

City of Centerville
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Centerville, IA 52544
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Mike O'Connor, Mayor
Brad Brauman, Councilmember
Ron Creagan, Councilmember
Darrin Hamilton, Councilmember
Ahna Kruzic, Councilmember
Don Sherwood, Councilmember

www.centerville-ia.org

email: cityhall@centerville-ia.org

Regular Council Meeting Agenda of the City of Centerville Council

Monday, May 6th, 2024, at 6:00 P.M.

Centerville City Hall and Zoom Online Meeting

To access this meeting via Zoom, please use the following link or dial-in information:

zoom.us/join

Meeting ID: 772 014 7017

Password: JV8rPe

Dial-in: (312) 626 - 6799

Meeting ID: 772 014 7017

Notice to the Public: The Mayor and the City Council welcome you to the regular City Council meeting.

Public comments on items on the Agenda may be submitted through email, mail, or by dropping a note in the drop box at City Hall before the City Council meeting. Those wishing to speak about an agenda item should sign in on the registration form at the back of the council room. Time is allotted for public hearings and items not on the agenda during the "Public Hearing" and "Public Forum" sections for public comment.

The Mayor will call for public comment for those wishing to comment during the meeting. Please state your name and address before making your comments. The Mayor may limit each speaker to three minutes. The standard process for any agenda item is that the motion is placed on the floor, the Council is given an opportunity to comment on the issue or respond to public concerns, and the vote is taken.

Using obscene and vulgar language, hate speech, racial slurs, slanderous comments, and any other disruptive behavior during the Council meeting will not be tolerated. The presiding officer may bar offenders from further comment and/or disconnect from the meeting.

1. Call to Order

- a. Roll Call
- b. Pledge of Allegiance
- c. Approval of Agenda

2. **Consent Agenda:** These items will be enacted by one motion without separate discussion unless a request is made before the Council votes on the motion. (Any item on the Consent Agenda may be removed for separate consideration.) Approval of Consent Agenda to include:

- a. Approval of Minutes of April 15, 2024, Regular Council Meeting; Minutes of April 22, 2024, Special Council Meeting.

- b. Approval of Committee/Board Minutes: Airport Commission, April 8th, 2024; Library Board, April 10, 2024.
- c. Approval of Beer/Liquor License(s): N/A
- d. Approval of Res. 2024-4054 – Tax Abatement – 1312 S. 11th - Terrones

3. Public Hearing

- a. Public Hearing on Airport Solar Project
- b. Public Hearing on The Conveyance of Real Property at 801 S. Main - Finch

4. Discussion/Action Items/General Business/Old Business

- a. Approval of Bills
- b. Departmental Reports
 - i. Police
 - ii. Fire
 - iii. Building Official
- c. Approval of Annual Commitment to Chariton Valley Regional Housing Trust
- d. Status Report on Wastewater Project.
- e. Approval of Pay App No. 28 for the Wastewater project.
- f. Approval of Res. 2024-4055 conveyance of Real Property at 801 S. Main – Finch
- g. Approval of Res. 2024-4057 Setting a public hearing on the Conveyance of Real Property at 217 E. State St. – L. Nails, LLC
- h. Approval of Res. 2024-4058 Setting a public hearing on the Conveyance of Real Property at 629 W. Maple - Danielson
- i. Approval of Amendment to Animal Kenneling Agreement with Furever Friends.
- j. Approval of STAR Contractor Program.
- k. Discussion on Sale of Old Law Center Site.
- l. Discussion on Mandatory City-wide Trash Pickup.
- m. Approval of Res. 2024-4059 Approval of Emergency Demolition 904 S. 16th
- n. Approval of Res. 2024-4060 Approval of Plans and Specifications FAA 3-19-0013-017-2024
- o. Approval of Res. 2024-4061 Approving Low Bid and Contract - Install 28.8 KW (DC) Photovoltaic Solar Array on Ground.
- p. Approval of Res. 2024-4062 to submit grant app for FAA 3-19-0013-017
- q. Felix Herrera – Denial of Building Permit

5. **Public Forum:** Time is set aside for public comments on city business topics other than those listed on the agenda – no action may be taken. This is an opportunity for audience members to bring to the Council’s attention any item not listed on the agenda.

6. **Adjourn** to 6:00 p.m. on Monday, May 20, 2024, for the City Council’s Regular Meeting.

Jason Fraser
City Administrator

Posted: 05/3/2024

CITY OF CENTERVILLE

REGULAR COUNCIL MEETING MINUTES

April 15, 2024, at 6:00 P.M.

Mayor O'Connor called the meeting to order at 6:00 p.m.

Roll Call - Present: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Absent: None

Mayor O'Connor led the Pledge of Allegiance.

Hamilton moved, seconded by Sherwood, to approve the agenda as presented. Ayes: All. The motion carried.

Sherwood moved, seconded by Brauman, to approve the consent agenda as presented, which includes the following: Approval of Minutes of April 1, 2024, Regular Council Meeting; Approval of the minutes of the April 1, 2024, Special Council Meeting – FY25 Proposed Levy Hearing; Approval of Beer/Liquor License(s): La Fiesta Mexican Restaurant – LC0036053; Approval of Resolution 2024-4049 – Transfer of Funds – Franchise (008) to General (001); Approval of Resolution 2024-4050– Transfer of Funds – Sewer Improvement Reserve Fund (613) to Sewer Bond Sinking Fund (611); Approval of Resolution 2024-4051 – Transfer of Funds – Emergency Levy Fund (119) to General (001). Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Sherwood moved, seconded by Kruzic, to approve the bills as presented. Ayes: All. The motion carried.

Moved by Sherwood, seconded by Hamilton to approve the Financial Reports for March 2024. Ayes: All. Motion carried.

Reports highlighting the activities of the City Administrator, Public Works, and Library were presented.

Representatives from the National Alliance on Mental Illness (NAMI) presented the Compassion in Crisis Intervention Award to paramedic Brenda Howington.

Dewey McConville from NAMI provided an update to the Council with an update on the Centerville Connection Event on June 4th at the Centerville City Park.

Moved by Kruzic, seconded by Brauman to approve Resolution 2024-4052, Declaring May 2024 as Mental Health Awareness Month. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Representatives of Furever Friend Animal Rescue provided updated information on their operating expenses. The Council tabled further discussion on the Furever Friends contract until the May 6th, 2024 meeting.

Moved by Creagan, seconded by Brauman to approve Resolution 2024-4047 setting the time and place for a public hearing on the Conveyance of 801 S. Main St - Finch. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Creagan moved, seconded by Kruzic, to approve resolution 2024-4053 approving notices, ordering posting of the notice to bidders, and publishing the Notice of Hearing for the 2024 Pool Coating project. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

City Administrator Fraser presented the FY25 annual budget. The Council came to a consensus that the consolidated levy rate should remain the same or lower than the FY24 annual budget. The council requested that the Administrator make changes to reduce the overall budget and levies to accomplish this with minimal impact on City operations. Additionally, the Administrator was directed to provide information on the possible sale of the old law center building as a possible revenue source for funding Animal Control operations.

Moved by Kruzic, seconded by Hamilton, to adjourn at 7:48 p.m. until the special council meeting on April 22, 2024. Ayes: All. Motion carried.

Jason Fraser, City Administrator

Mike O'Connor, Mayor

CITY OF CENTERVILLE

SPECIAL COUNCIL MEETING MINUTES

April 22, 2024, at 6:00 P.M.

Mayor O'Connor called the meeting to order at 6:00 p.m.

Roll Call - Present: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Absent: None

Mayor O'Connor led the Pledge of Allegiance.

Hamilton moved, seconded by Kruzic, to approve the agenda as presented. Ayes: All. The motion carried.

Moved by Sherwood, seconded by Creagan, to open a public hearing on the Adoption of the FY25 Annual Budget. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

City Administrator Fraser provided an update on the budget. Fraser mentioned that council recommendations from the April 15th Council meeting were incorporated into the final budget documents, lowering the overall City Levy from \$19.90/\$1000 to \$19.13/\$1000. This reduction should keep the overall combined levy for City residents at a rate lower than last year.

Resident Thomas Ellis of S. 22nd Street provided public comments in opposition to the FY25 budget, stating that the City should lower the overall tax rate.

Councilmember Kruzic made public comments that the Council did a good job of balancing the need for a stable tax rate while ensuring that the budget did not cut essential services, including quality of life.

Sherwood moved, seconded by Creagan, to close the public hearing on the FY25 budget. Ayes: All. Nays: None. The motion carried.

Sherwood moved, seconded by Kruzic, to approve Resolution 2024-4053 to adopt the FY25 Annual budget. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

It was moved by Creagan, seconded by Brauman, to adjourn at 6:19 p.m. until the regular council meeting on May 6, 2024. Ayes: All. The motion carried.

Jason Fraser, City Administrator

Mike O'Connor, Mayor

Drake Public Library Board of Trustees
Wednesday, April 10, 2024
Regular Board Meeting Minutes

Call to Order: Board President, Janell Armstrong called the meeting to order at 5:00pm.
Board Members Present: Janell Armstrong, Dennis Beeson, Kathy Cridlebaugh, Julie Eagan, Ron Eggerman, Kris Hoffman
Board Members Absent: Nicole Cox, Michelle Moore, Mike Cockrum
Library Staff Present: JeNel Allen Barth

Agenda Approval: The agenda was approved as presented
Minutes Approval: The minutes for the March 12, 2024 meeting were approved as presented
Visitors/Public Comment: None
Approval of Bills: Kris Hoffman moved to approve the bills, Kathy Cridlebaugh seconded, motion carried

Director's Report: JeNel reports that the Enfys McMurry book discussion went really well. The eclipse glasses donated by the Friends were given away very quickly and a few people came to the library to watch for the eclipse movement. Children's staff attended the Healthy Kids Fair. Puzzles are now circulating with the library's collection including 8 donated puzzles. JeNel has also been invited to be a selector for the State Library of Iowa's Bridges Consortium collection.

Report from the City: The city budget, including funding for the library and staff payroll/benefits will be reviewed and approved at the next City Council Meeting.

Report from the Friends of DPL: Pi Day raised over \$2,500 for the library and the group is now focusing on the Halloween Hustle which will be held on the third Saturday of October.

Report from the DPL Foundation: Their next meeting will be Thursday, April 18th at noon. The Foundation has recently agreed to partially fund the roof replacement project and has sponsored a grant application for paint and patching throughout the interior of the library building.

Reports from Standing Committees: Nothing to Report

Old Business: A letter from JeNel and on behalf of the board to current and potential contracting communities was reviewed.

New Business: Trustee contact information was reviewed and corrected as needed. Ron Eggerman and Julie Eagan's terms are up at the end of June 2024 and they do not wish to renew their terms. One male and one female board member will need to be recommended to be approved in time for the July Annual Meeting.

Agenda Items for the Next Meeting: Board Trustee recommendations

Upcoming Meetings: Wednesday, May 8, 2024, 5pm

Adjournment: The meeting was adjourned by President Janell Armstrong

Centerville Municipal Airport
Airport Commission
April 8, 2024

The meeting of the Centerville Airport Commission was called to order at 5:45 p.m. by Chairman Danny Glenn. Present were: John Arnold, Annette Harvey, Mike Zintz, Paula Dal Ponte, and Glenn. Absent: none. Also present: Austin Amos from Fahrner Asphalt Sealers project site manager, Dave Joens, McClure Engineering, Tony Kury, FBO; and Jason Fraser, City Administrator.

The agenda was approved on a motion by Harvey. seconded by Arnold. All ayes. Motion carried.

Minutes of the February 12, 2024 regular meeting were approved on a motion by Dal Ponte; seconded by Harvey. All ayes. Motion carried.

Financial Reports were approved on a motion by Arnold with a second coming from Harvey. All ayes. Motion carried.

The bills were approved on a motion by Arnold with a second coming from Dal Ponte All ayes. Motion carried.

Austin Amos from Fahrner Asphalt Sealers reported there is some asphalt under parts of the runway that was not anticipated, but otherwise things are progressing speedily

Dave Joens with McClure Engineering told the commission that the specs for the solar project were published, inviting prospective bidders.

FBO report by Tony Kury: 9 planes: 4 training landings during the month before runway was closed for repairs. Fuel sold: LL 100 gal (14 transactions); Jet A 33.49 gal. (3 transactions); and Mogas: 0 gal (0 transactions). The courtesy car was not checked out. Kury installed a combination door lock for the terminal and the municipal hangar.

Moved to adjourn 6:28 p.m. by Harvey, seconded by Arnold. All ayes. Motion carried.

Paula Dal Ponte, Secretary,
Centerville Airport
Commission

RES. 2024-4054

APPLICATION FOR TAX ABATEMENT

TO: CENTERVILLE CITY COUNCIL

The undersigned does hereby apply for the tax abatement established by the Centerville Urban Revitalization Plan in accordance with Chapter 404, Code of Iowa, and does hereby submit the following information relating thereto:

Name of Owner:

Faustino III ; Tara Terrones

Address of Owner:

1312 S 11th St

Location of Improvement Legal

PT SE NW 1/4 Lot 8 SW NE (Com at pt on S line of CB 1/4 RR 247' W of Lincoln St

Description of Property:

New Construction

3 Bed 2 Bath House on unfinished basement

Residential, Commercial, or Industrial Use:

Residential

Nature of Improvement:

New Construction

Present Assessed Value:

\$27,880

Estimated Cost of Improvement (must increase assessed value more than 10% to Qualify):

\$250,000.00

Estimated Date of Completion of Improvement

11/01/2023

Owner

APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on _____

Jason Fraser, City Administrator/Zoning Administrator

NOTICE OF PUBLIC HEARING AND LETTING

CENTERVILLE MUNICIPAL AIRPORT INSTALL 28.8 KW (DC) PHOTOVOLTAIC SOLAR ARRAY ON GROUND FAA PROJECT NUMBER 3-19-0013-017-2024 (SD22) CENTERVILLE, IOWA

Online bids for the construction of certain **City of Centerville, Iowa** improvements and work incidental thereto on an improvement project described in general as **"Centerville Municipal Airport – Install 28.8 KW (DC) Photovoltaic Solar Array on Ground"** must be filed before 11:00 a.m. on the 30th day of April, 2024, utilizing online bidding through QuestCDN. (EBid Reference No. 9009275), in accordance with the Plans and Specifications now on file at the City of Centerville, Iowa. At said time and place, Proposals will be opened and tabulated by the Engineer.

Proposals received will be presented to the **City of Centerville, Iowa** and considered at a meeting presided over by the Mayor, to be held at 312 East Maple, Centerville, Iowa, **at 6:00 p.m. on the 6th of May, 2024**. At such time and place, the **City of Centerville, Iowa** shall also hold a Public Hearing on the proposed Plans, Specifications, form of Contract and estimate of cost for the construction of said improvements hereinafter described in accordance with the provisions of Chapter 384, Code of Iowa, **at 6:00 p.m. on the 6th of May, 2024** at 312 East Maple, Centerville, Iowa. At the hearing, the **City of Centerville, Iowa** will receive and consider any comments made by any interested party, to the Plans and Specifications, proposed form of Contract, and the estimate of the cost for the project.

Copies of the Plans, Specifications and wage rate are on file and may be inspected at the **Centerville City Hall, 312 East Maple, Centerville, Iowa**. Complete digital project bidding documents are available at www.questcdn.com. You may download the digital documents for no charge by inputting the project title of **"CENTERVILLE MUNICIPAL AIRPORT – INSTALL 28.8 KW (DC) PHOTOVOLTAIC SOLAR ARRAY ON GROUND"**, Quest project number 9009275 on the website's Project Search page. Please contact QuestCDN.com at 952.233.1632 or info@questcdn.com for assistance in free membership registration, downloading, and working in this digital project information.

A pre-bid conference for this project is not anticipated.

Bidders will be required to familiarize themselves with the site conditions in accordance with the specifications. To examine the job site, please reach out to Tony Kury, Airport Manager at 641.895.7450.

Contract Work items:

This project will involve the following work improvements:

1. Install PV Array Distribution System
 - Install 28.8 KW - DC Ground Mount Array
 - This item includes, but is not limited to, the following:
 - o Electrical Service Panels, Inverters, All Associated Equipment
 - o Mobilization
 - o Location and Protection of Existing Underground Utilities
 - o Electrical Cabling (manufacturer's recommendation) in Schedule 40 PVC conduit
 - o Directional Borings under Paved Areas (or all directional borings per Contractor's option)
 - o Granular Surfacing under Ground Mount Array
 - o Geotextile Fabric under Granular Surfacing
 - o Site Restoration (Seeding and Fertilizing)

All bids must be filed with the **City of Centerville, Iowa** on or before the time herein set. All bids must be on file on QuestCDN.com on or before the time herein set. Each bid shall be accompanied by a Bid Bond in an amount equal to five (5%) of the total amount of the bid. Bid Bonds must be on the form provided with the Contract Documents. The Certified Check,

Certified Share Draft or Cashier's Check shall be drawn on a bank or Credit Union in Iowa or a bank or Credit Union chartered under the laws of the United States of America and payable to the **City of Centerville, Iowa** as security that if awarded a contract, the bidder will enter into a contract at the prices bid and furnish the required performance and payment bonds and certificates of Insurance. The Certified Check, Certified Share Draft or Cashier's Check may be cashed, or the Bid Bond forfeited, and the proceeds retained as liquidated damages if the bidder fails to execute a contract or file acceptable performance bonds or provide an acceptable certificate of insurance within fifteen (15) calendar days after the acceptance of his proposal by resolution of the Airport Commission. No bidder may withdraw a proposal within **ninety (90) days** after the date set for opening bids.

The right is reserved, as the **City of Centerville, Iowa** may require, to reject any and all bids and to waive any informality in the bids received.

All Contractor(s) and subcontractor(s) are required to obtain tax exemption certificates from the **City of Centerville, Iowa** for this project. These tax exemption certificates are only for use on this specific project as covered under the Contract. Before final payment is made on this project, the Contractor(s) and subcontractor(s) shall provide lien waivers as required in the Specifications.

All work of the Contract shall be completed and ready for operation according to the following schedule:

Construction Window:

Work Phase	Anticipated Start Date*	Contract Time	Estimated Completion Date	Liquidated Damages
Phase 1	9/2/2024*	30 calendar days	10/2/2024	\$400/calendar day
Closeout	Final Inspection	14 calendar days	After final inspection	\$250/ calendar day

* Start date dependent on component lead time. Contract time shall be 30 calendar days after delivery of equipment to site and issuance of Notice-To-Proceed by Sponsor.

This project is subject to the requirements of the Davis-Bacon Act, as amended. The Contractor is required to comply with wage and labor provisions and to pay minimum wages in accordance with the schedule of wage rates established by the United States Department of Labor.

This project is subject to the requirements of 49 CFR Part 26 Disadvantaged Business Enterprise Participation. The owner has established a contract goal of **1.46 percent** participation for small business concerns owned and controlled by qualified disadvantaged business enterprises (DBE). The bidder shall make and document good faith efforts, as defined in Appendix A of 49 CFR Part 26, to meet the established goal.

