

City of Centerville
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Mike O'Connor, Mayor
Brad Brauman, Councilmember
Ron Creagan, Councilmember
Darrin Hamilton, Councilmember
Ahna Kruzic, Councilmember
Don Sherwood, Councilmember
Email: cityhall@centerville-ia.org

Regular Council Meeting Agenda of the City of Centerville Council
Monday, August 19, 2024, at 6:00 P.M.
Centerville City Hall

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

zoom.us/join

Meeting ID: 772 014 7017 **Password: JV8rPe**
Dial-in: 1 (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 agenda items may be submitted by email, mail, or by dropping a note through 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 during the “Public Hearing” and “Public Forum” sections for public comment for public hearings and items not on the agenda.

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 usual process for any agenda item is that the motion is placed on the floor, the Council can 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 commenting and/or disconnecting 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 August 5th, 2024, Regular Council Meeting
- b. Approval of Committee/Board Minutes: N/A
- c. Approval of Beer/Liquor License(s): Pit Pony Pub & Eatery – LC0048773; Pizza Hut – BW0098035

3. **Public Hearing**

- a. None

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

- a. Approval of Bills
 - b. Financial Report for June 2024
 - c. Financial Report for July 2024
 - d. Departmental Reports
 - i. City Administrator
 - ii. Public Works
 - iii. Library
 - e. Approval of Pay Application No. 29 for Wastewater Project
 - f. Second Consideration of ORD 1352 – Alley Vacation – Bogle
 - g. Second Consideration of ORD 1353 – Alley Vacation – Bogle Mosley
 - h. Review of administrative updates and strategic planning for the fire department.
 - i. Approval of Res. 2024-4077 Modifying Civil Service Testing and List Requirements
 - j. Initial Consideration of Alleyway Vacation in Adamson Addition – Milburn
 - k. Approval of Proposal for Dealing with City Hall and Fire Department Space Constraints
 - l. Possible Closed Session pursuant to Iowa Code Section 21.5 (j) *To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.*
 - m. Possible action related to general business item L.
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 any item not listed on the agenda to the Council's attention.
6. **Adjourn** to 6:00 p.m. on Tuesday, September 3rd, 2024, for the Regular City Council Meeting.

Jason Fraser
City Administrator

Posted: 08/14/24

CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES

August 5, 2024

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

Roll Call - Present: Brauman, Hamilton, Kruzic, and Sherwood. Absent: Creagan.

Mayor O'Connor led the Pledge of Allegiance.

Hamilton moved, seconded by Kruzic, 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 July 15, 2024, Regular Council Meeting; Approval of Committee/Board Minutes: July 10, 2024, Annual Library Board Meeting; July 12, 2024, Library Board Executive Committee Meeting; July 8, 2024, Airport Commission Meeting. Ayes: All. Motion carried.

Sherwood Moved, seconded by Hamilton to open a public hearing on the Annexation of All-Play and the Lelah Bradley Cabin Area. Roll Call vote as follows: Ayes: Brauman, Hamilton, Kruzic, Sherwood. Nays: None. Absent: Creagan. Motion carried.

City Administrator Fraser stated that RRWA received one public comment concerning the area's current water infrastructure. The City responded that Centerville Municipal Waterworks would not be taking over the water infrastructure for that area and that RRWA would be allowed to continue to operate its water facilities in the area after annexation.

Sherwood moved, seconded by Brauman, to close the public hearing on the Annexation of All-Play and the Lelah Bradley Cabin Area. Ayes: All. Motion carried.

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

Departmental reports highlighting the activities of the Police, Fire, and Building Official were presented.

Moved by Sherwood, seconded by Kruzic to approve Pay Application No. 28 for the Wastewater Project. Ayes: All. Motion carried.

Brauman moved, seconded by Hamilton to approve Change Order No. 13 for the Waste Water project. Ayes: All. Motion carried.

City Administrator Fraser provided a report on options for resolving space constraints at the City Hall and Fire Department. The issue was tabled pending additional information on the alternatives presented.

Hamilton moved, seconded by Brauman, to approve Res. 2024-4075, approving the Voluntary Annexation of All Play Property. The Roll Call vote was as follows: Ayes: Brauman, Hamilton, Kruzic, Sherwood. Nays: None. Absent: Creagan. Motion carried.

Sherwood moved, seconded by Kruzic, to approve Res. 2024-4076, approving the Voluntary Annexation of the City of Centerville Property at Lelah Bradley. The Roll Call vote was as follows: Ayes: Brauman, Hamilton, Kruzic, Sherwood. Nays: None. Absent: Creagan. Motion carried.

Hamilton moved, seconded by Kruzic, to approve the initial consideration of an alley vacation request for Mark and Sandy Hoffman. The Roll Call vote was as follows: Ayes: Brauman, Hamilton, Kruzic, Sherwood. Nays: None. Absent: Creagan. Motion carried.

Vaughan Overturf provided public comments pursuant to Iowa Code Section 372.15

Creighton Mihalovich provided public comments pursuant to Iowa Code Section 372.15

Antonio Caraccio provided public comments pursuant to Iowa Code Section 372.15

The meeting moved into the public forum portion of the agenda. Brauman motioned to Reinstate the Volunteer Firefighters who had been removed from the Centerville Fire Department. Mayor O'Connor denied the motion as the meeting had moved from General Business, and the action was not on the agenda to approve.

No additional public comments were received.

Kruzic moved, seconded by Sherwood, to adjourn at 6:46 p.m. until the regular council meeting on August 19, 2024. Ayes: All. Motion carried.

Jason Fraser, City Administrator

Mike O'Connor, Mayor

City of Centerville
 Regular Council Meeting
 Bills Approved
 August 19th 2024

4S SERVICES	MOWING & NUISANCE	\$3,450.00
ALBIA ANIMAL CLINIC	DOG FOOD- ZOEY	\$59.73
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	\$1,903.75
APPANOOSE CO SECONDARY ROADS	CULVERTS	\$3,093.80
BOUND TREE MEDICAL LLC	MEDICATION	\$238.35
BRATZ OIL CORP	TIRES 2010 CHEVY	\$709.63
CHARITON VALLEY PLANNING & DEVELOPMENT	FY25 REGIONAL MATCH	\$611.68
COLLECTION SERVICES CENTER	CASE # 1001879 - ZACKARY R MUSGROVE	\$370.03
EASTERN IOWA TIRE	TRUCKS	\$1,965.00
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	\$67,097.99
FIRST NATIONAL BANK OMAHA	DEPUTY CITY CLERK	\$1,816.11
GALLS, LLC	UNIFORMS - YODER	\$2,080.42
GRAVE DISCOVER LLC	SOFTWARE MAINTENANCE FOR GRAVE DISCOVER	\$1,248.00
HEARTLAND SHREDDING, INC.	SHREDDING	\$98.00
HILL'S SANITATION SERVICE	DUMPSTER- WASTEWATER	\$40.00
HY-VEE	MEDICATIONS	\$646.26
I-80 TRAILERS	TRAILER	\$18,537.00
IMFOA	IMFOA MEMBERSHIP DUES - K. MOORMAN	\$50.00
IMPRESSIVE DESIGNS STUDIO & PRINTING	LAMINATION	\$7.65
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	\$20,792.42
IOWA LAW ENFORCEMENT ACADEMY	IN SERVICE TRAINING - GRAY	\$10.00
IPERS	IPERS JULY ENDING BALANCE	\$0.03
LOCKE AMI LLC	WW PAY APP NO. 29	\$162,128.25
LOCKRIDGE INC	SUPPLIES	\$233.57
MACQUEEN EQUIPMENT	SWEEPER PARTS	\$3,018.87
MAID 2 ORDER LLC	CITY HALL CLEANING - JULY 2024	\$300.00
MCGILL'S REPAIR & CONSTRUCTION	REPAIRS- TRAFFIC AND STREET LIGHTS	\$795.00
METAL CULVERTS INC	CULVERTS FOR SEAL COAT ROADS	\$16,725.00
MFA OIL	WORK HORSE HD MOLY 5% - BLACK	\$246.40
MICROBAC LABORATORIES, INC.	TESTING	\$4,151.50
MILLER MECHANICAL SPECIALITIES INC	SUPPLIES	\$1,164.50
O'REILLY AUTOMOTIVE STORE INC	FILTER AND OIL	\$110.68
PRECISION LAWN CARE	MOWING	\$12,400.00
QUILL LLC	ENVELOPES, PENS, POST-ITS, PAPER TOWELS, INK TAPE	\$236.42
RATHBUN AREA SOLID WASTE COMMISSION	TRANSFER STATION FEES	\$2,173.20
RATHBUN LAKE AREA YMCA	CITY POOL FUNDING	\$25,155.91
RIVER HILLS COMMUNITY HEALTH CENTER	RANDOM DRUG SCREEN - BECK	\$15.00
SINCLAIR NAPA	TORQ WRENCH	\$1,599.55
SINCLAIR TRACTOR	LATCH	\$164.11
SJ SMITH CO INC	OXYGEN	\$57.72
STERICYCLE INC	OSHA SUBSCRIPTION	\$81.26
STRYKER SALES LLC	EQUIPMENT	\$17.68
SUPERIOR ELECTRIC & DATA LLC	REPAIRS ON CAMERAS	\$100.00
THE MACHINERY BARN	MULTIPRO 2" SQUARE ANCHOR	\$3,368.70
TOM'S TREE SERVICE LLC	TREE REMOVAL -SQAURE	\$1,500.00
TYLER TECHNOLOGIES, INC	METER READING INTERFACE	\$145.00
UNDERGROUND SOLUTIONS LLC	GROUND SOURCE REAIRS	\$3,300.00
UNITYPOINT CLINIC - OCCUPATIONAL MEDICINE	RANDOM DRUG SCREEN LABS -WEILBRENNER, LAWSON	\$126.00
VC3 INC	JULY 2024 MONTHLY BILLING	\$6,198.20
WEX BANK	FUEL/SERVICE CHARGES	\$7,893.50
Accounts Payable		\$378,231.87
Payroll checks		\$81,473.46
*****Report Total*****		\$459,705.33
General Fund		\$95,695.04
Police K-9 fund		\$250.63
Road Use Tax Fund		\$53,127.46
Employee Benefit		\$40,574.03
Hotel/Motel Tax		\$1,248.00
Lost - Pool		\$22,275.91
City Water		\$26,850.08
Sewer Utility Operating		\$186,110.55
Insurance Trust Fund		\$34,587.73
Flex Account		-\$1,014.10
Total Funds		\$459,705.33



Claims Report - Detail

By Fund

Payable Dates 8/6/2024 - 8/19/2024

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
Fund: 001 - GENERAL FUND				
Department: 050 - LIABILITY				
IPERS	IPERS JULY ENDING BALANCE	08/06/2024	08-2024	0.03
COLLECTION SERVICES CENTE	CASE # 1007883 - JOSHUA A HOBBS	08/15/2024	INV0001068	89.43
COLLECTION SERVICES CENTE	CASE # 1001879 - ZACKARY R MUSGROVE	08/15/2024	INV0001070	115.38
COLLECTION SERVICES CENTE	CASE # 791500 - JEREMY M HUDSON	08/15/2024	INV0001071	49.84
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001078	5,278.11
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001078	5,602.82
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001078	2,170.94
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/12/2024	INV0001080	53.76
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/12/2024	INV0001080	12.58
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001083	66.95
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001083	74.76
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001083	17.48
Department 050 - LIABILITY Total:				13,532.08
Department: 110 - POLICE DEPT				
GALLS, LLC	UNIFORMS - DEMRY	08/19/2024	028516259	188.98
GALLS, LLC	UNIFORMS - YODER	08/19/2024	028516270	170.00
GALLS, LLC	UNIFORMS - YODER	08/19/2024	028528502	384.24
GALLS, LLC	UNIFORMS	08/19/2024	028577924	175.00
GALLS, LLC	UNIFORMS - KNAPP	08/19/2024	028584099	62.90
GALLS, LLC	UNIFORMS - KNAPP	08/19/2024	028604510	129.29
GALLS, LLC	UNIFORMS - YODER	08/19/2024	028643075	463.76
GALLS, LLC	UNIFORMS	08/19/2024	028653494	175.00
O'REILLY AUTOMOTIVE STORE	WIPER BLADES VEH 10	08/19/2024	0367-35667	40.78
FIRST NATIONAL BANK OMAH	POLICE CHIEF	08/19/2024	08-1163	35.45
IMPRESSIVE DESIGNS STUDIO	LAMINATION	08/19/2024	08-2024	7.65
FIRST NATIONAL BANK OMAH	PD ADMINISTRATION	08/19/2024	08-2497	8.73
BRATZ OIL CORP	TIRE REPAIR - VEH 18	08/19/2024	182465	25.00
IOWA LAW ENFORCEMENT AC	IN SERVICE TRAINING - GRAY	08/19/2024	327068	10.00
WEX BANK	FUEL/SERVICE CHARGES	08/19/2024	98808068-PD	2,355.35
WEX BANK	FUEL/SERVICE CHARGES	08/19/2024	98808068-PD	53.55
WEX BANK	FUEL/SERVICE CHARGES	08/19/2024	98808068-PD	1,206.71
WEX BANK	FUEL/SERVICE CHARGES	08/19/2024	98808068-PD	25.00
Department 110 - POLICE DEPT Total:				5,517.39
Department: 150 - FIRE DEPARTMENT				
O'REILLY AUTOMOTIVE STORE	FILTER AND OIL	08/19/2024	0367-356756	69.90
FIRST NATIONAL BANK OMAH	DEPUTY CITY CLERK	08/19/2024	08-7870	15.00
SUPERIOR ELECTRIC & DATA L	REPAIRS ON CAMERAS	08/19/2024	10934	100.00
QUILL LLC	ENVELOPES, PENS, POST-ITS, PAPER TOWELS, INK TAPE	08/19/2024	39955571	29.99
WEX BANK	FUEL	08/19/2024	98808068-FIRE	215.81
Department 150 - FIRE DEPARTMENT Total:				430.70
Department: 160 - EMS				
GALLS, LLC	UNIFORMS	08/19/2024	028475042	331.25
FIRST NATIONAL BANK OMAH	EMS	08/19/2024	08-1020	92.00
QUILL LLC	ENVELOPES, PENS, POST-ITS, PAPER TOWELS, INK TAPE	08/19/2024	39955571	29.99
SJ SMITH CO INC	OXYGEN	08/19/2024	6684922	57.72
STERICYCLE INC	OSHA SUBSCRIPTION	08/19/2024	8007843132	81.26
HY-VEE	MEDICATIONS	08/19/2024	8-2024	646.26

Claims Report - Detail

Payable Dates: 8/6/2024 - 8/19/2024

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
BOUND TREE MEDICAL LLC	MEDICATION	08/19/2024	85436049	238.35
STRYKER SALES LLC	EQUIPMENT	08/19/2024	9206814264	17.68
WEX BANK	FUEL	08/19/2024	98808068-EMS	994.11
Department 160 - EMS Total:				2,488.62
Department: 170 - BUILDING INSPECTION				
4S SERVICES	MOWING & NUISANCE	08/19/2024	08	2,690.00
FIRST NATIONAL BANK OMAH	BUILDING OFFICIAL	08/19/2024	08-0110	26.00
FIRST NATIONAL BANK OMAH	BUILDING OFFICIAL	08/19/2024	08-0110	22.32
FIRST NATIONAL BANK OMAH	BUILDING OFFICIAL	08/19/2024	08-0110	5.08
FIRST NATIONAL BANK OMAH	CODE ENFORCEMENT	08/19/2024	08-5497	277.69
QUILL LLC	ENVELOPES, PENS, POST-ITS, PAPER TOWELS, INK TAPE	08/19/2024	39955571	29.99
Department 170 - BUILDING INSPECTION Total:				3,051.08
Department: 212 - STREET IMPROVE				
UNITYPOINT CLINIC - OCCUPA	RANDOM DRUG SCREEN LABS -WEILBRENNER, LAWSON, BE	08/19/2024	234619	42.00
QUILL LLC	ENVELOPES, PENS, POST-ITS, PAPER TOWELS, INK TAPE	08/19/2024	39955571	29.99
Department 212 - STREET IMPROVE Total:				71.99
Department: 430 - PARKS				
TOM'S TREE SERVICE LLC	TREE REMOVAL -SQAURE	08/19/2024	000029	1,500.00
PRECISION LAWNCARE	MOWING	08/19/2024	0025	3,050.00
PRECISION LAWNCARE	MOWING	08/19/2024	0026	3,050.00
4S SERVICES	MOWING & NUISANCE	08/19/2024	08	760.00
ALLIANT ENERGY	ELECTRIC UTILITIES	08/19/2024	08-2024 C2	21.80
ALLIANT ENERGY	ELECTRIC UTILITIES	08/19/2024	08-2024 C3	45.08
Department 430 - PARKS Total:				8,426.88
Department: 450 - CEMETERY				
PRECISION LAWNCARE	MOWING	08/19/2024	0025	3,150.00
PRECISION LAWNCARE	MOWING	08/19/2024	0026	3,150.00
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	33.08
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C5	21.04
Department 450 - CEMETERY Total:				6,354.12
Department: 499 - POOL				
LOCKRIDGE INC	FUSES	08/19/2024	2407-277351	80.10
Department 499 - POOL Total:				80.10
Department: 530 - HOUSING REHAB 1				
RATHBUN AREA SOLID WASTE	TRANSFER STATION FEES	08/19/2024	08-2024	2,000.20
Department 530 - HOUSING REHAB 1 Total:				2,000.20
Department: 599 - ECONOMIC DEVELOPMENT				
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C5	38.70
CHARITON VALLEY PLANNING	FY25 REGIONAL MATCH	08/19/2024	INV-0023	611.68
Department 599 - ECONOMIC DEVELOPMENT Total:				650.38
Department: 650 - CITY HALL & GEN BLDGS				
MAID 2 ORDER LLC	CITY HALL CLEANING - JULY 2024	08/19/2024	08-2024	300.00
FIRST NATIONAL BANK OMAH	CITY ADMIN	08/19/2024	08-2530	245.00
FIRST NATIONAL BANK OMAH	CITY ADMIN	08/19/2024	08-2530	16.74
FIRST NATIONAL BANK OMAH	CITY ADMIN	08/19/2024	08-2530	64.80
FIRST NATIONAL BANK OMAH	DEPUTY CITY CLERK	08/19/2024	08-7870	586.88
IMFOA	IMFOA MEMBERSHIP DUES - K. MOORMAN	08/19/2024	12992	50.00
VC3 INC	JULY 2024 MONTHLY BILLING	08/19/2024	161917	6,198.20
QUILL LLC	ENVELOPES, PENS, POST-ITS, PAPER TOWELS, INK TAPE	08/19/2024	39955571	56.48
HEARTLAND SHREDDING, INC.	SHREDDING	08/19/2024	48286	98.00
Department 650 - CITY HALL & GEN BLDGS Total:				7,616.10
Fund 001 - GENERAL FUND Total:				50,219.64

