

City of Centerville

312 East Maple St.

PO Box 578

Centerville, IA 52544

(O) 641-437-4339

(F) 641-437-1498

(E) cityhall@centerville-ia.org

**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, July 7th, 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's General Business discussion.



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 each, 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 June 16, 2025, Regular Council Meeting
- b. Approval of Committee/Board Minutes: Library Board Meeting 6-11-2025; Civil Service Minutes
- c. Approval of Beer/Liquor License(s): Comes Investments, Inc. (Pizza Hut) BW0098035; My Place Party Lounge, LLC – LC0044486
- d. FYI- June 2025 Wastewater Project Update Report – Strand.
- e. Approval of Res. 2025-4155 Supporting the YMCA Renovation and Authorizing the Use of a Portion of the City's Existing Funding Commitment toward Local Match for CAT Grant.
- f. Approval of Res. 2025-4156 Authorizing Sale of Real Estate by Public Bid and Setting Time and Place of Public Hearing for the Conveyance of Real Property – 1001 W. Washington.
- g. Approval of Res. 2025-4157 XFER of Funds for FY25 Sewer Revenue Reserve to Sewer Bond Sinking
- h. Approval of Res. 2025-4158 XFER of Funds for FY25 - Utility Franchise Transfer (008) to General Fund (001)
- i. Approval of Res. 2025-4159 Salary Resolution for Fiscal Year 2026 Amendment No. 1
- j. Approval of Res. 2025-4160 Confirming Information for the City of Centerville for SAM.gov

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 the Management Agreement for Girl Scout Cabin with Centerville Garden Club.
- d. Approval of Annual Contribution Commitment to the Chariton Valley Regional Housing Trust Fund.

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

Jason Fraser
City Administrator

Posted: 07-02-2025



CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES

June 16, 2025

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

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

Mayor O'Connor led the Pledge of Allegiance.

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

Delaney Evers, Executive Director of PACT, provided public forum comments, inviting Council Members to the 10th Anniversary of Main Street Centerville on August 27, 2025, from 4 to 8 p.m.

Gary Burrows, of 1606 S. 22nd, provided public forum comments asking for assistance in dealing with Truck Traffic on S. 22nd. Additionally, he asked questions about the Annual Salary Resolution.

Kruzic moved, seconded by Creagan, to approve the consent agenda as presented, which includes the following: Approval of Minutes of June 2, 2025, Regular Council Meeting; Approval of Committee/Board Minutes: None; Approval of Beer/Liquor License(s): None; Approval of Cigarettes/Tobacco Permits: Walmart #1621 2025-001, Centerville BP 2025-002, Hy-Vee Food Store 2025-003, Hy-Vee Fast & Fresh 2025-004, Yesway #1031 2025-005, Dollar General Store #7053 2025-006, Smokin' Hot 2025-009, Konvenience Korner 2025-010, Quick Shop Foods 2025-011, Bratz Shell 2025-012; Approval of Res. 2025-4152 Approving Salary Resolution for Fiscal Year 2025 Amendment No. 2; Approval of Res. 2025-4153 Approving FY26 Annual Salaries. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. The motion carried.

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

Sherwood moved, seconded by Hamilton, to approve the May 2025 Financial Report. Ayes: All. The motion carried.

Departmental reports highlighting the activities of the City Administrator, Public Works Director, and Library Director were presented.

City Administrator Report – June 16, 2025 - Below is a summary of key items the City Administrator and City Hall are currently working on: **City Council Safety Worksession:** tentatively scheduled for 5:30 pm on August 4, 2025. **City Elections:** The County Auditor has provided the City with the initial information for the 2025 City Election. This election cycle will have three open seats: Mayor, Council Ward 2, and Council At-Large. Election information and packets can be picked up at City Hall during regular business hours. Applications can be

returned to the County Auditor's office beginning 8/25 and must be submitted no later than 5 p.m. on 9/18. **Iowa League of Cities Conference:** The annual Iowa League of Cities conference is scheduled for September 17-19. This conference is geared towards both appointed and elected staff. If you are interested in attending, please let the City Administrator know. **City Code Recodification:** The City is continuing efforts to recodify its municipal code, as required by state law, in partnership with Simmering-Cory/Iowa Codification. **Water Quality Improvement Funding:** City representatives met with the Iowa DNR and USDA to explore alternative projects eligible for funding. Previous proposals exceeded the available budget; **Housing Demolitions:** During 2025 the following nuisance properties have been demolished: 902 E. State, 411 N. 7th, 717 N. 13th, 620 N. 10th, 541/549 N. Park; 1701 S. 19th. **Demolition Grant Program:** Seven properties have been approved for the demolition grant: 714 S. 17th, 706 W. Maple, 505 N. Park, 1115 S. 18th, 109 N. 18th, 115 N. 18th, and 1604 Drake. Based on the estimated cost of City demolition, this represents a cost avoidance to the City of approximately \$56,000 to date.

Public Works Department Report 5-19-25: Distributed 18,087,000 gallons of water this month compared to 15,949,000 last month and 17,939,000 a year ago; Treated 20,569,000 gallons of wastewater this month compared to 21,909,000 last month and 23,308,000 a year ago; Completed monthly operating reports for IDNR- 3; Completed utility locates, daily work orders, water testing, and vehicle maintenance; Completed meter reading and shut-offs- 24; Flushed dead end hydrants per schedule; Water leaks- 0; Patching potholes- 2; Street patches- 3; Street signs- 34; Sweeper- 2; Pool opened; Memorial Day preparation in cemetery. FFA chapter removed flowers this past week; Jetted 175' of sewer main; East plant toxicity test passed; EPA inspection- 3 ½ days; Trash route- 6. Now running twice a week; Meetings- Department Head and Water Board; Oak Street to 18th water project- 1,300 feet; Upcoming- Continue water project, Alley maintenance, and Sewer line flushing.

DRAKE PUBLIC LIBRARY JUNE FY25 DIRECTORS REPORT: *We celebrate the freedom to read, discover, and discuss.*

Summer Reading Program 2025 -Level Up with Books: 6/2 - Sign Ups (all month) & Obstacle Course 6/4 - Game Day; 6/9 - Petting Zoo 6/12 - Maze Craft; 6/16 – Race Car Storytime; 6/19 – Bouncy Ball Craft; 6/23 - Camping Games; 6/26 - Make Your Own Puzzle; 6/30 - Zumba Kids with Beyond Fitness

Programs for Adults: Book Chat is the Last Wednesday of each month @ 12:15 or 4:15pm. We are joining in on the Jane Austen fun by reading one of her novels OR a novel inspired by Jane's writing. There's a list at the library or just do a search on our online card catalog through our website for "Jane Austen"; Adult Coloring is Thursdays at 1:30pm; IA Works will be here on Thursday, June 26 9am - noon to assist patrons with job searches and preparing for new jobs.