Award of contract is also subject to the following Federal provisions:

Executive Order 11246 and DOL Regulation 41 CFR PART 60-4 - Affirmative Action to Ensure Equal Employment Opportunity

DOL Regulation 2 CFR § 200 Appendix II (D) – Davis Bacon Act

2 CFR part 180 (Subpart C), 2 CFR part 1200, DOT Order 4200.5- DOT Suspension & Debarment Procedures & Ineligibility

15 CFR § 29 – Government wide Requirements for Drug-free Workplace

DOT Regulation 49 CFR PART 30 - Denial of Public Works Contracts to Suppliers of Goods and Services of Countries that Deny Contracts to Suppliers of Goods and Services of Countries that Deny Procurement Market Access to U.S. Contractors (Foreign Trade Restriction).

TITLE 49 United States Code §50101 – Buy American Preferences

By virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa and to Iowa domestic labor to the extent lawfully

required under Iowa statutes, providing that the award of the contract will be made to the lowest responsible bidder submitting the lowest acceptable bid, which shall be without regard to state or local law whereby preference is given on factors other than the amount of the bid.

Published by the order of the **City of Centerville, Iowa**, this 5th day of February, 2024.

CITY OF CENTERVILLE, IOWA

By: _____ /s/ Mike O'Connor
Mike O'Connor, Mayor

NOTICE OF PUBLIC HEARING ON PROPOSAL TO CONVEY REAL ESTATE

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that the City Council of the City of Centerville, Iowa will consider a resolution to transfer and convey certain real estate located at 801 S. Main, Centerville, Appanoose County, Iowa, legally described as:

WEST 104 FEET OF LOT 2, BLOCK 3 IN J.W. LANE'S SECOND ADDITION TO CENTERVILLE, IOWA. EXCEPT COAL AND OTHER MINERALS,

subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances,

for the sum of \$5,000.00 to FP LLC, an Iowa limited liability company, at a meeting to be held on May 6, 2024 commencing at 6:00 p.m. in the Council chambers at City Hall, 312 E. Maple St., Centerville, Iowa.

Persons desiring to object to said proposal may appear at said time and place set for hearing or may file written objections with the City Clerk prior thereto.

Published by order of the City Council of the City of Centerville, Iowa.

CITY OF CENTERVILLE, IOWA

By: Jason Fraser, City Administrator

Published: May 1, 2024



Claims Report - Detail

By Fund

Payable Dates 4/16/2024 - 5/6/2024

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
Fund: 001 - GENERAL FUND				
Department: 050 - LIABILITY				
IPERS	IPERS		042524	34.00
IPERS	IPERS		042524-R	-34.00
IPERS	RETIREMENT	04/25/2024	42524	33.94
AFLAC	AFLAC ACCIDENT	04/25/2024	INV0000846	121.05
AFLAC	AFLAC CANCER	04/25/2024	INV0000847	38.80
AFLAC	AFLAC HOSPITAL	04/25/2024	INV0000849	33.19
AFLAC	AFLAC SPECIAL HEALTH	04/25/2024	INV0000850	30.42
MISSION SQUARE - 307140	ICMARC 457 PLAN	04/25/2024	INV0000851	824.25
IPERS	IPERS PENSION	04/25/2024	INV0000852	4,397.31
IPERS	IPERS PROTECTED	04/25/2024	INV0000853	3,466.52
IPERS	IPERS PROTECTED	04/25/2024	INV0000854	268.50
MFPRSI	MFPRSI PENSION	04/25/2024	INV0000855	8,892.09
CENTERVILLE POLICE ASSOCIA	PD UNION DUES	04/25/2024	INV0000856	24.00
COLLECTION SERVICES CENTE	CASE # CDCV003095 - CHRISTOPHER A DONAHOO	04/25/2024	INV0000857	258.15
COLLECTION SERVICES CENTE	CASE # 1007883 - JOSHUA A HOBBS	04/25/2024	INV0000858	89.43
COLLECTION SERVICES CENTE	CASE # 839629 - JUSTIN D HUDSON	04/25/2024	INV0000860	337.84
COLLECTION SERVICES CENTE	CASE # 1001879 - ZACKARY R MUSGROVE	04/25/2024	INV0000861	115.38
COLLECTION SERVICES CENTE	CASE # 791500 - JEREMY M HUDSON	04/25/2024	INV0000862	49.84
J & S SPORTS LLC	BRANDON KNAPP	04/25/2024	INV0000863	7.50
J & S SPORTS LLC	JENEL ALLEN BARTH	04/25/2024	INV0000864	22.50
J & S SPORTS LLC	PAMELA REED	04/25/2024	INV0000865	7.50
J & S SPORTS LLC	SKYLER MORRISON	04/25/2024	INV0000867	7.50
TREASURER - STATE OF IOWA	STATE INCOME TAX	04/25/2024	INV0000868	2,425.80
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	04/25/2024	INV0000869	5,249.53
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	04/25/2024	INV0000869	2,191.42
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	04/25/2024	INV0000869	6,208.66
MFPRSI	MFPRSI PENSION	04/25/2024	INV0000870	134.26
TREASURER - STATE OF IOWA	STATE INCOME TAX	04/25/2024	INV0000871	21.41
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	04/22/2024	INV0000872	45.08
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	04/22/2024	INV0000872	12.02
			Department 050 - LIABILITY Total:	35,313.89
Department: 110 - POLICE DEPT				
GALLS, LLC	BOOTS/HANDCUFF CASE - HOBBS	05/06/2024	027618382	148.15
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER FORMS	05/06/2024	05-2024	24.06
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	59.69
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	59.69
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	61.02
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	59.69
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	59.69
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	59.69
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	52.70
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	41.02
AMAZON CAPITAL SERVICES	SEATBELT EXTENDER	05/06/2024	1ML4-MDXY-LF67	25.97
NARTEC INC	DRUG TEST KITS	05/06/2024	20144	454.03
MAINSTAY SYSTEMS OF IOWA	PATROL CAR PRINTER PAPER	05/06/2024	2179	258.00

Claims Report - Detail

Payable Dates: 4/16/2024 - 5/6/2024

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
IOWA DEPT OF PUBLIC SAFET	MOBILE TERMINAL FEE	05/06/2024	757	300.00
Department 110 - POLICE DEPT Total:				1,663.40
Department: 150 - FIRE DEPARTMENT				
O'REILLY AUTOMOTIVE STORE	PARTS FOR 4-71	05/06/2024	0367-344360	47.85
O'REILLY AUTOMOTIVE STORE	PARTS FOR 4-71	05/06/2024	0367-344365	32.14
O'REILLY AUTOMOTIVE STORE	RUST PENTRNT	05/06/2024	0367-344456	17.98
IOWA ASSOCIATION OF PROF	MEMBERSHIP	05/06/2024	05-2024	120.00
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER FORMS	05/06/2024	05-2024	24.06
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C 2	72.58
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C 2	121.96
CONWAY SHIELD	SHEILD FOR HELMET	05/06/2024	0520499	67.30
RK AUTO BODY	NEW CONNECTOR FOR 4-74	05/06/2024	0524	98.07
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-823800	20.00
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-823800	19.80
HEIMAN INC	STRUCTRUAL GLOVES	05/06/2024	0908586	2,719.74
LOCKRIDGE INC	BUCKET AND LID	05/06/2024	2404-226009	20.36
INDIAN HILLS COMMUNITY C	TRAINING - TIM WELLS	05/06/2024	2500	40.00
CENTERVILLE ABSTRACT COM	LIEN SEARCH	05/06/2024	3629	143.00
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 4/13/24-5/12/	05/06/2024	36401772	106.74
QUILL LLC	COPY PAPER, HIGH LIGHTER	05/06/2024	38333167	12.80
QUILL LLC	AIR FRESHENER, & SUPPLIES	05/06/2024	38420198	11.42
RELIANT FIRE APPARATUS INC	AIR DRYER 4-75	05/06/2024	3CI002508	919.40
SINCLAIR NAPA	HEAD LIGHT	05/06/2024	933648	40.47
FOGLE TRUE VALUE	FITTINGS FOR PUMP 4-711	05/06/2024	A837798	5.28
MACQUEEN EQUIPMENT	HOSE	05/06/2024	INV-033603	1,739.21
Department 150 - FIRE DEPARTMENT Total:				6,400.16
Department: 160 - EMS				
KINETIC EDGE PHYSICAL THER	PHYSICAL - TRAVIS PORTER	05/06/2024	030424	105.00
HY-VEE	MEDICATIONS	05/06/2024	04-2024	177.06
IOWA MEDICAID ENTERPRISE	STATE SHARE GEMT MCO MAY & APRIL	05/06/2024	052024	2,852.08
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER FORMS	05/06/2024	05-2024	24.06
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C 2	72.58
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C 2	121.96
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-823800	20.00
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-823800	19.80
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-909300	98.00
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	63.79
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	52.69
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	28.80
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	28.80
UNITYPOINT CLINIC - OCCUPA	LABS - T. PARTRIDGE, T. PORTE	05/06/2024	218981	84.00
LOCKRIDGE INC	BUILDING REPAIR	05/06/2024	2404-230257	13.98
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 4/13/24-5/12/	05/06/2024	36401772	106.74
QUILL LLC	COPY PAPER, HIGH LIGHTER	05/06/2024	38333167	12.80
QUILL LLC	AIR FRESHENER, & SUPPLIES	05/06/2024	38420198	11.42
RIVER HILLS COMMUNITY HE	DRUG SCREENS	05/06/2024	5-2024	15.00
STERICYCLE INC	OSHA	05/06/2024	8006601434	81.26
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	05/06/2024	853090208	373.17
BOUND TREE MEDICAL LLC	IV 500ML BAGS, SUCTION KIT	05/06/2024	85323971	59.13
SINCLAIR NAPA	HOSE	05/06/2024	934399	133.99
SINCLAIR NAPA	HOSE CLAMPS AND COOLANT	05/06/2024	9344001	41.65
TELEFLEX LLC	MED SUPPLIES	05/06/2024	9508320034	677.50
FOGLE TRUE VALUE	BUILDING REPAIRS	05/06/2024	A838000	26.98
Department 160 - EMS Total:				5,302.24
Department: 170 - BUILDING INSPECTION				
FLINT WAHL'S SERVICES	CAMPER REMOVAL	05/06/2024	041624	500.00
FIRST NATIONAL BANK OMAH	POSTAGE	04/23/2024	04-2024	10.00
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER FORMS	05/06/2024	05-2024	24.06

Claims Report - Detail

Payable Dates: 4/16/2024 - 5/6/2024

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	23.81
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	69.31
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 4/13/24-5/12/	05/06/2024	36401772	77.54
QUILL LLC	COPY PAPER, HIGH LIGHTER	05/06/2024	38333167	12.20
QUILL LLC	AIR FRESHENER, & SUPPLIES	05/06/2024	38420198	11.42
VEENSTRA AND KIMM, INC.	IHCC & CHS INSPECTION & OTHER	05/06/2024	6901-17	867.80

Department 170 - BUILDING INSPECTION Total: 1,596.14

Department: 190 - ANIMAL CONTROL

FUREVER FRIENDS RESCUE OF	MAY SHELTER AGREEMENT	05/06/2024	05-2024	600.00
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Department 190 - ANIMAL CONTROL Total: 600.00

Department: 212 - STREET IMPROVE

CITY OF CENTERVILLE	WATER/SEWER	05/06/2024	05-2024 C	175.94
UNDERGROUND LOCATION C	LOCATES	05/06/2024	260535	8.70
QUILL LLC	COPY PAPER, HIGH LIGHTER	05/06/2024	38333167	12.80

Department 212 - STREET IMPROVE Total: 197.44

Department: 430 - PARKS

PRECISION LAWNCARE	MOWING	05/06/2024	0002	1,700.00
PRECISION LAWNCARE	MOWING	05/06/2024	0003	3,120.00
PRECISION LAWNCARE	MOWING	05/06/2024	0004	3,080.00
ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	41.34
ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	98.15
ALLIANT ENERGY	ELECTRIC UTILITIES	04/23/2024	04-4959353767	20.82
ALLIANT ENERGY	ELECTRIC UTILITIES	04/23/2024	04-4959353767	20.82
ALLIANT ENERGY	ELECTRIC UTILITIES	04/23/2024	04-638026955	20.40
RATHBUN REGIONAL WATER	WATER	05/06/2024	05-2024 ALL PLAY	100.70
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C 2	21.04
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	99.35
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	41.73
4S SERVICES	MOWING	05/06/2024	1	865.00

Department 430 - PARKS Total: 9,229.35

Department: 450 - CEMETERY

PRECISION LAWNCARE	MOWING	05/06/2024	0002	3,150.00
PRECISION LAWNCARE	MOWING	05/06/2024	0003	3,150.00
PRECISION LAWNCARE	MOWING	05/06/2024	0004	3,150.00
ALLIANT ENERGY	ELECTRIC UTILITIES	04/26/2024	05-2024 C	19.73
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	69.08

Department 450 - CEMETERY Total: 9,538.81

Department: 499 - POOL

ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	32.41
ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	85.73
ALLIANT ENERGY	ELECTRIC UTILITIES	05/06/2024	05-2024 ALL PLAY	28.44
ALLIANT ENERGY	ELECTRIC UTILITIES	05/06/2024	05-2024 ALL PLAY 2	86.05
CITY OF CENTERVILLE	WATER/SEWER	05/06/2024	05-2024 C	29.54
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	33.53
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	187.76
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-829300	1.00
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-829300	5.00
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	72.69

Department 499 - POOL Total: 562.15

Department: 599 - ECONOMIC DEVELOPMENT

CHARITON VALLEY PLANNING	D&O INSURANCE CVPD	05/06/2024	0007	155.82
ALLIANT ENERGY	ELECTRIC UTILITIES	04/26/2024	05-2024 C	34.51
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C 2	36.17

Department 599 - ECONOMIC DEVELOPMENT Total: 226.50

Department: 650 - CITY HALL & GEN BLDGS

HOBBS, JOSHUA	REFUND FOR DOG REGISTRATION	05/06/2024	052024	22.50
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Claims Report - Detail

Payable Dates: 4/16/2024 - 5/6/2024

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER FORMS	05/06/2024	05-2024	24.06
CITY OF CENTERVILLE	WATER/SEWER	05/06/2024	05-2024 C	46.81
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C 2	243.92
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C 2	145.97
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-823800	123.00
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-823800	19.80
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	66.75
VC3 INC	MONTHLY BILLING - APRIL	05/06/2024	147774	6,070.30
THEIA MANAGEMENT CONSU	CITY HALL REVIEW	05/06/2024	24-0417-5	4,200.00
THEIA MANAGEMENT CONSU	COMPENSATION & POSITION STUDY	05/06/2024	24-0421-6	12,300.00
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 4/13/24-5/12/	05/06/2024	36401772	78.08
QUILL LLC	COPY PAPER, HIGH LIGHTER	05/06/2024	38333167	25.78
QUILL LLC	AIR FRESHENER, & SUPPLIES	05/06/2024	38420198	36.88
QUILL LLC	CARBON AIR FILTER	05/06/2024	38429814	78.39
HEARTLAND SHREDDING, INC.	SHREDDING	05/06/2024	47265	50.00
IOWA MEDIA NETWORK	04.01.24 CITY	05/06/2024	I-5405	107.57
IOWA MEDIA NETWORK	04.01.24 SPECIAL MEETING MINUTES	05/06/2024	I-5406	22.21
IOWA MEDIA NETWORK	PROPOSED BUDGET FY25	05/06/2024	I-5412	130.83
IOWA MEDIA NETWORK	MARCH 2024 PUBLISHED REVENUE	05/06/2024	I-5413	36.78
IOWA MEDIA NETWORK	04.15.24 CITY MINUTES	05/06/2024	I-5475	57.60
Department 650 - CITY HALL & GEN BLDGS Total:				23,887.23
Fund 001 - GENERAL FUND Total:				94,517.31

Fund: 110 - ROAD USE TAX FUND

Department: 050 - LIABILITY

AFLAC	AFLAC ACCIDENT	04/25/2024	INV0000846	23.00
AFLAC	AFLAC CANCER	04/25/2024	INV0000847	19.01
AFLAC	AFLAC DISABILITY	04/25/2024	INV0000848	11.70
AFLAC	AFLAC SPECIAL HEALTH	04/25/2024	INV0000850	1.79
MISSION SQUARE - 307140	ICMARC 457 PLAN	04/25/2024	INV0000851	24.25
IPERS	IPERS PENSION	04/25/2024	INV0000852	1,538.14
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	04/25/2024	INV0000859	69.23
J & S SPORTS LLC	ROBERT SANDS	04/25/2024	INV0000866	4.50
TREASURER - STATE OF IOWA	STATE INCOME TAX	04/25/2024	INV0000868	276.80
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	04/25/2024	INV0000869	584.47
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	04/25/2024	INV0000869	262.96
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	04/25/2024	INV0000869	1,124.30
Department 050 - LIABILITY Total:				3,940.15

Department: 210 - STREET DEPT

LEGENDS FARM & LAWN	LINKS - WASH	05/06/2024	00002601	190.99
BARCO MUNICIPAL PRODUCT	SIGNAGE	04/26/2024	04-2024	518.62
MFA OIL	OIL	05/06/2024	052024	130.65
POWERPLAN	GRADER CYLINDER REBUILD	05/06/2024	052024	684.41
CARQUEST OF CENTERVILLE	PARTS	05/06/2024	052024	281.14
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER FORMS	05/06/2024	05-2024	24.06
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-829200	19.00
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-829200	79.00
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	101.02
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	212.52
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	93.31
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	159.88
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	67.62
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	145.42
CANTERA AGGREGATES LLC	ROCK	05/06/2024	13585	440.36
CANTERA AGGREGATES LLC	ROCK	05/06/2024	13615	559.69
CANTERA AGGREGATES LLC	ROCK - 8 LOADS	05/06/2024	13633	1,205.16
CANTERA AGGREGATES LLC	ROCK	05/06/2024	13689	487.35

Claims Report - Detail

Payable Dates: 4/16/2024 - 5/6/2024

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
LOCKRIDGE INC	SUPPLIES	05/06/2024	2404-217469	58.93
LOCKRIDGE INC	SUPPLIES	05/06/2024	2404-222406	33.64
LOCKRIDGE INC	SUPPLIES	05/06/2024	2404-231695	113.96
LOCKRIDGE INC	SUPPLIES	05/06/2024	2404-231736	77.06
SINCLAIR TRACTOR	PARTS	05/06/2024	2847310	382.72
SINCLAIR TRACTOR	PARTS	05/06/2024	2847311	15.55
SINCLAIR TRACTOR	PARTS	05/06/2024	2853874	266.73
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 4/13/24-5/12/	05/06/2024	36401772	77.53
EASTERN IOWA TIRE	TIRE BALLAST	05/06/2024	850027325	761.25
IOWA DEPT OF TRANSPORTAT	CRS - 2 OIL	05/06/2024	CI-0021034	588.00
IOWA DEPT OF TRANSPORTAT	HYDRAULIC OIL	05/06/2024	CI-0021109	644.96
LOCKRIDGE INC	SUPPLIES NOT NEEDED	05/06/2024	CM0000073	-2.99