Claims Report - Detail

Payable Dates: 8/6/2024 - 8/19/2024

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
Fund: 002 - POLICE K-9 FUND				
Department: 110 - POLICE DEPT				
FIRST NATIONAL BANK OMAH	POLICE CHIEF	08/19/2024	08-1163	190.90
ALBIA ANIMAL CLINIC	DOG FOOD- ZOEY	08/19/2024	114903	59.73
Department 110 - POLICE DEPT Total:				250.63
Fund 002 - POLICE K-9 FUND Total:				250.63
Fund: 110 - ROAD USE TAX FUND				
Department: 050 - LIABILITY				
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	08/15/2024	INV0001069	69.22
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001078	737.80
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001078	1,319.08
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001078	308.56
Department 050 - LIABILITY Total:				2,434.66
Department: 210 - STREET DEPT				
SINCLAIR NAPA	PARTS	08/19/2024	08-2024	445.98
RATHBUN AREA SOLID WASTE	TRANSFER STATION FEES	08/19/2024	08-2024	120.20
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	44.73
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	36.88
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	36.88
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	296.10
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	35.76
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	173.00
APPANOOSE CO SECONDARY	CULVERTS	08/19/2024	0825-05	3,093.80
FIRST NATIONAL BANK OMAH	PUBLIC WORKS	08/19/2024	08-4475	113.48
EASTERN IOWA TIRE	TRUCKS	08/19/2024	0850027876	1,965.00
I-80 TRAILERS	TRAILER	08/19/2024	15085	9,268.50
THE MACHINERY BARN	MULTIPRO 2" SQUARE ANCHOR	08/19/2024	21420	3,368.70
LOCKRIDGE INC	SUPPLIES	08/19/2024	2407-282301	82.40
LOCKRIDGE INC	SUPPLIES	08/19/2024	2407-285108	15.79
SINCLAIR TRACTOR	LATCH	08/19/2024	2901452	112.17
SINCLAIR TRACTOR	HY-GARD	08/19/2024	2907021	51.94
MFA OIL	WORK HORSE HD MOLY 5% - BLACK	08/19/2024	435894	246.40
SINCLAIR NAPA	TORQ WRENCH	08/19/2024	94382	691.94
SINCLAIR NAPA	4MXTXREEL, HOSE FITTINGS, ADAPTERS	08/19/2024	944402	194.69
SINCLAIR NAPA	ADAPTERS	08/19/2024	944796	82.62
BRATZ OIL CORP	TIRES 2010 CHEVY	08/19/2024	946303 & 946467	684.63
WEX BANK	FUEL	08/19/2024	98808068-STREET	1,724.72
METAL CULVERTS INC	CULVERTS FOR SEAL COAT ROADS	08/19/2024	J-42852	16,725.00
MACQUEEN EQUIPMENT	BRAKE SPRINGS	08/19/2024	P23826	57.40
MACQUEEN EQUIPMENT	SWEEPER PARTS	08/19/2024	P23984	2,892.54
MACQUEEN EQUIPMENT	SWEEPER PARTS	08/19/2024	P24003	68.93
Department 210 - STREET DEPT Total:				42,630.18
Department: 240 - STREET LIGHTS & ELECTRIC				
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	52.91
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	36.78
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	162.00
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	118.52
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	81.13
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C5	62.87
MCGILL'S REPAIR & CONSTRU	STOP LIGHT REPAIR	08/19/2024	22715	120.00
MCGILL'S REPAIR & CONSTRU	STREET & STOP LIGHT REPAIR	08/19/2024	22723	300.00

Claims Report - Detail

Payable Dates: 8/6/2024 - 8/19/2024

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
MCGILL'S REPAIR & CONSTRU	REPAIRS- TRAFFIC AND STREET LIGHTS	08/19/2024	22733	375.00
Department 240 - STREET LIGHTS & ELECTRIC Total:				1,309.21
Fund 110 - ROAD USE TAX FUND Total:				46,374.05
Fund: 112 - EMPLOYEE BENEFIT				
Department: 110 - POLICE DEPT				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	715.22
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	17.40
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	23.20
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIPS	08/19/2024	0824	448.00
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIPS	08/19/2024	0824	384.00
Department 110 - POLICE DEPT Total:				1,587.82
Department: 150 - FIRE DEPARTMENT				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	414.88
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	8.70
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIPS	08/19/2024	0824	128.00
Department 150 - FIRE DEPARTMENT Total:				551.58
Department: 160 - EMS				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	20.30
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIPS	08/19/2024	0824	384.00
Department 160 - EMS Total:				404.30
Department: 170 - BUILDING INSPECTION				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	2.90
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIPS	08/19/2024	0824	64.00
Department 170 - BUILDING INSPECTION Total:				66.90
Department: 210 - STREET DEPT				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	11.60
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIPS	08/19/2024	0824	256.00
Department 210 - STREET DEPT Total:				267.60
Department: 410 - LIBRARY DEPT				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	2.90
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIPS	08/19/2024	0824	384.00
Department 410 - LIBRARY DEPT Total:				386.90
Department: 620 - CITY CLERK				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	2.90
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIPS	08/19/2024	0824	64.00
Department 620 - CITY CLERK Total:				66.90
Department: 651 - OFFICE STAFF				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	11.60
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIPS	08/19/2024	0824	256.00
Department 651 - OFFICE STAFF Total:				267.60
Department: 952 - FLEX PLAN				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	69.00
Department 952 - FLEX PLAN Total:				69.00
Fund 112 - EMPLOYEE BENEFIT Total:				3,668.60
Fund: 120 - HOTEL/MOTEL TAX				
Department: 659 - HOTEL/MOTEL				
GRAVE DISCOVER LLC	SOFTWARE MAINTENANCE FOR GRAVE DISCOVER	08/19/2024	1386	1,248.00
Department 659 - HOTEL/MOTEL Total:				1,248.00
Fund 120 - HOTEL/MOTEL TAX Total:				1,248.00

Claims Report - Detail

Payable Dates: 8/6/2024 - 8/19/2024

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
Fund: 122 - LOST - POOL				
Department: 499 - POOL				
RATHBUN LAKE AREA YMCA	CITY POOL FUNDING	08/19/2024	JAN24-AUG24	22,275.91
Department 499 - POOL Total:				22,275.91
Fund 122 - LOST - POOL Total:				22,275.91
Fund: 609 - CITY WATER				
Department: 050 - LIABILITY				
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	08/15/2024	INV0001069	46.16
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001078	641.58
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001078	1,227.82
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001078	287.18
Department 050 - LIABILITY Total:				2,202.74
Department: 810 - WATER				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	8.70
TYLER TECHNOLOGIES, INC	METER READING INTERFACE	08/19/2024	025-474332	145.00
FIRST NATIONAL BANK OMAH	PUBLIC WORKS	08/19/2024	08-1827	116.04
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIPS	08/19/2024	0824	256.00
I-80 TRAILERS	TRAILER	08/19/2024	15085	9,268.50
UNDERGROUND SOLUTIONS L	GROUND SOURCE REAIRS	08/19/2024	1582	3,300.00
UNITYPOINT CLINIC - OCCUPA	RANDOM DRUG SCREEN LABS -WEILBRENNER, LAWSON, BE	08/19/2024	234619	42.00
QUILL LLC	ENVELOPES, PENS, POST-ITS, PAPER TOWELS, INK TAPE	08/19/2024	39955571	29.99
SINCLAIR NAPA	PARTS	08/19/2024	936315	184.32
WEX BANK	FUEL	08/19/2024	98808068-WATER	736.73
Department 810 - WATER Total:				14,087.28
Fund 609 - CITY WATER Total:				16,290.02
Fund: 610 - SEWER UTILITY OPERATING				
Department: 050 - LIABILITY				
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001078	1,057.86
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001078	1,568.44
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	08/15/2024	INV0001078	366.70
Department 050 - LIABILITY Total:				2,993.00
Department: 815 - SEWER				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	14.50
HILL'S SANITATION SERVICE	DUMPSTER- WASTEWATER	08/19/2024	08-2024	40.00
RATHBUN AREA SOLID WASTE	TRANSFER STATION FEES	08/19/2024	08-2024	52.80
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	-443.50
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	81.33
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	185.98
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C4	741.00
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/19/2024	08-2024 C5	41.68
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIPS	08/19/2024	0824	256.00
MILLER MECHANICAL SPECIAL	SUPPLIES	08/19/2024	1093604	1,164.50
LOCKE AMI LLC	WW PAY APP NO. 29	08/19/2024	2322308	162,128.25
UNITYPOINT CLINIC - OCCUPA	RANDOM DRUG SCREEN LABS -WEILBRENNER, LAWSON, BE	08/19/2024	234619	42.00
LOCKRIDGE INC	SUPPLIES	08/19/2024	2408-380772	55.28
RIVER HILLS COMMUNITY HE	RANDOM DRUG SCREEN - BEC	08/19/2024	327172409	15.00
QUILL LLC	ENVELOPES, PENS, POST-ITS, PAPER TOWELS, INK TAPE	08/19/2024	39955571	29.99
WEX BANK	FUEL	08/19/2024	98808068-WW	581.52
MICROBAC LABORATORIES, IN	TESTING	08/19/2024	CV2400574	4,151.50
Department 815 - SEWER Total:				169,137.83
Fund 610 - SEWER UTILITY OPERATING Total:				172,130.83

Claims Report - Detail

Payable Dates: 8/6/2024 - 8/19/2024

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
Fund: 820 - INSURANCE TRUST FUND				
Department: 951 - INSURANCE CLAIMS				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE INSURANCE	08/19/2024	000043823	65,774.19
			Department 951 - INSURANCE CLAIMS Total:	65,774.19
			Fund 820 - INSURANCE TRUST FUND Total:	65,774.19
			Grand Total:	378,231.87

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL FUND	50,219.64
002 - POLICE K-9 FUND	250.63
110 - ROAD USE TAX FUND	46,374.05
112 - EMPLOYEE BENEFIT	3,668.60
120 - HOTEL/MOTEL TAX	1,248.00
122 - LOST - POOL	22,275.91
609 - CITY WATER	16,290.02
610 - SEWER UTILITY OPERATING	172,130.83
820 - INSURANCE TRUST FUND	65,774.19
Grand Total:	378,231.87

Account Summary

Account Number	Account Name	Payment Amount
001-050-2120	FEDERAL W/H PAYABLE	5,345.06
001-050-2121	FICA W/H PAYABLE	7,932.34
001-050-2123	IPERS PAYABLE	0.03
001-050-2126	CHILD SUPPORT PAYABL	254.65
001-110-6230	SCHOOL & TRAINING	10.00
001-110-6330	GASOLINE/DIESEL	2,390.80
001-110-6332	OIL & FILTERS	53.55
001-110-6333	REPAIR & MAINTENANC	1,247.49
001-110-6335	TIRES-NEW & REPAIR	50.00
001-110-6506	OFFICE SUPPLIES	7.65
001-110-6508	POSTAGE	8.73
001-110-6546	UNIFORM EXPENSE	1,749.17
001-150-6310	BUILDING MAINTENANC	100.00
001-150-6330	GASOLINE/DIESEL	215.81
001-150-6333	REPAIR & MAINTENANC	69.90
001-150-6490	PROFESSIONAL SERVICE	15.00
001-150-6506	OFFICE SUPPLIES	29.99
001-160-6330	GASOLINE/DIESEL	994.11
001-160-6490	PROFESSIONAL SERVICE	81.26
001-160-6505	MEDICAL SUPPLIES	1,034.33
001-160-6506	OFFICE SUPPLIES	29.99
001-160-6546	UNIFORM EXPENSE	331.25
001-160-6723	CAPITAL OUTLAY - EQUIP	17.68
001-170-6440	TESTING EXPENSE	26.00
001-170-6499	OTHER CONTRACTUAL S	2,690.00
001-170-6506	OFFICE SUPPLIES	29.99
001-170-6508	POSTAGE	305.09
001-212-6198	PHYSICALS	42.00
001-212-6506	OFFICE SUPPLIES	29.99
001-430-6371	ELECTRICITY	66.88
001-430-6499	OTHER CONTRACTUAL S	8,360.00
001-450-6371	ELECTRICITY	54.12
001-450-6499	OTHER CONTRACTUAL S	6,300.00
001-499-6310	BUILDING MAINTENANC	80.10
001-530-6490	PROFESSIONAL SERVICE	2,000.20
001-599-6371	ELECTRICITY	38.70
001-599-6796	ECONOMIC MISC	611.68
001-650-6210	MEMBERSHIP FEES	50.00
001-650-6230	SCHOOL & TRAINING	245.00
001-650-6411	LEGAL EXPENSE	16.74
001-650-6419	DATA PROCESSING EXPE	6,263.00
001-650-6499	OTHER CONTRACTUAL S	398.00
001-650-6506	OFFICE SUPPLIES	56.48
001-650-6531	MISCELLANEOUS EXPEN	586.88

Account Summary

Account Number	Account Name	Payment Amount
002-110-6530	K-9 ACQUISITIONS	250.63
110-050-2120	FEDERAL W/H PAYABLE	737.80
110-050-2121	FICA W/H PAYABLE	1,627.64
110-050-2126	CHILD SUPP/GARNISHM	69.22
110-210-6330	GASOLINE/DIESEL	1,724.72
110-210-6332	OIL & FILTERS	246.40
110-210-6335	TIRES-NEW & REPAIR	2,649.63
110-210-6350	EQUIPMENT REPAIR &	4,711.69
110-210-6370	HEATING FUEL	118.49
110-210-6371	ELECTRICITY	504.86
110-210-6372	GARBAGE/RECYCLING FE	120.20
110-210-6417	STREET MAINTENANCE S	98.19
110-210-6507	OPERATING SUPPLIES &	6,462.50
110-210-6723	CAPITAL OUTLAY-EQUIP	9,268.50
110-210-6761	CAPITAL OUTLAY-STREET	16,725.00
110-240-6365	ELECTRICITY-STOP LIGHT	209.69
110-240-6366	ELECTRICITY-STREET LIG	1,099.52
112-110-6150	HEALTH INSURANCE	715.22
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	414.88
112-150-6156	LIFE INSURANCE	8.70
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	69.00
120-659-6531	MISCELLANEOUS EXPEN	1,248.00
122-499-6490	PROFESSIONAL SERVICE	22,275.91
609-050-2120	FEDERAL W/H PAYABLE	641.58
609-050-2121	FICA W/H PAYABLE	1,515.00
609-050-2126	CHILD SUPP/GARNISHM	46.16
609-810-6156	LIFE INSURANCE	8.70
609-810-6198	PHYSICALS	42.00
609-810-6199	EMPLOYEE BENEFITS EX	256.00
609-810-6330	GASOLINE/DIESEL	736.73
609-810-6350	EQUIPMENT REPAIR &	3,600.36
609-810-6419	DATA PROCESSING EXPE	145.00
609-810-6506	OFFICE SUPPLIES	29.99
609-810-6723	CAPITAL OUTLAY - EQUIP	9,268.50
610-050-2120	FEDERAL W/H PAYABLE	1,057.86
610-050-2121	FICA W/H PAYABLE	1,935.14
610-815-6156	LIFE INSURANCE	14.50
610-815-6198	PHYSICALS	57.00
610-815-6199	EMPLOYEE BENEFITS EX	256.00
610-815-6330	GASOLINE/DIESEL	581.52
610-815-6370	HEATING FUEL	-443.50
610-815-6371	ELECTRICITY	1,049.99

Account Summary

Account Number	Account Name	Payment Amount
610-815-6372	GARBAGE/RECYCLING FE	92.80
610-815-6407	ENGINEERING SERVICES	162,128.25
610-815-6440	TESTING EXPENSE	4,151.50
610-815-6506	OFFICE SUPPLIES	29.99
610-815-6507	OPERATING SUPPLIES &	1,164.50
610-815-6524	PLANT MAINTENANCE S	55.28
820-951-6152	HEALTH INSURANCE-PRE	65,774.19
	Grand Total:	378,231.87