Current Happenings: Visit the Storywalk Story "Ants Rule" at the City Park! Call Dial A Story at 641-898-4800!

Service Updates: The State Library of Iowa's funding cuts will affect our interlibrary loan program by cutting down our delivery/pickup day to once a week. We will also lose our free access to Brainfuse's free online tutoring resource. Workforce Development will try to continue providing access to the Brainfuse VetNow resource through public libraries if they can fit it into their budget.

Statistics: Circulation: 3,452; ILLS: 39; Bridges: 815; Reference: 113; Programming: Adults 5; Childing Off – SRP Planning; MTG Rooms: 35; Computer Users: 231; WIFI: 361 total visits; Total Library Patrons: 6,380; Total Library Collection: 38,914

Hamilton moved, seconded by Brauman, to approve Res. 2025-4154 Appointing Christopher Jennings Fire Chief. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. The motion carried.

Mayor Mike O'Connor administered the Oath of Office to Christopher Jennings for the Role of Fire Chief.

Sherwood moved, seconded by Hamilton, to adjourn at 6:18 p.m. until the regular council meeting on July 7th, 2025, at 6:00 p.m. Ayes: All. The motion carried.

Jason Fraser, City Administrator

Mike O'Connor, Mayor

Drake Public Library Board of Trustees
Wednesday, June 11, 2025, 5PM
Regular Board Meeting Minutes

Call to Order: Board President, Janell Armstrong called the meeting to order at 5:12 p.m.

Board Members Present: Michelle Moore, Janell Armstrong, Shelly Baldwin, Kathy Cridlebaugh, Mike Cockrum, Elizabeth Hargrave and Kris Hoffman

Board Members Absent: Nicole Cox and Dennis Beeson

Library Staff Present: Library Director JeNel Barth

City Staff Present: None

Agenda Approval: Approved as presented.

Minutes Approval: The Regular Board Meeting minutes for May 14, 2025, were approved as presented.

Visitors/Public Comment: None

Approval of Bills: Michelle Moore moved to approve the payment of bills, second Kathy Cridlebaugh, approved by all.

Director's Report: Library Director JeNel Barth reports that: 1) Summer Reading Program is up and going with 150 kids signed up so far, 2) The birthday celebration for Jane Austin kicked off on June 9th and will continue during the summer with various events, 3) Book chat will continue with the Jane Austin theme for June, 4) State Library of Iowa's funding cuts will effect the inter library loan program and also eliminate our free access to Brainfuse free online tutoring, 5) Iowa Works will be in the library again in June, & 5) JeNel indicated the best way to support the Drake Public Library is to have a library card and participate in library events.

Report from the City: None

Report from Friends of DPL: The Friends are planning an alternate to the Halloween Hustle, details to come. Michelle and JeNel have been cleaning up the child list for Imagination Library.

Report for the Drake Public Library Foundation: None

Reports from Standing Committees (Executive, Budget and Finance, Governance, Building, Public Relations, Personnel):

Executive: We will be holding our annual meeting before the regular July 10th board meeting. The election of officers will take place for the new year.

Building: The new AC/HVAC system is installed and works great. The exterior improvements are being scheduled.

Old Business: None

New Business:

Salary Resolution Review: The board reviewed the updated salary resolution as presented by the city. The updated amounts were included in the budget previously approved.

Agenda Items for Future Meetings:

Upcoming Meeting: Annual Board Meeting followed by Regular Board Meeting Wednesday, July 10, 2025, at 5 p.m.

Adjournment: Meeting adjourned by President Janell Armstrong.

Civil Service Commission Meeting
Firefighter/EMT Testing and Interview
Centerville City Hall
June 25, 2025, 1 pm
Minutes

Meeting Called to order at 1:19 pm

Commission Members Present:

- Bill Buss
- Tom Lange

City Staff Present:

- Fire Chief Chris Jennings
- Assistant Volunteer Fire Chief Don Sherwood
- Paramedic Jayci Inman
- City Clerk Kayla Moorman
- City Administrator Jason Fraser

Commission Members Reviewed Exam Scores and Physical Agility Scores.

Commission members interviewed three candidates for the position of Firefighter/EMT.

Motioned by Buss, seconded by Lange to set the Exam Score Baseline as 60%. Ayes: All; Nays: None. Motion Carried

Commission members completed interviews with the remaining three candidates for the position of Firefighter/EMT.

Motion by Buss, seconded by Lange, to approve the Ranked Civil Service Eligible List:

1. Dalton Ott
2. Jeremy Barber
3. Tim Wells
4. Quinton Hiatt
5. Creighton Mihalovich
6. Evan Vanderlinden

Ayes All. Motion carried.

Commission Adjourned at 4:12 p.m.

Jason Fraser
City Administrator

**RECEIVED**

JUN 16 2025

STATUS REPORT

DATE: June 6, 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.
- Met with Contractor about warranty items to review schedule for completion.
- Assisted City with operational questions.

Issues/Special Items

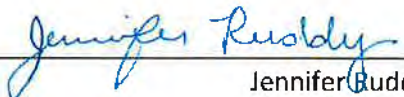
- None.

Goals for Next Period:

- Continue working on draft of standard operating procedure.
- Visit site to review seeding with Owner and Contractor.
- Continue to support questions from operators.

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

Thank you,


Jennifer Rusby, P.E.

RESOLUTION NO. 2025-4155

A RESOLUTION OF THE CITY OF CENTERVILLE, IOWA, SUPPORTING THE YMCA RENOVATION PROJECT AND AUTHORIZING THE USE OF A PORTION OF THE CITY'S EXISTING FUNDING COMMITMENT TOWARD THE PROJECT TO SATISFY MATCHING FUND REQUIREMENTS FOR A COMMUNITY ATTRACTION AND TOURISM (CAT) GRANT

WHEREAS, the Centerville Community YMCA is a long-standing partner in providing youth development, healthy living, and community wellness programs to the residents of Centerville and the surrounding area; and

WHEREAS, the City of Centerville has historically provided annual financial support to the YMCA through a funding agreement to assist in the delivery of recreation and community wellness services; and

WHEREAS, the YMCA is seeking a Community Attraction and Tourism (CAT) grant from the Enhance Iowa Board to support the renovation of its facilities, which will provide significant community benefit through expanded programming and improved accessibility; and

WHEREAS, a key requirement of the CAT grant program is demonstrated financial support from local government entities; and

WHEREAS, the YMCA has requested that the City allocate a portion of its existing annual contribution, as outlined in the current funding agreement, to be designated specifically toward construction costs to satisfy local match requirements for the CAT grant; and

WHEREAS, the City Council finds that supporting the YMCA renovation project is in the best interest of the City and its residents and aligns with the City's goals of promoting recreation, wellness, and quality of life.