Department 210 - STREET DEPT Total: 8,417.54

Department: 240 - STREET LIGHTS & ELECTRIC

ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	132.24
ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	8,252.83
ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	74.67
ALLIANT ENERGY	ELECTRIC UTILITIES	04/26/2024	05-2024 C	63.92
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C 2	23.68
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C 2	41.26
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C 2	82.04
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	8,334.76
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	134.00
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	78.14
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	46.31
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	33.76
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	115.54
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	128.51
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	113.82

Department 240 - STREET LIGHTS & ELECTRIC Total: 17,655.48

Fund 110 - ROAD USE TAX FUND Total: 30,013.17

Fund: 112 - EMPLOYEE BENEFIT

Department: 110 - POLICE DEPT

EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	695.05
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	17.40
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	23.20
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	05/06/2024	0524	448.00
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	05/06/2024	0524	384.00

Department 110 - POLICE DEPT Total: 1,567.65

Department: 150 - FIRE DEPARTMENT

CHARITON VALLEY MEDICAL C	PHYSICAL - J. POWELL - EMT CLASS	05/06/2024	024023	230.00
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	695.05
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	8.70
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	05/06/2024	0524	128.00

Department 150 - FIRE DEPARTMENT Total: 1,061.75

Department: 160 - EMS

EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	20.30
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	05/06/2024	0524	384.00

Department 160 - EMS Total: 404.30

Department: 170 - BUILDING INSPECTION

EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	2.90
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	05/06/2024	0524	64.00

Department 170 - BUILDING INSPECTION Total: 66.90

Department: 210 - STREET DEPT

EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	11.60
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	05/06/2024	0524	256.00

Department 210 - STREET DEPT Total: 267.60

Claims Report - Detail

Payable Dates: 4/16/2024 - 5/6/2024

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
Department: 410 - LIBRARY DEPT				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	2.90
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	05/06/2024	0524	384.00
Department 410 - LIBRARY DEPT Total:				386.90
Department: 620 - CITY CLERK				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	2.90
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	05/06/2024	0524	64.00
Department 620 - CITY CLERK Total:				66.90
Department: 651 - OFFICE STAFF				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	11.60
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	05/06/2024	0524	256.00
Department 651 - OFFICE STAFF Total:				267.60
Department: 952 - FLEX PLAN				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	73.60
Department 952 - FLEX PLAN Total:				73.60
Fund 112 - EMPLOYEE BENEFIT Total:				4,163.20
Fund: 122 - LOST - POOL				
Department: 499 - POOL				
HALL ENGINEERING COMPAN	POOL PAINTING ENG.	05/06/2024	10042722	7,350.00
Department 499 - POOL Total:				7,350.00
Fund 122 - LOST - POOL Total:				7,350.00
Fund: 127 - LOST - ECONOMIC DEV				
Department: 520 - COMMUNITY BEAUTIFICATION				
CENTERVILLE AREA CHAMBER	APRIL L.O.S.T. ALLOCATION	05/06/2024	04-2024	2,874.58
Department 520 - COMMUNITY BEAUTIFICATION Total:				2,874.58
Fund 127 - LOST - ECONOMIC DEV Total:				2,874.58
Fund: 600 - WATER UTILITY				
Department: 810 - WATER				
STRAND ASSOCIATES, INC	WATER DIST. PLANNING MARCH 2024		0210099	3,555.00
STRAND ASSOCIATES, INC	WATER DIST. PLANNING MARCH 2024		0210099-R	-3,555.00
Department 810 - WATER Total:				0.00
Fund 600 - WATER UTILITY Total:				0.00
Fund: 609 - CITY WATER				
Department: 050 - LIABILITY				
AFLAC	PAYROLL ADJUSTMENT - S. MCCOY	04/25/2024	04-25-2024	53.04
AFLAC	AFLAC ACCIDENT	04/25/2024	INV0000846	42.39
AFLAC	AFLAC CANCER	04/25/2024	INV0000847	41.62
AFLAC	AFLAC DISABILITY	04/25/2024	INV0000848	7.80
AFLAC	AFLAC HOSPITAL	04/25/2024	INV0000849	22.13
AFLAC	AFLAC SPECIAL HEALTH	04/25/2024	INV0000850	1.79
MISSION SQUARE - 307140	ICMARC 457 PLAN	04/25/2024	INV0000851	24.25
IPERS	IPERS PENSION	04/25/2024	INV0000852	1,619.58
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	04/25/2024	INV0000859	46.15
J & S SPORTS LLC	ROBERT SANDS	04/25/2024	INV0000866	3.00
TREASURER - STATE OF IOWA	STATE INCOME TAX	04/25/2024	INV0000868	294.04
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	04/25/2024	INV0000869	590.64
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	04/25/2024	INV0000869	1,169.48
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	04/25/2024	INV0000869	273.56
Department 050 - LIABILITY Total:				4,189.47
Department: 810 - WATER				
TYLER TECHNOLOGIES, INC	PCI FEES	05/06/2024	025-461999	60.00
TYLER TECHNOLOGIES, INC	REMOTE READ INTERGRATIO	05/06/2024	025-463504	108.75
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	8.70

Claims Report - Detail

Payable Dates: 4/16/2024 - 5/6/2024

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER FORMS	05/06/2024	05-2024	24.08
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	05/06/2024	0524	256.00
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-823800	65.00
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-823800	19.80
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	53.00
CENTERVILLE PRODUCE	GRASS SEED	05/06/2024	109421	1,269.05
UNDERGROUND LOCATION C	LOCATES	05/06/2024	260535	8.70
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 4/13/24-5/12/	05/06/2024	36401772	78.09
QUILL LLC	COPY PAPER, HIGH LIGHTER	05/06/2024	38333167	12.80
QUILL LLC	AIR FRESHENER, & SUPPLIES	05/06/2024	38420198	11.42
FOGLE TRUE VALUE	GRASS SEEDER	05/06/2024	A836323	95.99
Department 810 - WATER Total:				2,071.38
Fund 609 - CITY WATER Total:				6,260.85

Fund: 610 - SEWER UTILITY OPERATING

Department: 050 - LIABILITY

AFLAC	AFLAC ACCIDENT	04/25/2024	INV0000846	109.75
AFLAC	AFLAC CANCER	04/25/2024	INV0000847	57.55
AFLAC	AFLAC SPECIAL HEALTH	04/25/2024	INV0000850	1.87
MISSION SQUARE - 307140	ICMARC 457 PLAN	04/25/2024	INV0000851	24.25
IPERS	IPERS PENSION	04/25/2024	INV0000852	2,025.16
TREASURER - STATE OF IOWA	STATE INCOME TAX	04/25/2024	INV0000868	379.58
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	04/25/2024	INV0000869	911.73
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	04/25/2024	INV0000869	339.18
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	04/25/2024	INV0000869	1,450.72
Department 050 - LIABILITY Total:				5,299.79

Department: 815 - SEWER

STRAND ASSOCIATES, INC	WW TREATMENT PLANT MARCH 2024	05/06/2024	00210098	28,356.41
USA BLUE BOOK	TOOLS - BUFFERS	05/06/2024	00352727	373.35
STRAND ASSOCIATES, INC	WW TREATMENT PLANT MARCH 2024		0210098	28,356.41
STRAND ASSOCIATES, INC	WW TREATMENT PLANT MARCH 2024		0210098-R	-28,356.41
TYLER TECHNOLOGIES, INC	REMOTE READ INTERGRATIO	05/06/2024	025-463504	108.75
STRAND ASSOCIATES, INC	PAY APP 28 WW PROJECT	05/06/2024	028	118,809.14
ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	74.27
ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	119.54
ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	72.24
ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	321.37
ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	54.83
ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	237.91
ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	73.60
ALLIANT ENERGY	ELECTRIC/UTILITIES	04/23/2024	04-2024	14.98
WINDSTREAM COMMUNICATI	MARCH PHONE SERVICE	04/29/2024	04-2024 C	246.18
WINDSTREAM COMMUNICATI	MARCH PHONE SERVICE	04/29/2024	04-2024 C	82.36
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	14.50
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER FORMS	05/06/2024	05-2024	24.06
ALLIANT ENERGY	ELECTRIC UTILITIES	04/26/2024	05-2024 C	45.40
CITY OF CENTERVILLE	WATER/SEWER	05/06/2024	05-2024 C	115.92
TREASURER - STATE OF IOWA	APRIL 2024 SALES TAX	05/01/2024	05-2024 C	1,524.77
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	61.79
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	73.78
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	61.74
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	74.16
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	293.73
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	474.52
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	15.17
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	05/06/2024	05-2024 C1	88.51
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	05/06/2024	0524	256.00
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-823800	20.00

Claims Report - Detail

Payable Dates: 4/16/2024 - 5/6/2024

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
NATEL BROADBAND	PHONE/INTERNET	05/06/2024	0524-823800	19.80
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	1,299.10
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	107.04
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	60.05
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/26/2024	05-7262 C	1,395.23
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	57.96
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	62.96
HALL ENGINEERING COMPAN	RBC ENGINEERING	05/06/2024	100684-24	3,789.63
CARQUEST OF CENTERVILLE	PARTS	05/06/2024	12019-350242	50.25
CARQUEST OF CENTERVILLE	SEAFOAM	05/06/2024	12019-351183	17.98
CLARK'S LANDSCAPING	ROCK	05/06/2024	2160	330.00
MCGILL'S REPAIR & CONSTRU	RBC WIRE	05/06/2024	22455	2,087.20
UNDERGROUND LOCATION C	LOCATES	05/06/2024	260535	8.70
STRAND ASSOCIATES, INC	PAY APP 28 WW PROJECT		28	118,809.14
STRAND ASSOCIATES, INC	PAY APP 28 WW PROJECT		28-R	-118,809.14
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 4/13/24-5/12/	05/06/2024	36401772	77.52
QUILL LLC	COPY PAPER, HIGH LIGHTER	05/06/2024	38333167	12.80
RIVER HILLS COMMUNITY HE	DRUG SCREENS	05/06/2024	5-2024	15.00
EASTERN IOWA TIRE	TIRE REPAIR	05/06/2024	850027472	45.25
MICROBAC LABORATORIES, IN	TESTING	05/06/2024	CV2400260	2,904.50
VETTER EQUIPMENT CO	CYLINDER KITS	05/06/2024	1634141	422.50
Department 815 - SEWER Total:				164,852.45
Fund 610 - SEWER UTILITY OPERATING Total:				170,152.24
Fund: 660 - AIRPORT-CITY				
Department: 280 - AIRPORT - CITY				
US CELLULAR	CELL/WIFI	05/06/2024	0647995956	40.92
Department 280 - AIRPORT - CITY Total:				40.92
Fund 660 - AIRPORT-CITY Total:				40.92
Fund: 740 - STORM WATER RESERVE				
Department: 865 - STORM WATER				
TREASURER - STATE OF IOWA	APRIL 2024 SALES TAX	05/01/2024	05-2024 C	58.36
Department 865 - STORM WATER Total:				58.36
Fund 740 - STORM WATER RESERVE Total:				58.36
Fund: 820 - INSURANCE TRUST FUND				
Department: 951 - INSURANCE CLAIMS				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	05/01/2024	05-2024	58,578.19
Department 951 - INSURANCE CLAIMS Total:				58,578.19
Fund 820 - INSURANCE TRUST FUND Total:				58,578.19
Grand Total:				374,008.82

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL FUND	94,517.31
110 - ROAD USE TAX FUND	30,013.17
112 - EMPLOYEE BENEFIT	4,163.20
122 - LOST - POOL	7,350.00
127 - LOST - ECONOMIC DEV	2,874.58
600 - WATER UTILITY	0.00
609 - CITY WATER	6,260.85
610 - SEWER UTILITY OPERATING	170,152.24
660 - AIRPORT-CITY	40.92
740 - STORM WATER RESERVE	58.36
820 - INSURANCE TRUST FUND	58,578.19
Grand Total:	374,008.82

Account Summary

Account Number	Account Name	Payment Amount
001-050-2120	FEDERAL W/H PAYABLE	5,294.61
001-050-2121	FICA W/H PAYABLE	8,412.10
001-050-2122	STATE W/H PAYABLE	2,447.21
001-050-2123	IPERS PAYABLE	8,166.27
001-050-2124	INSURANCE PAYABLE	223.46
001-050-2125	DEFERRED COMP PAYAB	824.25
001-050-2126	CHILD SUPPORT PAYABL	850.64
001-050-2127	UNION DUES PAYABLE	24.00
001-050-2128	YMCA/SNAP DUES PAYA	45.00
001-050-2129	MFPRSI RETIREMENT PA	9,026.35
001-110-6333	REPAIR & MAINTENANC	25.97
001-110-6373	TELECOMMUNICATION S	753.19
001-110-6435	RADIOS-UPKEEP & MAIN	258.00
001-110-6506	OFFICE SUPPLIES	24.06
001-110-6546	UNIFORM EXPENSE	148.15
001-110-6570	GENERAL EXPENSE	454.03
001-150-6210	MEMBERSHIP FEES	120.00
001-150-6230	SCHOOL & TRAINING	40.00
001-150-6333	REPAIR & MAINTENANC	1,163.57
001-150-6350	EQUIPMENT REPAIR &	85.28
001-150-6370	HEATING FUEL	72.58
001-150-6371	ELECTRICITY	121.96
001-150-6373	TELECOMMUNICATION S	20.00
001-150-6378	INTERNET SERVICE	19.80
001-150-6490	PROFESSIONAL SERVICE	143.00
001-150-6504	MINOR TOOLS & EQUIP	4,458.95
001-150-6506	OFFICE SUPPLIES	48.28
001-150-6725	CAPITAL OUTLAY - OFFIC	106.74
001-160-6198	PHYSICALS	189.00
001-160-6310	BUILDING MAINTENANC	40.96
001-160-6333	REPAIR & MAINTENANC	175.64
001-160-6370	HEATING FUEL	72.58
001-160-6371	ELECTRICITY	121.96
001-160-6373	TELECOMMUNICATION S	292.08
001-160-6378	INTERNET SERVICE	19.80
001-160-6490	PROFESSIONAL SERVICE	96.26
001-160-6505	MEDICAL SUPPLIES	1,286.86
001-160-6506	OFFICE SUPPLIES	48.28
001-160-6582	MISC REFUND	2,852.08
001-160-6725	CAPITAL OUTLAY - OFFIC	106.74
001-170-6373	TELECOMMUNICATION S	93.12
001-170-6499	OTHER CONTRACTUAL S	500.00

Account Summary

Account Number	Account Name	Payment Amount
001-170-6506	OFFICE SUPPLIES	47.68
001-170-6508	POSTAGE	10.00
001-170-6566	BUILDING INSPECTION	867.80
001-170-6725	CAPITAL OUTLAY - OFFIC	77.54
001-190-6494	ANIMAL SHELTER FEES	600.00
001-212-6374	WATER / SEWER UTILITIE	175.94
001-212-6437	ONE CALL LOCATES	8.70
001-212-6506	OFFICE SUPPLIES	12.80
001-430-6371	ELECTRICITY	363.65
001-430-6374	WATER/SEWER UTILITIES	100.70
001-430-6499	OTHER CONTRACTUAL S	8,765.00
001-450-6371	ELECTRICITY	88.81
001-450-6499	OTHER CONTRACTUAL S	9,450.00
001-499-6370	HEATING FUEL	65.94
001-499-6371	ELECTRICITY	387.98
001-499-6373	TELECOMMUNICATION S	73.69
001-499-6374	WATER/SEWER UTILITIES	29.54
001-499-6378	INTERNET SERVICE	5.00
001-599-6371	ELECTRICITY	70.68
001-599-6796	ECONOMIC MISC	155.82
001-650-6370	HEATING FUEL	243.92
001-650-6371	ELECTRICITY	145.97
001-650-6373	TELECOMMUNICATION S	189.75
001-650-6374	WATER/SEWER UTILITIES	46.81
001-650-6378	INTERNET SERVICE	19.80
001-650-6414	OFFICIAL PUBLICATIONS	354.99
001-650-6419	DATA PROCESSING EXPE	6,070.30
001-650-6490	PROFESSIONAL SERVICE	16,550.00
001-650-6506	OFFICE SUPPLIES	165.11
001-650-6582	MISC REFUND	22.50
001-650-6725	CAPITAL OUTLAY - OFFIC	78.08
110-050-2120	FEDERAL W/H PAYABLE	584.47
110-050-2121	FICA W/H PAYABLE	1,387.26
110-050-2122	STATE W/H PAYABLE	276.80
110-050-2123	IPERS PAYABLE	1,538.14
110-050-2124	INSURANCE PAYABLE	55.50
110-050-2125	DEFERRED COMP PAYAB	24.25
110-050-2126	CHILD SUPP/GARNISHM	69.23
110-050-2128	YMCA/SNAP DUES PAYA	4.50
110-210-6332	OIL & FILTERS	130.65
110-210-6335	TIRES-NEW & REPAIR	761.25
110-210-6350	EQUIPMENT REPAIR &	1,630.55
110-210-6370	HEATING FUEL	406.85
110-210-6371	ELECTRICITY	372.92
110-210-6373	TELECOMMUNICATION S	19.00
110-210-6378	INTERNET SERVICE	79.00
110-210-6417	STREET MAINTENANCE S	990.21
110-210-6506	OFFICE SUPPLIES	24.06
110-210-6525	ROCK	3,337.52
110-210-6559	ASPHALT	588.00
110-210-6725	CAPITAL OUTLAY - OFFIC	77.53
110-240-6365	ELECTRICITY-STOP LIGHT	227.05
110-240-6366	ELECTRICITY-STREET LIG	17,428.43
112-110-6150	HEALTH INSURANCE	695.05
112-110-6155	DISPATCH LIFE INSURAN	17.40
112-110-6156	LIFE INSURANCE	23.20
112-110-6199	EMPLOYEE BENEFITS EX	832.00
112-150-6150	HEALTH INSURANCE	695.05

