

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
www.centerville-ia.org

Regular Council Meeting Agenda of the City of Centerville Council

Monday, April 7, 2025, at 6:00 P.M.

Centerville City Hall and Zoom Online Meeting

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

zoom.us/join

Meeting ID: 772 014 7017 Password: JV8rPe
Dial-in: (312) 626 - 6799 Meeting ID: 772 014 7017

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

Public comments on 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. Time is allotted during the “Public Forum” and “Public Hearing” sections for public comments on general business and public hearing items. The Mayor may limit each speaker to five minutes.

The usual process for any agenda item is that the Mayor presents the item to the Council, the Council can comment on the issue or respond to public concerns, a motion is placed on the floor, 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.

For those attending in person at Centerville City Hall, all attendees must be seated in a chair to ensure compliance with the fire code capacity for the City Council chambers. If the Council Chambers are at capacity, overflow attendees will be required to attend the meeting through one of the remote participation options.

1. Call to Order

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

2. **Public Forum:** Time is set aside for public comments on city business topics. This is an opportunity for audience members to bring any item to the Council's attention, including items listed on the Agenda. Due to Iowa Public Meeting laws, the Council cannot discuss business brought up during the Public Forum. Still, it may address the questions as part of the Council General Business discussion.

04-07-2025

Council Agendas and Minutes Available by following this QR Code



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. Public Forum speakers are limited to five minutes a piece, with the total time dedicated to the Public Forum being 30 minutes. Speakers may not cede their time to other speakers.

3. **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 individual consideration.) Approval of Consent Agenda to include:
 - a. Approval of Minutes of March 17, 2025, Regular Council Meeting; March 31, 2025, Special Council Meeting
 - b. Approval of Committee/Board Minutes:
 - c. Approval of Beer/Liquor License(s): Majestic Theater Lounge App-217093
 - d. Wastewater Project Report – February 2025 – Strand
 - e. Approval of Res. 2025-4129 – FY25 transfer for Fund from Utility Franchise Fund (008) to General Fund (001)
 - f. Approval of the Mayor’s Appointment of Elizabeth Hargrave to the Library Board, Replacing David Farrell with a term ending July 1st, 2030.

4. **Public Hearing**
 - a. None

5. **Discussion/Action Items/General Business/Old Business**
 - a. Approval of Bills
 - b. Departmental Reports
 - i. Police
 - ii. Fire
 - iii. Building Official
 - c. Approval of Res. 2025-4130 Setting the Time and Place for a Public Hearing on the Adoption of the FY26 Annual Budget.
 - d. Approval of Res. 2025-4131 – Approving Banking Agreement for FY26-FY30
 - e. Approval of Res. 2025-4132 - Authorizing Catalyst Grant Application Submission – Pill Row Renaissance

6. **Adjourn** to 6:00 p.m. on Monday, April 21, 2025, for the City Council’s Regular Meeting.

Jason Fraser
City Administrator

Posted: 04-04-2025



CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES

March 17, 2025

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

Roll Call - Present: Brauman, Creagan, Hamilton, Kruzic (via Zoom), and Sherwood. Absent: None

Mayor O'Connor led the Pledge of Allegiance.

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

Tanya Meyers made Public Forum comments.

Brauman moved, seconded by Sherwood, to approve the consent agenda as presented, which includes the following: Approval of Minutes of March 3, 2025, Regular Council Meeting; Approval of Library Board Meeting Minutes 3-11-2025 as amended; Approval of Beer/Liquor License: Wal-Mart Store #1621, LE0001453. Ayes: All. The motion carried.

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

Creagan moved, seconded by Brauman, to approve the February 2025 Financial Report. Ayes: All. The motion carried.

Departmental reports highlighting the activities of the City Administrator, including special reports on the FY24 Audit and the STAR Housing Program, Public Works Director, and Library Director, were presented.

City Administrator Fraser provided an update on the FY26 Annual Budget.

City Administrator Fraser provided an update on the Fire/EMS Department Chief Search.

The Zoom feed failed at 7:30, resulting in the disconnection of Council member Kruzic from the meeting.

Sherwood moved, seconded by Hamilton to repost the Fire/EMS Department Chief position with changes to the posting to include Emphasis training as acceptable in lieu of a bachelor's degree, expanding the residency requirement to Appanoose County Wide, and reduce the certification requirement from Paramedic to EMT with the requirement to obtain Paramedic certification within three years. Ayes: All, Absent: Kruzic. The motion carried.

Creagan moved, seconded by Brauman, to hold a special meeting on March 31st at 6:00 pm to discuss the Fire/EMS Department Chief and the Fire/EMS Department. Ayes: All, Absent: Kruzic. The motion carried.

Sherwood moved, seconded by Brauman, to adjourn at 7:35 p.m. until the special council meeting on March 31st, 2025, at 6:00 p.m. Ayes: All, Absent: Kruzic. The motion carried.

Jason Fraser, City Administrator

Mike O'Connor, Mayor



STATUS REPORT

DATE: March 13, 2025

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

RE: Centerville Wastewater Treatment
Strand PN 7024.004

COMMENTS:

Previous Month's Activities:

- Continued working with contractor and City of Centerville to close out punchlist items. The project will remain open until seeding is established in the spring. The contractor has agreed to the City retaining 200% of the value of seeding and seedbed preparation work remaining.
- Coordinated meetings with contractor and City to discuss and troubleshoot operations for power transfer during generator exercising and grit washer performance.
- Assisted City with operational questions.

Issues/Special Items

- None.

Goals for Next Period:



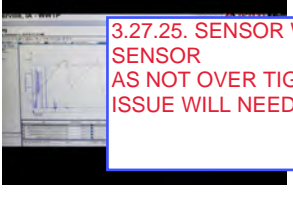
- Continue working on draft of standard operating procedure.
- Closeout punchlist pending Contractor completing the work.
- Continue to support questions from operators.

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

Thank you,


Jennifer Buddy, P.E.

WARRANTY LIST

Project: Wastewater Treatment Improvement, Centerville, Iowa					Status Legend		Project #:		7024.004	
Contractor: Locke AMI					A - Item Complete, Approved by Engineer		Date Generated:		7/5/2024	
Owner: City of Centerville					V - Item Stated Complete, Engineer to Verify		Date of Last Update:		1/17/2025	
Engineer: Strand Associates, Inc.					NC - Item Not Complete or In Progress		Date of Last Update:		3/19/2025	
? - Question / Not Sure if a Punch List Item					Photo		STATUS		COMMENTS	
ITEM #	DATE ADDED	ADDED BY	FACILITY (E/W)	LOCATION (BUILDING NAME)	DESCRIPTION	Photo	STATUS	COMMENTS	DATE APPROVED	APPROVED BY
1	7/3/2024	JSR	E/W	Site	Seeding throughout sites needs established.			E Plant:Pallet of seeding and erosion control materials remain onsite. W. Plant: a.Rough Grade along top of south berm. Larger clods need broken up. b.Transition of the hillside and top of berm at the NE corner of the basin and along the north side of the basin adjacent to the NE corner needs some additional work so the transition is gradual.		
2	7/3/2024	JSR	E	Site	Remove metal posts and erosion control in swale behind sludge storage tank.					
6	7/22/2024	JSR	E	Secondary Digester	Pressure setting assistance needed on waste gas pressure switch.			We provided assistance. Is there anything else need from us?		
8	7/30/2024	JSR	E	Preliminary Treatment Building	Cracks developig on N exterior wall of the precat building & Staining on the upper part of the panel on the north wall as requiried by the 2 year warranty bond in the precast specification 03 45 00.			1/17/25: Precast manufacturer will make site visit once the temperatures improve.	Complete	2/27/2025
9	8/28/2024	JSR	E	UV Channels	Grout is cracking and pulling out of the area where the channel wall was extended and needs fixed.			1/17/25: Greg Turner with Locke AMI will oversee work. Locke will set a schedule for the repairs so that they are completed and cured before March 15th.	Complete	2/26/2025
10	10/15/2024	JSR	E	Controls	Clarifier current sensing relays need installed/hooked up (2)			1/17/25: Current sensing relays are hooked up. Remaining issue is with the large intermediate clarifier. Jetco and Price will need to review	Complete	3/27/2025
11	10/15/2024	JSR	E	Preliminary Treatment Building	Gas detector in dumpster room not working.				Complete	3/27/2025
14	10/15/2024	JSR	E	SCADA	Add plant drain pump station pump run time to SCADA.		NC	Run time added as of 10/16/24; need to add the run time to reporting.	Complete	3/27/2025
16	11/21/2024	JSR	E	Generator	City would like to consider adding controls to delay all "fail to run" alarms when equipment is being brought back online after transfer of power.			THERE ARE DELAY SET POINTS THAT DO THIS ALREADY, IF THERE ARE OTHER ISSUE JETCO WILL NEED SPECIFIC LIST OF EQUIPMENT CAUSING THE ALARMS		
18	12/4/2024	JSR	E	Sludge Storage Tank	Ultrasonic level sensor readings for the sludge storage tank sludge level are spuratic and jump from actual tank levels to more than 10 feet higher periodically. This has occurred for several weeks. Adjust settings on ultrasonic level sensor so readings are not variable.			3.27.25. SENSOR WAS WORKING PROPERLY. PRICE ELECTRIC VERIFIED THAT SENSOR AS NOT OVER TIGHTENDED AND VERIFIED DISTANCE FROM WALL OF TANK. ISSUE WILL NEED TO BE ACTIVELY OCCURING TO TROUBLESHOOT FURTHER.		
19	12/4/2024	JSR	E	Entry Gate Light	Light adjacent to the entry gate has two LED grids. One of the grids does not work.			Repaired, but still not working. Fixture may need replaced.		

WARRANTY LIST

Project:		Wastewater Treatment Improvement, Centerville, Iowa			Status Legend		Project #:		7024.004	
Contractor:		Locke AMI			A - Item Complete, Approved by Engineer		Date Generated:		7/5/2024	
Owner:		City of Centerville			V - Item Stated Complete, Engineer to Verify		Date of Last Update:		1/17/2025	
Engineer:		Strand Associates, Inc.			NC - Item Not Complete or In Progress				3/19/2025	
					? - Question / Not Sure if a Punch List Item					
ITEM #	DATE ADDED	ADDED BY	FACILITY (E/W)	LOCATION (BUILDING NAME)	DESCRIPTION	Photo	STATUS	COMMENTS	DATE APPROVED	APPROVED BY
21	1/15/2025	JSR	E	Site	NW corner of EQ basin fill requires compaction.					
22	1/15/2025	JSR	E	SCADA	SCADA Screen for generator fuel tank level: Attached is an older version of the SCADA screen. Under "generator" "Fuel Level 50%" is listed. If the circle next to the "fuel level 50%" is on, does that indicate that the fuel is above 50% or below 50%. The City would prefer that this light turn on when the tank level is less than 50%. The green light has been illuminated for several months				Complete 3/27/2025	
23	1/15/2025	JSR	E	Preliminary Treatment Building	The grit level % controls when the auger is required to run. The sensor has been setting at 90% for several weeks and no grit is conveyed out of the grit washer. City has tried several things to decrease the grit level without success including running the auger several times or for several minutes. Sensor is believed to be malfunctioning.				Complete 2/13/2025	
24	1/22/2025	JSR	E	Preliminary Treatment Building	Precast is cracking around weld plates in one of the corners on the upper level of the Preliminary Treatment Building					
25	2/18/2025	JSR	E	Influent Structure	Ultrasonic reading spuratic flow to EQ.					
26	2/18/2025	JSR	E	Digested Sludge Pumping Building	Sludge loadout mag meter reads numbers when nothing going through it. Mainly noticed when mixing tank. Occurred in October, November, December. Started out low (39, 91, 17, 1,934, 838, 67, etc. 3,800, 11,000 gallons).		Complete 3/27/2025	Lift station dry, so nothing going pump station hasn't ran.		
27	2/25/2025	JSR	E	Clarifiers	Two primary clarifiers and one smaller intermediate clarifiers current sensing relays were found to not be hooked up. Clarify what information the SCADA system is using to determine if the clarifiers are running or not.			Complete 3/27/2025		
28	3/7/2025	JSR	E	Preliminary Treatment Building	Verify that the wash press operates correctly when the screen is in high flow mode. City noted that the wash press hopper fills with water when this screen mode occurs.			Complete 3/27/2025		
29	3/19/2025	JSR	E	SCADA vs. Panelview	Correct differences between SCADA and Panelview. City is maintaining a list, which includes indicator for when the ATS is on utility power, wash press status indication lights, calculated influent flow display, and gallons per sample for the effluent sampler.					

Repaired but we can cut these ties at the corners if needed.

NOT AN ISSUE ON 3.27.25, WILL NEED TO BE ACTIVELY OCCURRING TO TROUBLESHOOT

JETCO HAS CITY LIST AND WILL COMPLETE THIS WEEK

RESOLUTION NO. 2025-4129

**RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2025**

WHEREAS, the City Council approves transfers between funds; and,

WHEREAS, the records should now indicate appropriate transfers;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, that the City Administrator be directed to make such transfer(s) as follows:

SECTION 1. Cash Transfers – Total \$99,931.60

Transferred from: Utility Franchise – 008-910-6910

Transferred to: General Fund – 001-910-4830

Total Transfer Amount: \$99,931.60

Explanation of Activity: These funds will be transferred from the Franchise Fee revenue to the General Fund to support general fund operations, as permitted by the Franchise Agreement.

SECTION 2. All resolutions in conflict with this resolution are hereby repealed.

SECTION 3. This resolution shall be effective on March 25, 2025.

PASSED AND APPROVED by the City Council this 7th day of April 2025.