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

Section 1. The City of Centerville hereby expresses its support for the Centerville Community YMCA's renovation project.

Section 2. The City authorizes the use of \$7,500 from the annual financial support already committed to the YMCA under the existing funding agreement to be designated toward construction costs associated with the renovation project.

Section 3. All resolutions in conflict with this resolution are hereby repealed.

Section 4. This resolution shall be effective July 7, 2025.

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

Mike O'Connor, Mayor

ATTEST:

Jason Fraser, City Administrator

RESOLUTION #2025-4156

RESOLUTION AUTHORIZING SALE OF REAL ESTATE BY PUBLIC BID AND SETTING TIME AND PLACE OF PUBLIC HEARING FOR THE CONVEYANCE OF REAL PROPERTY

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

WHEREAS, City of Centerville, Iowa owns that certain real property located at 1001 W. Washington, Centerville, Appanoose County, Iowa legally described as follows (the "Property"):

Lot 18 in Oak Park Addition to Centerville, Appanoose County, Iowa.

WHEREAS, the City Council of the City of Centerville, Iowa has determined that it would be appropriate to attempt to sell the Property by accepting sealed bids and pursuant to the terms and conditions of Iowa Law.

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

1. Authorization of Sale. The Property shall be sold pursuant to the sealed bid process set forth below.
2. Bid Process. Sealed bids will be received by the City Clerk, at City Hall, 312 E. Maple, Centerville, IA 52544, until 3:00 p.m, August 4, 2025 for the sale and conveyance of the Property.
3. Bid Requirements. **Each bid shall be enclosed in a sealed envelope and include:**
 - a. Real Estate Purchase Agreement **signed by the bidder** with the purchase price filled in with the amount of the bid for the Property (A copy of the form of Real Estate Purchase Agreement is attached hereto as Exhibit A and is also available at Centerville City Hall); and
 - b. Check in the amount of the bidder's proposed purchase price made payable to CITY OF CENTERVILLE. Checks of unsuccessful bidders will be returned after the canvass and tabulation of bids are completed.
4. Award. At the City Council Meeting at 6:00 p.m, August 4, 2025 bids shall be opened by the City Clerk and public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids.
5. Implementation of Sale. The City Clerk and any other necessary City official, are authorized to take any and all actions necessary and incidental to scheduling and implementing said sale.
6. Effective Date of this Resolution. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this _____, 2025.

CITY OF CENTERVILLE, IOWA

By: _____
Michael G. O'Connor, Mayor

ATTEST:

Jason Fraser, City Administrator

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (this "Agreement") is made and executed this Effective Date (hereinafter defined), by and between CITY OF CENTERVILLE, IOWA, an Iowa municipal corporation ("Seller") and _____, _____ (collectively or individually, "Buyer").

1. Offer to Buy. Buyer offers to buy that certain real property located at 1001 W. Washington, Centerville, Appanoose County, Iowa legally described as follows (the "Property"):

Lot 18 in Oak Park Addition to Centerville, Appanoose County, Iowa,

reserving for the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances (collectively, the "Property").

2. Purchase Price. The purchase price for the Property is \$_____. (the "Purchase Price"). Buyer has made a down payment in the amount of the Purchase Price, which will be applied to the Purchase Price at the Closing (hereinafter defined). Should the bid herein not be accepted by Seller, the Purchase Price will be returned to Buyer.

3. Condition of Property. Buyer agrees that it has had reasonable opportunity to inspect the Property, including the structures and improvements located upon the Property, and agrees to accept the same in an "AS-IS, WHERE-IS" condition.

4. Contingent on Council Action. The obligations of Seller to perform herein are contingent on the approval of this transaction by the Centerville City Council upon notice and hearing, which approval may be made by the City Council at its sole discretion. In the event Seller shall notify Buyer that the City Council has approved this Agreement, this contingency shall terminate. If Seller notifies Buyer that the City Council disapproved of this Agreement, then this Agreement shall be deemed null and void and this Agreement shall terminate without any other action by the parties to this Agreement and the Purchase Price shall be refunded to Buyer.

5. Abstract. Seller is not required to provide an abstract of title to the Property and the Property shall be conveyed by Quit Claim Deed only.

6. Fixtures and Personal Property. All property that integrally belongs to or is part of the Property, such as light fixtures, drapes, curtains, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items, and electrical service cable, outside television towers and antenna, fencing, gates and landscaping shall be considered a part of the Property and included in the sale. All personal property located on the Property on the Closing Date shall be considered a part of the Property and included in this sale.

7. Closing.

a. Date and Place. The sale and purchase of the Property shall be consummated at a closing (the "Closing") to be held at the office of Attorney Nicole Cox, Cox Law Firm, LLP, 105

W. Van Buren, Centerville, IA 52544. The Closing shall occur on or before the date (the "Closing Date") that is 30 days after the City Council's approval of this offer by resolution.

b. Items to be Delivered by Seller at the Closing. At the Closing, Seller shall deliver to Buyer each of the following items:

- i. Quit Claim Deed signed by Seller conveying unto Buyer any interest that Seller owns in the Property;
- ii. Groundwater Hazard Statement signed by Seller, if required;
- iii. Declaration of Value signed by Seller; and
- iv. Possession of the Property.

c. Items to be Delivered by Buyer at the Closing. At the Closing, Buyer shall deliver to Seller any remainder of the Purchase Price.

d. Adjustments and Prorations. Seller shall pay all real estate taxes through the Closing Date, including any unpaid real estate taxes for prior tax years. Buyer shall pay all subsequent real estate taxes. Seller shall pay all special assessments for improvements that have been installed as of the date of this Agreement.

e. Other Items. Except as otherwise provided herein, each party shall pay its share of all other closing costs as is normally paid by a seller or purchaser, respectively, in a transaction of this character in Appanoose County, Iowa.

8. Remedies of Parties.

a. Default by Seller. If Seller fails to timely perform its obligations under this Agreement, Buyer shall have the right to terminate this Agreement and have all payments made returned to Buyer.

b. Default by Buyer. If Buyer fails to perform its obligations under this Agreement, Seller may forfeit this Agreement as provided in Iowa Code (Chapter 656), in which case this Agreement shall be deemed null and void, or, at Seller's option, upon thirty days' written notice of intention to accelerate the payment of the entire balance due because of Buyer's default (during which thirty days the default is not corrected), Seller may declare the entire balance immediately due and payable. Thereafter, this Agreement may be foreclosed in equity and the Court may appoint a receiver.

c. Attorneys' Fees. In the event either party files a lawsuit in connection with this Agreement or any provisions contained herein, then the party that prevails in such action shall be entitled to recover from the non-prevailing party, in addition to all other remedies or damages as limited herein, reasonable attorneys' fees and court costs incurred in such lawsuit.

d. Other Remedies. Buyer and Seller are also entitled to utilize any and all other remedies or actions at law or in equity available to them, including specific performance and injunctive relief.

e. Survival. This Section shall survive the Closing or the earlier termination of this Agreement.