Account Summary

Account Number	Account Name	Payment Amount
112-150-6156	LIFE INSURANCE	8.70
112-150-6198	PHYSICALS	230.00
112-150-6199	EMPLOYEE BENEFITS EX	128.00
112-160-6156	LIFE INSURANCE	20.30
112-160-6199	EMPLOYEE BENEFITS EX	384.00
112-170-6156	LIFE INSURANCE	2.90
112-170-6199	EMPLOYEE BENEFITS EX	64.00
112-210-6156	LIFE INSURANCE	11.60
112-210-6199	EMPLOYEE BENEFITS EX	256.00
112-410-6156	LIFE INSURANCE	2.90
112-410-6199	EMPLOYEE BENEFITS EX	384.00
112-620-6156	LIFE INSURANCE	2.90
112-620-6199	EMPLOYEE BENEFITS EX	64.00
112-651-6156	LIFE INSURANCE	11.60
112-651-6199	EMPLOYEE BENEFITS EX	256.00
112-952-6153	FLEX ADMIN-FEES	73.60
122-499-6490	PROFESSIONAL SERVICE	7,350.00
127-520-6499	OTHER CONTRACTUAL S	2,874.58
600-810-6490	PROFESSIONAL SERVICE	0.00
609-050-2120	FEDERAL W/H PAYABLE	590.64
609-050-2121	FICA W/H PAYABLE	1,443.04
609-050-2122	STATE W/H PAYABLE	294.04
609-050-2123	IPERS PAYABLE	1,619.58
609-050-2124	INSURANCE PAYABLE	168.77
609-050-2125	DEFERRED COMP PAYAB	24.25
609-050-2126	CHILD SUPP/GARNISHM	46.15
609-050-2128	YMCA/SNAP DUES PAYA	3.00
609-810-6156	LIFE INSURANCE	8.70
609-810-6199	EMPLOYEE BENEFITS EX	256.00
609-810-6350	EQUIPMENT REPAIR &	1,365.04
609-810-6373	TELECOMMUNICATION S	118.00
609-810-6378	INTERNET SERVICE	19.80
609-810-6419	DATA PROCESSING EXPE	168.75
609-810-6437	ONE CALL LOCATES	8.70
609-810-6506	OFFICE SUPPLIES	48.30
609-810-6725	CAPITAL OUTLAY - OFFIC	78.09
610-050-2120	FEDERAL W/H PAYABLE	911.73
610-050-2121	FICA W/H PAYABLE	1,789.90
610-050-2122	STATE W/H PAYABLE	379.58
610-050-2123	IPERS PAYABLE	2,025.16
610-050-2124	INSURANCE PAYABLE	169.17
610-050-2125	DEFERRED COMP PAYAB	24.25
610-815-6156	LIFE INSURANCE	14.50
610-815-6198	PHYSICALS	15.00
610-815-6199	EMPLOYEE BENEFITS EX	256.00
610-815-6335	TIRES-NEW & REPAIR	45.25
610-815-6350	EQUIPMENT REPAIR &	490.73
610-815-6370	HEATING FUEL	1,628.48
610-815-6371	ELECTRICITY	3,390.48
610-815-6373	TELECOMMUNICATION S	387.10
610-815-6374	WATER/SEWER UTILITIES	115.92
610-815-6378	INTERNET SERVICE	102.16
610-815-6407	ENGINEERING SERVICES	147,165.55
610-815-6418	USE AND SALES TAX	1,524.77
610-815-6419	DATA PROCESSING EXPE	108.75
610-815-6437	ONE CALL LOCATES	8.70
610-815-6440	TESTING EXPENSE	2,904.50
610-815-6506	OFFICE SUPPLIES	36.86

Account Summary

Account Number	Account Name	Payment Amount
610-815-6524	PLANT MAINTENANCE S	6,580.18
610-815-6725	CAPITAL OUTLAY - OFFIC	77.52
660-280-6373	TELECOMMUNICATION S	40.92
740-865-6418	USE AND SALES TAX	58.36
820-951-6152	HEALTH INSURANCE-PRE	58,578.19
	Grand Total:	374,008.82

Project Account Summary

Project Account Key	Payment Amount
None	374,008.82
	Grand Total:
	374,008.82

City of Centerville
 Regular Council Meeting
 Bills Approved
 May 6th 2024

4S SERVICES	MOWING	\$865.00
AFLAC	ACCIDENTAL INSURANCE	\$1,180.76
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	\$25,210.24
AMAZON CAPITAL SERVICES	SEATBELT EXTENDER	\$25.97
BARCO MUNICIPAL PRODUCTS INC	SIGNAGE	\$518.62
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$432.30
CANTERA AGGREGATES LLC	ROCK	\$2,692.56
CARQUEST OF CENTERVILLE	PARTS	\$349.37
CENTERVILLE ABSTRACT COMPANY	LIEN SEARCH	\$143.00
CENTERVILLE AREA CHAMBER OF COMMERCE	APRIL L.O.S.T. ALLOCATION	\$2,874.58
CENTERVILLE POLICE ASSOCIATION	PD UNION DUES	\$48.00
CENTERVILLE PRODUCE	GRASS SEED	\$1,269.05
CHARITON VALLEY MEDICAL CENTER	PHYSICAL	\$230.00
CHARITON VALLEY PLANNING & DEVELOPMENT	D&O INSURANCE CVPD	\$155.82
CITY OF CENTERVILLE	WATER/SEWER	\$368.21
CLARK'S LANDSCAPING	ROCK	\$330.00
COLLECTION SERVICES CENTER	CHILD SUPPORT	\$966.02
CONWAY SHIELD	SHIELD	\$67.30
EASTERN IOWA TIRE	TIRE BALLAST	\$806.50
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	\$60,166.59
FIRST NATIONAL BANK OMAHA	POSTAGE	\$10.00
FLINT WAHL'S SERVICES	CAMPER REMOVAL	\$500.00
FOGLE TRUE VALUE	GRASS SEEDER	\$128.25
FUREVER FRIENDS RESCUE OF APPANOOSE INC	MAY SHELTER AGREEMENT	\$600.00
GALLS, LLC	BOOTS/HANDCUFF CASE	\$148.15
HALL ENGINEERING COMPANY	POOL PAINTING ENG.	\$11,139.63
HEARTLAND SHREDDING, INC.	SHREDDING	\$50.00
HEIMAN INC	STRUCTRUAL GLOVES	\$2,719.74
HOBBS, JOSHUA	REFUND FOR DOG REGISTRATION	\$22.50
HY-VEE	MEDICATIONS	\$177.06
IMPRESSIVE DESIGNS STUDIO & PRINTING	PURCHASE ORDER FORMS	\$192.50
INDIAN HILLS COMMUNITY COLLEGE	TRAINING	\$40.00
INFOMAX OFFICE SYSTEMS INC	COPIER LEASE 4/13/24-5/12/24	\$602.24
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	\$20,413.75
IOWA ASSOCIATION OF PROFESSIONAL FIRE CHIEFS	MEMBERSHIP	\$120.00
IOWA DEPT OF PUBLIC SAFETY	MOBILE TERMINAL FEE	\$300.00
IOWA DEPT OF TRANSPORTATION	HYDRAULIC OIL	\$1,232.96
IOWA MEDIA NETWORK	PUBLICATIONS	\$354.99
IOWA MEDICAID ENTERPRISE	STATE SHARE GEMT MCO MAY & APRIL	\$2,852.08
IPERS	RETIREMENT	\$27,161.32
J & S SPORTS LLC	MEMBERSHIP	\$105.00
KINETIC EDGE PHYSICAL THERAPY	PHYSICAL	\$105.00
LEGENDS FARM & LAWN	LINKS - WASH	\$190.99
LOCKRIDGE INC	SUPPLIES	\$314.94
MACQUEEN EQUIPMENT	HOSE	\$1,739.21
MAINSTAY SYSTEMS OF IOWA LLC	PATROL CAR PRINTER PAPER	\$258.00

MCGILL'S REPAIR & CONSTRUCTION	RBC WIRE	\$2,087.20
MFA OIL	OIL	\$130.65
MFPRSI	RETIREMENT	\$18,621.43
MICROBAC LABORATORIES, INC.	TESTING	\$2,904.50
MISSION SQUARE - 307140	ICMARC 457 PLAN	\$1,794.00
NARTEC INC	DRUG TEST KITS	\$454.03
NATEL BROADBAND	PHONE/INTERNET	\$549.00
O'REILLY AUTOMOTIVE STORE INC	PARTS	\$97.97
POWERPLAN	GRADER CYLINDER REBUILD	\$684.41
PRECISION LAWN CARE	MOWING	\$17,350.00
QUILL LLC	SUPPLIES	\$262.93
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	\$2,880.00
RATHBUN REGIONAL WATER ASSOCIATION	WATER	\$100.70
RELIANT FIRE APPARATUS INC	AIR DRYER	\$919.40
RIVER HILLS COMMUNITY HEALTH CENTER	DRUG SCREENS	\$30.00
RK AUTO BODY	PARTS	\$98.07
SINCLAIR NAPA	HOSE	\$216.11
SINCLAIR TRACTOR	PARTS	\$665.00
STERICYCLE INC	OSHA	\$81.26
STRAND ASSOCIATES, INC	PAY APP 28 WW PROJECT	\$147,165.55
TELEFLEX LLC	MED SUPPLIES	\$677.50
THEIA MANAGEMENT CONSULTING	COMPENSATION & POSITION STUDY	\$16,500.00
TREASURER - STATE OF IOWA	STATE INCOME TAX	\$8,646.88
TYLER TECHNOLOGIES, INC	REMOTE READ INTERGRATION	\$277.50
UNDERGROUND LOCATION COMPANY	LOCATES	\$26.10
UNITYPOINT CLINIC - OCCUPATIONAL MEDICINE	LABS	\$84.00
US CELLULAR	CELL/WIFI	\$1,074.67
USA BLUE BOOK	TOOLS	\$373.35
VC3 INC	MONTHLY BILLING - APRIL	\$6,070.30
VEENSTRA AND KIMM, INC.	IHCC & CHS INSPECTION & OTHER	\$867.80
VETTER EQUIPMENT CO	CYLINDER KITS	\$422.50
WINDSTREAM COMMUNICATIONS	MARCH PHONE SERVICE	\$328.54
		<hr/>
ACCOUNTS PAYABLE TOTAL		\$402,619.55
PAYROLL CHECKS		\$78,787.03
*****REPORT TOTAL*****		\$481,406.58
GENERAL FUND		-\$160,422.10
ROAD USE TAX FUND		-\$37,780.08
EMPLOYEE BENEFIT		-\$38,172.10
LOST - POOL		-\$7,350.00
LOST - ECONOMIC DEV		-\$2,874.58
CITY WATER		-\$18,684.89
SEWER UTILITY OPERATING		-\$186,355.93
AIRPORT - CITY		-\$40.92
STORM WATER RESERVE		-\$58.36
INSURANCE TRUST FUND		-\$30,643.25
FLEX ACCOUNT		\$975.63
TOTAL FUNDS		\$481,406.58



Distribution Report

Payroll Set: 01

Expense Range -

Payment Range 04/16/2024-05/06/2024

		Amount
Payroll Department: 110 - POLICE DEPT		
Fund: 001 - GENERAL FUND		
001-110-6010	SALARIES & LONGEVITY PAY	20,507.20
001-110-6012	DISPATCHERS SALARIES & LONGEVI	12,350.52
Fund 001 - GENERAL FUND Total:		1,136.00 32,857.72
Payroll Department 110 - POLICE DEPT Total:		1,136.00 32,857.72
Payroll Department: 150 - FIRE DEPT		
Fund: 001 - GENERAL FUND		
001-150-6010	SALARIES & LONGEVITY PAY	7,369.14
001-150-6035	VOLUNTEER FIRE SALARIES	1,730.00
Fund 001 - GENERAL FUND Total:		293.50 9,099.14
Payroll Department 150 - FIRE DEPT Total:		293.50 9,099.14
Payroll Department: 160 - EMS		
Fund: 001 - GENERAL FUND		
001-160-6010	SALARIES & LONGEVITY PAY	16,358.75
001-160-6036	PARTTIME/PRN EMS SALARIES	5,976.99
Fund 001 - GENERAL FUND Total:		1,121.00 22,335.74
Payroll Department 160 - EMS Total:		1,121.00 22,335.74
Payroll Department: 170 - BUILDING/CODE		
Fund: 001 - GENERAL FUND		
001-170-6010	SALARIES & LONGEVITY PAY	2,190.00
Fund 001 - GENERAL FUND Total:		80.00 2,190.00
Payroll Department 170 - BUILDING/CODE Total:		80.00 2,190.00
Payroll Department: 410 - LIBRARY		
Fund: 001 - GENERAL FUND		
001-410-6010	SALARIES & LONGEVITY PAY	2,511.92
001-410-6020	PART TIME SALARY	4,350.36
Fund 001 - GENERAL FUND Total:		357.25 6,862.28
Payroll Department 410 - LIBRARY Total:		357.25 6,862.28
Payroll Department: 610 - MAYOR & COUNCIL		
Fund: 001 - GENERAL FUND		
001-610-6010	SALARIES & LONGEVITY PAY	384.62
Fund 001 - GENERAL FUND Total:		384.62
Payroll Department 610 - MAYOR & COUNCIL Total:		384.62
Payroll Department: 815 - SEWER DEPT		
Fund: 610 - SEWER UTILITY OPERATING		
610-815-6010	SALARIES & LONGEVITY PAY	8,752.20
Fund 610 - SEWER UTILITY OPERATING Total:		567.00 8,752.20
Payroll Department 815 - SEWER DEPT Total:		567.00 8,752.20
Payroll Department: 99999 - SPLIT PAY		
Fund: 001 - GENERAL FUND		
001-210-6010	SALARIES & LONGEVITY PAY	3,622.08
001-610-6011	ADMIN SALARY/LONGEVITY	1,049.52
001-651-6010	SALARIES & LONGEVITY PAY	1,880.18
Fund 001 - GENERAL FUND Total:		321.13 6,551.78
Fund: 110 - ROAD USE TAX FUND		
110-210-6010	SALARIES & LONGEVITY PAY	8,728.66

Distribution Report

Expense Range: - Payment Range: 04/16/2024-05/06/2024

		Amount
110-210-6011	ADMIN SALARY/LONGEVITY	1,049.52
Fund 110 - ROAD USE TAX FUND Total:		549.13 <u>9,778.18</u>
Fund: 609 - CITY WATER		
609-810-6010	SALARIES & LONGEVITY PAY	9,246.58
609-810-6011	ADMIN SALARY/LONGEVITY	1,049.52
Fund 609 - CITY WATER Total:		555.53 <u>10,296.10</u>
Fund: 610 - SEWER UTILITY OPERATING		
610-815-6010	SALARIES & LONGEVITY PAY	3,073.30
610-815-6011	ADMIN SALARY/LONGEVITY	1,049.52
Fund 610 - SEWER UTILITY OPERATING Total:		127.46 <u>4,122.82</u>
Payroll Department 99999 - SPLIT PAY Total:		1,553.25 <u>30,748.88</u>

Fund Summary

Fund	Units	Amount
001-GENERAL FUND	3,308.88	80,281.28
110-ROAD USE TAX FUND	549.13	9,778.18
609-CITY WATER	555.53	10,296.10
610-SEWER UTILITY OPERATING	694.46	12,875.02
Grand Total:	5,108.00	113,230.58



CHARITON VALLEY

REGIONAL HOUSING TRUST FUND, INC.

APPANOOSE • LUCAS • MONROE • WAYNE

March, 2024

RE: 2025 Contribution Request

Chariton Valley Regional Housing Trust Fund a 501 (c) (3) non-profit organization, is entering its fourteenth year of existence and continues to benefit homeowners in the four county region of Appanoose, Lucas, Monroe, and Wayne counties. Thousands of dollars have already been granted and/or loaned to homeowners in these counties through the assistance of surrounding businesses, organizations, municipalities, and individual contributors. The goal of the Chariton Valley Regional Housing Trust Fund is to assist low and moderate income homeowners to repair, rejuvenate, or restore their homes. In addition, the Trust has recently initiated a new home construction program to provide new homes to lower income buyers. The results of our combined effort on the communities in which these homes are located increases the community's aesthetic appearance to current/prospective residents and visitors, spurs economic growth, and a renewed sense of pride in homeownership. Recent initiatives of the trust include the removal/demolition of blighted properties with the plan to rebuild single family housing in their place.

As a result of funds made available through grants offered via the Iowa Finance Authority and pledges made By private businesses, governmental agencies and private citizens, Chariton Valley Regional Housing Trust has been given access to \$3.1 Million to date, in our four-county region. Shortly, we will be seeking an 15th Year Grant from IFA that will be matched 4:1 from the Iowa Finance Authority. For example, a pledge of \$1,000 will Create \$5,000 to be used in housing and related activities during 2025 within the County in which it is pledged. Pledge (matching) funds raised in each county will remain in each county. This year our pledge goal for each county is \$23,000 and we need your help! We thank you for your previous endorsement for our cause and ask for your continued support by placing your pledge for 2025. If you have not contributed to Chariton Valley Regional Housing Trust Fund in the past, we would appreciate your consideration for this upcoming year. Written acknowledgement of all planned gifts is needed by September 1, 2024. The entire Board and each individual County Board meet regularly to shape policy and guide decisions as a non-profit organization. I will be available, at your convenience, to further discuss our initiatives with you and answer any questions you may have regarding the Trust Fund. Questions may also be directed to our Executive Director, Rachel Mathews at 641-436-1775.

I have attached a sample Commitment Letter for your use. Please fill in the information requested and run the sample letter onto your business letterhead. If you are making a pledge as an individual, simply fill in your contact information. You may return the letter to me or submit it to Rachel Mathews at 15703 Hwy J29, Centerville IA 52544. Thank you for your consideration to our request.