Mike O'Connor, Mayor

ATTEST:

Kayla Moorman, City Clerk

City of Centerville
 Regular Council Meeting
 Bills Approved
 April 7th, 2025

AFLAC	AFLAC	\$766.82
AHLERS & COONEY PC	UNION NEGIOATIONS	\$1,543.50
ALBIA ANIMAL CLINIC	DOG FOOD - ZOEY	\$69.73
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	\$11,320.26
APPANOOSE CO SHOOTING CLUB	2025 RANGE DUES	\$500.00
APPCO INVESTMENTS, LLC	PAY APP 3 DOWNTOWN HOUSING	\$8,906.24
BAKER, PAUL	CHAIN SAW	\$31.00
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$1,690.50
CANTERA AGGREGATES LLC	ROCK	\$8,785.53
CARDANI AUTO WORKS LLC	VEHICLE REPAIR	\$2,196.14
CARQUEST OF CENTERVILLE	FILTERS	\$302.12
CENTERVILLE ABSTRACT COMPANY	LIEN SEARCH	\$147.00
CENTERVILLE AREA CHAMBER OF COMMERCE	HOTEL/MOTEL & LOST	\$9,255.34
CENTERVILLE BODY SHOP	SEAT BOLTS #16	\$90.00
CENTERVILLE POLICE ASSOCIATION	PD UNION DUES	\$66.00
CENTERVILLE PRODUCE	GRASS SEED	\$433.07
CITY OF CENTERVILLE	WATER/SEWER	\$1,288.84
COLLECTION SERVICES CENTER	CHILD SUPPORT	\$451.72
CONTINENTAL RESEARCH CORP	WEED KILLER	\$475.87
COX LAW FIRM, LLP	LEGAL	\$6,256.50
CRAVER & GROTHE	LEGAL LETTER AUDIT	\$70.00
FIRST NATIONAL BANK OMAHA	CREDIT CARD EXPENSES	\$2,981.33
FOGLE TRUE VALUE	SUPPLIES	\$12.98
FUREVER FRIENDS RESCUE OF APPANOOSE INC	APRIL 2025 SHELTER AGREEMENT	\$600.00
GALLS, LLC	UNIFORMS	\$427.89
HEARTLAND SHREDDING, INC.	SHREDDING	\$50.00
HOPKINS & HUEBNER PC	LEGAL FEES	\$782.50
IMPRESSIVE DESIGNS STUDIO & PRINTING	SUPLPIES	\$237.50
INDEPENDENT SALT COMPANY	SALT	\$9,579.47
INDIAN HILLS COMMUNITY COLLEGE	FIRE TRAINING	\$60.00
INFOMAX OFFICE SYSTEMS INC	COPIER LEASE	\$524.25
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	\$20,585.94
IOWA ASSOCIATION OF PROFESSIONAL FIRE CHIEFS	MEMBERSHIP FEES	\$120.00
IOWA DEPT OF TRANSPORTATION	SIGN POSTS	\$367.70
IOWA MEDIA NETWORK	PUBLICATIONS	\$288.64
IOWA MEDICAID ENTERPRISE	STATE SHARE GEMT	\$1,632.13
IOWA WORKFORCE DEVELOPMENT	UNEMPLOYMENT	\$808.91
IPERS	PENSION	\$26,005.35
J & J READY MIX CO LLC	CONCRETE	\$2,258.00
J & S SPORTS LLC	MEMBERSHIP FEES	\$220.00
LOCKRIDGE INC	SUPPLIES	\$543.37
LONGLEY, WAYNE L	HAULING SAND	\$2,281.94
MACQUEEN EQUIPMENT	NFPA LEATHER & FILAMENT	\$1,118.79
MAID 2 ORDER LLC	CITY HALL CLEANING	\$340.00
MAST OVERHEAD DOORS INC	DOOR REPAIRS	\$572.65
MCGILL'S REPAIR & CONSTRUCTION	REPAIRS	\$207.20
MFPRSI	PENSION	\$23,702.09
MICROBAC LABORATORIES, INC.	TESTING	\$3,424.75
MISSION SQUARE - 307140	ICMARC 457 PLAN	\$1,794.00
NATEL BROADBAND	PHONE/INTERNET	\$563.99
O'REILLY AUTOMOTIVE STORE INC	OIL AND FILTER	\$104.95
QUILL LLC	SUPPLIES	\$58.47

RACOM CORPORATION	RADIOS	\$712.36
RATHBUN REGIONAL WATER ASSOCIATION	WATER	\$83.21
RAW METAL WORKS	WW FACILITY PROJECT	\$4,702.00
SINCLAIR NAPA	DOOR LOCK KITS	\$104.00
SJ SMITH CO INC	MEDICAL SUPPLIES	\$413.39
STERICYCLE INC	SUBSCRIPTION	\$175.52
STRAND ASSOCIATES, INC	WW PROJECT - FEBRUARY 2025	\$1,694.39
STRYKER SALES LLC	PARTS	\$22.56
SUPERIOR ELECTRIC & DATA LLC	WIRING	\$6,737.19
TELEFLEX LLC	NEEDLE SET	\$665.00
TREASURER - STATE OF IOWA	STATE INCOME TAX	\$7,915.59
UNDERGROUND LOCATION COMPANY	LOCATES	\$30.10
US CELLULAR	CELL/WIFI	\$1,264.21
VC3 INC	MONTHLY BILLING - MARCH 2025	\$7,483.81
VERMEER IOWA & N. MISSOURI	BELT	\$249.75
W L CONSTRUCTION SUPPLY, INC.	BLADES FOR SAW	\$274.41
WALKER WELDING	MAINTENANCE ON VEHICLE	\$57.29
WINDSTREAM COMMUNICATIONS	PHONE/INTERNET	\$329.37
WORKFORCE SOLUTIONS	PERSONNEL INVESTIGATION	\$3,000.00
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ACCOUNTS PAYABLE		\$192,815.12
PAYROLL CHECKS		\$84,965.16
GENERAL FUND		\$150,827.35
POLICE K-9 FUND		\$965.73
ROAD USE TAX FUND		\$45,142.89
EMPLOYEE BENEFIT		\$40,010.18
HOTEL/MOTEL TAX		\$6,160.24
LOST - ECONOMIC DEV		\$3,095.10
CITY WATER		\$21,685.10
SEWER UTILITY OPERATING		\$44,664.56
AIRPORT - CITY		\$28.74
STORMER WATER RESERVE		\$64.45
INSURANCE TRUST FUND		-\$33,880.73
FLEX ACCOUNT		-\$983.33
TOTAL FUNDS		\$277,780.28



Claims Report - Detail

By Fund

Payable Dates 3/18/2025 - 4/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
Fund: 001 - GENERAL FUND				
Department: 050 - LIABILITY				
AFLAC	AFLAC ACCIDENT	03/27/2025	INV0001416	84.77
AFLAC	AFLAC SPECIAL HEALTH	03/27/2025	INV0001419	30.42
MISSION SQUARE - 307140	ICMARC 457 PLAN	03/27/2025	INV0001420	824.25
IPERS	IPERS PENSION	03/27/2025	INV0001421	196.65
IPERS	IPERS PENSION	03/27/2025	INV0001422	4,403.95
IPERS	IPERS PROTECTED	03/27/2025	INV0001423	2,882.17
MFPRSI	MFPRSI PENSION	03/27/2025	INV0001424	11,109.52
CENTERVILLE POLICE ASSOCIA	PD UNION DUES	03/27/2025	INV0001425	33.00
COLLECTION SERVICES CENTE	CASE # 1007883 - JOSHUA A HOBBS	03/27/2025	INV0001426	89.43
COLLECTION SERVICES CENTE	CASE # 1027046 DALTON L MOSLEY	03/27/2025	INV0001427	131.53
COLLECTION SERVICES CENTE	CASE # 1001879 - ZACKARY R MUSGROVE	03/27/2025	INV0001429	115.38
J & S SPORTS LLC	BRANDON KNAPP	03/27/2025	INV0001430	22.50
J & S SPORTS LLC	JENEL ALLEN BARTH	03/27/2025	INV0001431	32.50
J & S SPORTS LLC	PAMELA REED	03/27/2025	INV0001432	12.50
J & S SPORTS LLC	SKYLER MORRISON	03/27/2025	INV0001434	12.50
J & S SPORTS LLC	SINGLE MEMBERSHIP	03/27/2025	INV0001435	22.50
TREASURER - STATE OF IOWA	STATE INCOME TAX	03/27/2025	INV0001436	2,214.50
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	03/27/2025	INV0001437	5,291.28
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	03/27/2025	INV0001437	5,496.62
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	03/27/2025	INV0001437	2,257.44
MFPRSI	MFPRSI PENSION	03/28/2025	INV0001438	834.62
TREASURER - STATE OF IOWA	STATE INCOME TAX	03/28/2025	INV0001439	69.68
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	03/27/2025	INV0001440	197.03
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	03/27/2025	INV0001440	73.74
Department 050 - LIABILITY Total:				36,438.48
Department: 110 - POLICE DEPT				
APPANOOSE CO SHOOTING CL	2025 RANGE DUES	04/07/2025	035417	500.00
IMPRESSIVE DESIGNS STUDIO	2X4 BANNER	04/07/2025	04 2025	45.00
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER POST-ITS	04/07/2025	04-2025	24.06
FIRST NATIONAL BANK OMAH	POLICE ADMIN	04/07/2025	0425-2497	20.82
FIRST NATIONAL BANK OMAH	POLICE DEPARTMENT	04/07/2025	0425-3162	786.28
FIRST NATIONAL BANK OMAH	POLICE DEPARTMENT	04/07/2025	0425-3162	8.55
FIRST NATIONAL BANK OMAH	DISPATCH	04/07/2025	0425-7931	29.04
US CELLULAR	CELL/WIFI	04/07/2025	0717025563	469.15
CENTERVILLE BODY SHOP	SEAT BOLTS #16	04/07/2025	100023	90.00
SINCLAIR NAPA	DOOR LOCK KITS	04/07/2025	965216	64.66
Department 110 - POLICE DEPT Total:				2,037.56
Department: 150 - FIRE DEPARTMENT				
IOWA ASSOCIATION OF PROF	MEMBERSHIP FEES-MILBURN/SHERWOOD	04/07/2025	04-2025	120.00
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER POST-ITS	04/07/2025	04-2025	24.06
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C2	113.55
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C2	146.45
NATEL BROADBAND	PHONE/INTERNET	04/07/2025	0425-823800	10.08
NATEL BROADBAND	PHONE/INTERNET	04/07/2025	0425-823800	19.80
US CELLULAR	CELL/WIFI	04/07/2025	0717025563	96.70
MAST OVERHEAD DOORS INC	DOOR REPAIRS	04/07/2025	15845	346.30
BAKER, PAUL	CHAIN SAW - CHAIN AND SHARPENER	04/07/2025	21120	31.00

Claims Report - Detail

Payable Dates: 3/18/2025 - 4/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
MCGILL'S REPAIR & CONSTRU	REPAIR ON HEATER	04/07/2025	22910	207.20
LOCKRIDGE INC	MINI BOLT CUTTER -TOOLS	04/07/2025	2503-108859	12.54
INDIAN HILLS COMMUNITY C	FIRE TRAINING - TIM WELLS	04/07/2025	3203	60.00
W L CONSTRUCTION SUPPLY, I	BLADES FOR SAW	04/07/2025	35029	274.41
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 3/13/25-4/12/	04/07/2025	38822307	97.91
QUILL LLC	POST-ITS, COPY PAPER AND GLADE PLUG IN	04/07/2025	43373349	6.81
MACQUEEN EQUIPMENT	NFPA LEATHER & FILAMENT	04/07/2025	P39763	1,118.79
Department 150 - FIRE DEPARTMENT Total:				2,685.60
Department: 160 - EMS				
GALLS, LLC	DEVOLL - UNIFORM	04/07/2025	030589461	166.76
GALLS, LLC	DEVOLL - UNIFORM	04/07/2025	030602651	32.97
GALLS, LLC	POWELL- UNIFORM	04/07/2025	030602671	120.27
GALLS, LLC	POWELL- UNIFORM	04/07/2025	030602681	107.89
O'REILLY AUTOMOTIVE STORE	MINI BULB - 4-68	04/07/2025	0367-379823	8.18
O'REILLY AUTOMOTIVE STORE	OIL AND FILTER - 4-68	04/07/2025	0367-380399	96.77
IOWA MEDICAID ENTERPRISE	APRIL 2025 STATE SHARE GEM	04/07/2025	04 2025	1,632.13
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER POST-ITS	04/07/2025	04-2025	24.06
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C2	113.55
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C2	146.45
FIRST NATIONAL BANK OMAH	EMS	04/07/2025	0425-1020	221.76
FIRST NATIONAL BANK OMAH	EMS	04/07/2025	0425-1020	102.00
NATEL BROADBAND	PHONE/INTERNET	04/07/2025	0425-823800	10.08
NATEL BROADBAND	PHONE/INTERNET	04/07/2025	0425-823800	19.80
NATEL BROADBAND	PHONE	04/07/2025	0425-909300	99.00
FIRST NATIONAL BANK OMAH	FIRE CHIEF	04/07/2025	0425-9927	59.79
US CELLULAR	CELL/WIFI	04/07/2025	0717025563	158.64
MAST OVERHEAD DOORS INC	GENIE 3 BUTTON REMOTE	04/07/2025	15833	226.35
WALKER WELDING	MAINTENANCE ON VEHICLE	04/07/2025	1632271	57.29
CARDANI AUTO WORKS LLC	VEHICLE REPAIR	04/07/2025	3029	2,196.14
COX LAW FIRM, LLP	EMERGENCY MEDICAL SUPPLIES	04/07/2025	3173	437.00
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 3/13/25-4/12/	04/07/2025	38822307	97.91
QUILL LLC	POST-ITS, COPY PAPER AND GLADE PLUG IN	04/07/2025	43373349	6.81
SJ SMITH CO INC	MEDICAL SUPPLIES	04/07/2025	673683	265.28
SJ SMITH CO INC	OXYGEN	04/07/2025	6762128	63.13
SJ SMITH CO INC	OXYGEN	04/07/2025	6767686	84.98
STERICYCLE INC	OSHA COMPLIANCE SUBSCRIPTION	04/07/2025	8009656346	87.76
STERICYCLE INC	OSHA COMPLIANCE SUBSCRIPTION	04/07/2025	8009972078	87.76
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	04/07/2025	85697204	875.22
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	04/07/2025	85708824	94.99
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	04/07/2025	85715391	64.99
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	04/07/2025	85715392	453.71
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	04/07/2025	85715393	201.59
STRYKER SALES LLC	PARTS	04/07/2025	9208712704	22.56
TELEFLEX LLC	NEEDLE SET	04/07/2025	9509679517	665.00
SINCLAIR NAPA	EXTENSION 4-67	04/07/2025	964685	31.99
RACOM CORPORATION	RADIOS	04/07/2025	INV22341	712.36
Department 160 - EMS Total:				9,852.92
Department: 170 - BUILDING INSPECTION				
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER POST-ITS	04/07/2025	04-2025	24.06
FIRST NATIONAL BANK OMAH	BUILDING AND CODE	04/07/2025	0425-0110	11.16
US CELLULAR	CELL/WIFI	04/07/2025	0717025563	90.97
COX LAW FIRM, LLP	CODE ENFORCEMENT	04/07/2025	3169	2,413.00
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 3/13/25-4/12/	04/07/2025	38822307	65.68
Department 170 - BUILDING INSPECTION Total:				2,604.87