Project Account Summary

Project Account Key	Payment Amount
None	378,231.87
Grand Total:	378,231.87



Distribution Report

Payroll Set: 01

Expense Range -

Payment Range 08/05/2024-08/18/2024

			Amount
Payroll Department: 110 - POLICE DEPT			
Fund: 001 - GENERAL FUND			
001-110-6010	SALARIES & LONGEVITY PAY		26,712.18
001-110-6012	DISPATCHERS SALARIES & LONGEVI		12,569.16
Fund 001 - GENERAL FUND Total:			1,316.00 39,281.34
Payroll Department 110 - POLICE DEPT Total:			1,316.00 39,281.34
Payroll Department: 150 - FIRE DEPT			
Fund: 001 - GENERAL FUND			
001-150-6010	SALARIES & LONGEVITY PAY		7,227.95
001-150-6035	VOLUNTEER FIRE SALARIES		635.00
Fund 001 - GENERAL FUND Total:			265.00 7,862.95
Payroll Department 150 - FIRE DEPT Total:			265.00 7,862.95
Payroll Department: 160 - EMS			
Fund: 001 - GENERAL FUND			
001-160-6010	SALARIES & LONGEVITY PAY		14,698.75
001-160-6036	PARTTIME/PRN EMS SALARIES		5,978.39
Fund 001 - GENERAL FUND Total:			1,117.25 20,677.14
Payroll Department 160 - EMS Total:			1,117.25 20,677.14
Payroll Department: 170 - BUILDING/CODE			
Fund: 001 - GENERAL FUND			
001-170-6010	SALARIES & LONGEVITY PAY		2,255.70
Fund 001 - GENERAL FUND Total:			80.00 2,255.70
Payroll Department 170 - BUILDING/CODE Total:			80.00 2,255.70
Payroll Department: 410 - LIBRARY			
Fund: 001 - GENERAL FUND			
001-410-6010	SALARIES & LONGEVITY PAY		2,587.28
001-410-6020	PART TIME SALARY		3,975.63
Fund 001 - GENERAL FUND Total:			336.25 6,562.91
Payroll Department 410 - LIBRARY Total:			336.25 6,562.91
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		9,506.07
Fund 610 - SEWER UTILITY OPERATING Total:			448.00 9,506.07
Payroll Department 815 - SEWER DEPT Total:			448.00 9,506.07
Payroll Department: 99999 - SPLIT PAY			
Fund: 001 - GENERAL FUND			
001-210-6010	SALARIES & LONGEVITY PAY		2,551.48
001-610-6011	ADMIN SALARY/LONGEVITY		1,081.01
001-651-6010	SALARIES & LONGEVITY PAY		2,051.00
Fund 001 - GENERAL FUND Total:			275.20 5,683.49
Fund: 110 - ROAD USE TAX FUND			
110-210-6010	SALARIES & LONGEVITY PAY		10,394.96

Distribution Report

Expense Range: - Payment Range: 08/05/2024-08/18/2024

		Amount
110-210-6011	ADMIN SALARY/LONGEVITY	1,081.01
Fund 110 - ROAD USE TAX FUND Total:		599.20 <u>11,475.97</u>
Fund: 609 - CITY WATER		
609-810-6010	SALARIES & LONGEVITY PAY	9,712.22
609-810-6011	ADMIN SALARY/LONGEVITY	1,081.01
Fund 609 - CITY WATER Total:		557.60 <u>10,793.23</u>
Fund: 610 - SEWER UTILITY OPERATING		
610-815-6010	SALARIES & LONGEVITY PAY	3,279.99
610-815-6011	ADMIN SALARY/LONGEVITY	1,080.99
Fund 610 - SEWER UTILITY OPERATING Total:		129.50 <u>4,360.98</u>
Payroll Department 99999 - SPLIT PAY Total:		1,561.50 <u>32,313.67</u>

Fund Summary

Fund	Units	Amount
001-GENERAL FUND	3,389.70	82,708.15
110-ROAD USE TAX FUND	599.20	11,475.97
609-CITY WATER	557.60	10,793.23
610-SEWER UTILITY OPERATING	577.50	13,867.05
Grand Total:	5,124.00	118,844.40



Fund Balance Report

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - GENERAL FUND	1,071,533.26	3,082,107.48	3,662,232.30	491,408.44
002 - POLICE K-9 FUND	0.00	43,349.70	28,435.49	14,914.21
003 - ARPA FUND	170,531.91	46,408.87	216,940.78	0.00
004 - LIBRARY	73,835.88	124,587.23	124,659.62	73,763.49
005 - LIBRARY MEMORIAL	91,906.31	6,481.52	620.00	97,767.83
006 - FIRE DEPT CAP RESERVE	137,749.90	31,188.25	26,167.70	142,770.45
007 - EMS CAPITAL RESERVE	0.00	0.00	0.00	0.00
008 - UTILITY FRANCHISE	0.00	460,983.44	460,983.44	0.00
009 - SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00
010 - ANIMAL RESCUE	161.59	0.00	0.00	161.59
110 - ROAD USE TAX FUND	19,473.23	764,459.05	782,644.04	1,288.24
112 - EMPLOYEE BENEFIT	246,708.45	1,037,815.88	1,011,680.37	272,843.96
119 - EMERGENCY LEVY FUND	808.60	14,981.15	15,789.75	0.00
120 - HOTEL/MOTEL TAX	-5,750.61	157,349.16	147,320.05	4,278.50
121 - LOST - LIBRARY	0.00	0.00	0.00	0.00
122 - LOST - POOL	346,085.36	210,547.70	388,476.73	168,156.33
123 - LOST - FIRE	43,912.28	67,375.25	0.00	111,287.53
124 - LOST - SCHOOL	0.00	0.00	0.00	0.00
125 - TIF	11,210.03	21,088.71	22,000.00	10,298.74
127 - LOST - ECONOMIC DEV	3,814.29	42,109.55	42,961.27	2,962.57
128 - LOST - INFRASTRUCTURE	579,007.82	168,438.17	682,354.14	65,091.85
129 - LOST - SEWER	-32,897.89	240,024.36	82,764.53	124,361.94
130 - PARK MEMORIALS	107.00	0.00	0.00	107.00
131 - LOST - LAW CENTER	173,383.54	113,695.78	62,301.84	224,777.48
132 - POOL DEBT	0.00	0.00	0.00	0.00
160 - ECONOMIC DEVELOPMENT	155,990.50	35,605.41	0.00	191,595.91
200 - DEBT SERVICE	-95,894.55	908,514.05	659,612.50	153,007.00
300 - CAPITAL RESERVES-LEVY	0.00	0.00	0.00	0.00
301 - CAP PROJ - STATE STREET	-400.00	400.00	400.00	-400.00
302 - CAP PROJ - BELLA VISTA	23,699.51	0.00	0.00	23,699.51
303 - CAP PROJ - LMI	0.00	0.00	0.00	0.00
304 - CAP PROJ - SHANAHAN ADDITION	13,326.40	966.00	0.00	14,292.40
501 - CEMETERY PERPETUAL CARE	205,072.14	2,488.00	0.00	207,560.14
502 - FRIENDS OF OAKLAND CEMETERY	27,503.92	3,286.75	18,379.88	12,410.79
600 - WATER UTILITY	1,529,284.75	1,483,067.43	1,315,175.65	1,697,176.53
601 - WATER CUSTOMER DEPOSITS	120,354.15	3,030.26	1,632.94	121,751.47
602 - WATER SEWER	0.00	0.00	0.00	0.00
603 - WATER STORMWATER	0.00	0.00	0.00	0.00
604 - WATER RESERVES	0.00	41,472.00	0.00	41,472.00
605 - WATER SINKING	0.00	6,912.00	0.00	6,912.00
606 - WATER IMPROVEMENTS	0.00	20,000.00	0.00	20,000.00
607 - SEWER	0.00	0.00	0.00	0.00
609 - CITY WATER	318.82	454,637.09	456,942.43	-1,986.52
610 - SEWER UTILITY OPERATING	210,773.89	6,014,815.72	4,470,824.31	1,754,765.30
611 - SEWER BOND SINKING	0.00	3,327,560.01	2,809,635.55	517,924.46
612 - SEWER REVENUE RESERVE	3,538,745.63	609,836.02	2,417,021.85	1,731,559.80
613 - SEWER IMPROVEMENT RESERVE	841,438.28	0.00	827,773.63	13,664.65
660 - AIRPORT-CITY	-72,120.40	91,286.60	83,636.47	-64,470.27
661 - MUNICIPAL AIRPORT	106,735.66	167,623.81	169,582.00	104,777.47
740 - STORM WATER RESERVE	659,280.06	83,040.86	637,419.36	104,901.56
820 - INSURANCE TRUST FUND	247,063.72	667,168.56	755,049.77	159,182.51
821 - FLEX ACCOUNT	6,203.31	26,860.24	26,540.29	6,523.26
950 - EMS RESERVE	0.00	5,502.49	0.00	5,502.49
Report Total:	10,448,956.74	20,587,064.55	22,407,958.68	8,628,062.61



Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - GENERAL FUND	491,408.44	297,000.69	474,237.99	314,171.14
002 - POLICE K-9 FUND	14,914.21	0.00	0.00	14,914.21
003 - ARPA FUND	0.00	0.00	0.00	0.00
004 - LIBRARY	73,763.49	5,940.71	5,072.78	74,631.42
005 - LIBRARY MEMORIAL	97,767.83	65.28	0.00	97,833.11
006 - FIRE DEPT CAP RESERVE	142,770.45	0.00	0.00	142,770.45
007 - EMS CAPITAL RESERVE	0.00	0.00	0.00	0.00
008 - UTILITY FRANCHISE	0.00	101,776.15	0.00	101,776.15
009 - SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00
010 - ANIMAL RESCUE	161.59	0.00	0.00	161.59
110 - ROAD USE TAX FUND	1,288.24	61,580.00	61,943.27	924.97
112 - EMPLOYEE BENEFIT	272,843.96	21,226.49	76,292.73	217,777.72
119 - EMERGENCY LEVY FUND	0.00	663.73	0.00	663.73
120 - HOTEL/MOTEL TAX	4,278.50	29,146.44	0.00	33,424.94
121 - LOST - LIBRARY	0.00	0.00	0.00	0.00
122 - LOST - POOL	168,156.33	18,875.22	4,780.57	182,250.98
123 - LOST - FIRE	111,287.53	6,040.07	0.00	117,327.60
124 - LOST - SCHOOL	0.00	0.00	0.00	0.00
125 - TIF	10,298.74	4.00	0.00	10,302.74
127 - LOST - ECONOMIC DEV	2,962.57	3,775.04	2,962.57	3,775.04
128 - LOST - INFRASTRUCTURE	65,091.85	15,100.18	320.00	79,872.03
129 - LOST - SEWER	124,361.94	21,517.75	0.00	145,879.69
130 - PARK MEMORIALS	107.00	0.00	0.00	107.00
131 - LOST - LAW CENTER	224,777.48	10,192.62	0.00	234,970.10
132 - POOL DEBT	0.00	0.00	0.00	0.00
160 - ECONOMIC DEVELOPMENT	191,595.91	71,114.50	0.00	262,710.41
200 - DEBT SERVICE	153,007.00	6,134.34	0.00	159,141.34
300 - CAPITAL RESERVES-LEVY	0.00	0.00	0.00	0.00
301 - CAP PROJ - STATE STREET	-400.00	0.00	0.00	-400.00
302 - CAP PROJ - BELLA VISTA	23,699.51	0.00	0.00	23,699.51
303 - CAP PROJ - LMI	0.00	0.00	0.00	0.00
304 - CAP PROJ - SHANAHAN ADDITION	14,292.40	900.00	0.00	15,192.40
501 - CEMETERY PERPETUAL CARE	207,560.14	600.00	0.00	208,160.14
502 - FRIENDS OF OAKLAND CEMETERY	12,410.79	1,000.00	14,200.00	-789.21
600 - WATER UTILITY	1,697,176.53	139,366.53	119,010.97	1,717,532.09
601 - WATER CUSTOMER DEPOSITS	121,751.47	-310.00	0.00	121,441.47
602 - WATER SEWER	0.00	0.00	0.00	0.00
603 - WATER STORMWATER	0.00	0.00	0.00	0.00
604 - WATER RESERVES	0.00	0.00	0.00	0.00
605 - WATER SINKING	0.00	0.00	0.00	0.00
606 - WATER IMPROVEMENTS	0.00	0.00	0.00	0.00
607 - SEWER	0.00	0.00	0.00	0.00
609 - CITY WATER	-1,986.52	34,012.07	33,661.80	-1,636.25
610 - SEWER UTILITY OPERATING	1,754,765.30	99,603.32	111,876.16	1,742,492.46
611 - SEWER BOND SINKING	517,924.46	0.00	6,952.63	510,971.83
612 - SEWER REVENUE RESERVE	1,731,559.80	57,413.13	0.00	1,788,972.93
613 - SEWER IMPROVEMENT RESERVE	13,664.65	0.00	0.00	13,664.65
660 - AIRPORT-CITY	-64,470.27	40.92	40.92	-64,470.27
661 - MUNICIPAL AIRPORT	104,777.47	14,489.68	29,952.31	89,314.84
740 - STORM WATER RESERVE	104,901.56	7,396.29	56.75	112,241.10
820 - INSURANCE TRUST FUND	159,182.51	60,223.53	65,030.17	154,375.87
821 - FLEX ACCOUNT	6,523.26	2,031.64	5,002.40	3,552.50
950 - EMS RESERVE	5,502.49	0.00	0.00	5,502.49
Report Total:	8,559,678.61	1,086,920.32	1,011,394.02	8,635,204.91



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City Administrator Report 08/19/2024

Below is the list of significant items that the City Administrator and City Hall are actively working on.

City Administrator Credentialing: On July 17, the International City Manager Association notified the city administrator of his credentialing. This credentialing is an important personal and professional achievement for City Administrators.

Sidewalk Court Case: The Iowa Supreme Court reached a ruling on the issue of sidewalk maintenance. The Court has determined that cities can be held liable for accidents that occur on sidewalks due to lack of maintenance or other hazards. Cities can still require maintenance by property owners, but the City would have the ultimate liability in case of an accident. The City Administrator is working on a sidewalk replacement report/proposal for the City to ensure that we are taking the appropriate action to ensure sidewalks are maintained.

Homelessness: The Administrator has been working with the Central Iowa Shelters and Services (CISS) from Des Moines and local volunteers on multiple projects to address homelessness in Centerville. One project is establishing a Housing Command Center to consolidate access into the service pipeline. The City has contacted Casey's about the possible donation of their site at 10th and Maple.

A second project will assist in accessing grant funding for constructing multiple housing units on infill lots. This funding would utilize local contractors to build homes at the workforce housing level.

Energy Usage at Wastewater Plants: The solar arrays at our wastewater plants have been operational since February 2024. This provides us with a limited snapshot of the energy generation and savings. Below is a breakdown of the energy usage. A broader report will be provided once we have a full year of collection data.

Alliant Rate Case Update: Included with this report is an update from CEDI on the Alliant Rate case. The case is partially settled, but is not completely resolved.

Downtown Conference Presentation: The City Administrator presented at the IEDA Downtown Conference. The topic of the presentation was the use of outside building inspectors on projects. The presentation highlighted the positives and negatives of our work with V&K Engineering for plan review on the Douglas Fir Apts., Centerville High School, and the IHCC campus.



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IDOT Presentation: The City Administrator presented upcoming projects and needs. The topics included support for the Rail project component of Super Tramp, requesting the addition of HWY 2 through Centerville to the DOT capital project schedule, the possibility of bringing a DOT facility back to Appanoose County, and a future trail project grant application.

Administrator Conferences: The administrator will be out of town from September 18 through September 25th to attend two conferences. The first will be the Iowa League of Cities conference in Sioux City (18-20) and then the International City Managers Association meeting in Pittsburgh, PA (20-25).

Furever Friends: The new contract with Furever Friends began on July 1, 2024. The shelter updated 0 dogs in May 2024 and 9 in June 2024.

Recodification: Cities in Iowa are required to recodify their City Codes. The City is working with Simmering-Cory/Iowa Codification to complete this process. The administrator is drafting a survey to go out via Facebook to seek additional input from the community regarding policy updates that the community would like to see.

Naloxone Training: Public Works and City Hall have completed their Naloxone training. The City will have Naloxone at City Hall, all Public Works facilities, the City Pool, and the Library. These kits are primarily to reverse the effects of accidental exposure to opioids by staff but are also available in case of a citizen emergency.

Appanoose AM: Appanoose AM has invited the City for a monthly session on their morning show. This platform offers a unique opportunity for a City Employee and an elected official to share their insights and engage with the public. The scheduled dates are ~~January 22, February 12, March 11 (Kruzic), April 8, May 13, June 10, July 8, August 12~~, September 9, October 14, November 12, and December 9. If you're interested in participating, please inform the City Administrator of your availability and preferred topics.

Policy and Pints: The City Administrator is thrilled to host a public meeting series called Policy and Pints. The first four sessions had a handful of attendees. The September date and location are still being determined. This series provides an informal platform for the public to interact with their City government. The mayor will join the administrator, up to 2 City Council members, and possibly a department head at each meeting. We highly value your participation and encourage you to join one of these sessions.