9. Miscellaneous.

a. Time is of the Essence. Time is of the essence in this Agreement.

b. Notices. Any notice required or permitted to be given under this Agreement (except any notice required by law) shall be void and of no effect unless given in accordance with the provisions of this Section. All notices (except as may otherwise be provided by law) must be in writing and delivered to the person to whom it is directed either (i) in person, (ii) by an overnight delivery service (such as FedEx or UPS) or (iii) by certified mail, return receipt requested. All notices so given shall be deemed delivered and received on, (i) if delivered in person, the date delivered, (ii) if sent via overnight delivery service, the next day after delivered to such overnight delivery service; and (iii) if sent via certified mail, three days after being deposited in the mail. All notices shall be given to the parties hereto at the addresses set forth below the signature of such party. Either party may change its address for notice from time to time by delivery of at least ten days' prior notice of such change to the other party hereto in the manner prescribed herein.

c. Entire Agreement. This Agreement and the exhibits attached hereto constitute the entire agreement of the parties with respect to the subject matter hereof, and supersedes all other oral or written agreements between the parties. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement, oral and written, are expressly merged into and superseded by this Agreement.

d. Amendment; Waiver. Except as specifically provided herein, no change, modification, amendment, addition or termination of this Agreement or any part thereof shall be valid unless in writing and signed by or on behalf of the party to be charged therewith. No provision of this Agreement or any default, misrepresentation, or breach of warranty or agreement under this Agreement may be waived except in a writing executed by the party against which such waiver is sought to be enforced.

e. Brokers. Each party represents and warrants to the other that no brokers or finders have been engaged by it, respectively, in connection with this Agreement. This covenant shall survive the Closing or termination of this Agreement.

f. Blocked Persons. Buyer and Seller each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation.

g. Assignment. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns. This Agreement may not be assigned by Buyer or Seller without the prior written consent of the other party. Notwithstanding the foregoing, this Agreement may be assigned in whole or in part by Buyer to any affiliate of Buyer.

h. Construction and Interpretation. The terms (i) "herein", "hereof", "hereunder", "hereby" and other similar references are construed to mean and include this Agreement and all amendments and supplements unless the context clearly indicates or requires otherwise, (ii) "day" means calendar day (i.e., not a business day), unless specified otherwise, (iii) "including" means including, without limitation, (iv) "terms" and "provisions" are deemed to be synonymous and (v) "sole discretion" and "sole and absolute discretion" are deemed to be synonymous. All references to "Sections" contained in this Agreement are, unless specifically indicated otherwise, references to articles, sections, subsections and paragraphs of this Agreement. Each reference to an "Exhibit" is, unless specifically indicated otherwise, a reference to a schedule or an exhibit to this Agreement, which is incorporated into this Agreement by each such reference. Whenever in this Agreement the singular number is used, the same shall include the plural as appropriate (and vice versa), and words of any gender shall include each other gender as appropriate. The captions in this Agreement are for convenience only and in no way affect the interpretation of this Agreement. The normal rule of construction that any ambiguities be resolved against the drafting party shall not apply to the interpretation of this Agreement.

i. Governing Law. This Agreement shall be construed, enforced and interpreted in accordance with the laws of the State of Iowa, without regard to principles of conflicts of law.

j. Counterparts and Electronic Signatures. This Agreement may be executed in one or more counterparts, each of which will be deemed an original, but all of which will constitute one and the same instrument and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other parties. Signatures hereon that are transmitted by electronic means such as telecopy and e-mail shall be binding as if they were original and counterparts hereof with electronic signatures shall be deemed originals for all purposes.

k. Severability. If any provision of this Agreement, or any application of any such provision to any party or circumstances, shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstances, other than the application as to which such provision is determined to be invalid or unenforceable, shall not be affected thereby, and each provision shall be valid and shall be enforced to the fullest extent permitted by law.

l. Authority. Buyer represents that Seller has the full right, power and authority to execute, deliver and carry out the terms of this Agreement and any and all documents and agreements necessary to give effect to the provisions of this Agreement and to consummate the transactions contemplated hereby. The execution, delivery and consummation of this Agreement, and all other agreements and documents executed in connection herewith by Buyer, have been duly authorized by all necessary actions on the part of Buyer. No other action, consent or approval on the part of Buyer or any other person or entity is necessary to authorize Buyer's due

and valid execution, delivery and consummation of this Agreement and all other agreements and documents executed in connection herewith. This Agreement and all other agreements and documents executed in connection herewith by Buyer, upon due execution and delivery thereof, shall constitute the valid and binding obligations of Buyer, enforceable in accordance with their terms, except as enforcement may be limited by general principles of equity. Seller's obligations under this agreement shall only be binding upon Seller should the City Council approve this Agreement as provided in Section 4.

THIS AGREEMENT is effective as of _____ (the "Effective Date").

SELLER:

CITY OF CENTERVILLE, IOWA,
an Iowa municipal corporation

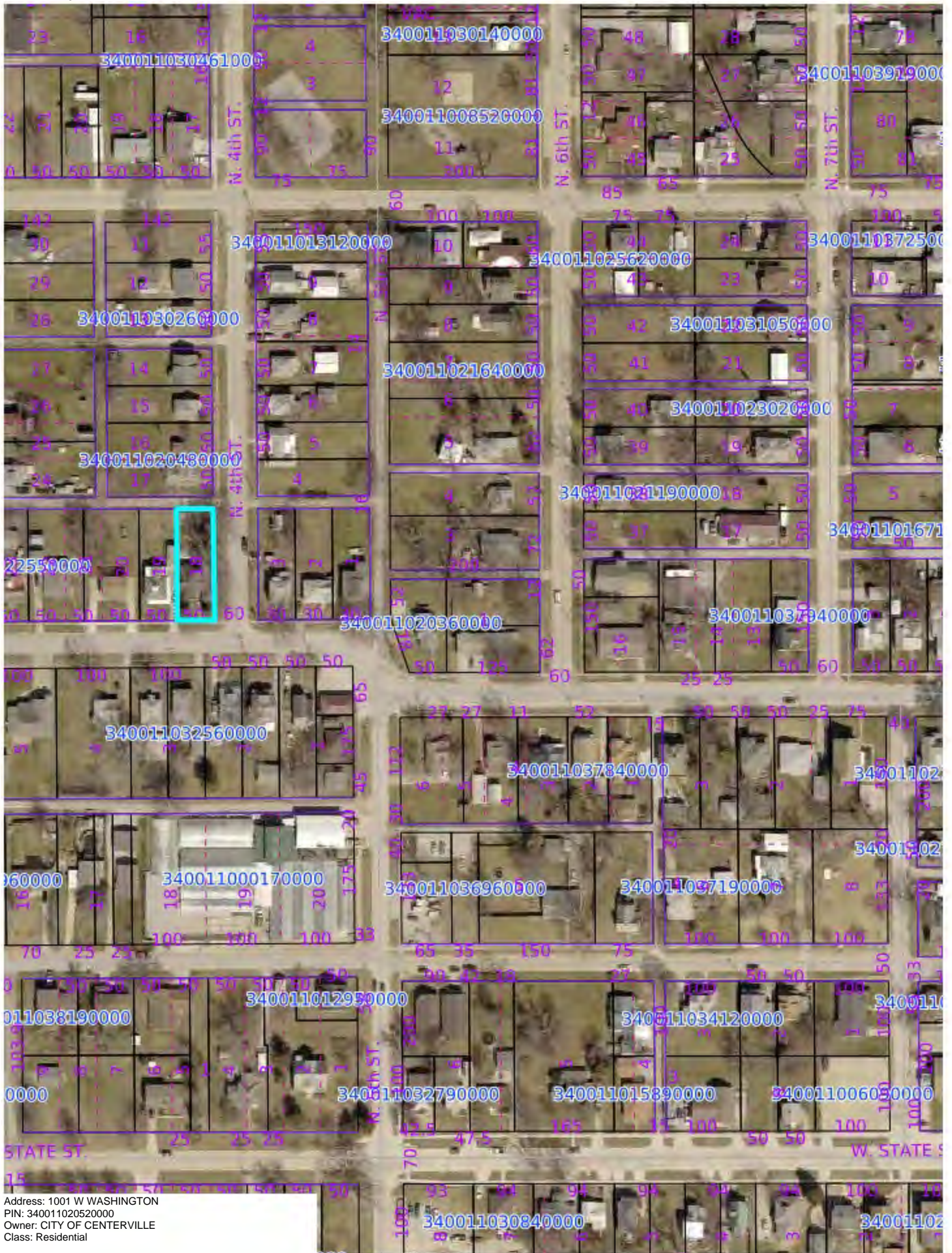
Jason Fraser, City Administrator

Address of Seller: c/o City Hall, 312 E. Maple, Centerville, IA 52544

BUYER:

Address of Buyer(s): _____

Phone Number of Buyer(s): _____



Address: 1001 W WASHINGTON
 PIN: 340011020520000
 Owner: CITY OF CENTERVILLE
 Class: Residential

RESOLUTION NO. 2025- 4157

RESOLUTION TRANSFERRING FUNDS

FOR FISCAL YEAR 2025

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

WHEREAS the records should now indicate appropriate transfer,

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

SECTION 1. Cash Transfer

Transferred from: Sewer Revenue Reserve Fund – 612-910-6910

Transferred to: Sewer Bond Sinking – 611-910-4830

Amount: \$670,198.74

Explanation of Activity: Per Auditor recommendation, the city is authorized and directed to transfer the amount of \$670,198.74 from the Sewer Revenue Reserve Fund to the Sewer Bond Sinking Fund for the purpose of covering expenses and obligations associated with Fiscal Year 2025.

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

Section 3. This resolution shall be effective June 20, 2025.

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

Mike O'Connor, Mayor

ATTEST:

Jason Fraser, City Administrator

RESOLUTION NO. 2025-4158
RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2025

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

WHEREAS the records should now indicate appropriate transfer,

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

SECTION 1. Cash Transfer

Transferred from: Utility Franchise Fund– 008-910-6910

Transferred to: General Fund– 001-910-4830

Amount: \$137,235.67

Explanation of Activity: Per Auditor recommendation, this is the year-to-date balance in the Utility Franchise Fund (\$137,235.67) that should be transferred to the General Fund at the Fiscal Year End.

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

Section 3. This resolution shall be effective June 20, 2025.

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

Mike O'Connor, Mayor

ATTEST:

Jason Fraser, City Administrator

RESOLUTION NO. 2025-4159

RESOLUTION AMENDING RESOLUTION #2025-4153 SETTING SALARIES FOR APPOINTED OFFICERS & EMPLOYEES OF THE CITY OF CENTERVILLE, IOWA FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 & ENDING JUNE 30, 2026

WHEREAS, on the 16th day of June 2025, the City Council passed Resolution #2025-4153 setting salaries for appointed officers and employees in the City of Centerville, Iowa, for the fiscal year commencing July 1, 2025, and ending June 30, 2026; and

WHEREAS, the roles of Part-time Customer Service, Part-time Firefighter/EMT, and EMT have all started since the passage of the original salary resolution; and

WHEREAS, the hourly rate listed for Firefighter/EMT, Ryan Moore, was incorrectly stated in the original resolution as \$27.75; and

WHEREAS, Dalton Ott and Dalton Lawson have been promoted to Public Works III roles in the Public Works Department; and

WHEREAS, the City Council desires to amend the said Resolution as set forth herein:

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

SECTION 1. The following persons and positions named shall be paid the salaries or wages indicated and the City Clerk is hereby authorized to issue warrants or checks, less the legally required or authorized deductions from the amount set out below on bi-weekly installments, and make such contributions to IPERS/MPFSRI and Social Security or other purposes as required by law or authorized by the City Council, all subject to audit and review by the Council:

<u>POSITION</u>	<u>RATE</u>	<u>HOURS</u>
Customer Service, Emily Deahl	\$20.00 per hour	25 Hours/week
Firefighter/EMT, Jeremy Barber	\$27.31 per hour	As Required
PT Firefighter, Tim Wells	\$25.75 per hour	1000 Hours/year
EMT, Calvin Welch	\$19.32 per hour	As Required
Firefighter/EMT, Ryan Moore	\$27.55 per hour	As Required
Public Works III, Dalton Ott	\$28.01 per hour	40 Hours/week
Public Works III, Dalton Lawson	\$28.01 per hour	40 Hours/week

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

SECTION 3. This resolution shall be effective for the Customer Service position as of June 30, 2025. This resolution shall be effective as of July 1, 2025, for the Firefighter/EMT Moore and Public Works III positions. This resolution shall be effective on the latter of July 1, 2025, or completion of pre-employment requirements for the Firefighter/EMT and PT Firefighter position.