Claims Report - Detail

Payable Dates: 3/18/2025 - 4/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
Department: 190 - ANIMAL CONTROL				
FUREVER FRIENDS RESCUE OF	APRIL 2025 SHELTER AGREEMENT	04/07/2025	04-2025	600.00
Department 190 - ANIMAL CONTROL Total:				600.00
Department: 212 - STREET IMPROVE				
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER POST-ITS	04/07/2025	04-2025	24.07
CITY OF CENTERVILLE	WATER/SEWER	04/07/2025	04-2025 C	181.38
QUILL LLC	POST-ITS, COPY PAPER AND GLADE PLUG IN	04/07/2025	43373349	6.81
Department 212 - STREET IMPROVE Total:				212.26
Department: 430 - PARKS				
ALLIANT ENERGY	ELECTRIC UTILITIES	04/07/2025	04-2024 C5	23.47
RATHBUN REGIONAL WATER	WATER	04/07/2025	04-2025 ALL PLAY	83.21
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C2	22.06
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	92.87
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	39.65
ALLIANT ENERGY	ELECTRIC UTILITIES	04/07/2025	04-2025 C4	47.90
US CELLULAR	CELL/WIFI	04/07/2025	0717025563	108.48
Department 430 - PARKS Total:				417.64
Department: 450 - CEMETERY				
ALLIANT ENERGY	ELECTRIC UTILITIES	04/01/2025	04-2024 C1	37.42
Department 450 - CEMETERY Total:				37.42
Department: 499 - POOL				
ALLIANT ENERGY	ELECTRIC UTILITIES	04/07/2025	04-2024 ALLPLAY2	99.67
ALLIANT ENERGY	ELECTRIC UTILITIES	04/07/2025	04-2025 ALL PLAY	29.26
CITY OF CENTERVILLE	WATER/SEWER	04/07/2025	04-2025 C	29.54
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	32.41
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	185.29
NATEL BROADBAND	PHONE/INTERNET	04/07/2025	0425-829300	19.00
NATEL BROADBAND	PHONE/INTERNET	04/07/2025	0425-829300	89.99
US CELLULAR	CELL/WIFI	04/07/2025	0717025563	71.57
Department 499 - POOL Total:				556.73
Department: 530 - HOUSING REHAB 1				
LOCKRIDGE INC	WOOD FOR CONDEMNED HOUSES	04/07/2025	2503-106832	90.60
LOCKRIDGE INC	BOARDS FOR 641 N PARK	04/07/2025	2504-113672	181.20
CENTERVILLE ABSTRACT COM	LIEN SEARCH - SOWELLS	04/07/2025	3766	147.00
Department 530 - HOUSING REHAB 1 Total:				418.80
Department: 599 - ECONOMIC DEVELOPMENT				
ALLIANT ENERGY	ELECTRIC UTILITIES	04/01/2025	04-2024 C1	34.42
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C2	36.81
APPCO INVESTMENTS, LLC	PAY APP 3 DOWNTOWN HOUSING	04/07/2025	PAY APP 3	8,906.24
Department 599 - ECONOMIC DEVELOPMENT Total:				8,977.47
Department: 650 - CITY HALL & GEN BLDGS				
MAID 2 ORDER LLC	CITY HALL CLEANING- MARCH 2025	04/07/2025	04-2025	340.00
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER POST-ITS	04/07/2025	04-2025	24.07
CITY OF CENTERVILLE	WATER/SEWER	04/07/2025	04-2025 C	46.81
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C2	227.10
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C2	292.89
FIRST NATIONAL BANK OMAH	CITY ADMIN	04/07/2025	0425-2530	350.00
FIRST NATIONAL BANK OMAH	CITY ADMIN	04/07/2025	0425-2530	311.80
FIRST NATIONAL BANK OMAH	CITY ADMIN	04/07/2025	0425-2530	20.00
FIRST NATIONAL BANK OMAH	CITY ADMIN	04/07/2025	0425-2530	64.80
NATEL BROADBAND	PHONE/INTERNET	04/07/2025	0425-823800	81.00
NATEL BROADBAND	PHONE/INTERNET	04/07/2025	0425-823800	19.80
US CELLULAR	CELL/WIFI	04/07/2025	0717025563	77.72
LOCKRIDGE INC	TRIM	04/07/2025	2503-110696	87.60

Claims Report - Detail

Payable Dates: 3/18/2025 - 4/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
COX LAW FIRM, LLP	GENERAL CITY MATTERS	04/07/2025	3168	351.50
COX LAW FIRM, LLP	REAL ESTATE	04/07/2025	3170	76.00
COX LAW FIRM, LLP	620 N 10TH (FIX PAD HOLDINGS)	04/07/2025	3171	475.00
COX LAW FIRM, LLP	VACATION (MOORE)	04/07/2025	3172	247.00
COX LAW FIRM, LLP	CITY CODE	04/07/2025	3176	180.50
COX LAW FIRM, LLP	ZONING	04/07/2025	3177	95.00
COX LAW FIRM, LLP	202 W WALL	04/07/2025	3178	566.00
COX LAW FIRM, LLP	VACATION (HOFFMAN)	04/07/2025	3180	266.00
COX LAW FIRM, LLP	633 N 7TH (THOMAS)	04/07/2025	3181	114.00
COX LAW FIRM, LLP	VACATION (MILBURN)	04/07/2025	3182	256.50
COX LAW FIRM, LLP	FORMER LAW CENTER	04/07/2025	3183	95.00
COX LAW FIRM, LLP	1216 S 16TH	04/07/2025	3188	171.00
COX LAW FIRM, LLP	641 N PARK	04/07/2025	3189	513.00
INFOMAX OFFICE SYSTEMS IN QUILL LLC	COPIER LEASE 3/13/25-4/12/ POST-ITS, COPY PAPER AND GLADE PLUG IN	04/07/2025	38822307	65.70
		04/07/2025	43373349	31.23
HEARTLAND SHREDDING, INC.	SHREDDING	04/07/2025	505944	50.00
HOPKINS & HUEBNER PC	EMPLOYMENT	04/07/2025	703042	260.00
AHLERS & COONEY PC	UNION NEGIOATIONS	04/07/2025	887475	514.50
CRAVER & GROTHE	LEGAL LETTER AUDIT	04/07/2025	95	70.00
FOGLE TRUE VALUE	FINANCE CHARGE	04/07/2025	FCH259878	1.00
IOWA MEDIA NETWORK	FEBRUARY 2025 REVENUE REPORT	04/07/2025	I-7284	38.05
IOWA MEDIA NETWORK	ORDINANCE NO. 1349	04/07/2025	I-7296	145.04
IOWA MEDIA NETWORK	COUNCIL BILLS/MINUTES 3/03/25	04/07/2025	I-7297	105.55
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	792.00
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	178.25
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	974.16
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	1,584.00
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	12.36
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	175.37
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	129.92
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	49.36
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	887.06
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	847.05
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	125.92
Department 650 - CITY HALL & GEN BLDGS Total:				12,386.61
Fund 001 - GENERAL FUND Total:				77,226.36
Fund: 002 - POLICE K-9 FUND				
Department: 110 - POLICE DEPT				
FIRST NATIONAL BANK OMAH	POLICE CHIEF	04/07/2025	0425-1163	896.00
ALBIA ANIMAL CLINIC	DOG FOOD - ZOEY	04/07/2025	119324	69.73
Department 110 - POLICE DEPT Total:				965.73
Fund 002 - POLICE K-9 FUND Total:				965.73
Fund: 110 - ROAD USE TAX FUND				
Department: 050 - LIABILITY				
AFLAC	AFLAC ACCIDENT	03/27/2025	INV0001416	23.43
AFLAC	AFLAC CANCER	03/27/2025	INV0001417	19.26

Claims Report - Detail

Payable Dates: 3/18/2025 - 4/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
AFLAC	AFLAC DISABILITY	03/27/2025	INV0001418	11.70
AFLAC	AFLAC SPECIAL HEALTH	03/27/2025	INV0001419	1.80
MISSION SQUARE - 307140	ICMARC 457 PLAN	03/27/2025	INV0001420	24.25
IPERS	IPERS PENSION	03/27/2025	INV0001422	1,560.91
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	03/27/2025	INV0001428	56.51
J & S SPORTS LLC	ROBERT SANDS	03/27/2025	INV0001433	7.50
TREASURER - STATE OF IOWA	STATE INCOME TAX	03/27/2025	INV0001436	261.12
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	03/27/2025	INV0001437	635.59
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	03/27/2025	INV0001437	265.86
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	03/27/2025	INV0001437	1,136.54
Department 050 - LIABILITY Total:				4,004.47

Department: 210 - STREET DEPT

INDEPENDENT SALT COMPAN	SALT - 125 TON	04/07/2025	0192207-IN	9,579.47
J & J READY MIX CO LLC	CONCRETE - 3/03/25-3/20/25	04/07/2025	03-2025	2,258.00
CENTERVILLE PRODUCE	GRASS SEED	04/07/2025	118305	16.54
CARQUEST OF CENTERVILLE	FILTERS	04/07/2025	12019-364990	302.12
CANTERA AGGREGATES LLC	ROCK	04/07/2025	19202	3,209.84
CANTERA AGGREGATES LLC	ROCK	04/07/2025	19227	1,396.21
CANTERA AGGREGATES LLC	ROCK	04/07/2025	19375	1,604.68
CANTERA AGGREGATES LLC	ROCK	04/07/2025	19408	2,574.80
LOCKRIDGE INC	SUPPLIES	04/07/2025	2504-422120	144.46
UNDERGROUND LOCATION C	LOCATES	04/07/2025	270076	10.03
LONGLEY, WAYNE L	HAULING SAND - 12 LOADS	04/07/2025	2724	2,281.94
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 3/13/25-4/12/	04/07/2025	38822307	65.67
NATEL BROADBAND	PHONE/INTERNET	04/07/2025	829200	19.00
NATEL BROADBAND	PHONE/INTERNET	04/07/2025	829200	79.00
AHLERS & COONEY PC	UNION NEGIOATIONS	04/07/2025	887475	514.50
SINCLAIR NAPA	RIVETS	04/07/2025	965051	7.35
IOWA DEPT OF TRANSPORTAT	SIGN POSTS	04/07/2025	CI-0026343	367.70
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	423.53
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	62.96
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	24.67
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	64.96
Department 210 - STREET DEPT Total:				25,007.43

Department: 240 - STREET LIGHTS & ELECTRIC

ALLIANT ENERGY	ELECTRIC UTILITIES	04/01/2025	04-2024 C1	69.05
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C2	38.04
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C2	23.73
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C2	69.05
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	69.81
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	7,888.37
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	121.75
Department 240 - STREET LIGHTS & ELECTRIC Total:				8,279.80
Fund 110 - ROAD USE TAX FUND Total:				37,291.70

Fund: 112 - EMPLOYEE BENEFIT

Department: 110 - POLICE DEPT

IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTERL	03/27/2025	03-2025	302.46
Department 110 - POLICE DEPT Total:				302.46

Department: 150 - FIRE DEPARTMENT

IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTERL	03/27/2025	03-2025	52.16
Department 150 - FIRE DEPARTMENT Total:				52.16

Department: 160 - EMS

IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTERL	03/27/2025	03-2025	116.78
Department 160 - EMS Total:				116.78

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Payable Dates: 3/18/2025 - 4/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
Department: 170 - BUILDING INSPECTION				
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTERL	03/27/2025	03-2025	14.63
Department 170 - BUILDING INSPECTION Total:				14.63
Department: 210 - STREET DEPT				
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTERL	03/27/2025	03-2025	58.29
Department 210 - STREET DEPT Total:				58.29
Department: 410 - LIBRARY DEPT				
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTERL	03/27/2025	03-2025	46.13
Department 410 - LIBRARY DEPT Total:				46.13
Department: 651 - OFFICE STAFF				
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTERL	03/27/2025	03-2025	72.65
Department 651 - OFFICE STAFF Total:				72.65
Fund 112 - EMPLOYEE BENEFIT Total:				663.10
Fund: 120 - HOTEL/MOTEL TAX				
Department: 659 - HOTEL/MOTEL				
CENTERVILLE AREA CHAMBER	HOTEL/MOTEL	04/07/2025	03-2025	6,160.24
Department 659 - HOTEL/MOTEL Total:				6,160.24
Fund 120 - HOTEL/MOTEL TAX Total:				6,160.24
Fund: 127 - LOST - ECONOMIC DEV				
Department: 520 - COMMUNITY BEAUTIFICATION				
CENTERVILLE AREA CHAMBER	L.O.ST. ALLOCATION	04/07/2025	03-2025 LOST	3,095.10
Department 520 - COMMUNITY BEAUTIFICATION Total:				3,095.10
Fund 127 - LOST - ECONOMIC DEV Total:				3,095.10
Fund: 609 - CITY WATER				
Department: 050 - LIABILITY				
AFLAC	AFLAC ACCIDENT	03/27/2025	INV0001416	19.07
AFLAC	AFLAC CANCER	03/27/2025	INV0001417	16.26
AFLAC	AFLAC DISABILITY	03/27/2025	INV0001418	7.80
AFLAC	AFLAC SPECIAL HEALTH	03/27/2025	INV0001419	1.80
MISSION SQUARE - 307140	ICMARC 457 PLAN	03/27/2025	INV0001420	24.25
IPERS	IPERS PENSION	03/27/2025	INV0001422	1,848.84
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	03/27/2025	INV0001428	57.69
J & S SPORTS LLC	ROBERT SANDS	03/27/2025	INV0001433	5.00
TREASURER - STATE OF IOWA	STATE INCOME TAX	03/27/2025	INV0001436	302.35
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	03/27/2025	INV0001437	671.44
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	03/27/2025	INV0001437	323.06
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	03/27/2025	INV0001437	1,381.12
Department 050 - LIABILITY Total:				4,658.68
Department: 810 - WATER				
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTERL	03/27/2025	03-2025	53.66
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER POST-ITS	04/07/2025	04-2025	24.06
FIRST NATIONAL BANK OMAH	CITY ADMIN	04/07/2025	0425-2530	-110.42
FIRST NATIONAL BANK OMAH	PUBLIC WORKS	04/07/2025	0425-4475	135.22
NATEL BROADBAND	PHONE/INTERNET	04/07/2025	0425-823800	51.84
NATEL BROADBAND	PHONE/INTERNET	04/07/2025	0425-823800	19.80
US CELLULAR	CELL/WIFI	04/07/2025	0717025563	102.90
CENTERVILLE PRODUCE	GRASS SEED	04/07/2025	118305	416.53
UNDERGROUND LOCATION C	LOCATES	04/07/2025	270076	10.04
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 3/13/25-4/12/	04/07/2025	38822307	65.69
QUILL LLC	POST-ITS, COPY PAPER AND GLADE PLUG IN	04/07/2025	43373349	6.81
AHLERS & COONEY PC	UNION NEGIOATIONS	04/07/2025	887475	514.50
VERMEER IOWA & N. MISSOU	BELT	04/07/2025	P0699901	249.75
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	423.53

Claims Report - Detail

Payable Dates: 3/18/2025 - 4/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	62.96
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	64.96
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	24.67

Department 810 - WATER Total: 2,116.50

Fund 609 - CITY WATER Total: 6,775.18

Fund: 610 - SEWER UTILITY OPERATING

Department: 050 - LIABILITY

AFLAC	AFLAC ACCIDENT	03/27/2025	INV0001416	108.46
AFLAC	AFLAC CANCER	03/27/2025	INV0001417	56.79
AFLAC	AFLAC SPECIAL HEALTH	03/27/2025	INV0001419	1.85
MISSION SQUARE - 307140	ICMARC 457 PLAN	03/27/2025	INV0001420	24.25
IPERS	IPERS PENSION	03/27/2025	INV0001422	2,097.90
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	03/27/2025	INV0001428	1.18
TREASURER - STATE OF IOWA	STATE INCOME TAX	03/27/2025	INV0001436	362.24
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	03/27/2025	INV0001437	1,001.18
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	03/27/2025	INV0001437	351.50
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	03/27/2025	INV0001437	1,503.54