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Square H Frames—Alliant Energy: Significant work has been completed to remove the structures. Only a few structures remain overhead, and many footings remain to be removed.

City Council/Board of Supervisors work session on EMS: The Appanoose County Board of Supervisors declared EMS Essential at their September 5, 2023, meeting. This was the first step in a possible citizen vote for a countywide EMS levy.

The City Administrator met with the Board of Supervisors at their November 6, 2023, meeting to discuss a path forward on funding options. The Supervisors have established an EMS advisory board with members from each first responder group. This committee has been tasked with providing long-term EMS funding options, possibly including a ballot question at the November 2024 general election. The election can be a regular City, Special, or general election.

The County held its first EMS committee meeting on February 15th and has held multiple meetings with the EMS committees. The EMS committee formally recommended that the Board of Supervisors put a 1% income surtax and a \$.75/\$1000 EMS tax on the November ballot. The Board of Supervisors passed a resolution at their July 1, 2024, meeting to place the EMS question on the Tuesday, November 5th, 2024, general election.

The City Administrator sent a draft of a 28E agreement to provide EMS services to Appanoose County, a copy of which is included with this report. This will be on the future agenda for the county and the city, but as of this report, no date has been set.

Permit and Code Enforcement Software: The City is implementing new permit and code enforcement software. The latest software will allow for digital permit submissions and nuisance property reporting functionality. The permitting portion of the system is now live, and the nuisance enforcement piece should be active by the end of the week.

Water Quality Improvement Project: The City was awarded a \$890,000 grant from the Iowa DNR for a Water Quality Improvement Project in our drainage districts. The Administrator met with the USDA and DNR to get base approval for the High School parking project. The City will also likely get an additional \$100,000 from the USDA for the project.

Lelah Bradley Active Campus Management Agreement: The closing on the return of the land to the Appanoose Conservation Foundation has been completed, and grant funds have been returned to the Iowa DNR. The DNR Deed restrictions have been recorded with the Appanoose County Recorder and thus removed. City annexation of the property has been approved by the City council and is pending administrative completion.



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The completion of this transfer resolves nearly a decade of administrative work and opens a path for adding more rental conservation cabins at Lelah Bradley.

Housing Abandonments/Demolitions for 2024: 908 S. 16th (demolished), 904 S. 16th (demolished), 509 E. Clark (demolished, conveyed), 827 S. 16th (Conveyed), 217 E. State (demolished), 114 N. 14th (City-owned, pending clearing), 520 E. Elm (demolished, conveyed), 519 W. Elm (Demolished), 801 S. Main (conveyed), 202 W. Wall (city-owned, pending conveyance); 1337 Haynes (city-owned, pending demolition), 1418 S. 22nd (Demolished)

Demolition Grant Program: Six properties have been approved for the demolition grant: 714 S. 17th, 706 W. Maple, 505 N. Park, 1115 S. 18th, 109 N. 18th, and 115 N. 18th. Based on the average cost of City demolition, this represents a cost avoidance to the City of approximately \$50,400 to date.

Airport Repairs: The airport lighting project is complete and closed out. The pavement rehabilitation project is now complete and is pending closeout with the FAA. The work on the Solar Array at the Airport is under contract and pending construction start. The Solar project will be a 28.8KW array and is 90% funded by the FAA.

Agenda Requests not included on Agenda: City Hall receives more agenda requests than are presented at each City Council Meeting. The City Administrator evaluates each to ensure that the business to be discussed is appropriate for the City Council to decide.

Citizen Input: None provided.

Review of Alliant Energy Bill for Wastewater Plants

Meter Number	Consumption	Generation	Dollar	Bill Date	Location
502044116	18720	16800	\$ 888.00	Mar-24	E. Plant
502044116	24240	19920	\$ 1,395.00	Apr-24	E. Plant
502044116	18480	30000	\$ (452.00)	May-24	E. Plant
502044116	14400	30480	\$ (463.00)	Jun-24	E. Plant
502044116	14160	25680	\$ (383.00)	Jul-24	E. Plant
Total	90000	122880	\$ 985.00		
502021029	23680		\$ 6,173.00	Mar-23	E. Plant
502021029	22270		\$ 2,928.00	Apr-23	E. Plant
502021029	21120		\$ 2,777.00	May-23	E. Plant
502021029	18240		\$ 2,742.00	Jun-23	E. Plant
502021029	17280		\$ 2,833.00	Jul-23	E. Plant
Total	102590		\$ 17,453.00		
Difference	-12590		\$ (16,468.00)		
502033208	6560	4520	\$ 273.00	Mar-24	W. Plant
502033208	8440	4920	\$ 475.00	Apr-24	W. Plant
502033208	9760	4760	\$ 681.00	May-24	W. Plant
502033208	6960	4560	\$ 368.00	Jun-24	W. Plant
502033208	8600	4720	\$ 610.00	Jul-24	W. Plant
Total	40320	23480	\$ 2,407.00		
502033208	10240	N/A	\$ 1,314.00	Mar-23	W. Plant
502033208	8480	N/A	\$ 1,129.00	Apr-23	W. Plant
502033208	3360	N/A	\$ 515.00	May-23	W. Plant
502033208	6480	N/A	\$ 1,085.00	Jun-23	W. Plant
502033208	6480	N/A	\$ 1,087.00	Jul-23	W. Plant
Total	35040	0	\$ 5,130.00		
Difference	5280		\$ (2,723.00)		



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Alliant Rate Case Update from Clean Energy Districts of Iowa:
<https://www.cleanenergydistricts.org/cedi-coalition#outcomes>

RATE CASE OUTCOMES

Proposed Settlement

On June 20, 2024, Alliant Energy reached a partial, non-unanimous settlement with the Office of the Consumer Advocate (OCA) and the Iowa Business Energy Coalition (IBEC).

The proposed settlement included five key components:

- A \$99 million reduction in the revenue requirement from \$284 million to \$185 million
- A five-year moratorium on base rate increases
- An earnings-sharing agreement
- A three-year resource evaluation study
- A \$900 million distribution spending cap

The CEDI Coalition opposed the proposed settlement agreement for the following reasons:

- **The \$99 million reduction in the revenue requirement still provides Alliant Energy with 65% of what it requested in October 2023.** With only two exceptions, since 2002, IPL has settled for a revenue requirement that, on average, has provided IPL with 68.6% of the revenue requirement it requested. This revised revenue requirement represents “business as usual” for Alliant. The CEDI Coalition argued that the revenue requirement should be reduced much more.

Table 1. IPL Rate Case Key Information, 2002-2024

Docket No.	Requested Increase	Amount Approved	Percent Approved	ROE
RPU-02-3/RPU-02-8	\$82 million	\$26 million	31.7%	11.15%
RPU-2004-0001	\$149 million	\$107 million	71.8%	10.7%
RPU-2009-0002	\$171 million	\$84 million	49.1%	10.5%
RPU-2010-0001	\$163 million	\$114 million	69.9%	9.53%
RPU-2017-0001	\$176 million	\$130 million	73.9%	9.6%
RPU-2019-0001	\$204 million	\$127 million	62.2%	9.5%
RPU-2023-0002	\$284 million	\$185 million*	65.1%	9.65%*

* Revenue Requirement and ROE as Proposed in Non-Unanimous Settlement



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Source: CEDI Coalition [Post-Hearing Brief](#), RPU-2023-0002, July 29, 2024, pg. 54

- **CEDI argued for a rate freeze in its testimony and welcomes consideration of a “moratorium,” but argued that the proposed five-year moratorium is also simply business-as-usual if the company simply returns in five years for another major rate increase.** To be meaningful, a rate freeze or moratorium must be for a longer term than the normal interval between rate dockets.
- **CEDI criticized Alliant in testimony for not proposing or supporting a revenue-sharing agreement in the past, thus CEDI welcomes the proposed earnings-sharing agreement.** That said, CEDI believes a new rate case should not be triggered until Alliant’s return on equity falls 150 basis points below Alliant’s approved ROE.
- **CEDI believes the few details associated with the three-year resource evaluation study are a poor substitute for an integrated resource plan that is comprehensive, transparent, and includes meaningful stakeholder participation.**
- **CEDI believes the \$900 million distribution spending cap allows the company to maintain business-as-usual high spending levels, and avoids the rigor associated with benefit-cost analysis and the comprehensiveness of an integrated distribution system plan.**

For a more detailed explanation of our views, please read the CEDI Coalition’s [Comments and Objections to the Proposed Settlement](#) as well as our [Post-Hearing Legal Brief](#).

The Iowa Utilities Commission’s Final Decision and Order

The Commission intends to issue a final decision and order in Docket No. RPU-2023-0002 by September 23, 2024. New rates will become effective in October 2024.

If the settlement is approved, the \$185 million increase in the revenue requirement will be another record increase. The Commission approved a \$127 million increase four years ago in 2020.

Given Alliant’s very high residential rates, the company is proposing to place more of the burden of its record increase on non-residential ratepayers. The average residential bill is projected to increase 6.01%, which is less than half the 13.4% increase the company projected in October 2024.

Small commercial businesses and other entities taking service under the Non-Residential, General Service rate are facing an average bill increase of 15% rather than the 20% average increase projected in October 2023.

Large General Service (LGS) customers face a 12.68% increase compared to the initial projection of a 17.4% increase, but LGS customers with solar will experience an average bill increase of 15% compared to the 20% projected in October 2023.

However, all of these increase percentages could change if the Commission does not adopt Alliant’s proposed changes to class cost-of-service.



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INTERSTATE POWER AND LIGHT COMPANY		
EXHIBIT 2 - PRESENT AND PROPOSED REVENUES		
TEST YEAR ENDING SEPTEMBER 30, 2025		
(1)	(2)	(12)
Line No.	Description	Total Bill Increase over Present Revenue
14	Residential	5.92% 6.01%
15	Residential Supplementary	8.76%
16	General Service	15.00% 15.00%
17	General Service Supplementary	15.00%
18	Large General Service	12.68%
19	LGS Supplementary	15.00%
20	High Load Factor Power	14.51%
21	Lighting	0.00%
22	Standby	5.59%
23	Subtotal Present Revenue	10.59%

NOTE: Alliant Energy, formerly known as Interstate Power and Light Company, is "IPL" in the above table. Alliant adopted its current name following its merger of Interstate Power and Light Company and Wisconsin Power and Light Company. Source: IPL Response to IUC Staff's Request for Additional Information, Attachment E, July 26, 2024.

NEXT STEPS

This rate case suggests that Alliant Energy will continue "business as usual" in its rate increase proposals: Asking for approximately 30% more than they need, (expensively) facing legal scrutiny before the Iowa Utilities Commission in rate cases like this one, and settling for what they really intended to capture: 65-70% of the value. The regularity of these rate increases warrants our attention as ratepayers, but more alarming is the precedent that these proposals continue to inflate in total value, leading to larger and larger settlements with longer and harsher consequences for ratepayers.

We urge you to share this page with your community leaders, business owners, residents, and policymakers so that together, we might break this pattern and represent ourselves (the ratepayers) in opposition to these unwarranted costs.

CEDI Experience with Iowa Utilities Commission Case Intervention



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The Clean Energy Districts of Iowa (CEDI) is an Iowa non-profit corporation and an association of clean energy districts in Iowa. There are currently 13 legally incorporated energy districts located in Allamakee, Cerro Gordo, Clayton, Delaware, Dubuque, Howard, Jackson, Johnson, Linn, Muscatine, Polk, Tama, and Winneshiek counties. Additional counties are in the planning stages. Clean Energy Districts provide local leadership to energy customers and communities during the clean energy transition.

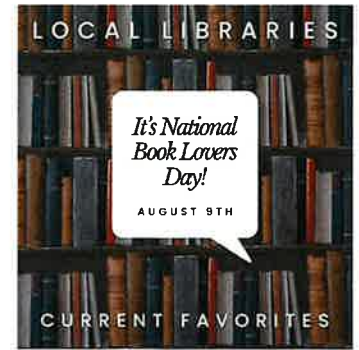
CEDI and its member energy districts have considerable experience at the Iowa Utilities Commission. **In 2019-20, the Winneshiek Energy District led the Decorah Area Group, which was an official intervenor in Alliant Energy's last rate case and helped secure a significant 38% reduction in the rate increase.** The company had originally proposed a \$204 million revenue requirement but was only awarded \$127 million by the Board.

More recently, the Clean Energy Districts of Iowa was an official intervenor in Black Hills Energy's rate case and joined in a settlement agreement with the Office of the Consumer Advocate that secured a 44% reduction in BHE's proposed increase. The company had originally proposed a \$10,544,007 increase to base rates but was only awarded \$5,906,519 by the Commission.

CEDI is also currently an official intervenor and has submitted multiple rounds of testimony in the dockets at the Iowa Utilities Commission regarding the five-year energy efficiency plans submitted by Alliant Energy, MidAmerican Energy Company, and Black Hills Energy.

Drake Public Library Director's Report August FY 24

A welcoming center for life long learning



Our Services



Materials

Puzzle donations have increased that collection. We have completed inventories in the DVD, Audio and Biography sections in order to update these collections.



Unique Services

Our Bridges/Libby usage continues to go up. Staff has been tracking genre/author preferences of those users to assist the Bridges selection committee. There will be an upcoming suicide prevention awareness display.



Adult Programs

Book Chat, Adult Coloring and passive programs continue. Adult service presentations will be scheduled each month focused on our senior population safety and technology assistance.



Kids Programs

SRP has wound down, with the end of the summer prizes being handed out. Staff will be helping with the back to school resources event and children's programs will start in September.

Statistics

Circulations: 3,184
Bridges: 671
Ills: 75
Reference Assistance: 131
Computer Usage: 273
Wifi Usage: 349
Adult Programs: 28
Childrens' Programs: 198
Meeting Rooms: 24

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>29</u>	Application Date: <u>8/1/2024</u>
Application Period: From <u>5/1/2024</u> to <u>7/31/2024</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)	\$ 12,074,435.97
5. Retainage	
a. 5% X \$ 12,074,435.97 Work Completed =	\$ 603,721.80
b. 5% X \$ - Stored Materials =	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 603,721.80
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 11,470,714.17
7. Less previous payments (Line 6 from prior application)	\$ 11,308,585.92
8. Amount due this application	\$ 162,128.25
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$ 603,721.80

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
DN: c.US, E.=margaret@bowenengineering.com, CN=Scott
Cancel
Date: 2024.08.02 09:24:46-0500 **Date:** 8/1/2024

Recommended by Engineer	Approved by Owner
By: <u><i>James Ruddy</i></u>	By: _____
Title: <u>Project Manager</u>	Title: _____
Date: <u>8/2/2024</u>	Date: _____
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Progress Estimate - Lump Sum Work

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.: 2322308

Application No.: 29		Application Period: From 05/01/24 to 07/31/24		Application Date: 08/02/24					
Item No.	Description	C Scheduled Value (\$)	D Work Completed (D + E) From Previous Application (\$)		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) (\$)
			Scheduled Value (\$)	Work Completed (D + E) From Previous Application (\$)					
Original Contract									
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	19,000.00	-	-	475,000.00	100%	-
4	Mobilization	238,230.00	238,230.00	-	-	-	238,230.00	100%	-
5	East Plant Schedule of Values								
6	SWPPP	41,904.00	39,808.80	2,095.20	-	-	41,904.00	100%	-
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	6,285.60	-	-	125,712.00	100%	-
9	Roadway & Sidewalk Work	301,428.00	271,285.20	30,142.80	-	-	301,428.00	100%	-
10	Remove & Replace Topsoil	108,640.00	103,208.00	5,432.00	-	-	108,640.00	100%	-
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	-	-	22,500.00	100%	-
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 Grit Equipment	113,700.00	113,700.00	-	-	-	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, Coiling 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
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.:		From		to		Application Period:		Application Date:	
29		05/01/24		07/31/24		08/02/24			
Item No.	Description	C Scheduled Value (\$)	D Work Completed (D + E) From Previous Application (\$)		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 (\$)					
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	259,750.00	259,750.00	-	-	-	259,750.00	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	22,601.00	-	-	-	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	Potable 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	10,510.92	-	-	525,546.00	100%	-
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%	-