Sincerely,

Board of Directors
Chariton Valley Regional Housing Trust

Analysis of CVRHTF Impact

FY	Valuation	Valuation	Valuation	% Inc. in Val	Midwest CPI	Inc. Tax Revenue Generated			City Contribution	County Contribution	Demolition Cost Savings	ROI City	ROI County
	W/O	CHVRHTF	ROI	CVRHTF		City Tax	County Tax	School Tax					
2012	\$ 188,470	\$ 188,470	\$ -	N/A	N/A	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 7,500.00	\$ -	\$ 15,000.00	\$ 7,500.00
2013	\$ 171,491	\$ 176,990	\$ 5,499	N/A	N/A	\$ 52.20	\$ 27.10	\$ 52.46	\$ 8,000.00	\$ 7,500.00	\$ -	\$ 22,947.80	\$ 14,972.90
2014	\$ 176,990	\$ 230,320	\$ 53,330	30%	1.5%	\$ 491.69	\$ 252.48	\$ 507.04	\$ 6,000.00	\$ 7,500.00	\$ 9,346.00	\$ 19,110.11	\$ 22,220.43
2015	\$ 153,300	\$ 242,240	\$ 88,940	5%	-0.5%	\$ 872.20	\$ 421.13	\$ 848.49	\$ 20,000.00	\$ 7,500.00	\$ -	\$ 38,237.91	\$ 29,299.29
2016	\$ 145,670	\$ 233,280	\$ 87,610	-4%	0.8%	\$ 811.51	\$ 401.83	\$ 835.80	\$ 10,000.00	\$ 7,500.00	\$ 12,217.00	\$ 35,209.40	\$ 36,397.46
2017	\$ 145,423	\$ 346,900	\$ 201,477	49%	2.2%	\$ 1,865.71	\$ 914.27	\$ 1,922.09	\$ 10,000.00	\$ 7,500.00	\$ 6,880.00	\$ 36,463.69	\$ 42,983.18
2018	\$ 145,097	\$ 612,460	\$ 467,363	77%	1.6%	\$ 4,327.61	\$ 2,153.03	\$ 4,458.64	\$ 12,746.00	\$ 7,500.00	\$ 3,814.00	\$ 41,068.08	\$ 48,330.16
2019	\$ 116,738	\$ 674,718	\$ 557,980	10%	0.8%	\$ 5,166.69	\$ 2,678.72	\$ 5,323.13	\$ 10,000.00	\$ 7,500.00	\$ 9,500.00	\$ 36,401.39	\$ 53,151.44
2020	\$ 113,219	\$ 739,600	\$ 626,381	10%	2.5%	\$ 6,375.35	\$ 3,229.39	\$ 6,417.42	\$ 10,000.00	\$ 7,500.00	\$ 5,219.00	\$ 34,807.04	\$ 57,422.05
2021	\$ 112,888	\$ 871,050	\$ 758,162	18%	1.2%	\$ 7,295.06	\$ 3,332.07	\$ 7,515.95	\$ 10,000.00	\$ 7,500.00	\$ 5,219.00	\$ 32,292.98	\$ 61,589.98
2022	\$ 111,933	\$ 1,084,090	\$ 972,157	24%	7.9%	\$ 9,721.27	\$ 4,011.46	\$ 9,870.98	\$ 10,000.00	\$ 7,500.00	\$ 5,219.00	\$ 27,352.71	\$ 65,078.52
2023	\$ 110,979	\$ 1,235,380	\$ 1,124,401	14%	6.0%	\$ 10,650.60	\$ 5,513.07	\$ 10,955.53	\$ 10,000.00	\$ 7,500.00	\$ 8,828.00	\$ 17,874.11	\$ 67,065.46
2024	\$ 110,025	\$ 1,383,140	\$ 1,273,115	12%		\$ 12,531.83	\$ 6,505.06	\$ 12,926.82	\$ 10,000.00	\$ 7,500.00	\$ 5,219.00	\$ 10,123.28	\$ 68,060.40
2025	\$ 109,070	\$ 1,621,850	\$ 1,512,780	17%		\$ 13,417.01	\$ 4,809.44	\$ 11,688.75	\$ 10,000.00	\$ 7,500.00	\$ -	\$ 6,706.26	\$ 70,750.96
2026	\$ 108,116	\$ 1,621,850	\$ 1,513,734	0%		\$ 13,425.48	\$ 4,812.47	\$ 11,696.12	\$ 10,000.00	\$ 7,500.00	\$ -	\$ 3,280.79	\$ 73,438.49
2027	\$ 107,162	\$ 1,621,850	\$ 1,514,688	0%		\$ 13,433.94	\$ 4,815.50	\$ 11,703.50	\$ 10,000.00	\$ 7,500.00	\$ -	\$ (153.15)	\$ 76,122.99
2028	\$ 106,207	\$ 1,621,850	\$ 1,515,643	0%		\$ 13,442.40	\$ 4,818.54	\$ 11,710.87	\$ 10,000.00	\$ 7,500.00	\$ -	\$ (3,595.56)	\$ 78,804.45
2029	\$ 105,253	\$ 1,621,850	\$ 1,516,597	0%		\$ 13,450.87	\$ 4,821.57	\$ 11,718.24	\$ 10,000.00	\$ 7,500.00	\$ -	\$ (7,046.43)	\$ 81,482.88
2030	\$ 104,299	\$ 1,621,850	\$ 1,517,551	0%		\$ 13,459.33	\$ 4,824.61	\$ 11,725.62	\$ 10,000.00	\$ 7,500.00	\$ -	\$ (10,505.76)	\$ 84,158.27
2031	\$ 103,344	\$ 1,621,850	\$ 1,518,506	0%		\$ 13,467.80	\$ 4,827.64	\$ 11,732.99	\$ 10,000.00	\$ 7,500.00	\$ -	\$ (13,973.56)	\$ 86,830.64
2032	\$ 102,390	\$ 1,621,850	\$ 1,519,460	0%		\$ 13,476.26	\$ 4,830.67	\$ 11,740.37	\$ 10,000.00	\$ 7,500.00	\$ -	\$ (17,449.82)	\$ 89,499.96



CITY OF CENTERVILLE

312 East Maple St, PO Box 578

Centerville, IA 52544

www.centerville-ia.org

Phone: (641) 437-4339 Fax: (641) 437-1498

May 6th, 2024

Chariton Valley Regional Housing Trust Fund

15703 Hwy J29

Centerville, IA 52544

Re: CVRHTE Grant Period 15 Pledge Commitment

Dear Board of Directors:

The City of Centerville is pleased to commit \$10,000 to the Chariton Valley Regional Housing Trust Fund. These funds represent our support of the work being done by CVRHTE. We understand that our donation and any funds received because of our donation will be spent in Appanoose County.

The funds will be available to you on or before _____, 2025.

Sincerely,

Mike O'Connor
Mayor



STATUS REPORT

DATE: April 5, 2024

TO: Jason Fraser, City Administrator
City of Centerville
314 E. Maple St.
Centerville, IA 52544

RE: Centerville Wastewater Treatment
Strand PN 7024.004

COMMENTS:

Previous Month's Activities:

- Attended meeting and made site visit to review work remaining and discuss contract completion with the Contractor.
- Visited Site for site punchlist walkthrough.
- Reviewed punchlist items and provided onsite RPR support since the Contractor remobilized to the site to finish sitework punchlist items.
- Provided funding assistance through American Iron and Steel document review.
- Completed about half of the project record drawing production.

Issues/Special Items

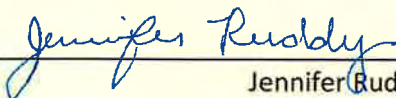
- None.

Goals for Next Period:

- Strand will continue review of Contractor submitted final Operations & Maintenance Manuals, Requests for Information, and other documentation.
- Finish preparing record drawings.
- Begin work in standard operating procedure for new treatment processes added with this project.
- Assist with project closeout once the Contractor has completed their work.

As always, please let us know if you have any questions.

Thank you,


Jennifer Buddy, P.E.

Contractor's Application for Payment

Owner: <u>City of Centerville</u>	Owner's Project No.: <u>CS1920978 01</u>
Engineer: <u>FOX Strand, Inc.</u>	Engineer's Project No.: <u>2081-18A</u>
Contractor: <u>Locke AMI, LLC</u>	Contractor's Project No.: <u>2322308</u>
Project: <u>Wastewater Treatment Improvements, 2021</u>	
Contract: <u>Wastewater Treatment Improvements, Centerville, Iowa, 2021</u>	
Application No.: <u>28</u>	Application Date: <u>5/1/2024</u>
Application Period: From <u>2/27/2024</u> to <u>4/30/2024</u>	

1. Original Contract Price	\$ 12,038,000.00
2. Net change by Change Orders	\$ 36,435.97
3. Current Contract Price (Line 1 + Line 2)	\$ 12,074,435.97
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 11,903,774.65
5. Retainage	
a. <u>5%</u> X \$ 11,903,774.65 Work Completed =	\$ 595,188.73
b. <u>5%</u> X \$ - Stored Materials =	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 595,188.73
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 11,308,585.92
7. Less previous payments (Line 6 from prior application)	\$ 11,189,776.78
8. Amount due this application	\$ 118,809.14
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$ 765,850.05

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Locke AMI, LLC

Signature: Scott Carroll Digitally signed by Scott Carroll
Date: 2024.05.01
14:11:19-0500 **Date:** 5/1/2024

Recommended by Engineer	Approved by Owner
By: <u>Jennifer Ruddy</u>	By: _____
Title: <u>Project Manager</u>	Title: _____
Date: <u>5/1/2024</u>	Date: _____
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Centerville	Owner's Project No.:	CS1920978 01
Engineer:	FOX Strand, Inc.	Engineer's Project No.:	2081-18A
Contractor:	Locke AMI, LLC	Contractor's Project No.:	2322308
Project:	Wastewater Treatment Improvements, 2021		
Contract:	Wastewater Treatment Improvements, Centerville, Iowa, 2021		

Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
			Original Contract					
A	B	C	D	E	F	G	H	I
Application No.:	28	Application Period:	From 02/27/24	to 04/30/24	Application Date:	02/27/24		
1	Bonds and Insurance	85,000.00	85,000.00	-	-	85,000.00	100%	-
2	Newforma Allowance	7,600.00	7,600.00	-	-	7,600.00	100%	-
3	Project Management	475,000.00	456,000.00	-	-	456,000.00	96%	19,000.00
4	Mobilization	238,230.00	238,230.00	-	-	238,230.00	100%	-
5	East Plant Schedule of Values							
6	SWPPP	41,904.00	35,618.40	4,190.40	-	39,808.80	95%	2,095.20
7	Tree Removal	80,704.00	80,704.00	-	-	80,704.00	100%	-
8	Mass Cut Hillside & Temp Roads	125,712.00	119,426.40	-	-	119,426.40	95%	6,285.60
9	Roadway & Sidewalk Work	301,428.00	271,285.20	-	-	271,285.20	90%	30,142.80
10	Remove & Replace Topsoil	108,640.00	92,344.00	10,864.00	-	103,208.00	95%	5,432.00
11	Fencing	116,400.00	116,400.00	-	-	116,400.00	100%	-
12	Bypass Pumping	15,900.00	15,900.00	-	-	15,900.00	100%	-
13	Sludge Hauling	54,999.00	54,999.00	-	-	54,999.00	100%	-
14	Seeding	22,500.00	11,250.00	-	-	11,250.00	50%	11,250.00
15	Replace Digester Lid	270,450.00	270,450.00	-	-	270,450.00	100%	-
16	Digester Insulation and Roofing	62,000.00	62,000.00	-	-	62,000.00	100%	-
17	Digester Lid Painting	84,535.00	84,535.00	-	-	84,535.00	100%	-
18	Gas Safety System	56,357.00	56,357.00	-	-	56,357.00	100%	-
19	Prelim Treatment Foundations	104,372.00	104,372.00	-	-	104,372.00	100%	-
20	Prelim Treatment Cast-In-Place Walls	187,900.00	187,900.00	-	-	187,900.00	100%	-
21	Prelim Treatment Elevated Slab	125,250.00	125,250.00	-	-	125,250.00	100%	-
22	Prelim Treatment Tilt-up & Roof	398,900.00	398,900.00	-	-	398,900.00	100%	-
23	Roof insulation and membrane	12,700.00	12,700.00	-	-	12,700.00	100%	-
24	Mechanically Cleaned Screen & Wash Press	214,200.00	214,200.00	-	-	214,200.00	100%	-
25	Vortex Grt Equipment	113,700.00	111,426.00	2,274.00	-	113,700.00	100%	-
26	Grit Washer/Dewater	105,110.00	105,110.00	-	-	105,110.00	100%	-
27	Prelim Treat Building Pumps	39,750.00	39,750.00	-	-	39,750.00	100%	-
28	Hydraulic & Stop Gates	85,554.00	85,554.00	-	-	85,554.00	100%	-
29	Prelim Treat Exposed Piping	68,191.00	68,191.00	-	-	68,191.00	100%	-
30	Stairs, Handrails & Grating	202,885.00	202,885.00	-	-	202,885.00	100%	-
31	Monorail, Colling Doors & Access Hatches	56,357.00	56,357.00	-	-	56,357.00	100%	-
32	Walk Doors & Windows	65,378.00	65,378.00	-	-	65,378.00	100%	-
33	Remove Sludge Beds	113,296.00	113,296.00	-	-	113,296.00	100%	-
34	Excavate Sludge Storage Tank	406,624.00	406,624.00	-	-	406,624.00	100%	-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Centerville	Owner's Project No.:	CS1920978 01
Engineer:	FOX Strand, Inc	Engineer's Project No.:	2081-18A
Contractor:	Locke AMJ, LLC	Contractor's Project No.:	2322308
Project:	Wastewater Treatment Improvements, 2021		
Contract:	Wastewater Treatment Improvements, Centerville, Iowa, 2021		

A	B	C	D		E	F	G	H	I
			(D + E) From Previous Application (\$)	Work Completed This Period (\$)					
35	Sludge Storage Tank Foundation & Walls	837,759.00	837,759.00	-	-	837,759.00	100%	-	
36	Sludge Storage Tank Backfill	195,000.00	195,000.00	-	-	195,000.00	100%	-	
37	Sludge Pump Building Foundations	59,800.00	59,800.00	-	-	59,800.00	100%	-	
38	Sludge Pump Building Tilt-up & Roof	208,000.00	208,000.00	-	-	208,000.00	100%	-	
39	Roof insulation and membrane	13,500.00	13,500.00	-	-	13,500.00	100%	-	
40	Jet Mixing Pumps & Equipment	259,250.00	259,250.00	-	-	259,250.00	100%	-	
41	Exposed Sludge Pump Building Piping	97,750.00	97,750.00	-	-	97,750.00	100%	-	
42	Plant Drain Station Foundation/Structure	24,100.00	24,100.00	-	-	24,100.00	100%	-	
43	Plant Lift Station Pumps	22,601.00	22,241.35	359.65	-	22,601.00	100%	-	
44	Plant Lift Station Piping	16,975.00	16,975.00	-	-	16,975.00	100%	-	
45	Effluent/UV Structure Modifications	33,950.00	33,950.00	-	-	33,950.00	100%	-	
46	UV Equipment	187,598.00	187,598.00	-	-	187,598.00	100%	-	
47	Underground Process Piping - Sludge Area	338,670.00	338,670.00	-	-	338,670.00	100%	-	
48	Underground Process Piping - EQ to Prelim	64,850.00	64,850.00	-	-	64,850.00	100%	-	
49	Metal Culvert Pipe	58,976.00	58,976.00	-	-	58,976.00	100%	-	
50	RCP Storm Piping	235,807.00	235,807.00	-	-	235,807.00	100%	-	
51	Influent & Sanitary Crossing Foundations	155,200.00	155,200.00	-	-	155,200.00	100%	-	
52	Influent & Sanitary Crossing Exposed Pipe	100,880.00	100,880.00	-	-	100,880.00	100%	-	
53	Portable Water Piping	32,301.00	32,301.00	-	-	32,301.00	100%	-	
54	EQ Basin Modifications	24,444.00	24,444.00	-	-	24,444.00	100%	-	
55	Control Building Architectural	16,907.00	16,907.00	-	-	16,907.00	100%	-	
56	Exposed Pipe Coating - Pier Crossing	20,000.00	20,000.00	-	-	20,000.00	100%	-	
57	Coatings - Preliminary Treatment	41,600.00	41,600.00	-	-	41,600.00	100%	-	
58	Coatings - Sludge Pump Building & UV	49,700.00	49,700.00	-	-	49,700.00	100%	-	
59	HVAC - Preliminary Treatment	185,000.00	185,000.00	-	-	185,000.00	100%	-	
60	HVAC - Existing Control Building	166,500.00	166,500.00	-	-	166,500.00	100%	-	
61	HVAC - Sludge Pump and UV Buildings	89,500.00	89,500.00	-	-	89,500.00	100%	-	
62	Plumbing	90,695.00	90,695.00	-	-	90,695.00	100%	-	
63	Solar Field Roads & Sitework	60,000.00	60,000.00	-	-	60,000.00	100%	-	
64	Solar Array	525,546.00	515,035.08	-	-	515,035.08	98%	10,510.92	
65	Underground Electrical	387,500.00	387,500.00	-	-	387,500.00	100%	-	
66	Above Grade Rough In & Wiring - Preliminary Treatment	243,000.00	243,000.00	-	-	243,000.00	100%	-	
67	Above Grade Rough In & Wiring - Sludge Pump Bldg	205,000.00	205,000.00	-	-	205,000.00	100%	-	
68	Above Grade Rough In & Wiring - Existing Control Building	107,000.00	107,000.00	-	-	107,000.00	100%	-	
69	Generator, ATS, and Switchgear	473,000.00	473,000.00	-	-	473,000.00	100%	-	

Application No.: 28 Application Period: From 02/27/24 to 04/30/24 Application Date: 02/27/24

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Centerville	Owner's Project No.:	CS1920978.01
Engineer:	FOX Strand, Inc.	Engineer's Project No.:	2081-18A
Contractor:	Locke AMM, LLC	Contractor's Project No.:	2322308
Project:	Wastewater Treatment Improvements, 2021		
Contract:	Wastewater Treatment Improvements, Centerville, Iowa, 2021		

A Item No.	B Description	C Scheduled Value (\$)	D Work Completed		E This Period (\$)	F Materials Currently Stored (not in D or E) (\$)	G Work Completed and Materials Stored to Date (D + E + F) (\$)	H % of Scheduled Value (G / C) (%)	I Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)						
70	Controls	435,750.00	392,175.00		-	-	392,175.00	90%	43,575.00
71	Demobilization	168,532.00	42,133.00		101,119.20	-	143,252.20	85%	25,279.80
West Plant Schedule of Values									
72	Tree Removal	-	15,520.00		-	-	-	100%	-
73	Road & Sidewalk Work	15,520.00	68,676.00		-	-	68,676.00	100%	-
74	SWPPP	15,520.00	11,640.00		-	-	11,640.00	75%	3,880.00
75	Remove & Replace Topsoil	29,294.00	29,294.00		-	-	29,294.00	100%	-
76	Fencing	9,603.00	9,603.00		-	-	9,603.00	100%	-
77	Remove Sludge Beds	51,216.00	51,216.00		-	-	51,216.00	100%	-
78	Seeding	18,500.00	9,250.00		-	-	9,250.00	50%	9,250.00
79	Sludge Hauling	54,999.00	54,999.00		-	-	54,999.00	100%	-
80	Excavate Lagoon	142,000.00	142,000.00		-	-	142,000.00	100%	-
81	UG Basin Subdrain & EQ Structures	43,002.00	43,002.00		-	-	43,002.00	100%	-
82	Lagoon Liner	87,979.00	87,979.00		-	-	87,979.00	100%	-
83	Effluent/UV Structure Modifications	33,853.00	33,853.00		-	-	33,853.00	100%	-
84	UV Equipment	187,600.00	187,600.00		-	-	187,600.00	100%	-
85	Stop Gates	5,700.00	5,700.00		-	-	5,700.00	100%	-
86	HVAC	12,300.00	12,300.00		-	-	12,300.00	100%	-
87	Control Building Exposed Piping	13,600.00	13,600.00		-	-	13,600.00	100%	-
88	Solar Array	198,000.00	194,040.00		-	-	194,040.00	98%	3,960.00
89	Underground Electrical	36,278.00	36,278.00		-	-	36,278.00	100%	-
90	Above Grade Rough In & Wiring	94,672.00	94,672.00		-	-	94,672.00	100%	-
91	Generator, ATS, and Equipment	126,500.00	126,500.00		-	-	126,500.00	100%	-
92	Controls	70,888.00	70,888.00		-	-	70,888.00	100%	-
93	Demobilization	42,133.00	42,133.00		-	-	42,133.00	100%	-
94									
		Original Contract Totals	\$ 12,038,000.00	\$ 11,748,531.43	\$ 118,807.25	\$ -	\$ 11,867,338.68	99%	\$ 170,661.32