Department 050 - LIABILITY Total: 5,508.89

Department: 815 - SEWER

CONTINENTAL RESEARCH COR	WEED KILLER	04/07/2025	0061785	475.87
STRAND ASSOCIATES, INC	WW PROJECT - FEBRUARY 2025	04/07/2025	0222591	1,694.39
TREASURER - STATE OF IOWA	MARCH 2025 SALES TAX	04/01/2025	03 2025	1,401.49
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTERL	03/27/2025	03-2025	92.15
ALLIANT ENERGY	ELECTRIC UTILITIES	04/01/2025	04-2024 C1	100.09
IMPRESSIVE DESIGNS STUDIO	PURCHASE ORDER POST-ITS	04/07/2025	04-2025	24.06
WINDSTREAM COMMUNICATI	PHONE/INTERNET	04/07/2025	04-2025 C	247.01
CITY OF CENTERVILLE	WATER/SEWER	04/07/2025	04-2025 C	1,031.11
WINDSTREAM COMMUNICATI	PHONE/INTERNET	04/07/2025	04-2025 C	82.36
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	66.37
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	14.17
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	193.12
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	118.30
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	94.05
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	516.52
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	88.10
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	04/07/2025	04-2025 C3	128.52
FIRST NATIONAL BANK OMAH	WASTE WATER	04/07/2025	0425-1080	37.23
FIRST NATIONAL BANK OMAH	WASTE WATER	04/07/2025	0425-1080	37.30
NATEL BROADBAND	PHONE/INTERNET	04/07/2025	0425-823800	6.00
NATEL BROADBAND	PHONE/INTERNET	04/07/2025	0425-823800	19.80
US CELLULAR	CELL/WIFI	04/07/2025	0717025563	59.34
SUPERIOR ELECTRIC & DATA L	WIRING EAST AND WEST PLANTS	04/07/2025	11090	6,737.19
RAW METAL WORKS	METAL WORK FOR WW FACILITY PROJECT	04/07/2025	1208A	4,702.00
LOCKRIDGE INC	PARTS	04/07/2025	2503-111520	26.97
UNDERGROUND LOCATION C	LOCATES	04/07/2025	270076	10.03
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 3/13/25-4/12/	04/07/2025	38822307	65.69
HOPKINS & HUEBNER PC	DNR SURCHARGE LEGAL FEES	04/07/2025	703043	522.50
FOGLE TRUE VALUE	RAIN GAUGES	04/07/2025	A863684	11.98
MICROBAC LABORATORIES, IN	TESTING	04/07/2025	CV2500194	3,424.75
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	24.68
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	423.52

Claims Report - Detail

Payable Dates: 3/18/2025 - 4/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	64.96
VC3 INC	MONTHLY BILLING - MARCH 2025	04/07/2025	VC3-195641	62.96
Department 815 - SEWER Total:				22,604.58
Fund 610 - SEWER UTILITY OPERATING Total:				28,113.47
Fund: 660 - AIRPORT-CITY				
Department: 280 - AIRPORT - CITY				
US CELLULAR	CELL/WIFI	04/07/2025	0717025563	28.74
Department 280 - AIRPORT - CITY Total:				28.74
Fund 660 - AIRPORT-CITY Total:				28.74
Fund: 740 - STORM WATER RESERVE				
Department: 865 - STORM WATER				
TREASURER - STATE OF IOWA	MARCH 2025 SALES TAX	04/01/2025	03 2025	64.45
Department 865 - STORM WATER Total:				64.45
Fund 740 - STORM WATER RESERVE Total:				64.45
Grand Total:				160,384.07

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL FUND	77,226.36
002 - POLICE K-9 FUND	965.73
110 - ROAD USE TAX FUND	37,291.70
112 - EMPLOYEE BENEFIT	663.10
120 - HOTEL/MOTEL TAX	6,160.24
127 - LOST - ECONOMIC DEV	3,095.10
609 - CITY WATER	6,775.18
610 - SEWER UTILITY OPERATING	28,113.47
660 - AIRPORT-CITY	28.74
740 - STORM WATER RESERVE	64.45
Grand Total:	160,384.07

Account Summary

Account Number	Account Name	Payment Amount
001-050-2120	FEDERAL W/H PAYABLE	5,488.31
001-050-2121	FICA W/H PAYABLE	7,827.80
001-050-2122	STATE W/H PAYABLE	2,284.18
001-050-2123	IPERS PAYABLE	7,482.77
001-050-2124	INSURANCE PAYABLE	115.19
001-050-2125	DEFERRED COMP PAYAB	824.25
001-050-2126	CHILD SUPPORT PAYABL	336.34
001-050-2127	UNION DUES PAYABLE	33.00
001-050-2128	YMCA/SNAP DUES PAYA	102.50
001-050-2129	MFPRSI RETIREMENT PA	11,944.14
001-110-6230	SCHOOL & TRAINING	786.28
001-110-6333	REPAIR & MAINTENANC	90.00
001-110-6373	TELECOMMUNICATION S	469.15
001-110-6506	OFFICE SUPPLIES	69.06
001-110-6508	POSTAGE	58.41
001-110-6529	AMMUNITION & GUN S	500.00
001-110-6570	GENERAL EXPENSE	64.66
001-150-6210	MEMBERSHIP FEES	120.00
001-150-6230	SCHOOL & TRAINING	60.00
001-150-6310	BUILDING MAINTENANC	207.20
001-150-6333	REPAIR & MAINTENANC	31.00
001-150-6350	EQUIPMENT REPAIR &	1,131.33
001-150-6370	HEATING FUEL	113.55
001-150-6371	ELECTRICITY	146.45
001-150-6373	TELECOMMUNICATION S	106.78
001-150-6378	INTERNET SERVICE	19.80
001-150-6504	MINOR TOOLS & EQUIP	274.41
001-150-6506	OFFICE SUPPLIES	30.87
001-150-6531	MISCELLANEOUS EXPEN	346.30
001-150-6725	CAPITAL OUTLAY - OFFIC	97.91
001-160-6230	SCHOOL & TRAINING	383.55
001-160-6333	REPAIR & MAINTENANC	2,412.93
001-160-6350	EQUIPMENT REPAIR &	226.35
001-160-6370	HEATING FUEL	113.55
001-160-6371	ELECTRICITY	146.45
001-160-6373	TELECOMMUNICATION S	267.72
001-160-6378	INTERNET SERVICE	19.80
001-160-6490	PROFESSIONAL SERVICE	612.52
001-160-6505	MEDICAL SUPPLIES	2,768.89
001-160-6506	OFFICE SUPPLIES	30.87
001-160-6546	UNIFORM EXPENSE	427.89
001-160-6582	MISC REFUND	2,344.49
001-160-6725	CAPITAL OUTLAY - OFFIC	97.91

Account Summary

Account Number	Account Name	Payment Amount
001-170-6373	TELECOMMUNICATION S	90.97
001-170-6411	LEGAL EXPENSE	2,413.00
001-170-6506	OFFICE SUPPLIES	24.06
001-170-6508	POSTAGE	11.16
001-170-6725	CAPITAL OUTLAY - OFFIC	65.68
001-190-6499	OTHER CONTRACTUAL S	600.00
001-212-6374	WATER / SEWER UTILITIE	181.38
001-212-6506	OFFICE SUPPLIES	30.88
001-430-6371	ELECTRICITY	225.95
001-430-6373	TELECOMMUNICATION S	108.48
001-430-6374	WATER/SEWER UTILITIES	83.21
001-450-6371	ELECTRICITY	37.42
001-499-6370	HEATING FUEL	32.41
001-499-6371	ELECTRICITY	314.22
001-499-6373	TELECOMMUNICATION S	90.57
001-499-6374	WATER/SEWER UTILITIES	29.54
001-499-6378	INTERNET SERVICE	89.99
001-530-6490	PROFESSIONAL SERVICE	418.80
001-599-6371	ELECTRICITY	71.23
001-599-6499	OTHER CONTRACTUAL S	8,906.24
001-650-6230	SCHOOL & TRAINING	350.00
001-650-6310	BUILDING MAINTENANC	87.60
001-650-6370	HEATING FUEL	227.10
001-650-6371	ELECTRICITY	292.89
001-650-6373	TELECOMMUNICATION S	158.72
001-650-6374	WATER/SEWER UTILITIES	46.81
001-650-6378	INTERNET SERVICE	19.80
001-650-6401	AUDIT EXPENSE	70.00
001-650-6411	LEGAL EXPENSE	4,181.00
001-650-6414	OFFICIAL PUBLICATIONS	600.44
001-650-6419	DATA PROCESSING EXPE	5,840.25
001-650-6499	OTHER CONTRACTUAL S	390.00
001-650-6506	OFFICE SUPPLIES	55.30
001-650-6531	MISCELLANEOUS EXPEN	1.00
001-650-6725	CAPITAL OUTLAY - OFFIC	65.70
002-110-6530	K-9 ACQUISITIONS	965.73
110-050-2120	FEDERAL W/H PAYABLE	635.59
110-050-2121	FICA W/H PAYABLE	1,402.40
110-050-2122	STATE W/H PAYABLE	261.12
110-050-2123	IPERS PAYABLE	1,560.91
110-050-2124	INSURANCE PAYABLE	56.19
110-050-2125	DEFERRED COMP PAYAB	24.25
110-050-2126	CHILD SUPP/GARNISHM	56.51
110-050-2128	YMCA/SNAP DUES PAYA	7.50
110-210-6350	EQUIPMENT REPAIR &	309.47
110-210-6373	TELECOMMUNICATION S	19.00
110-210-6378	INTERNET SERVICE	79.00
110-210-6411	LEGAL EXPENSE	514.50
110-210-6417	STREET MAINTENANCE S	2,786.70
110-210-6419	DATA PROCESSING EXPE	576.12
110-210-6437	ONE CALL LOCATES	10.03
110-210-6525	ROCK	8,785.53
110-210-6526	SALT & CALCIUM	11,861.41
110-210-6725	CAPITAL OUTLAY - OFFIC	65.67
110-240-6365	ELECTRICITY-STOP LIGHT	130.82
110-240-6366	ELECTRICITY-STREET LIG	8,148.98
112-110-6170	UNEMPLOYMENT INSUR	302.46
112-150-6170	UNEMPLOYMENT INSUR	52.16

Account Summary

Account Number	Account Name	Payment Amount
112-160-6170	UNEMPLOYMENT INSUR	116.78
112-170-6170	UNEMPLOYMENT INSUR	14.63
112-210-6170	UNEMPLOYMENT INSUR	58.29
112-410-6170	UNEMPLOYMENT INSUR	46.13
112-651-6170	UNEMPLOYMENT INSUR	72.65
120-659-6499	OTHER CONTRACTUAL S	6,160.24
127-520-6499	OTHER CONTRACTUAL S	3,095.10
609-050-2120	FEDERAL W/H PAYABLE	671.44
609-050-2121	FICA W/H PAYABLE	1,704.18
609-050-2122	STATE W/H PAYABLE	302.35
609-050-2123	IPERS PAYABLE	1,848.84
609-050-2124	INSURANCE PAYABLE	44.93
609-050-2125	DEFERRED COMP PAYAB	24.25
609-050-2126	CHILD SUPP/GARNISHM	57.69
609-050-2128	YMCA/SNAP DUES PAYA	5.00
609-810-6170	UNEMPLOYMENT INSUR	53.66
609-810-6350	EQUIPMENT REPAIR &	274.55
609-810-6373	TELECOMMUNICATION S	730.86
609-810-6378	INTERNET SERVICE	19.80
609-810-6411	LEGAL EXPENSE	514.50
609-810-6437	ONE CALL LOCATES	10.04
609-810-6506	OFFICE SUPPLIES	30.87
609-810-6520	BUILDING & GROUND S	416.53
609-810-6725	CAPITAL OUTLAY - OFFIC	65.69
610-050-2120	FEDERAL W/H PAYABLE	1,001.18
610-050-2121	FICA W/H PAYABLE	1,855.04
610-050-2122	STATE W/H PAYABLE	362.24
610-050-2123	IPERS PAYABLE	2,097.90
610-050-2124	INSURANCE PAYABLE	167.10
610-050-2125	DEFERRED COMP PAYAB	24.25
610-050-2126	CHILD SUPP/GARNISHM	1.18
610-815-6170	UNEMPLOYMENT INSUR	92.15
610-815-6370	HEATING FUEL	66.37
610-815-6371	ELECTRICITY	1,252.87
610-815-6373	TELECOMMUNICATION S	312.35
610-815-6374	WATER/SEWER UTILITIES	1,031.11
610-815-6378	INTERNET SERVICE	102.16
610-815-6407	ENGINEERING SERVICES	6,396.39
610-815-6411	LEGAL EXPENSE	522.50
610-815-6418	USE AND SALES TAX	1,401.49
610-815-6419	DATA PROCESSING EXPE	576.12
610-815-6437	ONE CALL LOCATES	10.03
610-815-6440	TESTING EXPENSE	3,424.75
610-815-6506	OFFICE SUPPLIES	24.06
610-815-6507	OPERATING SUPPLIES &	37.23
610-815-6524	PLANT MAINTENANCE S	7,289.31
610-815-6725	CAPITAL OUTLAY - OFFIC	65.69
660-280-6373	TELECOMMUNICATION S	28.74
740-865-6418	USE AND SALES TAX	64.45
	Grand Total:	160,384.07

Project Account Summary

Project Account Key	Payment Amount
None	160,055.87
2023-001-6490	328.20
Grand Total:	160,384.07



Distribution Report

Payroll Set: 01

Expense Range -

Payment Range 03/17/2025-04/07/2025

		Amount
Payroll Department: 110 - POLICE DEPT		
Fund: 001 - GENERAL FUND		
001-110-6010	SALARIES & LONGEVITY PAY	28,263.28
001-110-6012	DISPATCHERS SALARIES & LONGEVI	14,229.60
Fund 001 - GENERAL FUND Total:		1,442.00 42,492.88
Payroll Department 110 - POLICE DEPT Total:		1,442.00 42,492.88
Payroll Department: 150 - FIRE DEPT		
Fund: 001 - GENERAL FUND		
001-150-6010	SALARIES & LONGEVITY PAY	8,818.77
Fund 001 - GENERAL FUND Total:		298.75 8,818.77
Payroll Department 150 - FIRE DEPT Total:		298.75 8,818.77
Payroll Department: 160 - EMS		
Fund: 001 - GENERAL FUND		
001-160-6010	SALARIES & LONGEVITY PAY	17,453.74
001-160-6036	PARTTIME/PRN EMS SALARIES	1,116.93
Fund 001 - GENERAL FUND Total:		970.50 18,570.67
Payroll Department 160 - EMS Total:		970.50 18,570.67
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	4,208.86
Fund 001 - GENERAL FUND Total:		342.25 6,796.14
Payroll Department 410 - LIBRARY Total:		342.25 6,796.14
Payroll Department: 610 - MAYOR & COUNCIL		
Fund: 001 - GENERAL FUND		
001-610-6010	SALARIES & LONGEVITY PAY	384.62
001-610-6050	COUNCIL PAY	1,250.00
Fund 001 - GENERAL FUND Total:		80.00 1,634.62
Payroll Department 610 - MAYOR & COUNCIL Total:		80.00 1,634.62
Payroll Department: 810 - WATER DEPT		
Fund: 609 - CITY WATER		
609-810-6050	PAYMENT TO TRUSTEES	420.00
Fund 609 - CITY WATER Total:		14.00 420.00
Payroll Department 810 - WATER DEPT Total:		14.00 420.00
Payroll Department: 815 - SEWER DEPT		
Fund: 110 - ROAD USE TAX FUND		
110-210-6010	SALARIES & LONGEVITY PAY	44.80
Fund 110 - ROAD USE TAX FUND Total:		64.00 44.80
Fund: 609 - CITY WATER		
609-810-6010	SALARIES & LONGEVITY PAY	89.60
Fund 609 - CITY WATER Total:		128.00 89.60