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.: 29		Application Period: From 05/01/24 to 07/31/24		Application Date: 08/02/24					
A Item No.	B Description	C Scheduled Value (\$)	D Work Completed (D + E) From Previous Application (\$)		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 (\$)	This Period (\$)					
70	Controls	435,750.00	392,175.00	43,575.00			435,750.00	100%	-
71	Demobilization	168,532.00	143,252.20	25,279.80			168,532.00	100%	-
72	West Plant Schedule of Values								
73	Tree Removal	15,520.00	15,520.00				15,520.00	100%	-
74	Road & Sidewalk Work	68,676.00	68,676.00				68,676.00	100%	-
75	SWPPP	15,520.00	11,640.00	3,880.00			15,520.00	100%	-
76	Remove & Replace Topsoil	29,294.00	29,294.00				29,294.00	100%	-
77	Fencing	9,603.00	9,603.00				9,603.00	100%	-
78	Remove Sludge Beds	51,216.00	51,216.00				51,216.00	100%	-
79	Seeding	18,500.00	9,250.00	9,250.00			18,500.00	100%	-
80	Sludge Hauling	54,999.00	54,999.00				54,999.00	100%	-
81	Excavate Lagoon	142,000.00	142,000.00				142,000.00	100%	-
82	UG Basin Subdrain & EQ Structures	43,002.00	43,002.00				43,002.00	100%	-
83	Lagoon Liner	87,979.00	87,979.00				87,979.00	100%	-
84	Effluent/UV Structure Modifications	33,853.00	33,853.00				33,853.00	100%	-
85	UV Equipment	187,600.00	187,600.00				187,600.00	100%	-
86	Stop Gates	5,700.00	5,700.00				5,700.00	100%	-
87	HVAC	12,300.00	12,300.00				12,300.00	100%	-
88	Control Building Exposed Piping	13,600.00	13,600.00				13,600.00	100%	-
89	Solar Array	198,000.00	194,040.00	3,960.00			198,000.00	100%	-
90	Underground Electrical	36,278.00	36,278.00				36,278.00	100%	-
91	Above Grade Rough In & Wiring	94,672.00	94,672.00				94,672.00	100%	-
92	Generator, ATS, and Equipment	126,500.00	126,500.00				126,500.00	100%	-
93	Controls	70,888.00	70,888.00				70,888.00	100%	-
94	Demobilization	42,133.00	42,133.00				42,133.00	100%	-
		Original Contract Totals \$	12,038,000.00 \$	11,867,338.68 \$	170,661.32 \$	- \$	12,038,000.00 \$	100%	- \$

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.: 29		Application Period: From 05/01/24 to 07/31/24		Application Date: 08/02/24			
Item No.	Description	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	25,020.00	-	25,020.00	100%	-
Change Order Totals		\$ 36,435.97	\$ 36,435.97	\$ -	\$ 36,435.97	100%	\$ -
Original Contract and Change Orders							
Project Totals		\$ 12,074,435.97	\$ 11,903,774.65	\$ 170,661.32	\$ 12,074,435.97	100%	\$ -

Stored Materials Summary **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.: 29		Application Period: From 05/01/24 to 07/31/24										Application Date: 08/01/24	
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		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	-	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	I-9742-1	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 / 57	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	170035	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	-	
67/89	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	3556C58585	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	467363-0001	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	\$	

ORDINANCE NO. 1352

AN ORDINANCE PROVIDING FOR THE VACATION OF THE ALLEY RUNNING NORTH SOUTH LYING BETWEEN LOT 79 AND THE EAST 42 FEET OF LOT 80, AND THE ALLEY RUNNING NORTH SOUTH LYING BETWEEN LOT 74 AND LOT 75, BOTH IN CENTRAL PARK SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 69, RANGE 18 WEST IN THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. Purpose. The purpose of this ordinance is to vacate alleyway as hereinafter described and thereby relieve the City of Centerville, Iowa of the responsibility for its maintenance and supervision.

Section 2. Facts Found. The council of the City of Centerville, Iowa, hereby makes the following findings:

1. The described portion of the alley is not needed for the use of the public, and therefore, its maintenance at public expense is no longer justified.
2. Vacation will not deny owners of property abutting on the alley reasonable access to their property.
3. Notice of the intended vacation, including the date on which the council would first consider the vacating ordinance, was published in a newspaper of general circulation not more than twenty (20) days, nor less than four (4) days prior to the date set for the hearing.

Section 3. Vacation. The following-described alley:

The alley running north south lying between Lot 79 and the East 42 feet of Lot 80 in Central Park Subdivision of the Northeast Quarter of the Northeast Quarter of Section 35, Township 69, Range 18 West in the City of Centerville, Appanoose County, Iowa.

AND

The alley running north south lying between Lot 74 and Lot 75 in Central Park Subdivision of the Northeast Quarter of the Northeast Quarter of Section 35, Township 69, Range 18 West in Centerville, Appanoose County, Iowa.

All 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.

is hereby declared vacated.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Severability Clause. In the event any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. When Effective. This ordinance shall be in effect after its final passage, approval and publication 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

ORDINANCE NO. 1353

AN ORDINANCE PROVIDING FOR THE VACATION OF THAT PORTION OF NORTH A STREET LYING BETWEEN LOT 80 AND LOT 81, AND THAT PORTION OF NORTH A STREET LYING BETWEEN LOT 75 AND LOT 76, ALL IN CENTRAL PARK SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 69, RANGE 18 WEST IN THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. Purpose. The purpose of this ordinance is to vacate a portion of a street as hereinafter described and thereby relieve the City of Centerville, Iowa of the responsibility for its maintenance and supervision.

Section 2. Facts Found. The council of the City of Centerville, Iowa, hereby makes the following findings:

1. The described portion of the street is not needed for the use of the public, and therefore, its maintenance at public expense is no longer justified.
2. Vacation will not deny owners of property abutting on the street reasonable access to their property.
3. Notice of the intended vacation, including the date on which the council would first consider the vacating ordinance, was published in a newspaper of general circulation not more than twenty (20) days, nor less than four (4) days prior to the date set for the hearing.

Section 3. Vacation. The following-described property:

That portion of North A Street lying between Lot 80 and Lot 81 in Central Park Subdivision of the Northeast Quarter of the Northeast Quarter of Section 35, Township 69 North, Range 18 West of the 5th P.M., (also known as Central Park Addition) in the City of Centerville, Appanoose County, Iowa.

AND

That portion of North A Street lying between Lot 75 and Lot 76 in Central Park Subdivision of the Northeast Quarter of the Northeast Quarter of Section 35, Township 69 North, Range 18 West of the 5th P.M., (also known as Central Park Addition) in the City of Centerville, Appanoose County, Iowa.

All 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.

is hereby declared vacated.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Severability Clause. In the event any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. When Effective. This ordinance shall be in effect after its final passage, approval and publication 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. 2024-4077

**RESOLUTION APPROVING THE SUSPENSION OF THE CIVIL SERVICE
COMMISSION PRACTICES**

WHEREAS, the Iowa legislature passed Senate File 2205, which was signed by Governor Reynolds on April 10, 2024, and

WHEREAS, SF 2205 is a revision to Iowa Code Chapter 400 to allow cities to suspend the requirement for a civil service examination and certified lists for positions covered by the code section for a year; and

WHEREAS, the civil service process affects the City of Centerville police department and fire department for the hiring of police officer and firefighter positions; and

WHEREAS, the City of Centerville desires to allow the police department and fire department to be more agile regarding the hiring process for filling these key positions.

BE IT RESOLVED, that the City Council of the City of Centerville in Appanoose County, Iowa, suspends the hiring practices of the civil service commission for a period of one year from August 19, 2024, to August 18, 2025.

PASSED AND APPROVED this 19th day of August 2024

Mike 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 # 4H

Meeting Date: 08/19/2024

Centerville Fire Department Analysis for City Council Discussion

This report is the initial framework for restructuring Centerville Fire Rescue. The goal is to ensure the service's long-term stability, move closer to financial solvency, and maintain sufficient Fire and EMS coverage in Centerville and the surrounding area.

Before the August 19th, 2024, City Council meeting, Fire Chief Vern Milburn announced his April 14th, 2025, retirement date. With this advanced notice, Chief Milburn has created an opportunity for the City to have a deliberative process for selecting the next fire chief and to review the structure of our public safety departments.

The City Administrator is proposing a significant initiative to restructure our public safety leadership and staffing to enhance efficiency and effectiveness in service delivery. Below is an analysis of the recommended course of action.

The elements of this proposal are:

- Hiring of a Public Safety Administrator to cover the administrative leadership of the Fire and EMS Departments, and to incorporate administrative leadership of our building/Code Enforcement Office and Police Department in the future
- Restructure the operating schedule and coverage of the Fire/EMS department
- Adopt a pay structure that accommodates the findings of our Compensation study completed in April of 2024.
- Update our City Code to ensure authorities of different offices match the intentions of the City Council.

Public Safety Administrator

The role of Public Safety Administrator would be a new concept to the City of Centerville. This role would effectively be the Department Head for all Public Safety Departments. The role of Public Safety Administrator would consolidate multiple administrative functions under one position. The long-term goal of this position will be to consolidate the administrative component of the Fire Department, EMS, Police, and Building/Code Enforcement departments.

Timeline-wise, this position would have a candidate in place in March 2025 for a warm turnover of the Fire and EMS departments with Chief Milburn. Integrating the Building and Code Enforcement department would likely occur in the Summer of 2025. The position would maintain an Administrative Support Role with the Police Department until the retirement of the



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Police Chief, which is tentatively projected in 2026. At that time, the position would become the Department Head for the Police Department as well.

It is recommended that the City engage an outside search firm to hire the Public Safety Administrator. Our goal is to engage an outside search firm specializing in public safety leadership to assist us in recruiting for this position. The need for a fresh perspective, strong leadership, and specialized expertise in emergency response management drives this recommendation. The City currently partners with multiple firms, such as Hinson Consulting and Workforce Solutions, that could assist us in a Public Safety Administrator search.

Staff Structure Change

This report includes staffing diagrams for the CFR and our public safety in their current and proposed future states. For CFR staff, the primary change is a philosophical change, which is to change our view of CFR from being a fire service and an EMS service to being a unified Centerville Fire Rescue service. With the change in philosophy, moving to an updated staffing model will be easier.

Under the proposed staffing, all current and future staff would have the dual role of being both fire-trained and EMS-trained. The proposed staffing restructure for CFR would shift from the current model of 8 EMS Personnel, 2 Fire Staff, and 1 Fire Chief to 12 Fire/EMS staff and 1 Public Safety Administrator, a net increase of two positions. The attached organizational chart reflects the proposed changes.

In making this staff model recommendation, the City Administrator analyzed three scenarios described below, including the financial projections on the trailing spreadsheets:

- 1. Three Full-time Staff per shift with at least one fire/Medic on Staff. This model would have 13 staff positions in total.**
2. Three Firefighters, 10 EMS Staff, and a Chief: This scenario would feature returning to three firefighters on a 24/48-hour rotation covering fire only.
3. 10 Fire Medics with 1 Primary Team, 1 Secondary Team – Total 11 Staff

Of the three options, the City Administrator recommends **Option 1**, involving three staff members working a rotating 24/72 shift schedule in the building. The staffing diagram for this option is included with this report as the “Future State” of CFR. The administrator believes this is the best option for balancing staff coverage and costs. While this is more than continuing our current operating model, the Administrator believes the additional cost is the best service delivery model for CFR to ensure complete coverage for our entire service area. This model assumes voters will approve EMS funding in November. This model represents the most



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effective way to ensure coverage county-wide while being considerate of the overall cost of operation.

Under the proposed model, several positions would be migrated from EMS to Fire/EMS in a relatively short period. As the service moves forward, the goal would be to migrate all staff to Fire/EMS positions, but the full transition will take several years to complete, eliminating the need to separate from any current staff. Additionally, the City will offer Fire or EMS training to current staff if they choose to migrate positions.

A consideration of this plan is the pension plan and civil service requirements. The staff transitioning from EMS to Fire/EMS positions will have Civil Service requirements and be migrated to the MFPRSI retirement system. The overall transition to MFPRSI from IPERS will only have a minimal impact to the City's benefits cost. As positions become vacant, they would be replaced by MFPRSI/Civil Serviced employees.

Union Changes:

The revised staff structure will require changes to the public safety union contract. Our contract renewal discussion will take place this fall, pending a recertification vote, making it ideal to update our Fire/EMS structure. From the City's perspective, the following considerations should be included in the union negotiations:

- Tying Rate increases to our Taxable Valuation Growth or the Midwest CPI-U.
- Addition of Positions Titles/Pay Classes– Firefighter, EMT, Paramedic, Paramedic Capt. Paramedic Lt., Fire/Medic, Police Lieutenant, Dispatcher Medical Cert.
- Add more experience tiers to the structure.
 - 0-3 years
 - 3-6 years
 - 6 plus years
- Establishing base pay for all full-time positions at no less than \$20 per hour. Note: this would only impact one current employee.

The budget projections included in this report align with the Compensation study completed in April 2024. The goal of this year's negotiations is to work towards meeting the pay ranges listed in the study and fully reaching those benchmarks by the end of the next contract period, which would be FY28 (July 2027).

Long-term Staffing Restructuring:



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The proposed plan has many dependencies that must be achieved before and during its implementation to be successful. Listed below are items that are going to be necessary to address as part of this process but will likely wait until after the new Public Safety Administrator is in place to guide:

- Development of Police Sergeants or Lieutenant
 - Likely Code Revision to Review Authorities
- Development of Volunteer Fire Chief Role
 - Likely code revision to review authorities
- Restructuring of the EMS/Fire Response.
 - Revising Roles in EMS/Fire to accommodate both Fire and EMS needs.
 - Revision of portions of Union Contract

Recommended Actions:

The City Administrator recommends that the Council take the following actions at tonight's meeting to start the restructuring process:

- Motion to approve moving forward with adopting the Public Safety Administrator role.
- Motion to approve the City Administrator to release a request for proposals from search firms that could assist in developing the position and the search.
- Motion to approve the proposed structure change to CFR to allow the City to begin working on staffing changes.

Current Year Forecast

		1/1/2025	FY25 Rate	FY26 REG	New Rate OT	Hours REG	Hours OT	On Call REG	Total
Ambulance									
EMT	11/26/2018	6	\$ 20.00	\$ 21.20	\$ 31.80	1872	318	10,950.00	\$ 60,748.80
Paramedic	12/13/2022	2	\$ 25.12	\$ 26.63	\$ 39.94	1872	318	10,950.00	\$ 73,497.29
Paramedic	11/26/2018	6	\$ 25.12	\$ 26.63	\$ 39.94	1872	318	10,950.00	\$ 73,497.29
Paramedic	11/26/2018	6	\$ 25.12	\$ 26.63	\$ 39.94	1872	318	10,950.00	\$ 73,497.29
Paramedic	11/26/2018	6	\$ 25.12	\$ 26.63	\$ 39.94	1872	318	10,950.00	\$ 73,497.29
Paramedic Captain	4/24/2020	4	\$ 27.63	\$ 29.29	\$ 43.93	1872	318	10,950.00	\$ 79,747.04
Paramedic	6/6/2022	2	\$ 25.12	\$ 26.63	\$ 39.94	1872	318	10,950.00	\$ 73,497.29
								Total	\$ 507,982.31
								On Call	\$ 108,802.00

FICA	Medicare	IPERS	MFPRSI	Medical Insurance	Life Insurance	YMCA
\$ 3,766.43	\$ 880.86	\$ 5,655.71		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 4,556.83	\$ 1,065.71	\$ 6,842.60		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 4,556.83	\$ 1,065.71	\$ 6,842.60		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 4,556.83	\$ 1,065.71	\$ 6,842.60		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 4,556.83	\$ 1,065.71	\$ 6,842.60		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 4,944.32	\$ 1,156.33	\$ 7,424.45		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 4,556.83	\$ 1,065.71	\$ 6,842.60		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ -	\$ -	\$ -				
\$ -	\$ -	\$ -				
\$ 31,494.90	\$ 7,365.74	\$ 47,293.15		\$ 118,720.00	\$ 371.00	\$ 5,187.00

\$ 210,431.80 \$ 718,414.11

		1/1/2025	FY25 Rate	FY26 REG	New Rate OT	Hours REG	Hours OT	Other REG	Total
Fire									
Fire Chief	10/13/1996	28	\$ 82,400.00	\$ 84,872.00		2080	-	0.00	\$ 84,872.00
Fire Fighter as EMT	11/1/2012	12	\$ 25.12	\$ 26.63	\$ 39.94	1872	318	10,950.00	\$ 73,497.29
Fire Fighter	7/24/2023	1	\$ 25.12	\$ 26.63	\$ 39.94	2080	40		\$ 56,982.21
						358		Total	\$ 215,351.50

FICA	Medicare	IPERS	MFPRSI	Medical Insurance	Life Insurance	YMCA
\$ -	\$ 1,230.64		\$ 18,977.38	\$ 16,960.00	\$ 53.00	\$ 741.00
\$ -	\$ 1,065.71		\$ 11,145.59	\$ 16,960.00	\$ 53.00	\$ 741.00
\$ -	\$ 826.24		\$ 12,383.99	\$ 16,960.00	\$ 53.00	\$ 741.00
\$ -	\$ 3,122.60	\$ -	\$ 42,506.96	\$ 50,880.00	\$ 159.00	\$ 2,223.00

\$ 98,891.56 \$ 314,243.06
FY26 Staffing Cost \$ 1,141,459.17

Option 1 - Three Full-time per shift, One Fire/Medic - Total Staff 13

		1/1/2025	FY25 Rate	FY26 REG	New Rate OT	Hours REG	Hours OT	On Call REG	Total
Ambulance									
EMT	11/26/2018	6	\$ 20.00	\$ 21.20	\$ 31.80	1872	318		\$ 49,798.80
Paramedic	12/13/2022	2	\$ 25.12	\$ 26.63	\$ 39.94	1872	318		\$ 62,547.29
Paramedic	11/26/2018	6	\$ 25.12	\$ 26.63	\$ 39.94	1872	318		\$ 62,547.29
Paramedic	11/26/2018	6	\$ 25.12	\$ 26.63	\$ 39.94	1872	318		\$ 62,547.29
Fire/Medic		0	\$ 25.12	\$ 26.63	\$ 39.94	1872	318		\$ 62,547.29
PARA LT	4/24/2020	4	\$ 27.63	\$ 29.29	\$ 43.93	1872	318		\$ 68,797.04
Fire/Medic	6/6/2022	2	\$ 25.12	\$ 26.63	\$ 39.94	1872	318		\$ 62,547.29
Fire/Medic	6/7/2022	2	\$ 25.12	\$ 26.63	\$ 39.94	1872	318		\$ 62,547.29
Fire/Medic	7/24/2023	1	\$ 25.12	\$ 26.63	\$ 39.94	1872	318		\$ 62,547.29
PARA LT		0	\$ 27.63	\$ 29.29	\$ 43.93	1872	318		\$ 68,797.04
PARA LT		0	\$ 27.63	\$ 29.29	\$ 43.93	1872	318		\$ 68,797.04
PARA LT		0	\$ 27.63	\$ 29.29	\$ 43.93	1872	318		\$ 68,797.04
Public Safety Administrator		0			\$ -	2080			\$ 100,000.00
								On Call	\$ 108,802.00