Application No.: 28 Application Period: From 02/27/24 to 04/30/24 Application Date: 02/27/24

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Centerville
 Engineer: FOX Strand, Inc.
 Contractor: Locke AMI, LLC
 Project: Wastewater Treatment Improvements, 2021
 Contract: Wastewater Treatment Improvements, Centerville, Iowa, 2021

Owner's Project No.: CS1920978.01
 Engineer's Project No.: 2081-18A
 Contractor's Project No.: 2322308

Application No.: 28 Application Period: From 02/27/24 to 04/30/24 Application Date: 02/27/24

Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Change Orders								
CO#2	Paint Finish on Louver's (East Plant) vs. Mill Finish	740.00	740.00	-	-	740.00	100%	-
CO#3	West Plant Solar and Sludge Tank Unsuitable Soils	(22,198.53)	(22,198.53)	-	-	(22,198.53)	100%	-
CO#4	Galvanized Steel Embed Plates for Lower Level Embeds	(3,200.00)	(3,200.00)	-	-	(3,200.00)	100%	-
CO#5	Relocate NG Line & Emer. Lights	11,040.00	11,040.00	-	-	11,040.00	100%	-
CO#6	CPR 5, 6, 7, and 8	24,000.00	24,000.00	-	-	24,000.00	100%	-
CO#7	CPR 9 and WCD 3	4,750.00	4,750.00	-	-	4,750.00	100%	-
CO#8	CPR 012 and CPR 014	(13,620.00)	(13,620.00)	-	-	(13,620.00)	100%	-
CO#10	CPR 10, 13, 15, 17, 18, 25 and WCD 6	6,044.50	6,044.50	-	-	6,044.50	100%	-
CO#11	CPR 21, 23, 28	3,860.00	3,860.00	-	-	3,860.00	100%	-
CO#12	CPR 27, 30, 31, 32, 33, 35, 39, 41, WCD 7	25,020.00	18,765.00	6,255.00	-	25,020.00	100%	-
Change Order Totals:		\$ 36,435.97	\$ 30,180.97	\$ 6,255.00	\$ -	\$ 36,435.97	100%	\$ -
Original Contract and Change Orders								
Project Totals:		\$ 12,074,435.97	\$ 11,778,712.40	\$ 125,062.25	\$ -	\$ 11,903,774.65	99%	\$ 170,661.32

Stored Materials Summary

Owner: City of Centerville
Engineer: FOX-Strand, Inc.
Contractor: Locke AMI, LLC
Project: Wastewater Treatment Improvements, 2021
Contract: Wastewater Treatment Improvements, Centerville, Iowa, 2021

Contractor's Application for Payment

Owner's Project No.: CS1920978 01
Engineer's Project No.: 2081-18A
Contractor's Project No.: 2327308

Application No.:		Application Period:		From		To		Application Date:					
28		02/27/24		04/30/24		05/01/24							
A Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	B Supplier Invoice No.	C Submittal No. (with Specification Section No.)	D Description of Materials or Equipment Stored	E Storage Location	F Application No. When Materials Placed in Storage	G Materials Stored		H Amount Stored this Period (\$)	I Amount Stored to Date (G+H) (\$)	J Amount Previously Incorporated in the Work (\$)	K Amount Incorporated in the Work this Period (\$)	L Total Amount Incorporated in the Work (J+K) (\$)	M Materials Remaining in Storage (L-I) (\$)
						Previous Amount Stored (\$)	Amount Stored this Period (\$)						
49	M-51859	014210-4030	Metal 96" Culvert	Site	6	9,238.95	9,238.95	9,238.95	9,238.95	-	-	-	-
49	M-51858	014210-4030	Metal 96" Culvert	Site	6	12,758.55	12,758.55	12,758.55	12,758.55	-	-	12,758.55	-
15	19742-1	467317-0001	Digester Cover	Site	7	154,800.00	154,800.00	154,800.00	154,800.00	-	-	154,800.00	-
64	398	263100-0002	Solar Inverters	Site	7	82,600.00	82,600.00	82,600.00	82,600.00	-	-	82,600.00	-
48 / 52	20051449-000	400500-003	DI Pipe	Site	8	116,062.65	116,062.65	116,062.65	116,062.65	-	-	116,062.65	-
47	20052141-000	400500-003	DI Pipe	Site	8	18,164.71	18,164.71	18,164.71	18,164.71	-	-	18,164.71	-
88 / 93	170095	432358-0001	RL Pumps	Site	8	17,405.00	17,405.00	17,405.00	17,405.00	-	-	17,405.00	-
93	170088	432358-0001	RL Pump Control	Site	8	2,225.00	2,225.00	2,225.00	2,225.00	-	-	2,225.00	-
28	7713/7750/77 65	400559-0001	Hydraulic and Stop Gates	Site	9	85,554.00	85,554.00	85,554.00	85,554.00	-	-	85,554.00	-
50	9682- 001/9682-002	014210-4020	RCP Storm Piping	Site	9	27,623.88	27,623.88	27,623.88	27,623.88	-	-	27,623.88	-
86	30085	400559-0001	Stop Gates	Site	9	5,700.00	5,700.00	5,700.00	5,700.00	-	-	5,700.00	-
20	7713/7750/77 65	400559-0001	Prelim Treat. Cast-In-Place Walls Site	Site	9	61.00	61.00	61.00	61.00	-	-	61.00	-
29	7713	400561-0001	Prelim. Treat Exposed Piping	Site	10	14,015.00	14,015.00	14,015.00	14,015.00	-	-	14,015.00	-
31	9967	055000-0001	Access Hatches	Site	10	4,539.13	4,539.13	4,539.13	4,539.13	-	-	4,539.13	-
41	7750	400561-0001	Exp. Sludge Pump Bldg. Piping	Site	10	24,076.50	24,076.50	24,076.50	24,076.50	-	-	24,076.50	-
41	7765	400561-0001	Exp. Sludge Pump Bldg. Piping	Site	10	44,272.04	44,272.04	44,272.04	44,272.04	-	-	44,272.04	-
43	19173	437500-0001	Plant Lift Station Pumps	Site	12	16,824.40	16,824.40	16,824.40	16,824.40	-	-	16,824.40	-
64/89	3	263100-0001	Solar Array	Site	12	235,030.00	235,030.00	235,030.00	235,030.00	-	-	235,030.00	-
64/89	3	263100-0004	Solar Array	Site	12	115,805.00	115,805.00	115,805.00	115,805.00	-	-	115,805.00	-
40	74407	464121-0001	Jet Mixing Pumps and Equipment	Site	14	21,909.40	21,909.40	21,909.40	21,909.40	-	-	21,909.40	-
40	73056	464121-0001	Jet Mixing Pumps and Equipment	Site	14	21,909.40	21,909.40	21,909.40	21,909.40	-	-	21,909.40	-
40	75916	464121-0001	Jet Mixing Pumps and Equipment	Site	14	164,320.50	164,320.50	164,320.50	164,320.50	-	-	164,320.50	-
46/85	355-65C58585	466617-0001 and 466617-0002	UV Equipment	Site	14	269,900.00	269,900.00	269,900.00	269,900.00	-	-	269,900.00	-
26	166649	462363-0001	Grit Washer/Dewater	Site	15	89,570.00	89,570.00	89,570.00	89,570.00	-	-	89,570.00	-
18	171945	467319-001	Gas Safety System	Site	16	42,899.38	42,899.38	42,899.38	42,899.38	-	-	42,899.38	-
27	14356	432313-019- 0001	Prelim. Treat Bldg. Pumps	Site	17	29,000.00	29,000.00	29,000.00	29,000.00	-	-	29,000.00	-
Totals \$						1,626,264.49	\$	1,626,264.49	\$	1,626,264.49	\$	1,626,264.49	\$

RESOLUTION NO. 2024-4055

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by FP LLC, an Iowa limited liability company ("Buyer") to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 801 S. Main, Centerville, Appanoose County, Iowa 52544, more particularly described as follows (the "Property"):

WEST 104 FEET OF LOT 2, BLOCK 3 IN J.W. LANE'S SECOND ADDITION TO
CENTERVILLE, IOWA. EXCEPT COAL AND OTHER MINERALS,

subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances,

for the sum of \$5,000.00 (the "Purchase Price"), and a copy of the proposed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Appanoose Weekly, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice a public hearing was held in the Council Chambers at City Hall, 312 E. Maple St., Centerville, Iowa at 6:00 p.m. on the 6th day of May, 2024; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price, to Buyer pursuant to the terms of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the City Administrator and the Mayor are hereby authorized to execute any and all documents necessary to accomplish the sale of the Property to Buyer.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this ____ day of _____, 2024.

Michael G. O'Connor, Mayor

Attest:

Jason Fraser, City Administrator

RESOLUTION NO. 2024-4057

**RESOLUTION SETTING TIME AND PLACE OF HEARING ON ACCEPTANCE OF OFFER
TO PURCHASE REAL ESTATE**

WHEREAS, the City of Centerville, Iowa (the "City") is the owner of certain real estate locally known as being located at 217 E. State, Centerville, Appanoose County, Iowa, legally described as follows (the "Property"):

COMMENCING AT A POINT TWENTY-FIVE (25) FEET EAST OF THE SOUTHWEST CORNER OF LOT EIGHT (8), BLOCK THREE (3), RANGE FIVE (5) IN THE ORIGINAL TOWN OF CENTERVILLE, IOWA, THENCE EAST 50 FEET, THENCE NORTH 115 FEET, THENCE WEST 50 FEET, THENCE SOUTH 115 FEET TO PLACE OF BEGINNING.

AND

COMMENCING AT A POINT FIVE (5) FEET NORTH OF THE NORTHWEST CORNER OF LOT EIGHT (8), BLOCK THREE (3), RANGE FIVE (5), ORIGINAL TOWN OF CENTERVILLE, THENCE NORTH TEN (10) FEET, THENCE EAST TWENTY-FIVE (25) FEET, THENCE SOUTH TEN (10) FEET, THENCE WEST TWENTY-FIVE (25) FEET TO PLACE OF BEGINNING; AND INCLUDING FULL RIGHTS OF INGRESS, EGRESS AND PASSAGE OVER THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: COMMENCING AT A POINT SEVENTY-FIVE FEET EAST OF THE SOUTHWEST CORNER OF LOT 8, BLOCK 3, RANGE 5, ORIGINAL TOWN OF CENTERVILLE, THENCE EAST 5 FEET, THENCE NORTH 115 FEET, THENCE WEST 5 FEET, THENCE SOUTH 115 FEET TO PLACE OF BEGINNING, IT BEING THE INTENTION OF THE PARTIES HERETO TO INCLUDE IN THIS LAST DESCRIPTION AN EASEMENT ONLY SO MUCH OF SAID LAST DESCRIBED TRACT AS IS NOT NOW OCCUPIED BY THE BUILDING FORMERLY OWNED BY GUY T. HARRIS AND NADYNE HARRIS; AND COMMENCING AT THE NORTHEAST CORNER OF THE LAST TRACT DESCRIBED ABOVE, THENCE EAST 20 FEET, THENCE SOUTH 6 FEET, THENCE WEST 20 FEET, THENCE NORTH 6 FEET TO THE PLACE OF BEGINNING;

WHEREAS, the City Council of the City desires to sell the Property to L NAILS, LLC, an Iowa limited liability company ("Buyer") for \$4,000.00 (the "Purchase Price");

WHEREAS, the Property is being sold at fair market value;

WHEREAS, it would be in the best interests of the City to accept Buyer's offer to purchase the Property for the Purchase Price (the "Offer"); and

WHEREAS, in order to comply with Section 364.7, *Code of Iowa*, it is necessary to set a date, time and place of hearing on the acceptance of the Offer.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. The Offer will be considered by the City Council at a meeting to be held commencing at 6:00 P.M. on May 20th, 2024, in the Council Chambers at City Hall located at 312 E. Maple St., Centerville, Iowa.

Section 2. The City Clerk is hereby directed to publish a notice of the Offer, said notice to be published not less than four (4) nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this ____ day of _____, 2024.

Michael G. O'Connor, Mayor

Attest:

Jason Fraser, City Administrator

RESOLUTION NO. 2024-4058

RESOLUTION SETTING TIME AND PLACE OF HEARING ON ACCEPTANCE OF OFFER TO PURCHASE REAL ESTATE

WHEREAS, the City of Centerville, Iowa (the "City") is the owner of certain real estate locally known as being located at 629 W. Maple, Centerville, Appanoose County, Iowa, legally described as follows (the "Property");

Lots 12 and 17, Block 1, Martin and Hargrove's Addition to Centerville, Appanoose County, Iowa;

WHEREAS, the City Council of the City desires to sell the Property to JASON DANIELSON and TASHA DANIELSON, husband and wife ("Buyer") for \$500.00 (the "Purchase Price");

WHEREAS, the Property is being sold at fair market value;

WHEREAS, it would be in the best interests of the City to accept Buyer's offer to purchase the Property for the Purchase Price (the "Offer"); and

WHEREAS, in order to comply with Section 364.7, *Code of Iowa*, it is necessary to set a date, time and place of hearing on the acceptance of the Offer.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. The Offer will be considered by the City Council at a meeting to be held commencing at 6:00 P.M. on May 20th, 2024, in the Council Chambers at City Hall located at 312 E. Maple St., Centerville, Iowa.

Section 2. The City Clerk is hereby directed to publish a notice of the Offer, said notice to be published not less than four (4) nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this ____ day of _____, 2024.

Michael G. O'Connor, Mayor

Attest:

Jason Fraser, City Administrator



CITY OF CENTERVILLE

312 East Maple St, PO Box 578

Centerville, IA 52544

www.centerville-ia.org

Phone: (641) 437-4339 Fax: (641) 437-1498

Agenda Item # 4I

Council Meeting Date: 05/06/2024

COUNCIL ACTION FORM

AGENDA ITEM: Discussion on Amendment to Furever Friends Contract

Based on previous council discussions, the updated agreement includes the following changes from its previous version:

- Removes the \$600 pre-payment amount and replaces it with a \$25 reimbursement amount per kenneling night.
- Defines a Kenneling night.
- Defines the two classes of dogs, Strays and Impounded Animals.
- Defines the hold times for each dog class.
- Adds requirements for Furever Friends to seek reimbursement from owners before release instead of the City.

HISTORY:

The Centerville City Code outlines the City's obligations for stray and nuisance animals. Chapter 7.09 lays out these requirements, including specific guidelines for holding animals:

- Animals that have bitten a person or animal are quarantined for ten (10) days. The City utilizes Parkside Animal for this function due to the possible medical ramifications of an incident. After quarantine, the animals are euthanized.
- Strays picked up in City limits are subject to a five (5) day hold. After that point, the animal can be rehomed or euthanized.
- Animals removed from homes due to City code violations are subject to a ten (10) day hold period to allow for appeals by the owner. After the ten (10) days or appeals process, whichever is longer, the animal can be rehomed or euthanized.

To achieve these requirements, the City currently contracts with Furever Friends Rescue of Appanoose to kennel up to 6 dogs per month at a rate of \$600.

The City has long struggled to provide consistent animal control and kenneling as laid out by the City code. This is mainly attributable to the infrequent nature of requirements and the lack of funding to cover animal-related expenses.



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The City has three funding sources for animal control: the sale of animal licenses, reimbursement of kenneling fees, and donations. The animal licensing fund generated \$4000 in FY23 and is on pace to reach that total in FY24. We have not received any kenneling fees since we changed to the current kenneling provider, and donations are generally limited to a few hundred dollars per year.

For FY24, the City is projected to spend \$7200 on the base contract with Furever Friends. In February 2024, the city provided an additional \$6530 to purchase six (6) additional kennels for use at the Furever Friends Facility. Additionally, the City has liability coverage insurance for animal handling at a rate of \$4700 annually. Based on the above expenses, our current projected animal control expenditure for the current fiscal year is \$18,430. This amount is significantly higher than the revenue generated for animal control.

Kenneling:

Looking forward to FY25, Furever Friends requests an additional \$100 per dog to help cover their operating costs.

One issue related to this agreement and its expansion is the definition of which animals the City is responsible for funding. In the City's view, the animals that are the City's responsibility are those that the Police direct to the Shelter. Conversely, Furever Friends believes that all animals delivered from a Centerville mailing address meet the requirement of the City's responsibility.

Based on required holding times, the City Administrator recommends a \$50 reimbursement for Strays based on proof of being a stray from inside the corporate boundaries of Centerville. This would require a monthly report of the drop-offs to verify the pickup location. From the City's perspective, only nuisance dogs should count against the contract's base six (6) dogs. Additionally, there should be a reimbursement of \$100 per dog for nuisance dogs. This breakdown would equate to \$10/day for the duration of animal hold times.

The contract should also require proof of payment of the shelter fee from the dog's owner for collected strays and nuisance animals. This payment should be reduced from the total amount of the City's contribution.

Alternatively, the City could establish its own holding kennels; however, the projected cost would likely be an upfront \$15,000. There would also be the additional running costs of increased insurance, increased staff costs, other unknown expenses, and the hassle of operating a kennel.



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Animal Control:

Outside of the kenneling questions, we are also challenged with the issue of picking up animals. Centerville does not have a dedicated or trained animal control officer. There is inconsistent handling of nuisance animals and no handling of stray animals by City staff.

The initial agreement with Furever Friends included a dog-catching component. The contract allowed an additional \$600 monthly, providing a vehicle and dog-catching equipment. This portion of the agreement was later removed from the agreement through the first amendment of the contract in August of 2023. The move away from the dog-catching piece of the contract was due to differing expectations between the parties regarding the availability of staff and space.

When the City previously employed a dogcatcher, his rate was \$11.95/hour for up to 20 work hours per week. He was also used to support mowing operations.

Additional Background:

In 2017, the City of Centerville entered into an agreement with Parkside Animal Hospital to provide kenneling services. The original contract was part of a larger economic development agreement completed in 2017 regarding constructing their new facility on Haynes Ave. The City had agreed with Furever Friends to transfer the kenneling agreement once Furever Friends had an operational shelter.

Before the Parkside Animal Hospital, the city utilized the kennels of the former retired dogcatcher at a rate of \$500 when feeding and watering the animals (reduced to \$400 if the City performed the daily service). The community service officer also served as a dog catcher at that point. Furever Friends supplemented this role with volunteers transporting animals to other services in Ottumwa and Oskaloosa for \$65 per animal.

FIRST AMENDED AND RESTATED AGREEMENT CONCERNING ANIMAL SERVICES

This FIRST AMENDED AND RESTATED AGREEMENT CONCERNING EMERGENCY MEDICAL SERVICES (this "Agreement") is made and executed this ____ day of _____, 2024, (the "Effective Date") by and among FUREVER FRIENDS RESCUE OF APPANOOSE, INC., an Iowa non-profit corporation ("Provider") and CITY OF CENTERVILLE, an Iowa municipal corporation (the "City").

