

RESOLUTION NO. 036 (2026/2027)

A RESOLUTION SETTING THE TIME AND PLACE TO CONDUCT A PUBLIC HEARING
TO CONSIDER THE SALE OF CITY PROPERTY AND DELIVERY OF CONVEYANCE

WHEREAS, The City of Nevada, Iowa currently owns right-of-way property, legally described as:

A parcel of land located in the SE1/4 of the SW Fractional (also shown as FRL) ¼ of Section 18, Township 83 North, Range 23 West of the 5th Principal Meridian, Story County, Iowa as shown on Acquisition Plat Exhibit "A", attached hereto, which by this reference is made a part hereof, more particularly described as follows:

Commencing at the NE corner of the SE ¼ of the SW FRL ¼ of said Section 18; thence S 89°01'50"W, 14.97 feet on the north line of the SE ¼ of the SW FRL ¼ of said Section 18 to the Point of Beginning; thence, continuing on the north line of the SE ¼ of the SW FRL ¼ of said Section 18, S 89°01'50"W, 19.85 feet to the existing easterly right of way line of Interstate Route No. 35; thence S 18°57'19"W, 39.23 feet on said existing easterly right of way line; thence S 00°37'38"E, 1,279.03 feet on said existing easterly right of way line to the south line of the SE ¼ of the SW FRL ¼ of said Section 18; thence N 89°38'55"E, 23.00 feet on the south line of the SE ¼ of the SW FRL ¼ of said Section 18' thence N 00°11'32"W, 1,316.25 feet to the Point of Beginning, containing 0.84 of an acre

Subject to any and all easements of record.

As shown on the attached Exhibit A.

(The "Property").

WHEREAS, the State of Iowa and the Iowa Department of Transportation ("IDOT") has submitted an offer of \$8,000.00, representing compensation of the right-of-way acquisition needed for the Property for the IDOT's IMN-035-4(328)110-0E-85 Project; and

WHEREAS, the IDOT had the property appraised as required by law to determine the difference in market value of the fee simple estate in the property as of the appraisal's effective date, immediately before and immediately after the acquisition on part of the subject; and

WHEREAS, the City has determined that sale of the Property will have no significant impact on public access, that the City will not be inconvenienced by the conveyance of the interest in said Property, and that such conveyance is for the benefit of the public.

NOW THEREFORE BE IT RESOLVED by the City Council of Nevada, Iowa that:

1. The Council desires to dispose of and convey the Property to the State of Iowa for a

purchase price of \$8,000.00.

2. The Council shall make a final determination on the proposal following a public hearing, which shall be held on November 9, 2026 at 6:00 p.m. or soon thereafter, in the City Council Chambers, 1209 6th Street, Nevada, Iowa.
3. Pursuant to Iowa Code 364.7 the City Clerk is hereby directed to publish the proper notice of the public hearing with correct legal description and the proposed property disposal, as set forth in Exhibit B, attached hereto.

All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND APPROVED this 26th day of October, 2026.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. ____
(2026/2027) be adopted.

AYES: —
NAYS: —
ABSENT: —

The Mayor declared Resolution No. ____ (2026/2027) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. ____
(2026/2027) at the regular Council Meeting of the City of Nevada, Iowa, held on the 26th day of
October, 2026.

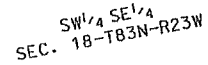
Erin Mousel, City Clerk

EXHIBIT A

[insert Acquisition Plat]

IOWA IDOT

COUNTY _____ STORY _____ STATE CONTROL NO. 85-1200
PROJECT NO. IMN-035-4(328)110--OE-85 PARCEL NO. 2
SECTION 18 TOWNSHIP 83N RANGE 23W
ROW - FEE 0.84 AC, EASE _____ AC, EXCESS - FEE _____ AC
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM _____



Anthony P. Hildreth License No. 21993 Date Dec. 29, 2025
My license renewal date is December 31, 2027



DATE DRAWN DEC. 29, 2025 A.F.H.

EXHIBIT B

NOTICE OF PUBLIC HEARING CONCERNING THE SALE OF CITY PROPERTY AND
DELIVERY OF CONVEYANCE

TO WHOM IT MAY CONCERN:

NOTICE is hereby given that there is now on file in the office of the Clerk of the City of Nevada, Iowa, a Sale of Real Property and Delivery of Conveyance Resolution No. _____, under and by virtue of which it is proposed to sell and convey the following described real estate:

A parcel of land located in the SE1/4 of the SW Fractional (also shown as FRL) ¼ of Section 18, Township 83 North, Range 23 West of the 5th Principal Meridian, Story County, Iowa as shown on Acquisition Plat Exhibit "A", attached hereto, which by this reference is made a part hereof, more particularly described as follows:

Commencing at the NE corner of the SE ¼ of the SW FRL ¼ of said Section 18; thence S 89°01'50"W, 14.97 feet on the north line of the SE ¼ of the SW FRL ¼ of said Section 18 to the Point of Beginning; thence, continuing on the north line of the SE ¼ of the SW FRL ¼ of said Section 18, S 89°01'50"W, 19.85 feet to the existing easterly right of way line of Interstate Route No. 35; thence S 18°57'19"W, 39.23 feet on said existing easterly right of way line; thence S 00°37'38"E, 1,279.03 feet on said existing easterly right of way line to the south line of the SE ¼ of the SW FRL ¼ of said Section 18; thence N 89°38'55"E, 23.00 feet on the south line of the SE ¼ of the SW FRL ¼ of said Section 18; thence N 00°11'32"W, 1,316.25 feet to the Point of Beginning, containing 0.84 of an acre

Subject to any and all easements of record.

To the STATE OF IOWA for \$8,000.00 and other Valuable Considerations in connection with its improvement of Primary Road No. 35.

Said Resolution and proposal to sell and convey said real estate will come up for public hearing before the Council of the City of Nevada, Iowa at 6:00 p.m. on the 9th day of November, 2026, and said Resolution, and proposed Purchase Agreement and Quitclaim Deed are now on file in the office of the Clerk of the City of Nevada, Iowa.

For further particulars, see said Resolution, and proposed Purchase Agreement and Quitclaim Deed now on file.

City of Nevada, Iowa
By: Erin Mousel, City Clerk