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

ATTEST:

Mike O'Connor, Mayor

Jason Fraser, City Administrator

RESOLUTION NO. 2025-4160**RESOLUTION CONFIRMING ESTABLISHMENT OF THE CITY OF CENTERVILLE**

WHEREAS, the City of Centerville was officially incorporated on January 23, 1857, by the State of Iowa; and

WHEREAS, the City of Centerville City Council officially enacted the current Charter on July 1, 1975; and

WHEREAS, the City of Centerville is located at Centerville City Hall at 312 E. Maple St., Centerville, IA 52544; and

WHEREAS, the City of Centerville has been issued EIN 42-6004350 by the US Internal Revenue Service.

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

SECTION 1. The City of Centerville affirms that the above statements are a true record of the incorporation of the City of Centerville.

SECTION 2. The legal address for the City of Centerville is City Hall at 312 E. Maple St, Centerville, IA 52544.

SECTION 3. This Resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this ____ day of _____, 2025.

Mike O'Connor, Mayor

ATTEST:

Jason Fraser, City Administrator

City of Centerville
Regular Council Meeting
Bills Approved
July 7th 2025

4S SERVICES	MOWING	\$5,535.00
ACCO	POOL CHEMICALS	\$1,684.00
AFLAC	AFLAC ACCIDENT	\$653.84
AHLERS & COONEY PC	LEGAL	\$78.50
ALBIA FORD	REPAIRS	\$3,216.17
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	\$13,656.76
APPANOOSE CO AUDITOR	MAY AND JUNE SERVICE AGENCY REIMBURSEMENT	\$3,641.01
APPANOOSE CO SHERIFF	FY25 LAW CENTER LEASE	\$62,301.84
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$1,488.08
CARQUEST OF CENTERVILLE	PARTS	\$86.85
CENTERVILLE AREA CHAMBER OF COMMERCE	HOTEL/MOTEL 8 L.O.S.T	\$13,076.18
CENTERVILLE POLICE ASSOCIATION	PD UNION DUES	\$66.00
CITY OF CENTERVILLE	WATER/SEWER	\$474.72
COLLECTION SERVICES CENTER	CHILD SUPPORT	\$903.44
CRESCENT ELECTRIC	STREET LIGHTS	\$9,020.00
DANNCO	NAME PLATE	\$13.95
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	\$10,000.00
FOGLE TRUE VALUE	SUPPLIES	\$34.27
FUREVER FRIENDS RESCUE OF APPANOOSE INC	JULY 2025 SHELTER AGREEMENT	\$600.00
GALLS, LLC	UNIFORMS	\$123.43
HAWKINS, STEVE	BOOT REIMBURSEMENT	\$150.00
HILL'S SANITATION SERVICE	EP DUMPSTER	\$40.00
HOPKINS & HUEBNER PC	LEGAL	\$565.00
ICAP	LIABILITY INSURANCE FY26	\$255,810.57
IMPRESSIVE DESIGNS STUDIO & PRINTING	BUSINESS CARDS	\$40.00
INFOMAX OFFICE SYSTEMS INC	COPIER LEASE 6/13/25-7/12/25	\$539.78
INQUIREHIRE	BACKGROUND CHECK	\$83.50
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	\$43,136.59
IOWA DEPT OF REVENUE	QUARTERLY ELECTRIC FUEL TAX	\$6.01
IOWA MEDIA NETWORK	PUBLICATIONS	\$517.43
IOWA WORKFORCE DEVELOPMENT	UNEMPLOYMENT - QUARTER 2 2025	\$639.84
IPERS	RETIREMENT	\$25,942.69
J & S SPORTS LLC	EMPLOYEE MEMBERSHIP	\$287.50
JACOB STEELE	BOOT REIMBURSEMENT	\$150.00
JEREMY BARBER	MOWING	\$855.00
JETCO INC	MODULE REPAIR	\$2,331.75
JIM BUBAN AUTO SALES	K9 KENNEL FINAL BALANCE	\$3,112.42
JOE SIVETTS	BOOT REIMBURSEMENT	\$150.00
KARL CHEVROLET	REPAIRS	\$1,791.34
KAYLA MOORMAN	MILEAGE REIMBURSEMENT - IMPI CLERK SCHOOL	\$172.20
KIMBALL MIDWEST	BOLTS	\$591.75
KRYSTAL PETERS	SUPPLIES	\$18.98
LOCKRIDGE INC	TAPE	\$2.19
LOGAN CONTRACTORS SUPPLY	SEALANT	\$2,604.00
LOU'S GLOVES INC	GLOVES	\$396.00
MAINSTAY SYSTEMS OF IOWA LLC	PRINTER PAPER	\$258.00
MCCLURE	AIRPORT SOLAR PROJECT - MAY 2025	\$6,904.28
MFPRSI	RETIREMENT	\$21,924.24
MICROBAC LABORATORIES, INC.	TESTING	\$3,552.75

MISSION SQUARE - 307140	RETIREMENT	\$576.87
NATEL BROADBAND	PHONE/INTERNET	\$522.12
O'REILLY AUTOMOTIVE STORE INC	SEAT COVER VEH 17	\$17.98
PLUMBING & HEATING WHOLSALE INC	FILTERS	\$323.64
PRECISION LAWN CARE	MOWING	\$24,018.00
QUILL LLC	DIVIDER TABS	\$8.63
RATHBUN AREA SOLID WASTE COMMISSION	REGULAR TS FEES AND 1604 DRAKE TEAR DOWN	\$2,152.40
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	\$3,904.00
RATHBUN REGIONAL WATER ASSOCIATION	WATER	\$38.69
SAPPHIRE REPAIR CENTER LLC	REPAIR ON 4-68	\$115.50
SINCLAIR NAPA	PARTS	\$148.17
SJ SMITH CO INC	OXYGEN	\$19.35
STRAND ASSOCIATES, INC	WW PROJECT - MAY 2025	\$999.58
TREASURER - STATE OF IOWA	STATE INCOME TAX	\$7,424.84
UMB BANK NA	BOND REG FEE	\$500.00
US CELLULAR	CELL/WIFI	\$1,265.86
VC3 INC	COMPUTER RECAP	\$3,134.00
WINDSTREAM COMMUNICATIONS	PHONE/INTERNET	\$329.53
ACCOUNTS PAYABLE		\$544,727.01
PAYROLL CHECKS		\$171,333.97
*****REPORT TOTAL*****		\$716,060.98
GENERAL FUND		\$390,420.80
POLICE K-9 FUND		\$3,112.42
ROAD USE TAX		\$74,475.92
EMPLOYEE BENEFIT		\$78,321.34
HOTEL/MOTEL TAX		\$9,646.37
LOST- POOL		\$1,000.00
LOST- ECONOMIC DEV		\$3,429.81
LOST - LAW CENTER		\$63,756.24
DEBT SERVICE		\$500.00
CITY WATER		\$34,997.56
SEWER UTILITY OPERATING		\$105,082.94
AIRPORT - CITY		\$6,923.03
STORM WATER RESERVE		\$60.79
INSURANCE TRUST FUND		-\$53,681.23
FLEX ACCOUNT		-\$1,985.01
TOTAL FUNDS		\$716,060.98