1. **Services.** Provider agrees to provide the following animal control and veterinarian services (together, referred to herein as the "Services") during the Term (defined below):
 - a. Animal Control Services. (Together, Sections 1(a) (i-iii) listed immediately below referred to herein collectively as the "Animal Control Services").
 - ii. To shelter, water, feed and otherwise care for the Impounded Animals in a safe, professional, good and competent manner in accordance with the generally accepted standards of the Iowa Animal Industry Bureau (Chapter 162 of the Code of Iowa, Chapter 67 of the Iowa Administrative Code) and the Centerville Municipal Code (Chapter 7.09), effective at the time of performance; and
 - iii. Retain capacity to keep at any one time no more than six Impounded Animals of less than 200 pounds each.
2. **Definitions**
 - a. "Kennel Night" means the occupation of a single kennel for a all of or a portion of a 24-hour period. A single kennel occupied by more than one animal of the same family shall constitute a single Kennel Night.
 - b. "Stray" means any animal which does not have affixed to it a collar with an identification tag with owner's name, address and phone number or a current City of Centerville license tag. For purposes of this Agreement, Strays are limited to animals recovered or delivered from an address inside the corporate limits of the City.
 - c. "Impounded Animal" means an animal that has been delivered by the City for violations of the Municipal Code. A Stray is not considered an Impounded Animal for purposes of this Agreement.
3. **Term.** The term of this Agreement shall commence on July 1, 2024, and continue until June 30, 2025, unless renewed by both parties, or earlier terminated as hereinafter provided (the "Term").
4. **Default, Remedies.** In the event of a default by a party in the performance of their obligations under this Agreement, if the defaulting party has failed to cure the default within ten (10) days after receiving written notice thereof from the non-defaulting party, the non-defaulting party may exercise any remedies at law or in equity, including specific performance, injunctive relief, or termination of this Agreement for cause. Each party waives consequential, speculative and punitive damages against the other party.

5. **Termination of Agreement.** Provided no default of this Agreement exists, this Agreement shall automatically renew on an annual basis for one year at a time each on the same terms provided in this Agreement unless the City or the County delivers 90 days' notice of termination to the other party.

Compensation for the Services. The City agrees to pay to Provider the following at the address of Provider as set forth below the signature of such party, or at such other place as Provider may, from time to time, designate: The sum of \$25.00 per Kennel Night, invoiced monthly, for the Animal Control Services.

- a. Provider shall submit an invoice for the prior month's kenneling no later than noon on the Wednesday before the first Monday of each month.
 - b. Each invoice shall list the location where the animal was picked up, who dropped it off, the total number of Kenneling Nights, and the disposition of the animal.
 - c. Kennel Night reimbursement is capped at 5 Kennel Nights for any Stray at which point the animal is to be turned over to Provider.
 - d. Kennel Night reimbursement for Impounded Animals is capped at 10 Kennel Nights, at which point the animal is to be turned over to Provider unless the City specifically directs Provider to hold the animal longer due to pending legal proceedings.
 - e. Provider shall seek reimbursement from the owner of the animal prior to submitting for reimbursement from the City. The City will not reimburse Provider for animals that have otherwise been paid for.
6. **Independent Contractor.** Provider is an independent contractor and not an employee or agent of the City. Accordingly, Provider shall not hold itself out as, or claim to be acting in the capacity of, an employee, agent, partner or joint venture of the City.
7. **Insurance.** Throughout the Term, Provider shall satisfy the insurance obligations as set forth on Exhibit A.
8. **Compliance with Law.** Provider, at its sole cost and expense, shall be responsible for and shall obtain, or cause to be obtained, any and all licenses, permits or other approvals from any and all governmental agencies, federal, state or local, in connection with the provision of the Services. Provider warrants for itself and its officers, directors, employees, agents, suppliers, and subcontractors, at any tier, and their respective agents and employees, compliance with all applicable Federal, State, and local laws and regulations.
9. **Assignment.** Provider shall not assign any of its rights, duties or remedies under this Agreement without the prior written consent of the City.
10. **Miscellaneous Provisions.**
- a. Notices. Any and all notices or other communications or deliveries required or permitted to be given or made pursuant to any of the provisions of this Agreement (except any notice required by law) shall be void and of no effect unless given in accordance with the provisions of this Section. All notices (except as may otherwise be provided by law) must be in writing and delivered to the person to whom it is directed either (i) in person, (ii) by

an overnight delivery service (such as FedEx or UPS), or (iii) by certified mail, return receipt requested. All notices so given shall be deemed delivered and received (i) if delivered in person, the date delivered, (ii) if sent via overnight delivery service, the next day after delivered to such overnight delivery service, and (iii) if sent via certified mail, three days after being deposited in the mail.. All notices shall be given to the parties hereto at the addresses set forth below the signature of such party. Either party may change its address for notice from time to time by delivery of at least ten days prior notice of such change to the other party hereto in the manner prescribed herein.

- b. Waiver of Jury Trial, Consent to Jurisdiction. Both parties hereby waive, where permitted by law, trial by jury on any matter brought by either of them against the other arising out of or in any way connected with this Agreement and/or any claim for injury or damage arising hereunder. Exclusive venue for any and all legal actions regarding this Agreement shall be Appanoose County, Iowa. The parties hereby submit themselves to the jurisdiction of Iowa courts.
11. **Rights Cumulative.** The various rights, powers, options, elections and remedies of either party, provided in this Agreement, shall be construed as cumulative and no one of them as exclusive of the others, or exclusive of any rights, remedies or priorities allowed either party by law, and shall in no way affect or impair the right of either party to pursue any other equitable or legal remedy to which either party may be entitled as long as any default remains in any way unremedied, unsatisfied or undischarged.
12. **Provisions Binding.** Each and every covenant and agreement herein contained shall extend to and be binding upon respective successors, heirs, administrators, executors and assigns of the parties hereto.
13. **Construction.** Words and phrases herein shall be construed as in the single or plural number, and as masculine, feminine or neuter gender, according to the context. All exhibits referenced in this Agreement are attached hereto and incorporated herein by reference. The word "including" or derivatives thereof shall be deemed to mean "including, but not limited thereto."
14. **Entire Agreement.** This writing, including any exhibits attached hereto, constitutes the entire agreement between the parties hereto with respect to the subject matters hereof; and no statement, representation or promise with reference of this Agreement, or the Premises, or any repairs, alterations or improvements, or any change in the terms of this Agreement, shall be binding upon either of the parties unless in writing and signed by both Provider and the City.
15. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which will be deemed an original, but all of which will constitute one and the same instrument and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other parties. Signatures hereon that are transmitted by electronic means such as telecopy and e-mail shall be binding as if they were original and counterparts hereof with electronic signatures shall be deemed originals for all purposes.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.

SIGNATURE PAGE TO FOLLOW.

EXECUTED by the undersigned be effective as of the Effective Date.

CITY:

CITY OF CENTERVILLE,
an Iowa municipal corporation

By: _____
Jason Fraser, City Administrator

Phone: 641.437.4339

Address:

312 E. Maple St.
Centerville, IA 52544

e-mail: cityadmin@centerville-ia.org

PROVIDER:

**FUREVER FRIENDS RESCUE OF
APPANOOSE, INC.,**
an Iowa non-profit corporation

By: _____

Phone: 641.856.9455

Address:

19507 Highway 2
Centerville, IA 52544

e-mail: fureverfriends4pets@gmail.com

Exhibit A

Insurance Requirements

COVERAGE AND LIMITS

Provider at its expense, will purchase and maintain (with companies licensed to do business in the State of Iowa) insurance coverages and amounts as set forth below:

<u>TYPE</u>	<u>AMOUNT</u>	<u>OTHER REQUIREMENTS</u>
1. Workers' Compensation and Employer's Liability	Statutory Limits, if state has no statutory limits then: \$500,000 each accident \$500,000 policy limit bodily injury by disease \$500,000 each employee, bodily injury by disease	1. Waiver of subrogation in favor of City Parties (hereafter defined). 2. No "alternative" forms of coverage will be permitted.
2. Commercial General Liability (Occurrence Basis)	\$1,000,000 per occurrence \$1,000,000 general aggregate \$1,000,000 product-completed operations aggregate limit. \$1,000,000 personal and advertising injury limit \$50,000 fire legal liability	1. Current edition of ISO form CG 00 01, or equivalent 2. City Parties will be named as "additional insureds" on current edition of ISO Form CG 20 26 07 04, or equivalent 3. Waiver of subrogation in favor of City Parties 4. Defense will be provided as an additional benefit and not included within the limit of liability 5. Non-waiver of governmental immunity endorsement
4. Professional Liability	\$500,000	

◆ **OTHER REQUIREMENTS**

Each insurance policy required to be obtained by Provider shall be primary and non-contributory. Any aggregate limit that is reduced below 75% of the limit required by this Agreement because of losses incurred must be reinstated by Provider.

◆ **EVIDENCE OF INSURANCE REQUIRED BEFORE SERVICES BEGIN**

Evidence of insurance shall be delivered to the City prior to commencing operations at the site and at least five (5) days prior to the expiration of current policies. The "ACORD Form 25-S Certificates of Liability Insurance" is the required form in all cases where reference is made herein to a "Certificate of Insurance". The Certificate of Insurance must specify the additional insured status and waivers of subrogation, state the amounts of all deductibles and self-insured retentions, set forth notice requirements for cancellation, or non-renewal of insurance and be accompanied by copies of all required endorsements. If requested in writing by a party to this Agreement, the other party shall provide the requesting party a certified copy of the insurance policies or endorsements required under this Exhibit A.

◆ **INSURANCE REQUIRED FOR TERM**

All insurance required by this Exhibit A shall be maintained during the entire Term, including any extensions thereto.

◆ **MANDATORY 30-DAY NOTICE OF CANCELLATION**

Each party shall, without exception, be given not less than 30-days' notice prior to cancellation for other than non-payment of premium. Non-payment of premium shall require ten-day' notice of cancellation. Confirmation of this mandatory notice of cancellation shall appear on the Certificate of Insurance and on all insurance policies required by this Exhibit A.

◆ **ADDITIONAL INSURED STATUS**

Each insurance policy described in this Exhibit A to be maintained by Provider that requires an additional insured endorsement shall be endorsed, using an additional insured endorsement (as specified above), to name as additional insureds the City Parties.

◆ **MANDATORY 30-DAY NOTICE OF CANCELLATION**

Each party shall, without exception, be given not less than 30-days' notice prior to cancellation for other than non-payment of premium. Non-payment of premium shall require ten-day' notice of cancellation. Confirmation of this mandatory notice of cancellation shall appear on the Certificate of Insurance and on all insurance policies required by this Exhibit A.

◆ **ADDITIONAL INSURED STATUS**

Each insurance policy described in this Exhibit A to be maintained by Provider that requires an additional insured endorsement shall be endorsed, using an additional insured endorsement (as specified above), to name as additional insureds the City Parties.



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Agenda Item # 4J

Council Meeting Date: 05/06/2024

COUNCIL ACTION FORM

AGENDA ITEM: Housing Program: STAR Contractor

As a part of the City's ongoing initiative to revitalize the housing stock in Centerville, the City has or will continue to acquire properties throughout the city. While many of the structures that the City acquires will result in a demolition of the property, some properties can be rehabilitated.

The City administrator is proposing an addition to our STAR program, the STAR Contractor program, which would significantly contribute to the ongoing initiative of revitalizing the housing stock in Centerville. This program would not only support property rehabilitation but also ensure the quality of work through the precertification of contractors.

To qualify to be a STAR Contractor, a contractor must have:

- Signed Volunteer liability waiver for inspecting properties
- Proof of General Commercial Liability Insurance for \$1,000,000 per occurrence, \$2,000,000 aggregate which is a standard amount of coverage for contractors.
- Proof of successful completion of rehabilitation of other properties
- Registered with the State of Iowa as a contractor
- Signed project timeline with Clawback

The Council has three paths for the sale of real property:

- **Public Bid Process:** The City can post a public notice to receive bids. This process can utilize either an open or sealed bid process. Additionally, the City can establish a minimum value or other stipulations for the process. The City is free to select either the highest price or the highest value for the project. For example, the city could place a higher priority on redevelopment vs. tearing down the parcel. This method also includes traditional auctions.
- **Tied to Economic Development Deal:** The City can enter into a development agreement with a private person or developer. The City would require certain improvements or actions that have value to the City. For example, the City may only charge \$10 for the sale of the lot in return for the development of an apartment complex.



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- **Reverse Bid Process:** A private individual or company can offer to purchase the property. The City would then post a notice of the sale and allow for objections or counterbids.

As part of the program, the City would keep a list of STAR Certified Contractors that would be provided to the general public requested information on contractors. Additionally, the STAR contractor list will be sent as a courtesy email when the City acquires a new property through the STAR program. The City would not be recommending an individual contractor, only confirming that the contractor is registered with the State of Iowa and has

This program would not preclude the general public from submitting bids on City-owned property.

If inclined, the Council could take the contractor program one step further by adopting a City Contractor Certification for all contractors operating in Centerville. Adopting this program may help ensure that residents receive a better-quality contractor. However, it may also keep some contractors out of the market.

HISTORY:

In early 2022, the City of Centerville partnered with the Iowa State University Community and Economic Development (CED) program to complete a housing readiness assessment with other community partners. The stakeholder group developed four main goals during the housing readiness work sessions.

- Stabilize, Tear Down, and Rehabilitate (STAR)
- Create Financial Incentives to Stabilize Housing (FISH)
- Build 50 new houses
- Create Community Pride through a beautification effort

In November, the City Administrator traveled to Newton with PACT and stakeholders for housing development. This trip aimed to foster partnerships and generate ideas to fulfill our housing goals. Based on the housing report and other housing stakeholders' input, the Administrator proposes the following housing initiatives. The formal presentation of these programs will occur throughout our FY24 budget cycle for initial implementation in calendar years 2023 and 2024.

STAR Program (Stabilize, Teardown, And Rehabilitate)

Stabilize—implementing a more robust rental inspection program is key to stabilization. The City has been working with Iowa Inspections, LLC, to implement the rental inspection



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program. Adopting this program would align with our comparable communities, such as Chariton, Osceola, Knoxville, and others that have adopted similar programs. The Administrator will submit a formal proposal for approval by the Council, which will be presented in January 2023.

The broad overview of the proposal is that the City would put every landlord on a three-year inspection cycle for rentals. Assuming adoption in January 2023, the City and Iowa Inspections, LLC would provide multiple education sessions for landlords over the following year before the inspections beginning in late 2023 or early 2024. This period will allow landlords to work on their properties before their initial inspections.

As mentioned above, the standard inspection cycle will be a 3-year cycle. However, landlords who pass their inspection with no or negligible issues to resolve will be granted an additional year before re-inspection. Conversely, landlords/properties that are found to have significant deficiencies will be moved to a yearly inspection cycle.

The cost of this program for the City will be minimal as most costs are handled through a direct transaction between the landlord and inspector. Currently, the City charges \$30 for landlord registration plus \$15 per structure with \$7 per additional unit. These charges are due on an annual basis. As part of the City proposal, the City would reduce the landlord registration to \$15 per year.

Upon adoption, the City will no longer charge or collect the rental inspection fees that we previously collected. The rental inspection fees will be charged directly by the inspector to the landlord. The reduction in collected cost by the City will help offset some of the increased cost of the process's inspection portion, which will increase to \$125 for the 1st Unit and \$50 for each additional unit.

Teardown – The Administrator is proposing to accelerate our teardown program. Currently, the City can demolish 3-4 structures per year within our current budget. To expedite the program, the Administrator proposes the City bonding for \$400,000 to acquire, remediate, demolish, and sell properties in town. This increased funding should allow the City to approach the demolition of up to 100 structures. This bonding could be through a G.O. Bond or our TIF program.

Rehabilitate – A specific project of the rehabilitation goal would be to resolve the issue with a particular Square building. In 2018, the City took emergency action to prevent the collapse of 306 N. 12th. Upon completion, the City assessed the project cost of \$34,000 to the property. With penalties and subsequent delinquent taxes, that debt has ballooned to nearly



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\$70,000 in back taxes for a building with a value of closer to \$50,000. A tax burden greater than the property value creates a situation referred to as a "Zombie" property.

The Administrator has been working with an interested party to purchase the property for rehabilitation. The City has been offered \$50,000 for the purchase of the property. To accomplish this sale, the City would have to take over the tax certificate for the building from the County. To acquire the tax certificate, the City would be required to pay the back taxes, which would be repaid to the City through our normal tax collection process through the County. Once the City takes ownership, it can foreclose on the property and offer it for sale through our Public Hearing process. Ultimately, the City would be made whole by selling the property. The funds from that sale would then be available for other rehabilitation projects.

FISH (Financial Incentives to Stabilize Housing) and the construction of 50 new homes

Private developers will be the driving force for constructing new homes in Centerville. 11 new housing units need to be built every year in Centerville to sustain its current population. To help ensure that this goal is achievable, a program such as the Newton Housing Assistance Fund provides a \$10,000 cash incentive for new construction.

As a starting point for the City discussion, the Administrator recommends a tiered approach anchored in the actual valuations that new home construction provides. The proposal would be for a \$4500 cash incentive per \$100,000 taxable valuation added for properties. That equates to tax revenue created in five years ($((\$100,000 \times .541302(\text{rollback}))/1000) * \$17.50 * 5$). Properties participating in the cash incentive program would not be eligible for a tax abatement incentive.

To fund this incentive, the Administrator is recommending bonding for \$100,000. Based on the proposed model, this would provide incentives for \$2.2 million in projects.

Create Community Pride through a beautification effort. PACT is currently developing proposals for beautification projects around the City. Additionally, the City completed a Parks Master Plan with All-Play and the Morgan Cline Foundation.

Sidewalk Replacement Plan to address the state of our sidewalks throughout town, the Administrator is proposing a two-part plan. The first piece is to continue our Safe Routes program, which aims to connect MercyOne to IHCC and to Walmart. This plan is currently in motion but relies on receiving Iowa DOT grant funding.

The second part of the sidewalk plan is to increase the enforcement of worn and missing sidewalks. The City can use the Special Assessment process to assess the repair and maintenance of sidewalks. The Administrator proposes to utilize the 8-section breakdown of the City that



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public works utilize to address the sidewalk issue over the next eight years. This project would likely start with a comprehensive sidewalk inspection/study across the City to determine the state of the sidewalks around town and first target remediation in the worst areas. The City could incentivize the project by using LOST infrastructure funds to cover the expense difference between 4' and 5' construction.



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Agenda Item # 4K

Council Meeting Date: 05/06/2024

COUNCIL ACTION FORM

AGENDA ITEM: Sale of the Old Law Center

HISTORY:

As part of the FY25 budget process, the Council recommended that the Old Law Center lot be sold to generate revenue for other City functions and to reduce current maintenance costs such as Service Agency expenses and mowing costs.