FICA	Medicare	IPERS	MFPRSI	Medical Insurance	Life Insurance	YMCA
\$ 3,087.53	\$ 722.08	\$ 4,636.27		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 3,877.93	\$ 906.94	\$ 5,823.15		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 3,877.93	\$ 906.94	\$ 5,823.15		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 3,877.93	\$ 906.94	\$ 5,823.15		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 3,877.93	\$ 906.94	\$ 5,823.15		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 4,265.42	\$ 997.56	\$ 6,405.00		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 3,877.93	\$ 906.94	\$ 5,823.15		\$ 16,960.00	\$ 53.00	\$ 741.00
	\$ 906.94		\$ 11,145.59	\$ 16,960.00	\$ 53.00	\$ 741.00
	\$ 906.94		\$ 11,145.59	\$ 16,960.00	\$ 53.00	\$ 741.00
	\$ 997.56		\$ 12,259.26	\$ 16,960.00	\$ 53.00	\$ 741.00
	\$ 997.56		\$ 12,259.26	\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 4,265.42	\$ 997.56	\$ 6,405.00		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 6,200.00	\$ 1,450.00	\$ 9,310.00		\$ 16,960.00	\$ 53.00	\$ 741.00
\$ 37,208.02	\$ 12,510.86	\$ 55,872.04	\$ 46,809.71	\$ 220,480.00	\$ 689.00	\$ 9,633.00

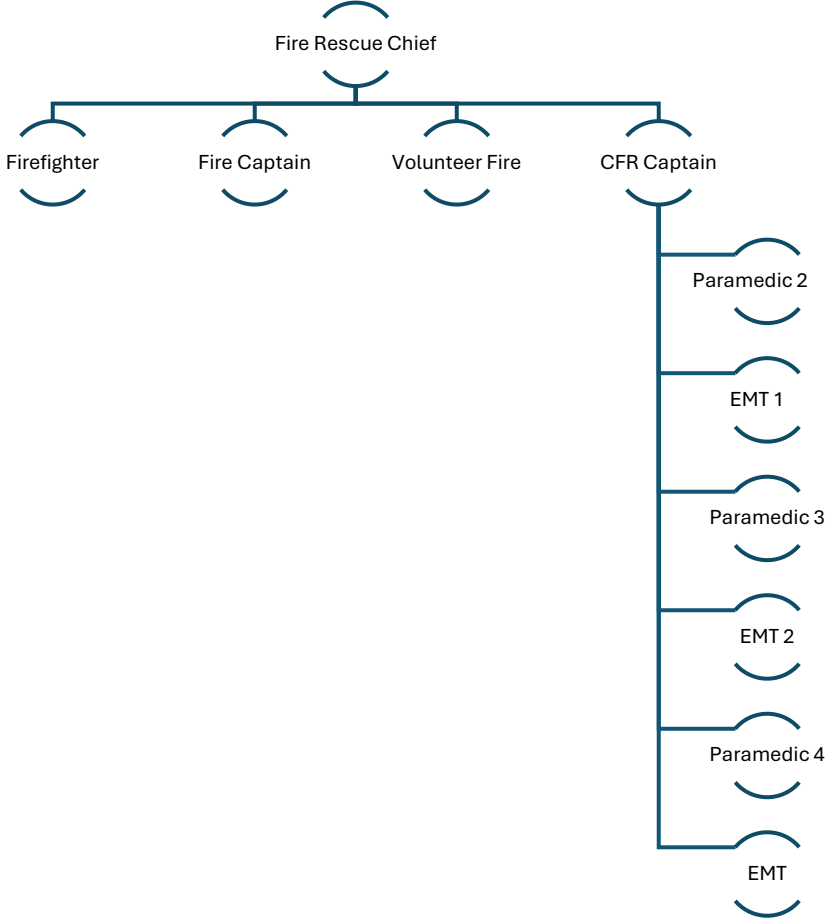
\$ 383,202.64 \$ 1,246,020.65
FY26 Staffing Cost \$ 1,354,822.65
Add'l Cost \$ 213,363.49

Option 2 - Three FF, 10 EMS Staff and a Chief - Total Staff 14										FICA	Medicare	IPERS	MFPRSI	Medical Insurance	Life Insurance	YMCA
Ambulance		1/1/2025	FY25 Rate	FY26 REG	New Rate OT	Hours REG	Hours OT	On Call REG	Total							
EMT	11/26/2018	6	\$ 20.00	\$ 21.20	\$ 31.80	1872	410		\$ 52,724.40	\$ 3,268.91	\$ 764.50	\$ 4,908.64		\$ 16,960.00	\$ 53.00	\$ 741.00
Paramedic	12/13/2022	2	\$ 25.12	\$ 26.63	\$ 39.94	1872	410		\$ 66,221.85	\$ 4,105.75	\$ 960.22	\$ 6,165.25		\$ 16,960.00	\$ 53.00	\$ 741.00
Paramedic	11/26/2018	6	\$ 25.12	\$ 26.63	\$ 39.94	1872	410		\$ 66,221.85	\$ 4,105.75	\$ 960.22	\$ 6,165.25		\$ 16,960.00	\$ 53.00	\$ 741.00
Paramedic	11/26/2018	6	\$ 25.12	\$ 26.63	\$ 39.94	1872	410		\$ 66,221.85	\$ 4,105.75	\$ 960.22	\$ 6,165.25		\$ 16,960.00	\$ 53.00	\$ 741.00
Paramedic	11/26/2018	6	\$ 25.12	\$ 26.63	\$ 39.94	1872	410		\$ 66,221.85	\$ 4,105.75	\$ 960.22	\$ 6,165.25		\$ 16,960.00	\$ 53.00	\$ 741.00
Paramedic Captain	4/24/2020	4	\$ 27.63	\$ 29.29	\$ 43.93	1872	410		\$ 72,838.76	\$ 4,516.00	\$ 1,056.16	\$ 6,781.29		\$ 16,960.00	\$ 53.00	\$ 741.00
Paramedic	6/6/2022	2	\$ 25.12	\$ 26.63	\$ 39.94	1872	410		\$ 66,221.85	\$ 4,105.75	\$ 960.22	\$ 6,165.25		\$ 16,960.00	\$ 53.00	\$ 741.00
Paramedic	6/7/2022	2	\$ 25.12	\$ 26.63	\$ 39.94	1872	410		\$ 66,221.85	\$ 4,105.75	\$ 960.22	\$ 6,165.25		\$ 16,960.00	\$ 53.00	\$ 741.00
Paramedic		0	\$ 25.12	\$ 26.63	\$ 39.94	1872	410		\$ 66,221.85	\$ 4,105.75	\$ 960.22	\$ 6,165.25		\$ 16,960.00	\$ 53.00	\$ 741.00
Paramedic		0	\$ 25.12	\$ 26.63	\$ 39.94	1872	410		\$ 66,221.85	\$ 4,105.75	\$ 960.22	\$ 6,165.25		\$ 16,960.00	\$ 53.00	\$ 741.00
Total									\$ 655,337.93	\$ 40,630.95	\$ 9,502.40	\$ 61,011.96	\$ 169,600.00	\$ 530.00	\$ 7,410.00	
On Call									\$ 108,802.00							
															\$ 288,685.31	\$ 944,023.24

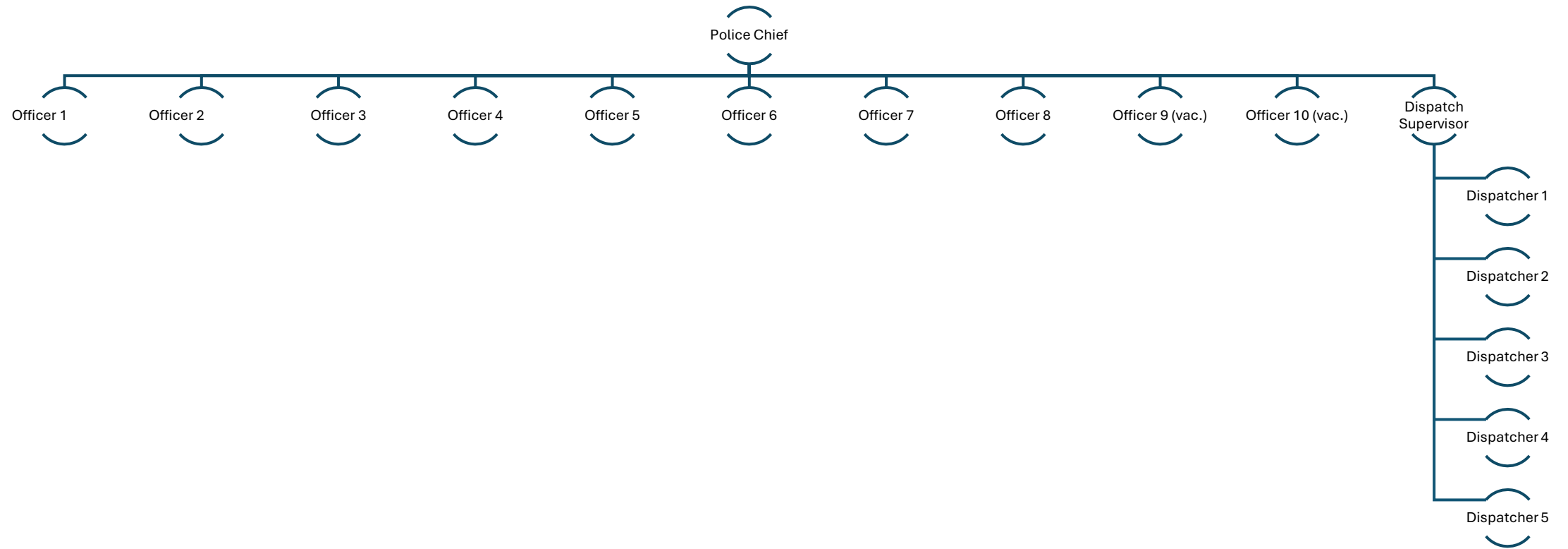
Fire		1/1/2025	FY25 Rate	FY26 REG	New Rate OT	Hours REG	Hours OT	Other REG	Total	FICA	Medicare	IPERS	MFPRSI	Medical Insurance	Life Insurance	YMCA		
Public Safety Administrator			\$ 82,400.00	\$ 84,872.00		2080	-	0.00	\$ 100,000.00	\$ 6,200.00	\$ 1,450.00	\$ 9,310.00		\$ 16,960.00	\$ 53.00	\$ 741.00		
Firefighter	11/1/2012	12	\$ 25.12	\$ 26.63	\$ 39.94	2912	120		\$ 82,331.30	\$ -	\$ 1,193.80		\$ 17,337.59	\$ 16,960.00	\$ 53.00	\$ 741.00		
Firefighter	7/24/2023	1	\$ 25.12	\$ 26.63	\$ 39.94	2912	120		\$ 82,331.30	\$ -	\$ 1,193.80		\$ 17,337.59	\$ 16,960.00	\$ 53.00	\$ 741.00		
Firefighter	7/25/2023	1	\$ 25.12	\$ 26.63	\$ 39.94	2912	120		\$ 82,331.30	\$ -	\$ 1,193.80		\$ 17,337.59	\$ 16,960.00	\$ 53.00	\$ 741.00		
						240		Total	\$ 264,662.60	\$ 6,200.00	\$ 5,031.41	\$ 9,310.00	\$ 52,012.76	\$ 67,840.00	\$ 212.00	\$ 2,964.00		
																\$ 143,570.17	\$ 408,232.78	
																	FY26 Staffing Cost	\$ 1,461,058.02
																	Add'l Cost	\$ 319,598.86

Option 3 - 10 Fire Medics with 1 Primary Team, 1 Secondary Team - Total Staff 11										FICA	Medicare	IPERS	MFPRSI	Medical Insurance	Life Insurance	YMCA		
Ambulance		1/1/2025	FY25 Rate	FY26 REG	New Rate OT	Hours REG	Hours OT	On Call REG	Total									
Fire/Medic No.1	11/26/2018	6	\$ 25.12	\$ 26.63	\$ 39.94	2080	1424		\$ 109,125.30		\$ 1,582.32		\$ 11,683.01	\$ 16,960.00	\$ 53.00	\$ 741.00		
Fire/Medic No.2	12/13/2022	2	\$ 25.12	\$ 26.63	\$ 39.94	2080	1424		\$ 109,125.30		\$ 1,582.32		\$ 11,683.01	\$ 16,960.00	\$ 53.00	\$ 741.00		
Fire/Medic No.3	11/26/2018	6	\$ 25.12	\$ 26.63	\$ 39.94	2080	1424		\$ 109,125.30		\$ 1,582.32		\$ 11,683.01	\$ 16,960.00	\$ 53.00	\$ 741.00		
Fire/Medic No.4	11/26/2018	6	\$ 25.12	\$ 26.63	\$ 39.94	2080	1424		\$ 109,125.30		\$ 1,582.32		\$ 11,683.01	\$ 16,960.00	\$ 53.00	\$ 741.00		
Fire/Medic No.5	11/26/2018	6	\$ 25.12	\$ 26.63	\$ 39.94	2080	1424		\$ 109,125.30		\$ 1,582.32		\$ 11,683.01	\$ 16,960.00	\$ 53.00	\$ 741.00		
Fire/Medic No.6	4/24/2020	4	\$ 25.12	\$ 26.63	\$ 39.94	2080	1424		\$ 109,125.30		\$ 1,582.32		\$ 11,683.01	\$ 16,960.00	\$ 53.00	\$ 741.00		
Fire/Medic No.7	6/6/2022	2	\$ 25.12	\$ 26.63	\$ 39.94	2080	1424		\$ 109,125.30		\$ 1,582.32		\$ 11,683.01	\$ 16,960.00	\$ 53.00	\$ 741.00		
Fire/Medic No.8	6/7/2022	2	\$ 25.12	\$ 26.63	\$ 39.94	2080	1424		\$ 109,125.30		\$ 1,582.32		\$ 11,683.01	\$ 16,960.00	\$ 53.00	\$ 741.00		
Fire/Medic No.9	7/24/2023	1	\$ 25.12	\$ 26.63	\$ 39.94	2080	1424		\$ 109,125.30		\$ 1,582.32		\$ 11,683.01	\$ 16,960.00	\$ 53.00	\$ 741.00		
Fire/Medic No.10		0	\$ 25.12	\$ 26.63	\$ 39.94	2080	1424		\$ 109,125.30		\$ 1,582.32		\$ 11,683.01	\$ 16,960.00	\$ 53.00	\$ 741.00		
Public Safety Administrator		0				2080			\$ 100,000.00	\$ 6,520.00	\$ 1,450.00	\$ 9,310.00		\$ 16,960.00	\$ 53.00	\$ 741.00		
Total									\$ 1,191,252.99	\$ 6,520.00	\$ 17,273.17	\$ 9,310.00	\$ 116,830.11	\$ 186,560.00	\$ 583.00	\$ 8,151.00		
																\$ 345,227.27	\$ 1,536,480.27	
																	FY26 Staffing Cost	\$ 1,536,480.27
																	Add'l Cost	\$ 395,021.10