Distribution Report

Expense Range: - Payment Range: 03/17/2025-04/07/2025

		Amount
Fund: 610 - SEWER UTILITY OPERATING		
610-815-6010	SALARIES & LONGEVITY PAY	9,466.06
Fund 610 - SEWER UTILITY OPERATING Total:		384.00 <u>9,466.06</u>
Payroll Department 815 - SEWER DEPT Total:		576.00 <u>9,600.46</u>
Payroll Department: 99999 - SPLIT PAY		
Fund: 001 - GENERAL FUND		
001-210-6010	SALARIES & LONGEVITY PAY	2,139.97
001-610-6011	ADMIN SALARY/LONGEVITY	1,129.08
001-651-6010	SALARIES & LONGEVITY PAY	1,446.25
Fund 001 - GENERAL FUND Total:		161.95 <u>4,715.30</u>
Fund: 110 - ROAD USE TAX FUND		
110-210-6010	SALARIES & LONGEVITY PAY	8,748.66
110-210-6011	ADMIN SALARY/LONGEVITY	1,129.08
Fund 110 - ROAD USE TAX FUND Total:		410.85 <u>9,877.74</u>
Fund: 609 - CITY WATER		
609-810-6010	SALARIES & LONGEVITY PAY	10,535.19
609-810-6011	ADMIN SALARY/LONGEVITY	1,129.08
Fund 609 - CITY WATER Total:		572.35 <u>11,664.27</u>
Fund: 610 - SEWER UTILITY OPERATING		
610-815-6010	SALARIES & LONGEVITY PAY	2,742.39
610-815-6011	ADMIN SALARY/LONGEVITY	1,129.09
Fund 610 - SEWER UTILITY OPERATING Total:		203.65 <u>3,871.48</u>
Payroll Department 99999 - SPLIT PAY Total:		1,348.80 <u>30,128.79</u>

Fund Summary

Fund	Units	Amount
001-GENERAL FUND	3,295.45	85,284.08
110-ROAD USE TAX FUND	474.85	9,922.54
609-CITY WATER	714.35	12,173.87
610-SEWER UTILITY OPERATING	587.65	13,337.54
Grand Total:	5,072.30	120,718.03

Res. 2025-4130

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2025 - June 30, 2026

City of: CENTERVILLE

The City Council will conduct a public hearing on the proposed Budget at: Centerville City Hall, 312 E. Maple St., Centerville, IA 52544 Meeting Date: 4/21/2025 Meeting Time: 06:00 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property 19.09793

The estimated tax levy rate per \$1000 valuation on Agricultural property is 3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(641) 437-4339

City Clerk/Finance Officer's NAME
Jason Fraser

		Budget FY 2026	Re-estimated FY 2025	Actual FY 2024
Revenues & Other Financing Sources				
Taxes Levied on Property	1	2,886,087	3,236,773	2,806,961
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	2,886,087	3,236,773	2,806,961
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	0	30,889	21,035
Other City Taxes	6	1,540,254	1,448,541	1,460,523
Licenses & Permits	7	38,860	42,000	34,663
Use of Money and Property	8	77,500	45,310	141,583
Intergovernmental	9	1,099,043	1,042,456	1,078,713
Charges for Fees & Service	10	6,536,754	5,125,795	3,769,418
Special Assessments	11	0	18,000	44,678
Miscellaneous	12	93,752	120,126	496,031
Other Financing Sources	13	0	0	2,878,185
Transfers In	14	282,941	430,742	678,518
Total Revenues and Other Sources	15	12,555,191	11,540,632	13,410,308
Expenditures & Other Financing Uses				
Public Safety	16	3,581,926	4,042,604	3,375,150
Public Works	17	1,974,170	1,754,090	1,144,390
Health and Social Services	18	0	0	0
Culture and Recreation	19	633,097	785,721	1,266,829
Community and Economic Development	20	315,100	330,925	306,020
General Government	21	354,493	368,352	501,556
Debt Service	22	660,363	688,000	659,613
Capital Projects	23	0	0	84,036
Total Government Activities Expenditures	24	7,519,149	7,969,692	7,337,594
Business Type / Enterprises	25	4,469,275	3,733,764	7,055,890
Total ALL Expenditures	26	11,988,424	11,703,456	14,393,484
Transfers Out	27	282,941	430,742	678,518
Total ALL Expenditures/Transfers Out	28	12,271,365	12,134,198	15,072,002
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	283,826	-593,566	-1,661,694
Beginning Fund Balance July 1	30	8,024,920	8,618,486	10,280,180
Ending Fund Balance June 30	31	8,308,746	8,024,920	8,618,486



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 5D

Council Meeting Date: 04/07/2025

COUNCIL ACTION FORM

AGENDA ITEM: Adoption of Bank Provider for July 1, 2025 – June 30, 2030

HISTORY: On February 17, 2025, the City Council authorized the release of a Request for Proposal (RFP) for banking services for the City of Centerville. The RFP requested information on eight (8) different banking functions that are important to the City of Centerville, with the following five (5) key determinants for the City's decision:

1. Rate of Checking Account
2. Rate of Savings Account
3. The ability to process electronic funds transfer (EFT) (i.e. payroll and accounts payable) and the fee associated with it.
4. Providing electronic depositing of Checks
5. The ability to provide Credit Card services

The RFP was posted on the City's webpage, the Iowa League of Cities' website, and to the local contacts for Iowa Trust, Community 1st, Iowa State Bank, US Bank, Farmers Bank, and UMB. The City received back three (3) completed proposals for consideration.

Below is a breakdown of the relevant information from the three proposals received.

Bank No. 1 – Local Bank with physical deposit ability

Checking Rate: **1% APY**

Savings Rate: **4.23% APY**

ACH Cost for Payroll: **\$28.40**

ACH Cost for Water Bills: **\$52**

Online Account History: **Yes, account history from the beginning of account**

availability

Providing E-Deposits: **Yes**

Providing Credit Card Services: **Yes**

Bank No. 2 – Local Bank with physical deposit ability

Checking Rate: **.5% APY**

Savings Rate: **3.25% APY**

ACH Cost for Payroll: **\$31.80**

ACH Cost for Water Bills: **\$94**



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

Online Account History: **Account history up to 30 days.**

Providing E-Deposits: **Yes**

Providing Credit Card Services: **Yes**

Bank No. 3 – Regional Bank without local deposit ability

Checking Rate: **1.25% APY**

Savings Rate: **4.04% APY**

ACH Cost for Payroll: **\$28.10**

ACH Cost for Water Bills: **\$140.00**

Online Account History: **Print Statements**

Providing E-Deposits: **Yes**

Providing Credit Card Services: **Yes**

Based on the information provided by the bank applicants, the City recommends entering into a banking agreement with Bank No. 1. Bank No. 1 offers highly competitive rates, complemented by local service and online access. Adoption of Resolution 2025- 4131 will authorize City officials to initiate the agreement for the period from July 1, 2025, through June 30, 2030.

RESOLUTION NO. 2025-4131

RESOLUTION APPROVING BANKING SERVICES AGREEMENT WITH IOWA STATE BANK

WHEREAS, on February 17, 2025, the Centerville City Council authorized a Request for Proposals (RFP) for banking services, which was provided to six (6) local and regional banks; and,

WHEREAS, the RFP was also publicly posted on the City of Centerville's official website and the Iowa League of Cities website to ensure broad distribution to interested financial institutions; and,

WHEREAS, three (3) banks submitted timely and complete responses to the RFP; and,

WHEREAS, after review and consideration of the proposals, the City of Centerville has selected Iowa State Bank to provide primary banking services based on the strength of its proposal, service capabilities, and value to the City; and,

WHEREAS, the term of the agreement with Iowa State Bank shall be for a period of five (5) years, beginning July 1, 2025, and continuing through June 30, 2030, unless otherwise extended or terminated pursuant to the terms of the agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, as follows:

1. The City Council hereby approves the selection of Iowa State Bank as the City's primary banking services provider for the term beginning July 1, 2025.
2. The Mayor and City Clerk are hereby authorized to execute the agreements, documents, or instruments necessary to formalize the banking relationship with Iowa State Bank in accordance with the accepted proposal.
3. The City Administrator or their designee is authorized to oversee the transition of accounts and services to Iowa State Bank and ensure implementation by the effective date.

PASSED and APPROVED this 7th day of April, 2025.

Mike O'Connor, Mayor

ATTEST:

Kayla Moorman, City Clerk

RESOLUTION NO. 2025-4132

**AUTHORIZING CATALYST GRANT APPLICATION SUBMISSION – PILL ROW
RENAISSANCE**

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

WHEREAS, the Iowa Economic Development Authority (IEDA) administers the Community Catalyst Building Remediation Program, which provides financial assistance to cities for the redevelopment or rehabilitation of underutilized buildings to stimulate economic growth and revitalization; and

WHEREAS, 104 N. 13th, LLC, represented by Michael Matthes, is proposing the rehabilitation of the building located at 104 N. 13th Street in the City of Centerville, Iowa, to include redevelopment of commercial and residential space within Centerville’s historic downtown district, specifically in an area locally known as “Pill Row”; and

WHEREAS, the proposed Pill Row Renaissance project aligns with the City of Centerville’s goals for downtown revitalization, historic preservation, and economic development as outlined in adopted plans and initiatives; and

WHEREAS, 104 N. 13th, LLC intends to apply for funding through the Catalyst Grant program for the rehabilitation project, which requires a resolution of support from the City; and

WHEREAS, the City of Centerville is willing to support the project and participate in the grant application process, including acting as the fiscal agent as required by IEDA, should the project be selected for funding.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Centerville, Iowa, that the City hereby expresses its support for the Catalyst Grant application submitted by 104 N. 13th, LLC and authorizes the City Administrator to sign all necessary documents related to the grant application and administration, including acting as the fiscal agent, contingent upon award of funds and execution of a development agreement with the applicant.

PASSED and APPROVED this 7th day of April, 2025.

Mike O’Connor, Mayor

ATTEST:

Kayla Moorman, City Clerk



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

April 4, 2025

IEDA Community Catalyst Grant Committee

C/O Michael Matthes

104 N. 13th St, LLC

104 N. 13th St.

Centerville, IA 52544

RE: Letter of Support for IEDA Community Catalyst Grant – 104 N. 13th

The City of Centerville supports an application to the Iowa Economic Development Authority for a Community Catalyst Building Remediation Program Grant. We further state that representatives of the city council and local building and/or fire code officials, who may be responsible for inspecting project properties, have reviewed the project proposal.

We further agree that all historically significant properties submitted for consideration in this application will comply with the Secretary of Interior's Standards for historic property rehabilitation.

Sincerely,

Mike O'Connor

Mayor, City of Centerville

04/08/2025

Michael Matthes

104 N. 13th Street, LLC

04/08/2025

602025 - Pill Row Renaissance

Application Details

Funding Opportunity: 228079-Community Catalyst Building Remediation
Funding Opportunity Due Date: Apr 17, 2025 11:59 PM
Program Area: Downtown Resource Center
Status: Editing
Stage: Final Application

Initial Submit Date:
Initially Submitted By:
Last Submit Date:
Last Submitted By:

Contact Information

Primary Contact Information

First Name*: Jason David Fraser
First Name Middle Name Last Name

Title: City Administrator

Email*: jfraser@centerville-ia.org

Address*: 312 E. Maple St.
PO Box 578

Centerville Iowa 52544
City State/Province Postal Code/Zip

Phone*: 641-437-4339 Ext.
Phone
#####

Fax: 641-437-1498
#####

Organization Information

Name*: City of Centerville

Organization Type*: City Government

DUNS: 05-082-8185
#####

Tax Id:

Unique Entity Identifier (UEI):

Organization Website: <http://www.centerville-ia.org>

Address*: 312 East Maple
PO Box 578

Centerville Iowa 52544
City State/Province Postal Code/Zip

Phone*: (641) 437-4339 Ext.
###

Fax: (641) 437-1498
###

Cover Sheet-General Information

Cover Sheet-General Information

Authorized Official

Name*: Jason Fraser
Title*: City Administrator
Organization*: City of Centerville
If you are an individual, please provide your First and Last Name.
Address*: 312 E. Maple St

City/State/Zip*: Centerville Iowa 52544
City State Zip

Telephone Number*: 641-437-4339

E-Mail*: jfraser@centerville-ia.org

Enter your business website URL (must include "https://").

Website*: <https://www.centerville-ia.org>

Fiscal Officer/Agent

Please enter the "Fiscal Officer" for your Organization.
If you are an individual, please provide your First and Last Name.

Name*: Kayla Moorman
Title*: Deputy Clerk
Organization: City fo Centerville
Address: 312 E. Maple St

City/State/Zip: Centerville Iowa 52544
City State Zip

Telephone Number*: 641-437-4339

E-Mail*: kmoorman@centerville-ia.org

County(ies) Participating, Involved, or Affected by this Proposal*: Appanoose County

To find your district, click on the "Congressional Map" link. On the left hand side of the page, click on the drop-down list and click on "State of Iowa". Then, enter an address for the county/ies you serve in the Search bar. Click "Enter." This will provide you with your Congressional District, Iowa Senate District and Iowa House District.

Congressional District(s) Involved or Affected by this Proposal*: 3rd - Rep Zach Nunn
[Congressional Map](#)

Iowa Senate District(s) Involved or Affected by this Proposal*: 13
[Iowa Senate Map](#)

Project Information

Applicant Information

City (Applicant): Centerville
Name of Primary Contact: Jason Fraser
Address: 312 E. Maple St.
City/State/Zip: Centerville Iowa 52544
City State Zip Code
Phone: 641-437-4339
E-mail: jfraser@centerville-ia.org

Project Information

Project Type: Rehabilitation
Project Name: Pill Row Renaissance
Project Address: 104 N 13th St
Project City/County/Zip Code: Centerville Appanoose County 52544
Project City Project County Project Zip Code
Does this project include any residential units: Yes
How many units: 8
Will this project building rehabilitation project help to create or expand business(es): Yes
How many new businesses created: 0
How many expanded businesses: 1

Existing Building

This section is worth 10 points

Description of Existing Building:

104 N 13th Street was built in 1900 and served as housing and commercial space, including a bakery, though the second floor has been vacant for decades. This building is located in our Main Street Historic District. While all windows need replacement, many are missing entirely. This project will renovate a dilapidated structure to provide eight (8) residential units on the second floor. This is double the number included in the pre-application due to the completion of the Main Street Iowa design recommendation.

Immediately adjacent is the Majestic Theatre, which was built in 1913 to be a silent movie theatre. It is now primarily used as an event venue with weddings as a focus. The owner of 104 N 13th Street recently purchased the Majestic. This project will profoundly affect the viability of the Majestic as it will add accommodation to the wedding venue by opening a connection between the buildings and adding an elevator. The owner also intends to reopen the theatre to show exclusively classic movies, creating jobs and vibrancy.