City of Centerville, IA

Claims Report - Detail

By Fund

Payable Dates 6/17/2025 - 7/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
Fund: 001 - GENERAL FUND				
Department: 050 - LIABILITY				
AFLAC	AFLAC ACCIDENT	06/18/2025	INV0001553	58.70
MISSION SQUARE - 307140	ICMARC 457 PLAN	06/18/2025	INV0001557	24.26
IPERS	IPERS PENSION	06/18/2025	INV0001558	196.65
IPERS	IPERS PENSION	06/18/2025	INV0001559	4,107.95
IPERS	IPERS PROTECTED	06/18/2025	INV0001560	2,842.23
MFPRSI	MFPRSI PENSION	06/18/2025	INV0001561	10,524.02
MISSION SQUARE - 307140	MISSION SQUARE	06/18/2025	INV0001562	382.87
CENTERVILLE POLICE ASSOCIA	PD UNION DUES	06/18/2025	INV0001563	33.00
COLLECTION SERVICES CENTE	CASE # 1007883 - JOSHUA A HOBBS	06/18/2025	INV0001564	89.43
COLLECTION SERVICES CENTE	CASE # 1027046 DALTON L MOSLEY	06/18/2025	INV0001565	131.53
COLLECTION SERVICES CENTE	CASE # 1001879 - ZACKARY R MUSGROVE	06/18/2025	INV0001567	115.38
J & S SPORTS LLC	BRANDON KNAPP	06/18/2025	INV0001568	22.50
J & S SPORTS LLC	JENEL ALLEN BARTH	06/18/2025	INV0001569	32.50
J & S SPORTS LLC	PAMELA REED	06/18/2025	INV0001570	12.50
J & S SPORTS LLC	SKYLER MORRISON	06/18/2025	INV0001572	12.50
J & S SPORTS LLC	SINGLE MEMBERSHIP	06/18/2025	INV0001573	22.50
J & S SPORTS LLC	SINGLE MEMBERSHIP	06/18/2025	INV0001574	12.50
J & S SPORTS LLC	SINGLE MEMBERSHIP	06/18/2025	INV0001575	32.50
TREASURER - STATE OF IOWA	STATE INCOME TAX	06/18/2025	INV0001576	2,207.53
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	06/18/2025	INV0001577	5,375.90
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	06/18/2025	INV0001577	2,221.16
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	06/18/2025	INV0001577	5,530.00
COLLECTION SERVICES CENTE	CASE # 1007883 - JOSHUA A HOBBS	06/30/2025	INV0001588	89.43
COLLECTION SERVICES CENTE	CASE # 1027046 DALTON L MOSLEY	06/30/2025	INV0001589	131.53
COLLECTION SERVICES CENTE	CASE # 1001879 - ZACKARY R MUSGROVE	06/30/2025	INV0001591	115.38
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/03/2025	INV0001601	6,055.19
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/03/2025	INV0001601	6,001.50
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/03/2025	INV0001601	2,330.22
Department 050 - LIABILITY Total:				48,711.36
Department: 110 - POLICE DEPT				
GALLS, LLC	UNIFORMS/HANDCUFFS - BURNS	07/07/2025	031517306	123.43
O'REILLY AUTOMOTIVE STORE	SEAT COVER VEH 17	07/07/2025	0367-392254	17.98
IMPRESSIVE DESIGNS STUDIO	BUSINESS CARDS- OFFICERS	07/07/2025	06/04/25	40.00
APPANOOSE CO AUDITOR	MAY AND JUNE SERVICE AGENCY REIMBURSEMENT	07/07/2025	07 2025	2,186.61
KRYSTAL PETERS	BUDGET BINDER/CASH ENVELOPES	07/07/2025	07-2025	18.98
US CELLULAR	CELL/WIFI	07/07/2025	0736399676	436.97
MAINSTAY SYSTEMS OF IOWA	IN CAR PRINTER PAPER	07/07/2025	2914	258.00
KARL CHEVROLET	REPAIRS ON VEHICLE 12	07/07/2025	307291	1,791.34
ALBIA FORD	WATER PUMP VEHICLE 18	07/07/2025	89012	3,216.17
ICAP	LIABILITY INSURANCE FY26	07/07/2025	FY26	33,736.24
Department 110 - POLICE DEPT Total:				41,825.72
Department: 150 - FIRE DEPARTMENT				
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C1	18.05
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C1	355.07

Claims Report - Detail

Payable Dates: 6/17/2025 - 7/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
NATEL BROADBAND	PHONE/INTERNET	07/07/2025	0725-823800	10.08
NATEL BROADBAND	PHONE/INTERNET	07/07/2025	0725-823800	19.80
US CELLULAR	CELL/WIFI	07/07/2025	0736399676	96.70
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 6/13/25-7/12/	07/07/2025	39493331	101.50
DANNCO	NAME PLATE - FIRE CHIEF	07/07/2025	46977	13.95
ICAP	LIABILITY INSURANCE FY26	07/07/2025	FY26	63,551.56
VC3 INC	COMPUTER RECAP	07/07/2025	INV3562356VC3	1,567.00
Department 150 - FIRE DEPARTMENT Total:				65,733.71
Department: 160 - EMS				
NATEL BROADBAND	PHONE/INTERNET	07/07/2025	0725-823800	10.08
NATEL BROADBAND	PHONE/INTERNET	07/07/2025	0725-823800	19.80
NATEL BROADBAND	PHONE	07/07/2025	0725-909300	99.00
US CELLULAR	CELL/WIFI	07/07/2025	0736399676	142.58
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 6/13/25-7/12/	07/07/2025	39493331	101.50
SAPPHIRE REPAIR CENTER LLC	REPAIR ON 4-68	07/07/2025	4869	115.50
SJ SMITH CO INC	OXYGEN	07/07/2025	6799651	19.35
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	07/07/2025	85810684	964.59
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	07/07/2025	85816697	238.50
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	07/07/2025	85820350	284.99
FOGLE TRUE VALUE	OFFICE VENT FILTERS	07/07/2025	A872334	12.99
VC3 INC	COMPUTER RECAP	07/07/2025	INV3562356VC3	1,567.00
Department 160 - EMS Total:				3,575.88
Department: 170 - BUILDING INSPECTION				
JEREMY BARBER	MOWING NUISANCE	07/07/2025	02	485.00
JEREMY BARBER	MOWING NUISANCE	07/07/2025	03	370.00
4S SERVICES	MOWING & NUISANCE	07/07/2025	03-2025	3,385.00
US CELLULAR	CELL/WIFI	07/07/2025	0736399676	82.92
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 6/13/25-7/12/	07/07/2025	39493331	67.11
Department 170 - BUILDING INSPECTION Total:				4,390.03
Department: 190 - ANIMAL CONTROL				
FUREVER FRIENDS RESCUE OF	JULY 2025 SHELTER AGREEMENT	07/07/2025	07-2025	600.00
ICAP	LIABILITY INSURANCE FY26	07/07/2025	FY26	4,977.28
Department 190 - ANIMAL CONTROL Total:				5,577.28
Department: 410 - LIBRARY DEPT				
ICAP	LIABILITY INSURANCE FY26	07/07/2025	FY26	22,856.27
Department 410 - LIBRARY DEPT Total:				22,856.27
Department: 430 - PARKS				
PRECISION LAWN CARE	MOWING	07/07/2025	00011-25	4,764.00
PRECISION LAWN CARE	MOWING	07/07/2025	00012-25	4,689.00
PRECISION LAWN CARE	MOWING	07/07/2025	00013-25	4,689.00
4S SERVICES	MOWING & NUISANCE	07/07/2025	03-2025	2,150.00
RATHBUN REGIONAL WATER	WATER	07/07/2025	07-2025 ALL PLAY	38.69
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C1	13.65
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C1	39.51
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	85.56
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	39.82
US CELLULAR	CELL/WIFI	07/07/2025	0736399676	92.40
ICAP	LIABILITY INSURANCE FY26	07/07/2025	FY26	8,502.33
Department 430 - PARKS Total:				25,103.96
Department: 450 - CEMETERY				
PRECISION LAWN CARE	MOWING	07/07/2025	00011-25	3,292.00
PRECISION LAWN CARE	MOWING	07/07/2025	00012-25	3,292.00
PRECISION LAWN CARE	MOWING	07/07/2025	00013-25	3,292.00
ICAP	LIABILITY INSURANCE FY26	07/07/2025	FY26	5,737.07
Department 450 - CEMETERY Total:				15,613.07
Department: 499 - POOL				
ACCO	POOL CHEMICALS	07/07/2025	0253920-IN	1,684.00