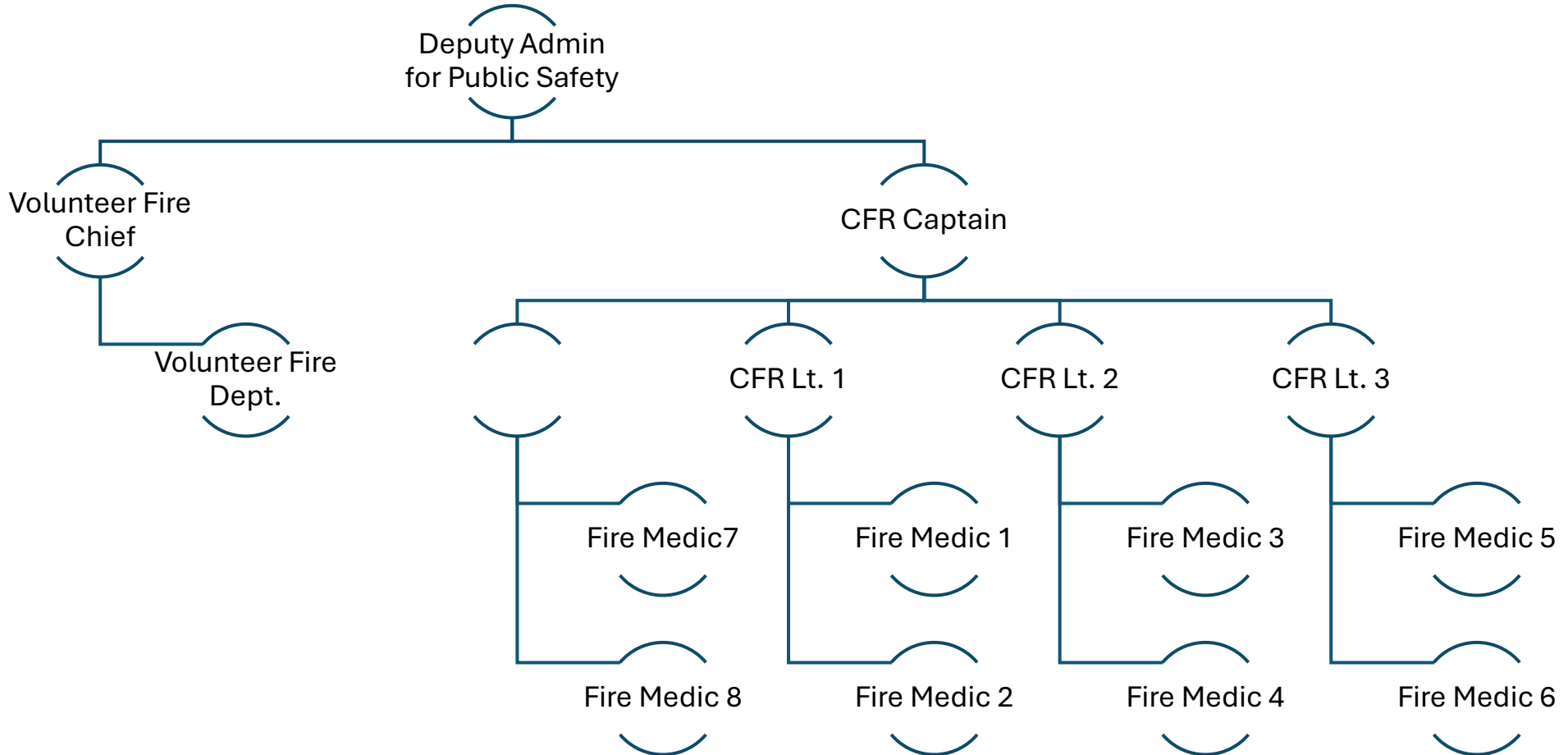
Current State of Centerville Fire Rescue



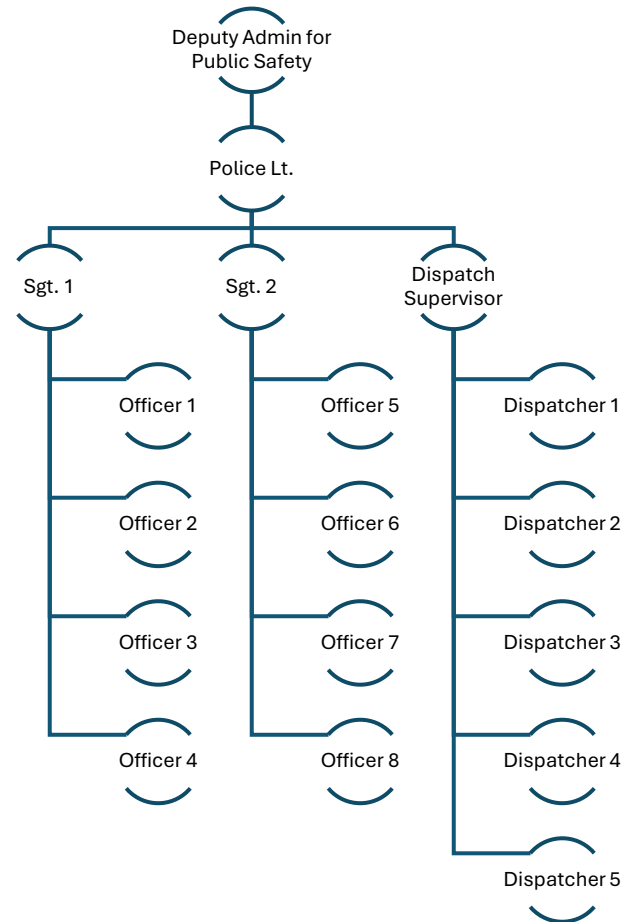
Current State of Centerville Police Dept.



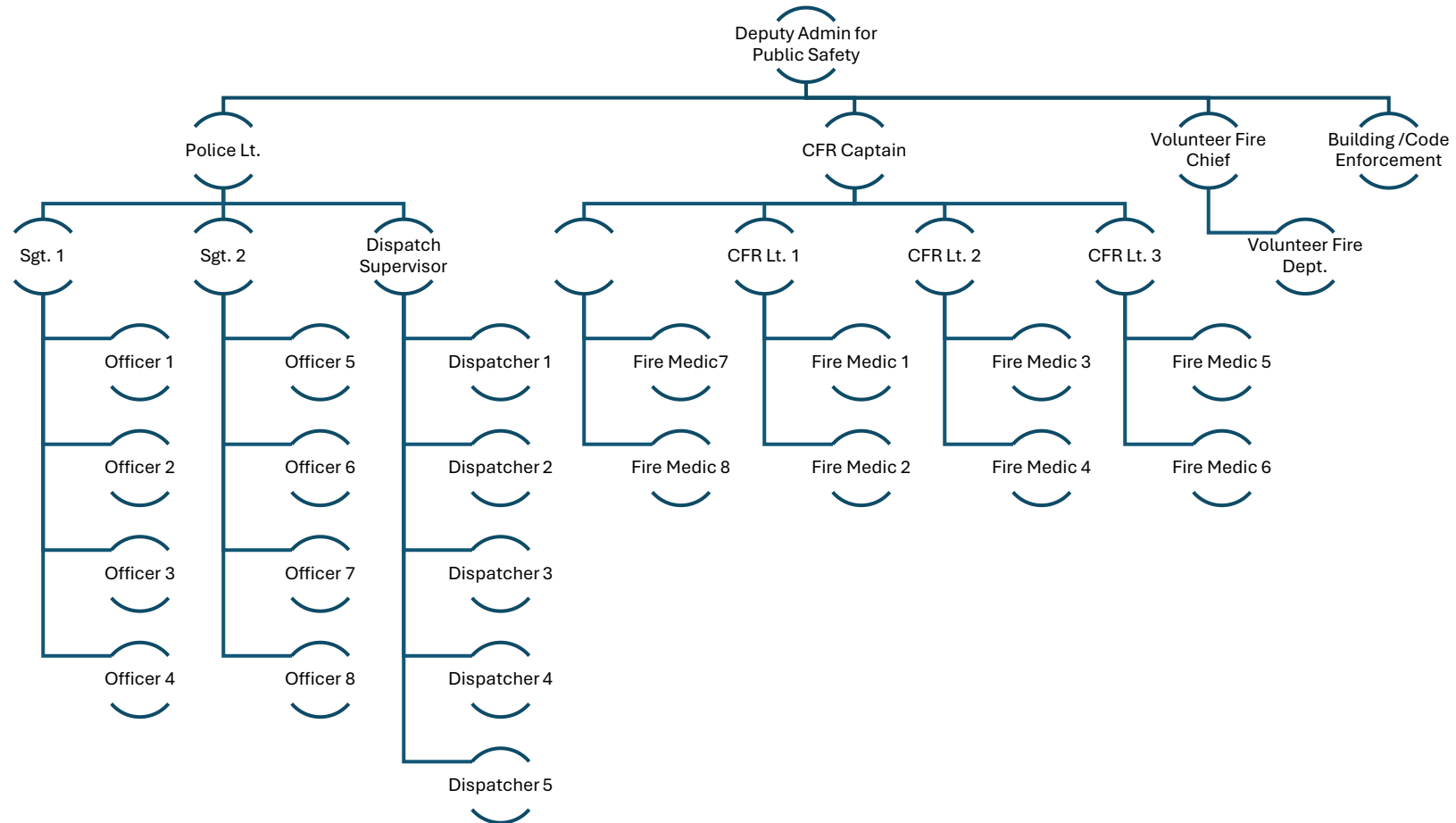
Future State of Centerville Fire Rescue



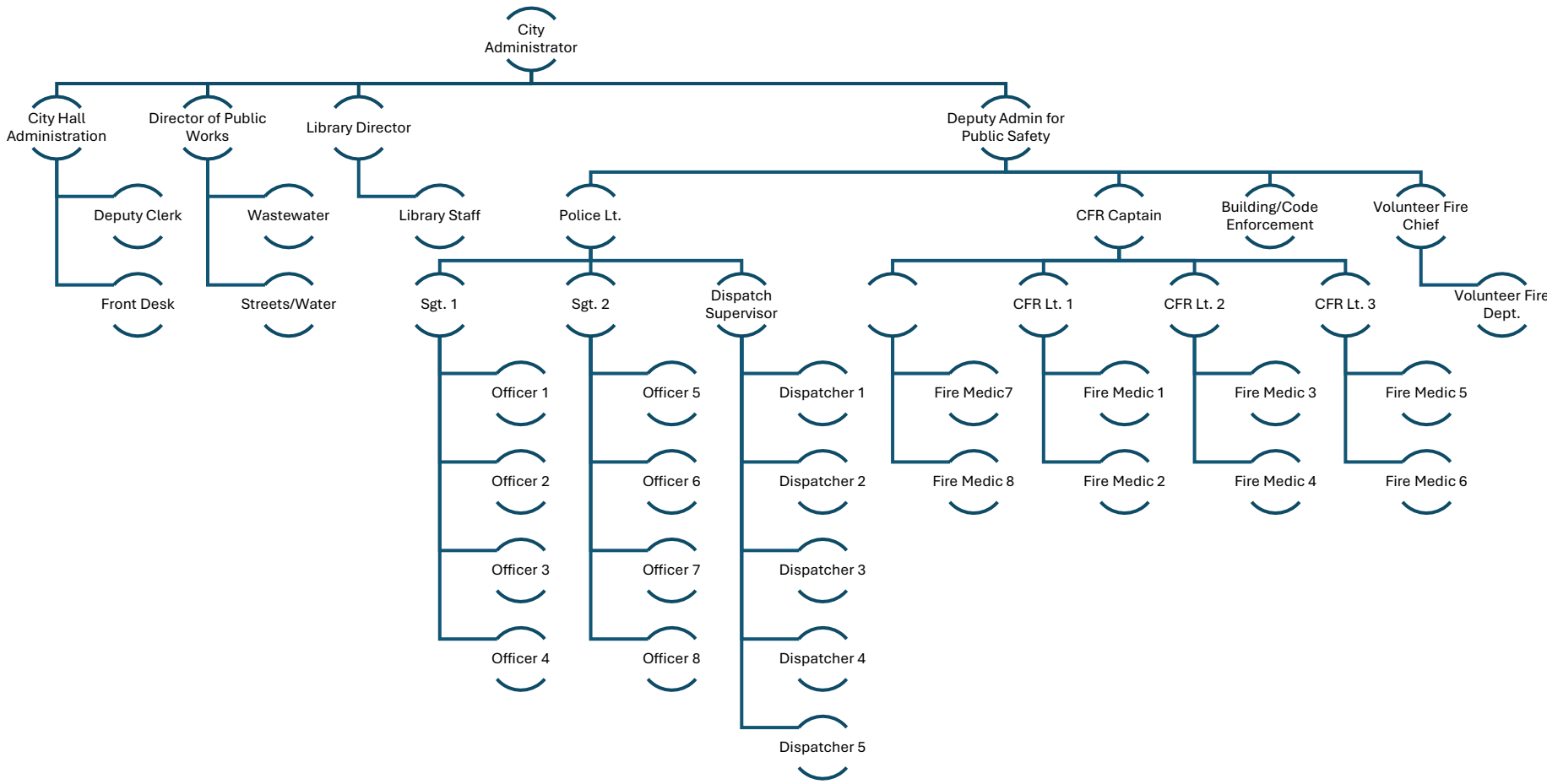
Future State of Centerville Police Dept.



Future State of Public Safety



Future State of City of Centerville



CITY OF CENTERVILLE, IOWA
REQUEST FOR VACATION AND/OR SALE OF CITY STREET OR ALLEY

1. Request for Vacation: I/We request the vacation and sale of the following City Property. [Alley/Street Description]:

North / South Alleyway between parcels 341001014580000
341011014570900, and 341011012850000 in Adamsen Addition

2. Purchaser(s) of Vacated Property: If vacated by the City of Centerville, I propose that the vacated alley/street (as described directly above) be sold as follows:

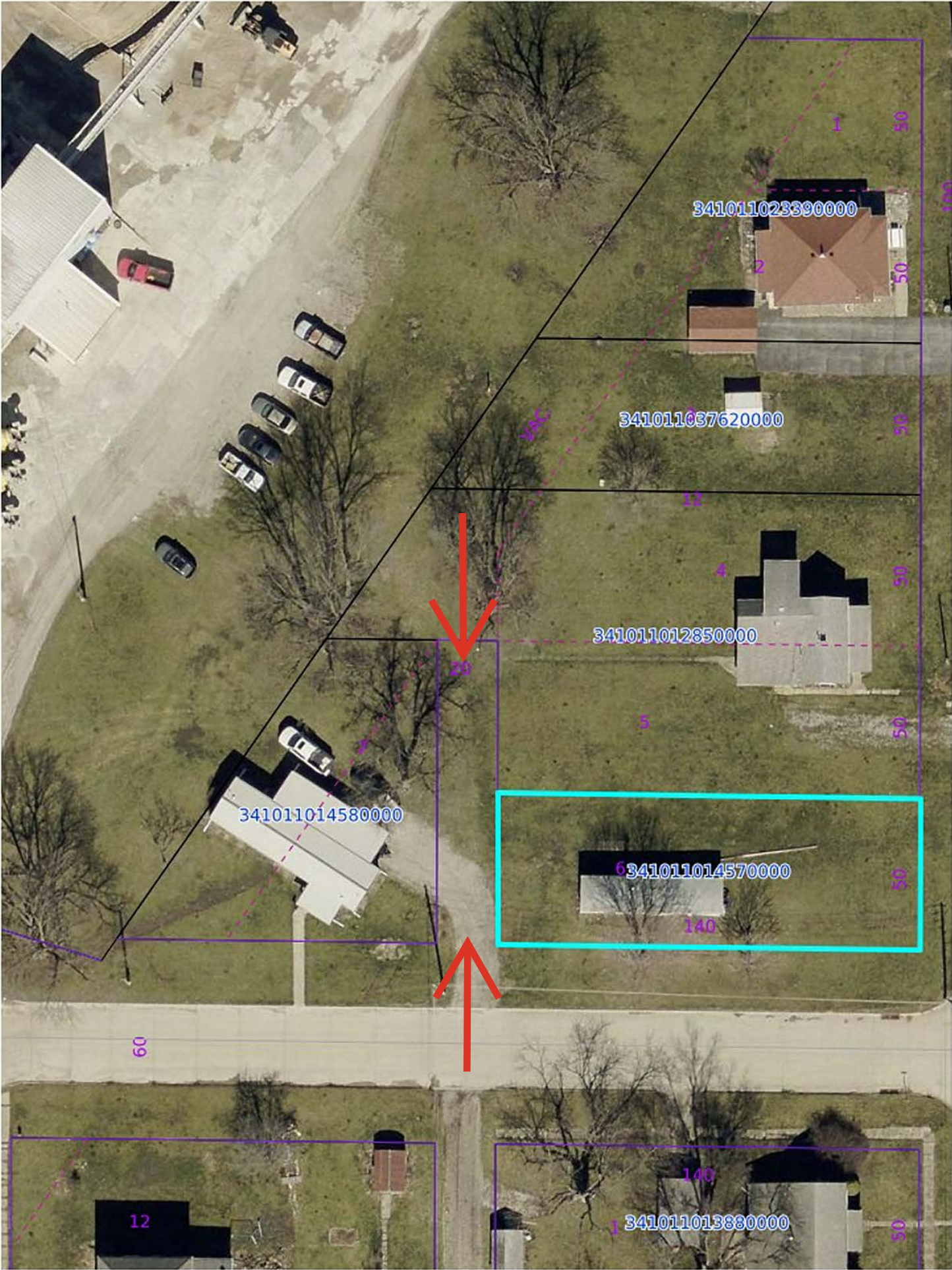
<u>Purchaser:</u>	<u>Portion of Alley/Street to be purchased:</u>
<u>Vern + Debbie Milburn</u>	<u>All Portions</u>
_____	_____
_____	_____
_____	_____

3. Adjacent Landowners: We are the owners of all property abutting to the alley/street (as described above) and if vacated by the City of Centerville, do not object to its vacation and sale as described directly above:

Signed: <u>[Signature]</u>	Address: <u>1414 So 20th St.</u>
Signed: <u>[Signature]</u>	Address: <u>807 E Walnut</u>
Signed: <u>[Signature]</u>	Address: <u>1418 S. 20th ST.</u>
Signed: _____	Address: _____
Signed: _____	Address: _____
Signed: _____	Address: _____

4. The undersigned understands and agrees that if the above described street/alley is vacated by the City of Centerville and sold as described above, said property will be sold subject to easements granted by the purchaser to the City of Centerville for all utilities, the terms of said easements to be determined by the City of Centerville in its sole discretion. The undersigned understands and agrees that the submission of this application does not guarantee approval of the requested vacation, and that final determination is made by the City Council of the City of Centerville. **The undersigned understands and agrees that in addition to any purchase price for the property as determined by the City Council, they will be responsible to pay for all costs incurred by the City as a result of completing the vacation of the above described property including, but not limited to publication fees, legal fees, and abstracting.**

Signed: [Signature]
Printed Name: Vern Milburn
Address: 1009 E Walden ST
Phone Number: 641-895-0879



341011023390000

341011037620000

341011012850000

341011014580000

341011014570000

341011013880000

60

1

50

50

50

50

50

50

140

50

12

1

1

20

5

12

4

100

2





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 #4K

Meeting Date: 08/19/2024

COUNCIL ACTION FORM

Topic: Proposal for Dealing with City Hall and Fire Department Space Constraints

With the creation of the CFR Ambulance Service in 2018, space at City Hall and the Fire Department has been limited. The City constructed additional sleeping facilities, an EMS lounge, and additional EMS material storage. Office space has been at a premium, requiring the temporary relocation of some offices and temporary workspaces. Below are three proposals, listed in order of cost and feasibility, for resolving all or a portion of the space issue.