Building Improvements

This section is worth 20 points

Describe the Proposed Building Improvements:

Tuck-pointing and brick replacement are immediate needs. That work has begun on the East (street-facing) side of the building (paid for by the owner). All windows must be replaced, in addition to a total interior renovation. Please see the plan attached,

developed by Main Street Iowa, which will create 8 hotel-style rooms (short-term rental).

A doorway and hall will connect the new rooms to the ballroom event space (on the second floor of the Majestic Theater). Perhaps most importantly, an elevator will be installed to make the rooms and event space more economically viable.

Economic Impact

This section is worth 30 points

Describe how the Proposed Building Improvements will exhibit strong Economic Impact in the community by filling underutilized space with appropriate uses that meet local demand. This includes first floor business growth and upper story residential. Economic impact can also be measured by jobs created and customers drawn to the district:

This project moves our goals forward in all these ways and is a catalyst for economic growth in that it draws families to our historic square, and it provides a reason to stay and shop. Because of the events and movies envisioned, we believe this will create more demand than can be served by just this project and that neighboring building owners will feel that an investment in upper-story housing will pay a return on their investment. The City will also assist them with our cash payments for added assessed value, just as we will for this project.

This project will provide the rental housing units/accommodation, while the Majestic offers a small but steady supply of customers through its wedding venue and special event business.

The owner has initiated this project with his own funds. He seeks the catalyst grant now as a way to ensure the housing units are completed. The Majestic building exists today and is 100% usable for the business envisioned (Movie Theatre, Special Events, etc.) The missing element are the rooms.

As a wedding venue and classic movie theatre, it will attract customers from our whole region (Southern Iowa and Northern Missouri). Because Centerville is already a retail destination for our surrounding counties, we believe this added attraction will not only be financially successful in its own right, but have a spin-off retail benefit for all businesses on our historic square.

Project Funding, Budget, and Partnerships

This section is worth 30 points.

Describe how the proposed project will exhibit ample and reasonable funding from a number of sources, especially the city and property owner. Identify likely project partners:

To accomplish this project, financial assistance will be needed from four sources:

1. The Owner - \$97,000
2. Local Bank - \$525,575
3. Catalyst Grant - \$100,000
4. City of Centerville - \$18,000

The owner, Mike Matthes, has already spent \$97,000 (13%) on this project by purchasing the building for \$70,000 and paying \$27,000 for tuck-pointing the brick on the street-facing side (front) of the building. He is committed to the project and will self-fund any overages that may occur after the contingency percentage.

Iowa State Bank & Trust Company (<https://www.myiowastatebank.com/>) has indicated verbal interest in providing the bank financing for the project. The formal application process will begin this month. Per the budget provided here, the bank will be asked to provide \$525,575 as a construction loan (71% of project financing).

The City of Centerville will provide a \$18,000 cash contribution (3%) as part of its program to spark development of more housing units throughout the city.

The Catalyst Grant is crucial to the project both because it provides \$100,000 (13%) of project funding and because this amount gives confidence to the other funding partners (especially the bank).

This capital stack is ample due to the 10% contingency fund and the elevator estimate, which can be cut from the project if needed.

Impact on Area/District

This section is worth 10 points.

Describe how the proposed project will have an immediate impact on the district/community and serve as a model and catalyst for future development:

This building is the best candidate for the Catalyst grant in Centerville because of its impact on adjacent properties, its ability to bring guests to the historic district, the jobs it will create (10+), and, perhaps most importantly, the vibrancy and excitement it will create where now there is mostly decay. Because the owner also purchased the Majestic, the catalyst focus of the grant is central to the project. It is the owner's vision to continue renovating N 13th Street from Highway 2 on both sides of 13th Street to the Centerville Square, four (4) blocks of significantly neglected downtown real estate.

Executive Summary

Short summary of proposed project/scope of work:

This project will restore a long-vacant 1900 building in our Main Street Historic District into 8 upper-floor housing units, complementing the adjacent wedding venue and theater when completed.

Participation

Name*: Mike Matthes (Owner)

Affiliation/Company: Owner

Specialty:

Name*: Main Street Centerville

Affiliation/Company:

Specialty: Main Street Affiliate

Name*: Main Street Iowa Design Staff

Affiliation/Company: Main Street Iowa

Specialty: Design

Property/Building Information

Building Information

Building Name*: 104 N. 13th Street

Grant Beneficiary Information

Property Owner/Developer: 104 N. 13th Street LLC (Michael Matthes)

Address: 104 N 13th St.

City/State/Zip: Centerville Iowa 52544

City State Zip Code

Telephone Numbers: Business Phone # 641-895-3535 Fax#

Cell Phone #

E-mail Address: matthes8@gmail.com

Provide background on the beneficiary. Be sure to include community involvement, length of time in the community, etc. (1,000 characters max.):

Michael Matthes, owner of the LLC named for 104 N 13th Street, purchased the property to launch this project. He has requested Main Street Iowa design assistance. He is committed to historic renovation, demonstrated by his leadership in restoring the PACT building and creating a pocket park on the square. Though semi-retired, he continues as Centerville's economic developer. After word spread about his 104 N 13th purchase, the owners of the Majestic approached him about combining projects. The housing units and the Majestic's event space complement one another. Matthes has invested his own funds to start the project and is seeking the Catalyst Grant to ensure the housing units are completed. The Majestic is fully usable, but the housing is the missing element. Once design assistance is received, Matthes will seek bids and finalize the capital stack, aiming for project completion within one year, guided by his 30 years of development experience.

Building Information

Building/Site Address:	104 N 13th St.
Assessed value of building:	\$53,801.00
Year Built:	1900
If vacant, how long:	
Square footage:	2730 5000 First Floor Upper Floor(s)
Current Use:	Service Vacant vacant First Floor Upper Floor(s)
Proposed Use:	Service Residential First Floor Upper Floor(s)
# of Proposed Residential Units:	8
Proposed Start Date:	07/31/2025
Projected Completion Date:	06/30/2026 Not more than 24 months from date of award notification
Project architect:	
Listed or eligible for listing in the National Register of Historic Places:	
No	
Note: If a property is listed or deemed eligible for the National Register of Historic Places or part of a National Register District, the Secretary of Interior's Standards for Rehabilitation must be followed http://www.nps.gov/tps/standards/rehabilitation.htm	
Does the project intend to utilize Historic Tax Credits?:	No
Does the local community have a design review process?:	No
IF ANY federal funds are used for the rehabilitation of the building simultaneously with the Challenge grant ALL federal requirements will apply. (i.e. Davis Bacon wages, environmental review, etc.)	
Will the project be part of a CDBG Downtown Revitalization Grant?:	No
Will the project receive any other federal funding?:	Not Sure

Cost Summary Sources and Uses

Requested Amount:	\$100,000.00
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Other Funds: \$640,575.00

Cost Summary

Proposed Cost Amount: \$740,575.00

List sources of other funds
(500 characters max.):

Local Incentives (\$18,000), Private Equity Investment (\$97,000), Private Loans (\$525,575)

Property Specific Required Attachments

County/City Assessor's card/information.: [County Assessor Card.pdf](#)

Cost estimates for all proposed construction work.: [Estimate 1004.pdf](#)
Detailed cost estimates with project bids are encouraged but not required.
Combine all documents into one file.

Detailed sketches, schematics or plans of project property or site including any design assistance drawings. (if applicable): [09124_Design Proposal_Flip Flop Tumbling Building.pdf](#)
Combine all documents into one file

Photograph(s) of the building and/or proposed site as it currently appears.: Combine all photos into one file

Historic photographs of the property/project as available : Combine all photos into one file

Signed Letter of Intent to Participate by property/project owner(s) indicated as a grant beneficiary: Download template [here](#).

Current Use: **Service**
First Floor

Current Use: **Vacant**
Second Floor

Budget

Budget

Grant Request Amount: \$100,000.00

Cash Match: \$640,575.00

Total Project Cost: \$740,575.00

Sources of Funds

Source of Funds	Amount	Form Of Funds	Commitment Status	Conditions/Additional Information
Community Catalyst Grant	\$100,000.00	Grant	Applied for	
State/Federal Funds	\$0.00			
Local Incentives	\$18,000.00	Grant	Applied for	City TIF Incentive for Blight Remediation
Private Equity Investment	\$97,000.00	Private	Secured	Spent-to-date
Private Loans	\$525,575.00	Loan	Applied for	Construction Loan
Other Amount (Applied for)	\$0.00			
Other Amount (Secured)	\$0.00			
Total	\$740,575.00			

Tax Benefits

Source of Tax Benefit	Amount	Description
Workforce Housing Tax Incentive Program	\$0.00	
Federal Historic Tax Credit	\$0.00	
State Historic Tax Credit	\$0.00	
Tax Increment Financing (Rebate)	\$18,000.00	
New Markets Tax Credit	\$0.00	
Other	\$0.00	
	Total	\$18,000.00

Uses of Funds

Uses	Cost (labor & materials)
Construction - Exterior Envelope	\$68,000.00
Construction - Windows/Doors	\$35,750.00
Construction - Roofing	\$15,000.00
Construction - HVAC	\$58,000.00
Construction - Plumbing	\$62,000.00
Construction - Electrical	\$38,500.00
Construction - Insulation	\$25,000.00
Construction - General Carpentry	\$107,000.00
Construction - Finishes (paint, carpet, fixtures, etc.)	\$64,000.00
Construction Subtotal	\$473,250.00
Site Preparation (staging, demo/clean-up, asbestos, etc.)	\$0.00
Professional Services (architect, engineer, historic preservation consultant)	\$0.00
Fees & Permits (mortar test, Iowa tax credits application, bldg permit, etc.)	\$0.00
Other	\$200,000.00
Contingencies	\$67,325.00
TOTAL BUDGET	\$740,575.00

Other Attachments

Description	File Name	Type	Size	Upload Date
No files attached.				

Required Documents

Named Attachment	Required	Description	File			Upload Date
			Name	Type	Size	
City Letter of Support						
		Download template here .				
Project Assurances						
		Download the Project Assurances template HERE				
Map of downtown district with location of projects marked AND location where project exterior photos were taken.						

List and description of any additional contractual liabilities pertaining to this grant proposal and other than those appearing on the Project Development cost form.

Financing/loan commitment letters/pro formas
If multiple, scan into one document and upload

Grant award letters pertaining to the project
If multiple, scan into one document and upload

Copy of local design review criteria used by sub-grantee (if applicable)

Pre-Application

City: Centerville

City Population: 5412

Address of Project: 104 N. 13th

Upload a map of the city with the project address identified on the required uploads form.

Brief description of the project. Include planned property use when remediation is completed

(1,000 characters max.):

This project will renovate a dilapidated structure to provide four (4) residential units on the second floor. It was built in 1900 and served as housing and commercial space, though it has been vacant for decades. Tuck-pointing and brick replacement is an immediate need and will be accomplished (paid for) by the owner as part of this project. All windows must be replaced in addition to a total interior renovation. This building is located in our Main Street Historic District.

Immediately adjacent is the Majestic Theatre which was built in 1913 to be a silent movie theatre. It is now primarily used as an event venue with weddings as a focus. The owner of 104 N 13th Street is in the final stages of negotiating the purchase of the Majestic. This project will profoundly affect the viability of the Majestic as it will add accommodation to the wedding venue. The owner also intends to re-open the theatre to show exclusively classic movies, creating jobs and vibrancy.

Describe what is driving the project locally. Include how remediation specifically fits into a plan for the city and how this remediation will be a catalyst for economic development.

(2,500 characters max.):

Centerville, Iowa completed its comprehensive plan in 2019 which guides the city's efforts across many facets of community life. This project moves the city's comprehensive plan goals forward in Economic Development, Housing, and Zoning.

Our goals for Economic Development state that we will:

Implement an action plan to preserve the integrity and enhancement of the buildings and atmosphere of the historic square as the heart of the community as well as other business and economic growth areas.

Promote Centerville as a tourist destination.

Support existing industries, recruit new businesses and assist in the creation of new businesses that could improve the local tax base, increase employment and build wealth.

Centerville will provide high quality and diverse housing options for all residents to maintain a great quality of living and healthy economy.

Our goals for Housing state that we will:

Rehabilitate deteriorated housing and invest in existing neighborhoods.

Our goals for Zoning state that we will:

Encourage redevelopment or adaptive reuse of vacant or underutilized buildings and sites.

This project moves our goals forward in all these ways and is a catalyst for economic growth in that it draws families to our historic square, and it provides a reason to stay and shop. Because of the events and movies envisioned, we believe this will create more demand than can be served by just this project and that neighboring building owners will feel that an investment in upper-story housing will pay a return on their investment. The City will assist them as well with our cash payments for added assessed value,

just as we will for this project.

As a wedding venue, and classic movie theatre, it will attract customers from our whole region (Southern Iowa and Northern Missouri). Because Centerville is already a retail destination for our surrounding counties, we believe this added attraction will not only be financially successful in its own right, but have spin off retail benefit for all businesses on our historic square.

Who owns the property?: Private Owner
Name of Owner: 104 N. 13th Street LLC (Michael Matthes)
Length of Ownership (Years): 1
Current use of Property: Service
Proposed future use of Property: Mixed Use
Financial commitment from owner to insure project success: \$280,000.00

Describe the owners cooperation and any other information that shows commitment in making the project a success (2,500 characters max.):

The owner is Michael Matthes. He created an LLC specifically for this project and purchased 104 N 13th Street to get it started. The LLC is named for the address. He has requested Main Street Iowa design assistance, and is committed to historic renovation. This commitment is demonstrated by his work in Centerville to-date. He has recently partially retired from PACT though still serves as our economic developer. During his tenure as the Executive Director of PACT, he led the team through the process of a historic reconstruction of the PACT offices on the South West corner of the square. This beautifully redesigned building rebuilt the brick walls that had collapsed, brought back the large retail windows and will also this year complete a pocket park immediately adjacent. He cares about our square and wants to demonstrate how to accomplish these types of rehabilitation projects.

Once the word circulated that he was buying 104 N 13th Street, he was approached by the current owners of the Majestic with the proposal that he purchase it as well and combine the projects. This makes excellent sense and each business should support the other; this project will provide the rental housing units/accommodation, while the Majestic provides a small but steady supply of customers through its wedding venue and special event business.

The owner has initiated this project with his own funds. He seeks the catalyst grant now as a way to ensure the housing units are completed. The Majestic building exists today and is 100% usable for the business envisioned (Movie Theatre, Special Events, etc.) The missing element are the rooms.

Upon receipt of the Main Street Iowa design, Mike will solicit bids on the project, and complete the work to compile the capital stack. His current estimates are based on his 3 decade career in development (in Des Moines, Iowa and Columbia, Missouri) and his familiarity with the cost of building trades in our region. He plans to complete the project within the year.

Describe how and why this building was selected (1,000 characters max.):

This building is the best candidate for the Catalyst grant in Centerville because of its impact on adjacent properties, its ability to bring guests to the historic district, the jobs it will create, and perhaps most importantly the vibrancy and excitement it will create where now there is mostly decay.

Because the owner is also purchasing the Majestic, the catalyst focus of the grant is central to the project. It is the vision of the owner to continue to renovate N 13th Street from Highway 2 on both sides of 13th Street to the Centerville Square, 4 blocks of significantly neglected downtown real estate. The current estimate is that the re-energized majestic will have 1 FT General Manager and 10 PT staff to operate the Theatre, the event space, and the accommodation space.

