, new doors, new wood framing, demolition, interior trim work, flooring, drywall, and lighting.

Bidder is encouraged to attend pre-bid conference at 10:00 A.M. local time on Friday, June 5th 2026, at the City Council Chambers, at 1209 6th St., Nevada, Iowa 50201. A tour of the included buildings will follow the conference.

Each bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a contract for the work bid upon, and will furnish after Award of Contract a corporate surety bond, in a form acceptable to the Jurisdiction, for the faithful performance of the contract, in an amount equal to 5% of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instruction to Bidders, and shall be in the form of a cashier's check or a certified check drawn on an FDIC-insured bank in Iowa, or on an FDIC-insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa, or chartered under the laws of the United States; or a bid bond on the form provided in the Contract Documents with corporate surety satisfactory to the Jurisdiction. The bid shall contain no condition except as provided in the Specifications.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

The Contractor shall NOT include sales or use taxes in the bid. Pursuant to Iowa Code and Iowa Administrative Code, the Contractor will be authorized to purchase building materials that will be incorporated into real property on this project tax-free. Iowa Construction Sales Tax Exemption Certificates will be issued by the City, which will authorize suppliers of building materials to sell materials exempt from Iowa sales tax and any applicable local option sales tax and school infrastructure local option sales tax to the entity listed on the certificate. Upon award of the Contract, the successful Contractor will be required to provide project information on the contractor, and each subcontractor and supplier requiring the exemption certificates. Contractor will maintain records identifying the materials purchased sales tax exempt and will maintain records verifying the use of said materials on said improvement.

The Contract will be awarded to the lowest responsive, responsible bidder. However, the City reserves the right to reject any or all proposals, re-advertise for new bids, to waive irregularities, and to accept any proposals, which in the opinion of the City Council, is deemed to be in the best interest of the City.

The City of Nevada reserves the right to defer acceptance of any bid for a period of sixty (60) calendar days after receipt of bids, and no bid may be withdrawn during this period.

Each successful Bidder will be required to furnish a corporate surety bond in an amount equal to 100% of its Contract price. Said bond shall be issued by a responsible surety approved by City of Nevada, and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained, and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Nevada from claims and damages of any kind caused by the operations of the Contract.

The work on this project shall begin upon receipt of the Notice to Proceed, and be fully completed no later than May 1st, 2027.

CDBG Requirements.

HUD Section 3 - The work to be performed under this Contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development, Community Development Block Grant, and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701 V. All contractors and subcontractors must be registered with the Iowa Workforce Development and with the Federal SAM database.

Build America. Buy America Procurement Bid Language: This agreement is for services related to a project that is subject to the Build America, Buy America Act (BABA) requirements under Title IX of the Infrastructure Investment and Jobs Act ("IIJA"), Pub. L. 177-58. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in this project must be produced in the United States, as further outlined by the Office of Management and Budget's Memorandum M-24-02, Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure. Contractor shall include Manufacturer's Certification for BABA requirements for all BABA-covered items to be incorporated into the infrastructure project. Contractor shall comply with BABA requirements, including coordination with manufacturers, distributors, and suppliers to correct deficiencies in any BABA documentation. For any change orders, Contractor shall provide BABA documentation for any new products or materials required by the change.

Prevailing Wages and EEO Requirements. Bidders are advised that all wages are subject to the minimum wages as set forth in a Federal Wage Determination for this project. Bidders are also advised work under this Contract will be required to comply with Labor Standards Contract Provisions and Presidential Executive Order No. 11246.

This Notice is given by authority of the City of Nevada, Iowa

Erin Mousel, City Clerk
City of Nevada, Iowa

Section 8. All provisions set out in the attached forms of notice are hereby recognized and prescribed by the City Council and all resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

Passed and approved May 26, 2026.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

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On motion and vote, the meeting adjourned.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

ATTESTATION CERTIFICATE:

STATE OF IOWA
STORY COUNTY
CITY OF NEVADA

SS:

I, the undersigned, City Clerk of the City of Nevada, Iowa, do hereby certify that the transcript hereto attached is a true, correct and complete copy of all the records of the City relating to fixing a time and place of hearing on the proposed plans, specifications and form of contract, and estimated cost for the construction of the CDBG Downtown Façade Revitalization Project and directing publication of a Notice of Hearing announcing the time and place fixed therefor; and fixing a time and place for the taking of bids for the construction of the Project and directing posting of a Notice to Bidders announcing the time and place fixed therefor.

WITNESS MY HAND this ____ day of _____, 2026.

Erin Mousel, City Clerk

NOTICE OF HEARING PUBLICATION CERTIFICATE:

STATE OF IOWA
STORY COUNTY
CITY OF NEVADA

SS:

I, the undersigned, City Clerk of the City of Nevada, Iowa, do hereby certify that pursuant to the resolution of its City Council fixing a date of hearing on the proposed plans and specifications, form of contract and estimated cost for the CDBG Downtown Façade Revitalization Project, the Notice of Hearing, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this ____ day of _____, 2026.

Erin Mousel, City Clerk

(Attach here publisher's affidavit of publication of the Notice of Hearing.)

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the Notice of Hearing was published on the date indicated in the affidavit, but please return all other completed pages to us as soon as they are available.)

NOTICE TO BIDDERS POSTING CERTIFICATE – CONTRACTOR PLAN ROOM/LEAD GENERATING SERVICE:

STATE OF IOWA
STORY COUNTY
CITY OF NEVADA

SS:

I, the undersigned, City Clerk of the City of Nevada, Iowa, do hereby certify that pursuant to the resolution of its City Council setting the date of the bid letting for the CDBG Downtown Façade Revitalization Project, the Notice to Bidders, of which the printed slip attached to the affidavit hereto attached is a true and complete copy, was posted on the date and in the relevant contractor plan room service/construction lead generating service specified in such affidavit, which contractor plan room service/construction lead generating service has a statewide circulation.

WITNESS MY HAND this ____ day of _____, 2026.

Erin Mousel, City Clerk

(Attach here the affidavit of posting of the Notice to Bidders from the contractor plan room service/construction lead generating service.)

(PLEASE NOTE: Do not date and return this certificate until you have received the affidavit of posting from the contractor plan room service/construction lead generating service and have verified that the Notice to Bidders was posted on the date indicated in the affidavit, but please return all other completed pages to us as soon as they are available.)

NOTICE TO BIDDERS POSTING CERTIFICATE – SPONSORED INTERNET SITE:

STATE OF IOWA
STORY COUNTY
CITY OF NEVADA

SS:

I, the undersigned, City Clerk of the City of Nevada, Iowa, do hereby certify that pursuant to the resolution of its City Council setting the date of the bid letting for the CDBG Downtown Façade Revitalization Project, the Notice to Bidders provided for therein was posted on the website of the Iowa League of Cities and/or on the City’s website on _____, 2026.

WITNESS MY HAND this ____ day of _____, 2026.

Erin Mousel, City Clerk

(Attach here the affidavit of posting of the Notice to Bidders from the Iowa League of Cities and/or a screenshot of the Notice to Bidders as posted on the City’s website, showing the date of posting).