Fire Department Office Expansion

Chief Milburn has worked with a local contractor on developing a small project to increase usable office space on the Fire Department side of the building. The complete project would be:

- Creation of two offices and one swing space above the existing hose storage area above the truck bay.
- A partition will be added to the current fire office sleeping area to provide more privacy and safety for the overnight shifts.
- Addition of Stairway from City Clerk's Office to Storage Area.
- Reduction in the size of the City Hall Lobby to accommodate a hallway extension for increased security.

The City has obtained additional bids for the project, which are included in this report. The bids were:

Poor Boy Construction of Cincinnati, IA: \$49,390

Veach Construction of Centerville, IA: \$47,990

Danley Construction of Bloomfield, IA: \$44,890

The City has a 1% advantage for businesses based in Appanoose County for competitive bids. This would be a variation of about \$500 based on the bids received. This would leave Danley Construction of Bloomfield the low bid by \$2620.10.

This option has the quickest turnaround time and lowest cost. However, this change does not provide relief for our Fire and EMS equipment. The City will have to continue to look for opportunities for more space in the future if possible.



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Acquisition of Alliant Energy Building at 300 Sheridan, Centerville

The information below represents a council report from 2022 that has been updated to reflect current conditions.

The City of Centerville proposes to acquire the Alliant Energy building at 300 Sheridan. This strategic acquisition will allow the City to relocate its City Hall, retain current business tenants, and convert the upper two levels into residential housing. This project will enhance community services, promote economic development, and address local housing needs.

On March 24th, 2022, Alliant Energy announced that its call center facility at 300 Sheridan was being put on the market for public sale. The City of Centerville sees this as a valuable opportunity to repurpose the building to meet multiple community needs. The acquisition will enable the City to consolidate its operations, support local businesses, and provide much-needed housing.

Proposed Utilization Plan

1. Basement:

- Search out tenants for the basement space. Appanoose County Public Health, ADLM Emergency Management, and Appanoose County Veterans Affairs are possible groups.

2. First Floor:

- Continue leasing to existing tenants (Hall Engineering and Media Tech).
- Develop current unfinished space into City Hall offices.
- Utilize additional office space for a business development incubator in partnership with IHCC and PACT.

3. Second and Third Floors:

- Convert to residential housing units, creating modern, attractive living spaces in the heart of Centerville.

4. Tower:

- ~~Secure a long term lease back to Alliant for their communication tower and supporting equipment.~~

Strategic Benefits:

1. Enhanced Municipal Services:

- Provide improved facilities for City Hall operations, making services more accessible to residents.

2. Economic Development:



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- Support local businesses by maintaining current leases and creating an incubator space for new enterprises.
- 3. **Housing Development:**
 - Add residential units to Centerville, contributing to urban revitalization and addressing housing demand.

Financial Considerations

While the City may not be able to match a commercial cash offer, however, the City offers significant value through various means:

- ~~1. Long-term Lease of Communication Facilities:~~
 - ~~○ Secure a long-term lease back to Alliant for their communication tower and supporting equipment.~~
2. **In-Kind Support:**
 - Facilitate in-kind support from Alliant for the economic development incubator.
3. **Flexible Financial Terms:**
 - Negotiate low-dollar, long-term cash payments.

Estimated Financial Impact

Alliant's private appraisal of the building estimates its value at approximately \$900,000. Alliant will work with the City to establish a long-term lease, with the City owning the property at the end of the term. The property acquisition would likely be a one-time investment of \$100,000 plus the expense of building out the spaces.

The building is much larger than City Hall, increasing utility costs. However, more organizations could split this cost once the building is filled. Early projections show that utility costs would be reduced when comparing the city-occupied spaces to the current city hall on a square footage basis.

The City would likely have to bond up to \$600,000 to expand the space used for city hall offices and convert the upper floors into housing.

Central Ward School Building:

Lee Container, under the name Hawknut Properties, LLC, purchased the Central Ward School from the Centerville Community School District in December 2021. The building has been underutilized since then.



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In conversation with Lee Container ownership, they indicated they would like to partner with other organizations to develop the property. The overall goal would be a mixed-use development, with the upper story and possibly the open grounds used for housing. Under this scenario, the City could become a tenant of the office space on the lower level.

In the early project review, the base cost for the main building rehabilitation is estimated at \$1.3-1.6 million. The City would not necessarily bear this cost, but we may have to invest significant funds to make the project viable.

The City is working to find redevelopment partners for the Central Ward project. City Hall serving as a future tenant of the school would help increase the project's attractiveness to developers. However, redevelopment of the site is still possible even if the City does not relocate there.

New Construction of Fire/City Hall Building:

A project engineer or architect would be needed to develop a wholly accurate cost estimate for constructing a purpose-built Fire and/or City Hall structure at an alternative location. Based on the timeline and to keep costs to a minimum, the City Administrator utilized projects completed or in process from other cities in Iowa. Similar projects include:

Burlington, IA (Pop. 23,982) – Fire Station No. 4 – Pending Bond Referendum - \$7,000,000

Center Point, IA (Pop. 2500) – Volunteer Fire Station - \$2,000,000

Atkins, IA (Pop. 2,117) – Volunteer Fire Station - \$6,600,000

Repurposing of Law Center:

As part of the initial bond referendum proposal, Prochaska & Associates evaluated different options for the law center, including utilizing the existing Law Center that is now vacant. While this is not a direct comparison of the needs of City Hall, it does provide a rough number for what a major renovation of that space would be. It should be noted that the numbers provided were in 2015, so there has been a significant amount of inflation of projects since that time. The cost estimate 2015 was \$2-2.5 million, which included retrofitting current facilities without the expansion of the law center. Specifically addressing windows, HVAC, Sewers, and office spaces, all items that a City Hall relocation would have to address.

Recommendation:

City Staff is recommending that Danley Construction be approved for the addition of two offices in the bid amount. The funding will come from the fire capital reserve.

Cost Estimate for Remodel of Offices in Fire Station

Danely Construction will be the General contractor for the entire project: Installation of door leading to upper level area of the fire station over the existing utility room and hose storage area. All floor joist and with $\frac{3}{4}$ inch floor. Build new walls in areas where block walls are showing and build two enclosed offices with closing doors. Install suspended ceilings and insulate. Install new floor covering on to sheeting. Prime and paint all the walls. All materials are included in this bid. **\$29,400.00**

Bob Clause Electrical: Outlet's will be properly placed in offices and outside office area. LED lighting will be used in both offices and areas outside of the offices. All wiring will be done with MC cable that meets the electrical standards. Some existing conduit and electric will have to be relocated and are included in the bid. This bid includes all MC cable and fittings, Breakers, Receptacles, Light switches and lighting.
\$3750.00

Westins Heating and Cooling: Mini splits will be installed in both offices and open office area. These units will allow heating and cooling. They will be installed with two heads located in the office wall and the

main unit being located on the outside roof area. All materials include in bid. **\$6324.00**

Raw Metal Works: Install Metal steps going on the south wall in the main truck room leading up to the area above the utility and hose storage rooms. The steps will be a 6 ½ inch rise with a 10-inch tread. The entire staircase will be powder coated black and will be installed by the contractor. All materials will be included in the bid. **\$5416.00**

Total Bid for Project: \$29,400.00

\$3750.00

\$6324.00

\$5416.00

Total **\$ 44,890.00**

Poor Boy Construction

Melvin Yoder

28452 200th Ave.

Cincinnati, Iowa 52549

(641) 895-5416

ESTIMATE

Date: August 13, 2024

Customer Name
Vern Milburn Centerville Fire Station Centerville, Iowa 52544

Description	Price
Material and Labor	\$33,900.00
BKE Electric	\$3,750.00
Westins Heating and Cooling	\$6,324.00
Raw Metal Works	\$5,416.00

Total Cost
\$49,390.00

**Material and Labor: Office construction above existing utility room.
¾" floor an joists, door insulation, suspended ceiling, sheet rocking,
primed walls, and painting**



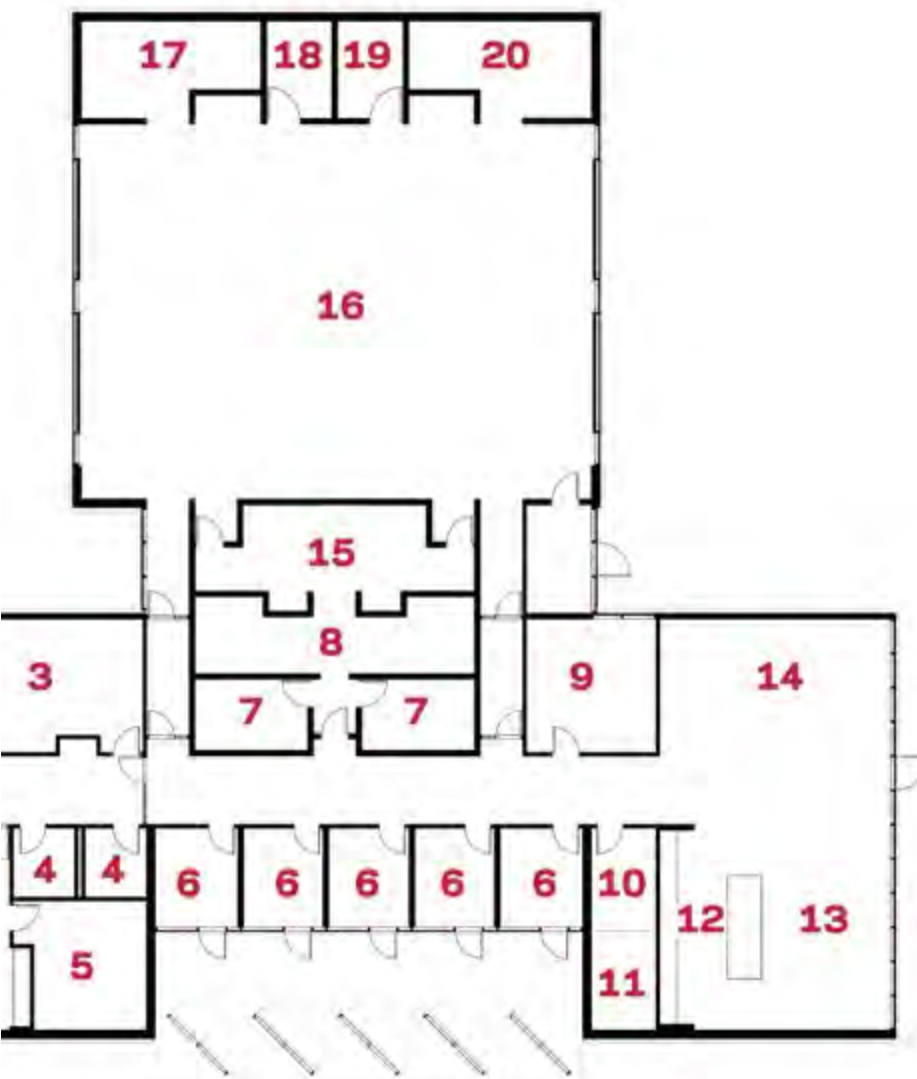
Jeremy and Staci Veach
1111 Drake Ave
Centerville, IA 52544
Jeremy's cell: 641-895-1193
jeremyveach@hotmail.com

8/13/2024

Customer: Vern Milburn C/O Centerville Fire & Rescue

Project Description:	Price
Material & Labor	\$32,500
Westins Heating & Cooling	\$6,324
Raw Metal Works	\$5,416
BKE Electrical	\$3,750
Total Cost	
\$47,990	

Jeremy Veach



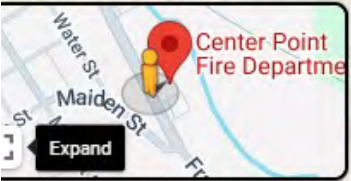
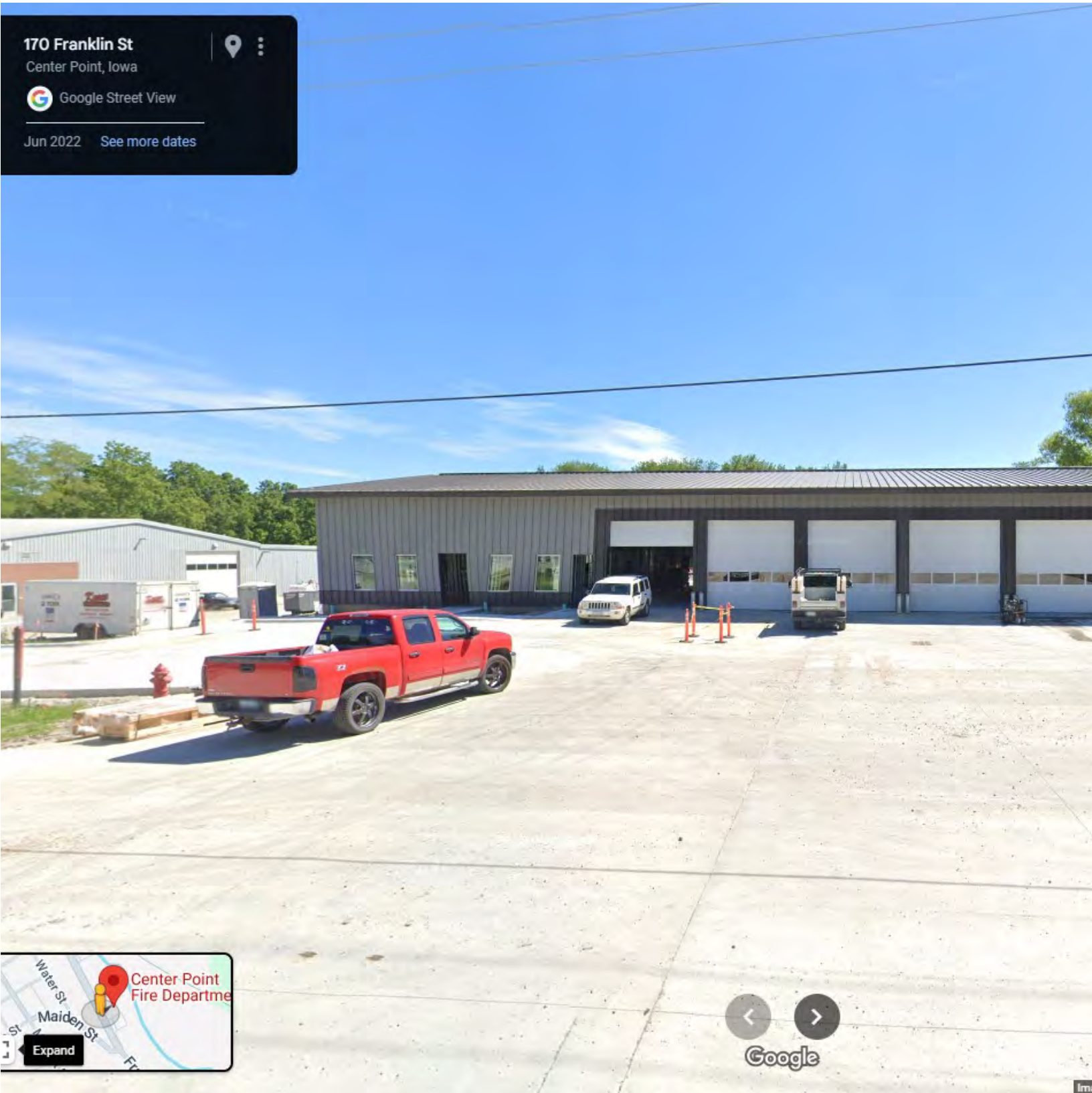
- | | |
|-----------------------|-------------|
| 1 Office | 11 S |
| 2 Classroom | 12 K |
| 3 Utilities | 13 D |
| 4 Restroom | 14 L |
| 5 Storage | 15 D |
| 6 Dormitory | 16 A |
| 7 Shower | 17 V |
| 8 Gear Storage | 18 M |
| 9 Fitness | 19 A |
| 10 Laundry | 20 E |

170 Franklin St

Center Point, Iowa

Google Street View

Jun 2022 See more dates





TO THE CENTERVILLE CITY COUNCIL

Closed session to (j) To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property pursuant to Section 21.5 (c) of the Iowa Code.

Date of Requested Closed Session: 8/19/2024

Printed Name of Requester: Jason Fraser

Signed Name of Requester: 

Date Signed: 8/16/2024