The LLC is actively seeking other private investors to help raise capital for this vision. The owner will sell equity in the LLC for this purpose, but will retain 51% of the ownership to ensure project completion.

Describe the impact the Catalyst grant will have on this project (1,000 characters max.):

The Catalyst grant provides peace of mind to all financing partners that the project will truly reach completion. It is the lynch pin piece of the capital stack. Lenders will lend 70% to 80% of the appraised value upon completion, however, that never gets the project built. It is grant funding like this that makes the project a reality.

Once received, the owner plans to complete the project within a year, and immediately list the apartments on reservation apps like Airbnb and VRBO, as well as the Majestic website: <https://majestictheateriowa.com/>

Because the owner is intending to re-open the Majestic as a movie theatre, this grant will be directly responsible for new jobs, new housing, and new vibrancy for our Main Street District and historic downtown. No longer will families feel like there is nothing to do downtown as this entertainment venue will cater to adults and children alike. The Big Screen will be used for e-sports tournaments

as well as classic movies and special events.

Required Documents (Pre-Application)

Named Attachment	Required	Description	File Name	Type	Size	Upload Date
City map with project address identified		Overview map showing location of Site	104 N. 13th Map.pdf	pdf	336 KB	01/30/2025 02:01 PM
Taxpayer Identification Number & Certification for Fiscal/ Applicant Organization Download IRS form		W9 for City of Centerville	Centerville W9.pdf	pdf	122 KB	01/30/2025 02:01 PM

Photos of Building/Site (Pre-Application)

Description	File Name	Type	Size	Upload Date
Pre-Application Photos	Catalyst Pre-Application - 2025 Photos.pdf	pdf	2 MB	01/30/2025 02:01 PM

Miscellaneous Documents (Pre-Application)

Description	File Name	Type	Size	Upload Date
No files attached.				

Minority Impact Statement

Minority Impact Statement

Question # 1

1. The proposed grant programs or policies could have a disproportionate or unique POSITIVE IMPACT on minority persons. *: Not Applicable

If YES, describe the positive impact expected from this project:

Indicate the group(s) positively impacted. :

Question # 2

2. The proposed grant project programs or policies could have a disproportionate or unique NEGATIVE IMPACT on minority persons. *: Not Applicable

If YES, describe the negative impact expected from this project.:

If YES, present the rationale for the existence of the proposed program or policy.:

If YES, provide evidence of consultation with representatives of the minority groups impacted. :

Indicate the group(s) negatively impacted. :

Question # 3

3. The proposed grant project programs or policies are NOT EXPECTED TO HAVE A DISPROPORTIONATE OR UNIQUE IMPACT on minority persons. *:

Not Applicable

If YES, present the rationale for determining no impact.:

Certification

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge.*:

Yes

Name of Person Submitting Certification. *:

Jason Fraser

Title of Person Submitting Certification*:

City Administrator

DESIGN CONCEPT PROPOSAL

March 12, 2025
Flip Flop Tumbling Building, 104 N 13th Street, Centerville, IA
Project #09124



Design recommendations are based upon field inspection during the site visit and/or information provided by the owner/tenant and are conceptual only. They are not intended for construction purposes. Additional consultation, or the use of specialized consultants including a licensed architect or engineer, may be required for additional design development and for individual issues or concerns. Prior to beginning any work, consult with local officials to ensure compliance with local codes and ordinances.



Existing Building Exterior



Historic photo, arrow denotes building.

NOTES

- The project at 104 N 13th Street comprises two adjacent two-story buildings. The design and construction of these buildings suggests they were built together. A brick party wall extends the full height of the buildings and larger opening at the ground floor connect the two bays. There is a single opening between the two on the second floor. The entire ground floor is currently leased to a tumbling studio, *Flip Flop Tumbling*. The second floor of the south building is laid out as a meeting hall and a stairwell has been framed out to service the second-floor ballroom in the adjacent *Majestic Theater*. The north bay features rooms along the exterior north and east walls. A storage area in the rear features an old freight elevator. The second floor of both buildings has been vacant for many years. The owner of the buildings is interested in renovating the upper floors as short-term rentals to compliment the adjacent theater and event space in the *Majestic Theater*. The purpose of this proposal is to provide schematic layout options which utilize the available space, accentuate the buildings' character-defining features, and compliment the business model of hospitality to suit a venue.
- The 1913 Sanborn shows a grocery with meeting hall above in the south bay, and a bakery on the ground floor of the north bay. The bakery oven may explain the large brick footing in the basement.
- The owner expressed a desire to incorporate an elevator into the layout to service the building and the adjacent Ballroom. We recommend placing an elevator and small lobby in the South Building as shown in

the plan. This location provides connectivity to the adjacent ballroom and to the second floor of 104. Keyed entry doors separate the various zones on the second floor for both privacy and security.

- There are two general development approaches shown in the plans:
 - Approach A: retains the existing layout of rooms and hallways, placing apartments/hotel rooms in the exterior rooms and auxiliary functions in interior rooms. This approach is more sympathetic to the history and character of the building and would have advantages if pursuing preservation-based funding such as Historic Tax Credits. Additionally, the overall layout will reduce the amount of demolition and new framing required, likely reducing renovation costs.
 - Approach B: moves the interior hallway to run along the south party wall. This results in more connected square footage with deeper individual units.
- The proposed floor plans show four possible layouts.
 - a) Option A: Retains the existing layout and massing of the second floor. The North Building accommodates five hotel rooms. The cozy rooms would be ideal for romantic getaways, and for renting out for wedding parties, etc. Interior entry doors are retained and doorways within the rooms repurposed to frame restroom mirrors. The center storage room is retained to provide a sauna and workout room for an added guest amenity. The meeting hall in the South Building is retained to provide an event room (estimated 68-person occupancy) connected to a new elevator lobby. A 6th hotel room occupies the front area adjacent to the mechanical room. An ADA-compliant restroom is added to service the *Majestic Ballroom* and new event space. New openings in the party wall provide access to the rear stairwell for a secondary exit path.
 - b) Option B: Alters the hallway in the North Building to accommodate five larger hotel rooms. The South Building's meeting hall is partitioned to create two hotel rooms, and the mechanical room is repurposed to create a larger hotel room in the front of the building. Mechanical services are consolidated in the basement of the buildings.
 - c) Option C: Retains the layout of hallways and creates three one-bedrooms, an efficiency one-bedroom, and a studio apartment on the second floor. The central storage room is adapted into a fitness room to serve all units. Alternatively, this space could be used for storage, laundry room, etc. Heating/Cooling systems are consolidated in the basement. Condensers can be placed on the roof, out of sightlines.
 - d) Option D: Creates four one-bedroom, and one efficiency one-bedroom apartment by adjusting the hallway in the North Building. This layout may involve additional structural framing.
- The north wall of the hallway in the north bay appears to be load-bearing. We recommend verifying all load-bearing walls, and having a qualified structural engineer ensure any alterations to bearing walls are properly designed.
- With the room count the hotel could be operated with an "Air-bnb" style model, with contactless check-in and all bookings managed online. With the small Boutique hotel model, we recommend quality finishes to achieve higher daily rates.
- Layout options for apartments could be offered as long-term, short-term, and/or furnished rentals, allowing greater flexibility in operating approach. The lower room-count and larger units would necessitate higher Average Daily Rates (ADR) and increased construction and operating costs if operated as "Airbnb" model.
- With the number of rooms, subcontracting laundry services and/or cleaning services may reduce overhead and improve operating efficiency. Alternatively, there is space available in the basement for laundry and storage of spare linens and cleaning products, etc. We recommend maintaining an inventory of all items for ease of room changeover.

- We recommend refinishing the original wood flooring. If this is not feasible, consider installing new engineered hardwood flooring of a similar tone. We suggest tile in bathrooms for a durable wet-wall finish.
- We recommend updating all Mechanical, Electrical, and Plumbing systems. The utility room in the rear third of the ground floor should also be updated. This will allow more leasable space on the second floor to capitalize on windows/natural lighting and be more accessible for equipment install and servicing.
- Due to the increased occupancy, we recommend installing a secondary access stair as shown in the floor plans. The proposed location minimizes both travel distance, as well as disruption to the ground floor layout. The stairwell will require an egress hallway on the ground floor. Utility rooms, restrooms, and auxiliary services on the ground floor can be clustered along the hallway to optimize access and use of space.
- We recommend removing drop ceilings and refinishing the ceilings throughout. This will achieve a quality level of finish and allow new MEP to be more easily installed.
- Installing an elevator in the south bay will require altering the ground floor layout in the south bay. We recommend utilizing the front section of the ground floor as a lobby space to service hotel and event functions on the upper floor. This will provide a separate ground floor lobby space for events and guests from the theater to allow for more flexibility of bookings and programming of the venue spaces. The lobby area could also accommodate a bar or café space that would compliment events and hotel functions. The rear section of the south bay can be connected to the north bay commercial space, leased separately with entry from the rear, or used for venue functions such as dining or additional venue space. Weigh options based on market data and desired business plan.
- Additional opportunities to fully utilize available commercial space include:
 - a) Renting out event space and/or gym area for group yoga or fitness classes during non-event hours.
 - b) Utilizing the basement area for a commercial tenant such as bar, small screening room, duckpin bowling, etc., if design and installation of the new elevator and stair is executed to comply with egress requirements.

FAÇADE

- Limited historic reference photos are available at the time of this proposal. The building is visible in a photo of the adjacent theater, which shows a framed bulkhead and traditional storefront windows. The second-floor windows are 1 over 1 sash windows with a shallow arch header integrated into the window trim.
- We recommend replacing the second-floor windows with 1 over 1 sash windows in black or dark bronze finish to reflect the originals. The windows should fill the entire masonry opening as shown in the rendering.
- The storefront of the north bay has been infilled with siding. However, the historic features appear largely intact including the bulkhead, cast iron corner column, and entry doors. We recommend retaining these features and installing new storefront and transom windows. We recommend a commercial storefront window system with black or dark bronze framing for the storefront. If entry door repair is not feasible, we recommend replacing with commercial grade doors in black/dark bronze to match the storefront, with 3/4-lite to match the existing.
- The entry door to the second-floor stairwell in the north bay lacks a landing at the bottom. We suggest adjusting the storefront to create an enclosed landing as shown in the rendering.
- The storefront of the south bay has been altered to accommodate a new double entry door into the stairwell to the second floor. The existing storefront is smaller than the opening with infill framing around the storefront windows and entry door. The transom has been inappropriately infilled with decorative raised panels. We recommend installing a new commercial storefront and transom windows as shown in the rendering. We recommend retaining the double entry door to the stairwell due to the occupancy load and use of the second floor.

- The top courses of brick in the parapet of the south bay have been replaced with concrete block. We recommend replacing with new bricks to match existing and installing a metal parapet cap as shown. Repoint and spot-repair the masonry where needed. See [Preservation Brief 2](#) for best practices.
- Add business signage. Projecting signs and awning signs are recommended. Use vinyl window graphics on the entry doors to display business hours, and business offerings can be placed on display windows for pedestrian visibility.

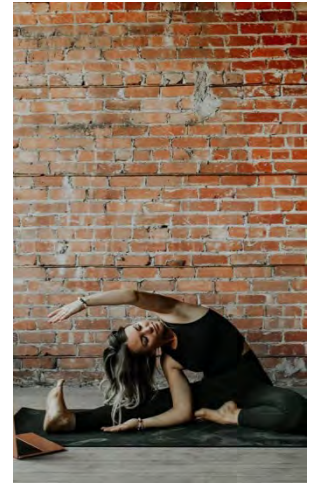
FUNDING

- There are several funding resources which may be a good fit for the project, depending on the development approach. We recommend evaluating options to determine the highest-and-best-use according to your business and investment goals, as well as its ability to leverage available funding resources.
- Workforce Housing Tax Credits are a good option to consider for residential use.
- The IRS offers an [ADA tax credit](#) to help offset the cost of accessibility improvements.
- USDA-RD has grants for energy efficiency improvements through [REAP](#)
- Due to the project size and anticipated costs, State and Federal Historic Tax Credits may be suitable for the project.
- The [SBA](#) offers favorable loan terms with low down payment requirements. This is a valuable option, particularly if the property's Net Operating Income can service debt at a higher Loan to Value ratio.

INSPIRATION IMAGES



Examples of efficient hotel rooms (clockwise from Top Left): Ace Hotel, Brooklyn NY. Ramble Hotel, Denver CO. Anvil Hotel, Jackson Hole WY. The Lark, Bozeman MT.

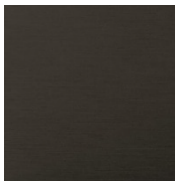


Clockwise from Top Left: Ace Hotel, Pittsburgh PA. Easy Hotel, Lisbon PT. Yoga and workout areas with brick accent walls. lobby with bar and check-in counter, Ramble Hotel, Denver CO.

Main Street Iowa recommendations follow the [Secretary of Interior's Standards](#) for the rehabilitation of historic buildings. Additional information on technical guidance can be found in [Preservation Briefs](#) prepared by the National Park Service.

COLOR SCHEME

Sherwin Williams paint colors and Sunbrella awning fabric is shown here for reference. Appearance of color samples will vary depending on computer screen or printer – view actual samples for color matching.