The Old Law Center site comprises five parcels and an alleyway. The site has two main structures: the Old Law Center and a residential structure formerly 1121 W. Van Buren. The property is approximately 1.673 acres, which is divided across the following five (5) parcels:

- 340011006600000 – Main Building -.843 Acres – 36,721 Sq. Ft. – City Owned
- 340011035070000 – Lot to East w/House – .2 Acres– County Owned
- 340011021790000 – 1119 W. Van Buren – East Lot –.2 acres– County Owned
- 340011005380000 – W. Washington Driveway – .2 Acres -Jointly Held
- 340011005390000 – W. Washington –.23 Acres - Jointly Held

For the sale of Real Property, the City is required to seek “Fair Market Value” for the sale. “Fair Market Value” can be established in multiple ways, but ultimately results in the City having three processes for selling real property:

- **Public Bid Process:** The City can post a public notice to receive bids. This process can utilize either an open or sealed bid process. Additionally, the City can establish a minimum value or other stipulations for the process. The City is free to select either the highest price or the highest value for the project. For example, the city could place a higher priority on redevelopment vs. tearing down the parcel.
- **Tied to Economic Development Deal:** The City can enter into a development agreement with a private person or developer. The City would require certain improvements or actions that have value to the City. For example, the City may only charge \$10 for the sale of the lot in return for the development of an apartment complex.



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- **Reverse Bid Process:** A private individual or company can offer to purchase the property. The City would then post a notice of the sale and allow for objections or counterbids.

On March 14th, 2024, the City Administrator, a council member, and the Police Chief took a tour of the old law center facility with a local real estate agent. Based on initial insights, the realtor believed the building would be valued at \$100,000 - \$140,000. However, there were limited comparable properties in the area, which could lead to a wide variation in offers on the property.

RECOMMENDATION:

City staff make the following recommendations for the disposal of the old law center properties.

For the main building and lot, the City should initially place a public bid notice with a minimum reserve of the lowest acceptable amount for the property. Based on the realtor's estimate, the base price would be \$100,000.

If no acceptable bids are received, the City should enlist a local real estate agent to list the property. The City would select the realtor through a simplified Request for Proposal (RFP) sent to all registered brokers in the city. The council could select their preferred agent at the end of the process.

The City should obtain the jointly held lots to be redeveloped as residential parcels. CVRHTF or a private developer could construct a single-family residence on these parcels. In previous discussions, the county indicated that it would be supportive of releasing the properties for use as part of the redevelopment. This would support the City's Housing development goals.

The City would work with the County to clean the property that contains the current storage house. The County could rehabilitate or put this on the market for single-family residential use. The Board of Supervisors has indicated that the property would have to be purchased to be included in any rehabilitation led by the City. This price was negotiated to the county valuation amount (approx. \$25,000 at the time) during a previous attempt to redevelop this property, which is less than the originally requested \$33,440 by the BoS.



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Agenda Item # XX

Council Meeting Date: 05/06/2024

COUNCIL ACTION FORM

AGENDA ITEM: Discussion on Mandatory Trash Pickup

As part of the City of Centerville's housing initiative, one crucial aspect to address is the properties' cleanliness. While many factors contribute to the cleanliness of lots, one significant component is trash service. Our current City code requires that each resident properly dispose of their trash or face a fine/action from the City. This approach to trash is very reactive and often lets trash issues go on for a considerable time before clean-up actions occur. However, one proactive approach to trash, which we believe will bring significant benefits, is mandating community trash pickup.

In August 2022, the City Administrator and Public Works Director undertook a comprehensive research effort, meeting with the currently licensed trash haulers to better understand their business model, the cost of operation, and what they saw as issues with implementing mandatory trash pickup. Additionally, the City requested information on its two concerns: the cleanliness of lots and the condition of trash trucks that left the road. This thorough research has provided us with valuable insights and a solid foundation for our proposal.

As of drafting this report, four licensed haulers are in Centerville. This includes Richard Buban, Carter-Miller, Hill Sanitation, and Tim's Trash. Richard Buban would be a small hauler using small trucks and only servicing a handful of customers. The other three services utilize larger trucks with purpose-made dumping mechanisms to serve 425-650 customers each. The range of prices charged for residential trash service is \$20 - \$35 per month for weekly service, with most customers paying \$21-\$22 for service.

According to assessor data, there are approximately 2106 residences (single-family (2031), duplex (24), and three units (9)) in Centerville. According to trash service data, approximately 1500 are listed as customers of existing trash services. This represents about 71% of residences that have a trash hauler.

Prior to the meeting on May 6th, 2024, the Administrator contacted the three largest haulers to invite them to the Council meeting for their input.

What other cities are doing:

- Corydon – Single Hauler, \$25, Regular Garbage Tote, Commingled, Midwest Sanitation
- Moulton – Contract with Hills Sanitation



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- Albia – Residents contract with haulers individually. No mandatory trash service.
- Seymour – Purchase a bag or sticker for each bag of trash. The cost is \$1.50 per bag/sticker. This would be equivalent to about \$19.5 per month using an average of (3 bags/can x 52 weeks/12)

Standardized totes: This would ensure trucks can lift totes if a vendor uses a side-load truck. It also could help establish financial tiers to the program based on consumption (i.e., small container \$14, large container \$21)

Recycling:

In previous community surveys, citizens have stated a desire to have curbside recycling. The current vendors said it would be difficult to offer this service and would require an increased cost due to having a dedicated truck.

Truck Quality:

City Hall has received complaints against various haulers based on the conditions of their trucks. Two current vendors utilize pickup trucks without the necessary fluid retention or equipment for proper trash pickup. Two other vendors utilize an older fleet of trucks of various quality. The City should only reauthorize these services in the future by inspecting their vehicles for appropriate equipment.

City-Wide Clean-up:

In the past, the City has run an annual City-Wide Clean-up. This event consisted of Public Works employees dedicating a week to cleaning up trash or large items that citizens have collected over the last year. This event costs \$6000-\$7500 in dump fees and more than 300 staff hours (approx. 8 Staff x 8 hours x 5 Days). The funds for this event are from the Hotel/Motel tax and are not from property taxes.

While the event's goal is to help clean up the city after a long winter, this event has become a time for some citizens to offload material that otherwise should have been disposed of. This results in many people picking through others' trash and large piles of material. The work is a risk to our public works employees. Each year, we have completed this, and many properties place material out early or late or place inappropriate material that our staff cannot take. This results in material being left in place for multiple weeks, waiting for the property owner to remove the material that was not taken. The recommendations below consider the provision of an annual City-Wide cleanup by the end option selected by the Council.



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Possible Solutions:

Based on the data gathered from the discussion with haulers. The City Administrator evaluated four different possible courses of action for implementing mandatory residential trash service:

- City Established a trash service via contract – split amongst current haulers.
- City Establishes a trash service via contract – Sole source – eliminate other private haulers.
- City Establishes a trash service to supplement current haulers.
- City Establishes a trash service as the sole provider, charges via fee or property tax.

City Established a trash service via contract – split amongst current haulers.

As with all contemplated solutions, the City would be the trash billing entity in this consideration. The City taking on billing would help:

- Reduce overhead for each vendor.
- Provide the benefit of the City's police powers for enforcement of pickup/payment,
- Provide streamlined utility payment for customers.
- Provide a single signup location for new residents for Water, Sewer, and Trash service.
- City would provide a financial guarantee to the hauler(s) and eliminate their time spent on bill collection.

Utilizing multiple haulers would allow residents to stick with their hauler of choice and ensure that costs remain competitive. It would also ensure no hauler was knocked out of the market by the changes.

This solution does not help to reduce the amount of wear on roads due to multiple truck routes covering the same area. The road damage could be prevented by dividing the city amongst the approved haulers; however, the haulers did not prefer this when discussed. Additionally, sharing the services may not allow the vendors to offer additional services or support a citywide cleanup day.

City Establishes a trash service via contract – Sole source – eliminate other private haulers.

This plan would still involve the City as the trash billing entity.

The move to a single private hauler would help to reduce the damage on the road. It would also allow for a single contact for City and residents' concerns. The hauler would benefit from the



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increased customer base, allowing additional investment in their collection vehicle and services offered. This may include curbside recycling and/or Citywide clean-up day.

City establishes a trash service as the sole provider, charges via fee or property tax:

Based on these rates provided by haulers and assuming nearly every residence is served, the cash flow for one year would be approximately \$530,712 in revenue. The estimated rate at which houses can be serviced is approximately 150 customers in 3 hours. At that rate, it would take one truck approximately 42 hours to service every possible customer in town.

One option for the City would be establishing its own trash service utility. Based on information from haulers, this would, at a minimum, require the purchase of two trash trucks and adding up to four staff. This would initially cost \$575,000+ (2 trucks and 2500 Totes) and onboard four new staff positions. Ongoing costs would be \$71,875 for Capital Expenses and \$248,000 (\$62,000 *4) for staff and benefits. These estimates are exclusive of other regular operating costs. A truck has a capacity of 9 tons which would be \$720 per load (\$80 * 9) at 3-4 loads per week as a high-end estimate which would be \$149,760 (\$720 x 4 x 52)

149760 – Trash Cost

248000 – Salary Cost

71872 – Capital Expense Cost

\$469,635 in base cost.

Projected revenue:

Price = (Price x Cust.) – expense =

\$21 = \$530,712 - \$469,635 = \$61,077

\$20 = \$505,440 - \$469,635 = \$35,805

\$14 = \$353,808 - \$469,635 = -\$115,827

Based on rough estimates, it would be difficult to cash flow a residential-only service for less than \$21 per residence without commercial services to help offset capital and staff expenses.

City Establishes a trash service to supplement current haulers.

This concept would be for the City to establish a limited service for any customer that was not a customer of a commercial hauler. The benefit of this is to ensure that all properties have trash service. The downside of this would be that the cost of providing this service would be like starting our own service, but it would have limited revenue to support it as there would be a much smaller customer base.



CITY OF CENTERVILLE

312 East Maple St, PO Box 578

Centerville, IA 52544

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RECOMMENDATION:

Based on the information collected, the City Administrator makes the following recommendations.

- The City should adopt and enforce mandatory trash collection for all residential properties of 3 units or less.
- The City establishing a trash utility with a single hauler contract award is the best path for the City of Centerville.
- Landlords for buildings of 4 units or greater should be required to provide commercial trash service.

The City of Centerville has a robust accounting system that would allow for the efficient addition of trash services to our utility billing. Billing many customers frequently is a strength of the City that the haulers do not have. Additionally, cities' statutory authority to collect utility bills will ensure a higher collection rate on delinquent bills.

Using a single contractor will reduce heavy vehicle traffic through neighborhoods, minimize the time spent determining who created an issue, simplify coordination for new customers, and allow for standardization of equipment. Using a contractor instead of City Staff allows the city to minimize risk from liability insurance and a workman's comp. perspective.

City Wide cleanup could be baked into the contract to be provided by the hauler. The City could supplement this with large item pickup occurring simultaneously.

RESOLUTION NO. 2024-4059

RESOLUTION AUTHORIZING THE EMERGENCY DEMOLITION OF REAL PROPERTY

WHEREAS, the City of Centerville own certain real property located at 904 S. 16th in Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property"):

(LEGAL DESCRIPTION) The East Ninety (90) Feet of Lot Eight (8), In Block One (1) in Drake and Staley’s Addition to Centerville, Appanoose County, Iowa, Except the coal Underlying the same.

WHEREAS, the Property has been condemned, deemed a nuisance, and represents a danger to the health and sanitation of the citizens of the City of Centerville by the building inspector for the City of Centerville.;

WHEREAS, the City of Centerville, Iowa (the "City") has the ability pursuant to Chapter 15.18.080, *Municipal Code of Centerville, Iowa*, to enforce the demolition of a property deemed a hazard to the Centerville Community; and

WHEREAS, it would be in the best interests of the City to demolish the improvements on the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. On behalf of the City, the City Administrator is hereby authorized to execute the demolition of the property pursuant to the *Municipal Code of the City of Centerville*.

Section 2. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this ____ day of _____, 2024.

Michael G. O’Connor Mayor

Attest:

Jason Fraser, City Clerk

RESOLUTION NO. 2024-4060

RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COSTS FOR FAA 3-19-0013-017-2024 (SD22)

Moved by _____ and seconded by _____ that the following resolution be adopted:

WHEREAS, staff was authorized to publish notices for a April 30, 2024 bid letting at 11:00 a.m. and to advertise and publish notices to conduct a public hearing on May 6, 2024, at 6:00 p.m. to approve the plans, specifications, form of contract, and estimate of costs for the FAA Grant Project 3-19-0013-017-2024 (SD22)

WHEREAS, notice of Public Hearing and Letting was published in an official City of Centerville newspaper in accordance with the public bid letting and public hearing notification requirements of the Code of Iowa; and

WHEREAS, a Public Hearing was held at the regularly scheduled meeting of the City of Centerville on May 6, 2024, to receive public comment on the plans, specifications, form of contract, and estimate of costs for FAA 3-19-0013-017-2024 (SD22).

NOW, THEREFORE, BE IT RESOLVED that the plans, specifications, form of contract, and estimate of costs for the Centerville Municipal Airport: Install 28.8 KW (DC) Photovoltaic Solar Array on Ground project (FAA 3-19-0013-017-2024 (SD22) be approved.

PASSED AND APPROVED, THIS 6th day of May, 2024.

CITY OF CENTERVILLE, IOWA

Mike O'Connor, Mayor

ATTEST:

Jason Fraser, City Administrator

Fiscal Note: 90% of the approved construction contract price, plus approved change orders, administrative costs, and engineering costs will be reimbursed by the FAA under the proposed AIP Grant agreement. The Sponsor will be responsible for the remaining 10% of the costs needed to complete the contract.

RESOLUTION NO. 2024-4061

**RESOLUTION APPROVING LOW RESPONSIVE BID AND AUTHORIZING EXECUTION OF
CONTRACT FOR FAA 3-19-0013-017-2024 (SD22) - INSTALL 28.8 KW (DC)
PHOTOVOLTAIC SOLAR ARRAY ON GROUND, SUBJECT TO FEDERAL AVIATION
ADMINISTRATION AIP FUNDING**

Moved by _____ and seconded by _____
that the following resolution be adopted:

WHEREAS, the City of Centerville Council published notices for a April 30, 2024 bid letting at 11:00 a.m. for FAA Grant 3-19-0013-017-2024 (SD22); and

WHEREAS, notice of Public Hearing and Letting was published in an official City of Centerville newspaper in accordance with the public bid letting and public hearing notification requirements of the Code of Iowa; and

WHEREAS, a virtual bid letting was held on April 30, 2024 at 11:00 a.m.; and

WHEREAS, the Consultant recommended the award of contract to the lowest responsive bidder, being **Energy Consultants Group, LLC dba ECG Solar LLC** of **Anamosa, IA**, in an amount not to exceed **\$89,921.00**.

NOW, THEREFORE, BE IT RESOLVED that the Base Bid of **Energy Consultants Group, LLC dba ECG Solar LLC** of **Anamosa, IA**, in an amount of **\$89,921.00**, for the Install 28.8 KW (DC) Photovoltaic Solar Array on Ground Project, described in the plans and specifications heretofore adopted by this Council for said project, after notice of public hearing being published as required by law, be hereby accepted, the same being the lowest responsive and responsible bid received for said work; and

BE IT FURTHER RESOLVED that the Mayor of the City of Centerville is hereby directed to execute each contract awarded above for the construction of said improvements, said contract for the FAA Grant Project 3-19-0013-017-2024 (SD22), not to be binding on the Council until approved by the Federal Aviation Administration being within the budget amount of Supplemental Discretionary Funding available to the Sponsor.

PASSED AND APPROVED, THIS 6th day of May, 2024.

CITY OF CENTERVILLE, IOWA

Mike O'Connor, Mayor

ATTEST:

Jason Fraser, City Administrator

Fiscal Note: 90% of the approved construction contract price, plus approved change orders, administrative costs, and engineering costs will be reimbursed by the FAA under the proposed AIP Grant agreement. The Sponsor will be responsible for the remaining 10% of the costs needed to complete the contract.

RESOLUTION 2024-4062

**RESOLUTION TO APPROVE SUBMITTAL OF
FAA 3-19-0013-017-2024 (SD22) GRANT APPLICATION**

Moved by _____ and seconded by _____
that the following resolution be adopted.

WHEREAS, the City of Centerville has awarded the airfield pavement rehabilitation project to the lowest responsive bidder for FAA Grant 3-19-0013-017-2024 (SD22) and completed grant applications to submit to the Federal Aviation Administration (FAA) for Supplemental Discretionary funding to complete the project at the Centerville Municipal Airport; and

WHEREAS, the City of Centerville has previously approved to provide the local match amount (10% of the total construction, engineering, and administrative costs for federally eligible work) if awarded grant offers from the FAA for the amount equal to 90% of the eligible project costs.

NOW, THEREFORE, BE IT RESOLVED that the City of Centerville, Iowa, authorizes the submittal of the FAA grant application for the Install 28.8 KW (DC) Photovoltaic Solar Array on Ground project, FAA No. 3-19-0013-017-2024 (SD22) and authorizes the City Administrator to sign the grant agreement applications upon final approval of the funding amounts in conformance with the Supplemental Discretionary funding available from the Federal Aviation Administration.

PASSED AND APPROVED, THIS 6th day of May, 2024.

CITY OF CENTERVILLE, IOWA

Mike O'Connor, Mayor

ATTEST:

Jason Fraser, City Administrator

Fiscal Summary: 90% of the approved construction contract price, plus approved change orders, administrative costs, and engineering costs will be reimbursed by the FAA under the proposed AIP Grant agreement. The Sponsor will be responsible for the remaining 10% of the costs needed to complete the contract.

City of Centerville

312 East Maple, Centerville, IA 52544
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Email for Agenda Items: cityclerk@centerville-ia.org

AGENDA REQUEST FORM

Deadline for Request is 12 pm on Wednesdays preceding City Council meetings
City Council meetings are held 1st & 3rd Mondays of each month at 5:30 pm,
if Monday falls on a holiday, meetings will be held the following day.

1. Name: Felix Herrera
2. Address: 6011 W. Park ave
3. Phone: 6011 895-3890
4. Date of City Council Meeting: 5-6-24
5. Topic of Discussion: Attorney Advised to
get the city on Record Denying
any building permits to proceed
with anything. For all my materials were paid
and I have receipts. ~~Deals with~~ Discontinuation for
6. Number of Pages Attached: 1
7. Supporting Information: I have receipts that
will be attached to this form.
I am being Targeted. Specially
and I have proof I have paid for all
my materials.
8. Name of person making presentation: Felix Herrera
9. Signature and Date: [Signature] 04-22-24

Office Use Only:
Date and Time Received: <u>04-22-2024 4:18pm</u>
Received by: <u>Shayleigh McCoy</u>