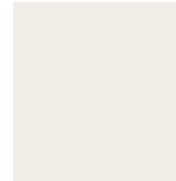
Dark Bronze



4713-0000



SW6286



SW7000

Main Street Iowa design staff is available to provide continued assistance as the project progresses. Please contact Sarah Lembke (515.348.6181 or sarah.lemcke@iowaeda.com) or Keegan Hall (515. 348.6186 or keegan.hall@iowaeda.com) with any questions, requests for technical information or project update



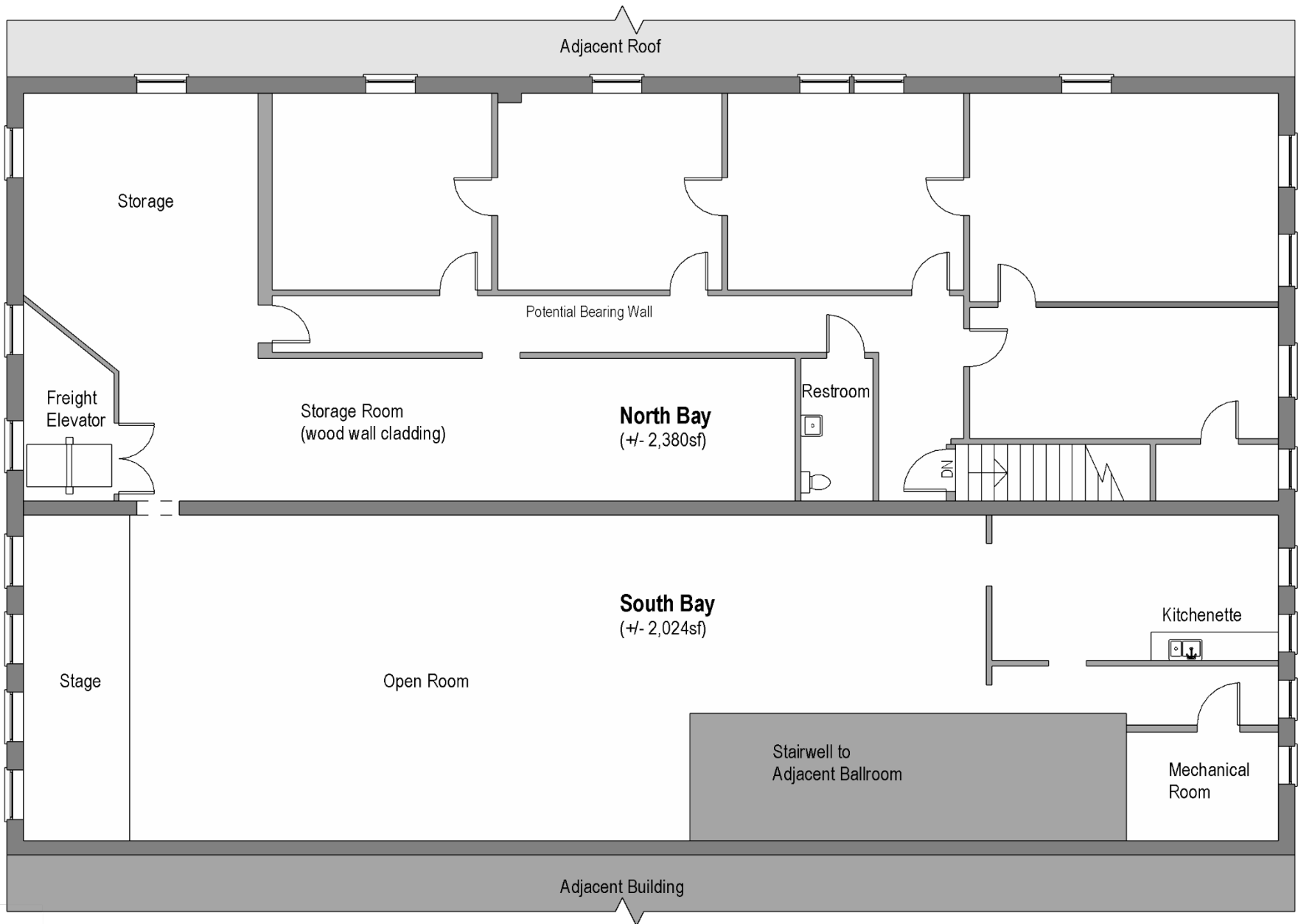
Concept Rendering of front façade showing new storefront windows and signage. Shown in SW 6286 Mature Grape with SW 7000 Ibis White, and Sunbrella awning 4713-0000 to accent the theater.



DESIGN CONCEPT

Project #09124

Flip Flop Tumbling Building, 104 N 13th Street, Centerville, IA



EXISTING FLOOR PLAN



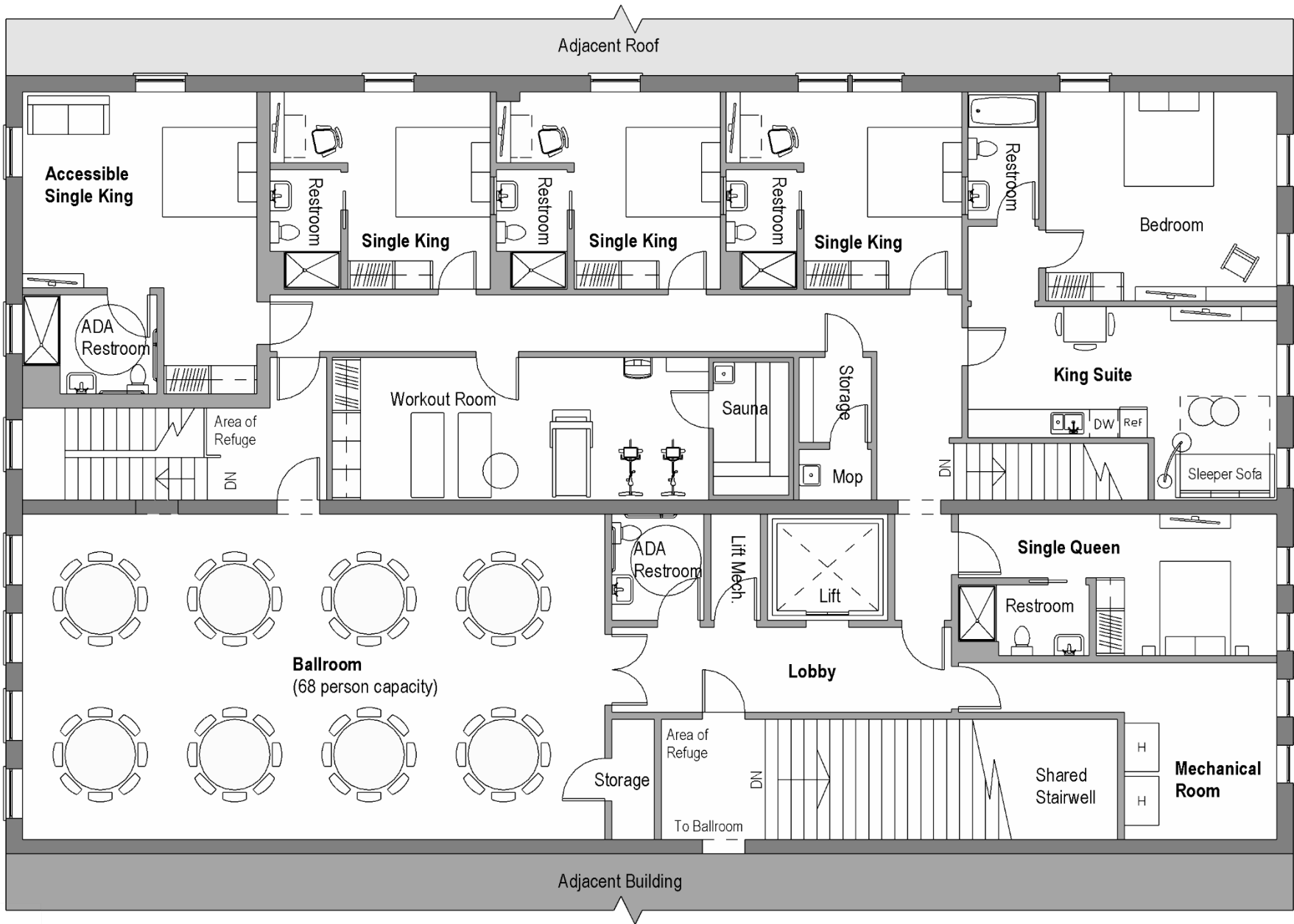
NOT TO SCALE



DESIGN CONCEPT

Project #09124

Flip Flop Tumbling Building, 104 N 13th Street, Centerville, IA



PROPOSED HOTEL FLOOR PLAN
Option A



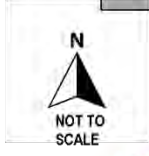
DESIGN CONCEPT

Project #09124

050

Flip Flop Tumbling Building, 104 N 13th Street, Centerville, IA

Date: March 12, 2025



PROPOSED HOTEL FLOOR PLAN
Option B



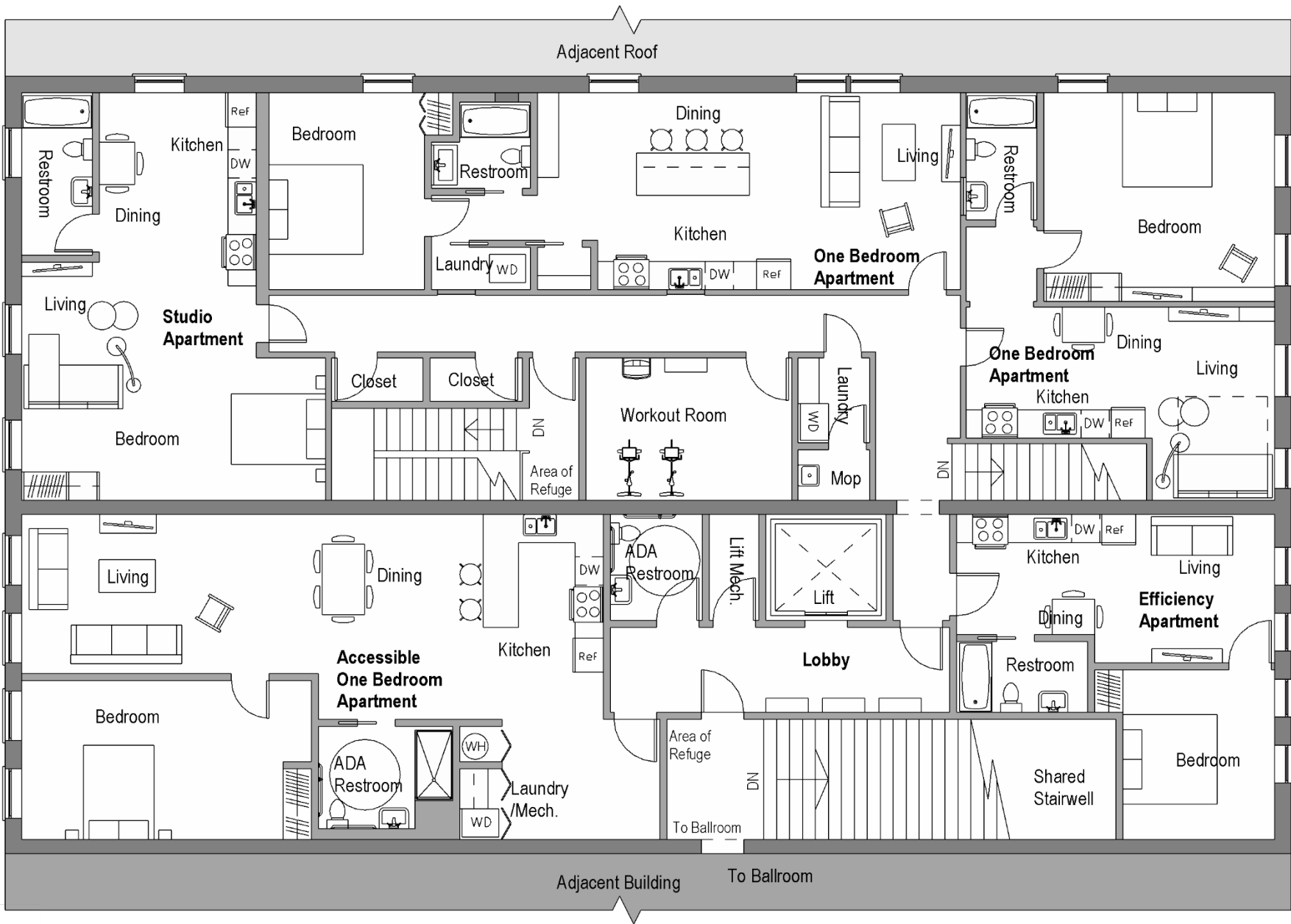
DESIGN CONCEPT

Project #09124

051

Flip Flop Tumbling Building, 104 N 13th Street, Centerville, IA

Date: March 12, 2025



PROPOSED APARTMENT FLOOR PLAN

Option C



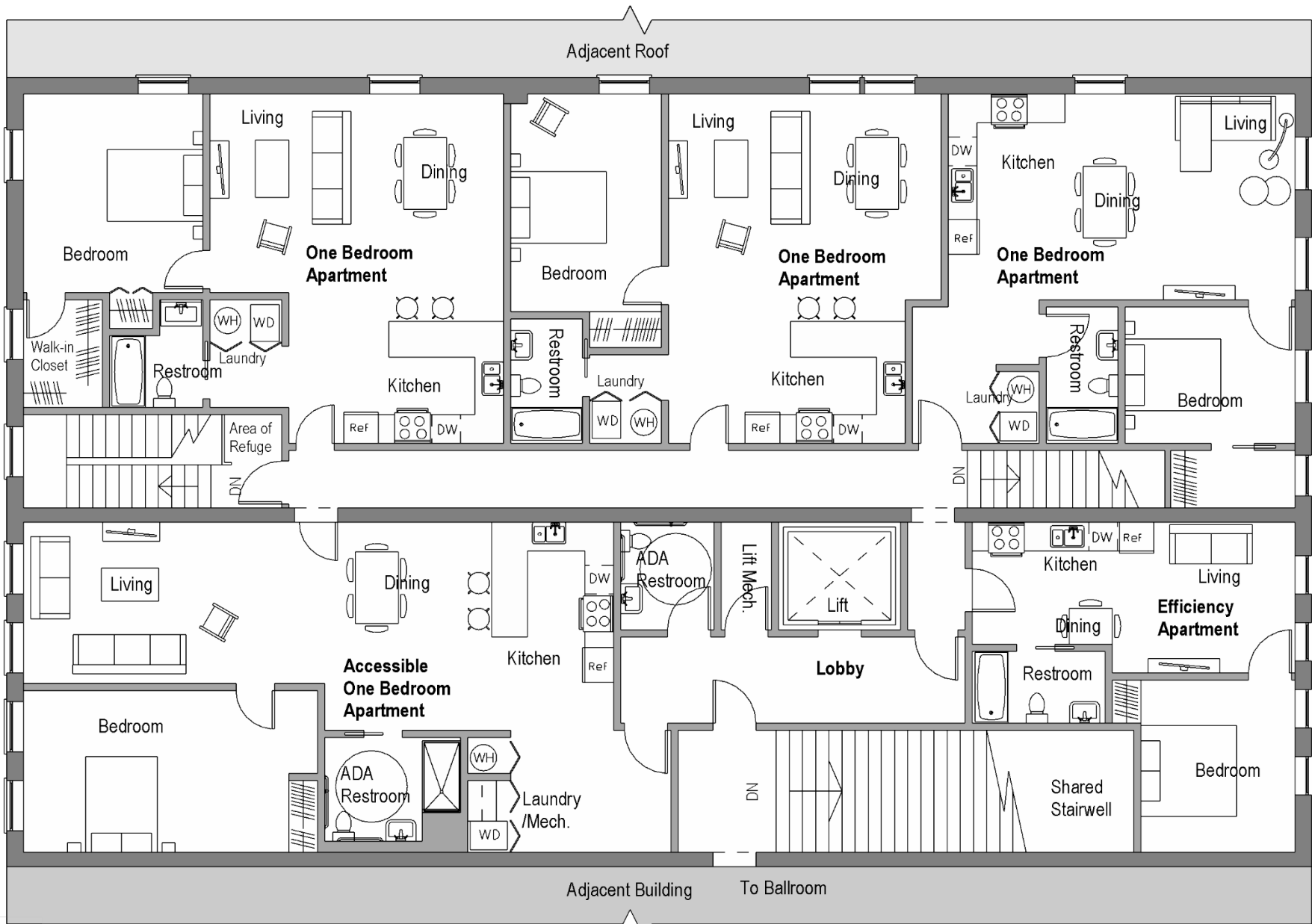
DESIGN CONCEPT

Project #09124

052

Flip Flop Tumbling Building, 104 N 13th Street, Centerville, IA

Date: March 12, 2025



PROPOSED APARTMENT FLOOR PLAN
Option D



DESIGN CONCEPT

Project #09124

053

Flip Flop Tumbling Building, 104 N 13th Street, Centerville, IA

Date: March 12, 2025