Claims Report - Detail

Payable Dates: 6/17/2025 - 7/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
ALLIANT ENERGY	ELECTRIC UTILITIES	07/07/2025	07-2025 ALL PLAY 1	32.82
ALLIANT ENERGY	ELECTRIC UTILITIES	07/07/2025	07-2025 ALL PLAY 2	46.49
CITY OF CENTERVILLE	WATER/SEWER	07/07/2025	07-2025 C	29.54
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	2,949.00
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	111.97
NATEL BROADBAND	PHONE/INTERNET	07/07/2025	0725-829300	19.00
NATEL BROADBAND	PHONE/INTERNET	07/07/2025	0725-829300	48.12
US CELLULAR	CELL/WIFI	07/07/2025	0736399676	104.14
US CELLULAR	CELL/WIFI	07/07/2025	0736399676	67.54
ICAP	LIABILITY INSURANCE FY26	07/07/2025	FY26	18,539.62
Department 499 - POOL Total:				23,632.24

Department: 530 - HOUSING REHAB 1

RATHBUN AREA SOLID WASTE	REGULAR TS FEES AND 1604 DRAKE TEAR DOWN	07/07/2025	06/30/2025	1,975.00
Department 530 - HOUSING REHAB 1 Total:				1,975.00

Department: 599 - ECONOMIC DEVELOPMENT

IOWA DEPT OF REVENUE	QUARTERLY ELECTRIC FUEL TA	07/02/2025	07-2025	6.01
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C1	44.60
Department 599 - ECONOMIC DEVELOPMENT Total:				50.61

Department: 650 - CITY HALL & GEN BLDGS

KAYLA MOORMAN	MILEAGE REIMBURSEMENT - IMPI CLERK SCHOOL	07/07/2025	06/8/25-6/12/25	86.10
CITY OF CENTERVILLE	WATER/SEWER	07/07/2025	07-2025 C	46.81
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C1	18.05
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C1	355.08
NATEL BROADBAND	PHONE/INTERNET	07/07/2025	0725-823800	81.00
NATEL BROADBAND	PHONE/INTERNET	07/07/2025	0725-823800	19.80
US CELLULAR	CELL/WIFI	07/07/2025	0736399676	73.70
INQUIREHIRE	FIRE CHIEF BACKGROUND CHECK	07/07/2025	130179	83.50
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 6/13/25-7/12/	07/07/2025	39493331	67.73
QUILL LLC	DIVIDER TABS	07/07/2025	44561315	8.63
HOPKINS & HUEBNER PC	LEGAL - HR	07/07/2025	704451	250.00
AHLERS & COONEY PC	2026 UNION NEGOTIATIONS	07/07/2025	894254	78.50
FOGLE TRUE VALUE	SUPPLIES	07/07/2025	A872616	18.78
IOWA MEDIA NETWORK	MAY 2025 REVENUE PUBLISHED	07/07/2025	I-7726	39.49
IOWA MEDIA NETWORK	COUNCIL BILLS/MINUTES 6/02/25	07/07/2025	I-7732	180.94
IOWA MEDIA NETWORK	FIREFIGHTER JOB POSTING	07/07/2025	I-7733	104.58
IOWA MEDIA NETWORK	COUNCIL BILLS/MINUTES 6/16/25	07/07/2025	I-7803	192.42
Department 650 - CITY HALL & GEN BLDGS Total:				1,705.11

Department: 651 - OFFICE STAFF

ICAP	LIABILITY INSURANCE FY26	07/07/2025	FY26	14,366.93
Department 651 - OFFICE STAFF Total:				14,366.93
Fund 001 - GENERAL FUND Total:				275,117.17

Fund: 002 - POLICE K-9 FUND**Department: 110 - POLICE DEPT**

JIM BUBAN AUTO SALES	K9 KENNEL FINAL BALANCE	07/07/2025	07-2025	3,112.42
Department 110 - POLICE DEPT Total:				3,112.42
Fund 002 - POLICE K-9 FUND Total:				3,112.42

Fund: 110 - ROAD USE TAX FUND**Department: 050 - LIABILITY**

AFLAC	AFLAC ACCIDENT	06/18/2025	INV0001553	23.73
AFLAC	AFLAC CANCER	06/18/2025	INV0001554	19.17
AFLAC	AFLAC DISABILITY	06/18/2025	INV0001555	11.70
AFLAC	AFLAC SPECIAL HEALTH	06/18/2025	INV0001556	1.80

Claims Report - Detail

Payable Dates: 6/17/2025 - 7/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
MISSION SQUARE - 307140	ICMARC 457 PLAN	06/18/2025	INV0001557	24.26
IPERS	IPERS PENSION	06/18/2025	INV0001559	1,910.26
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	06/18/2025	INV0001566	56.54
J & S SPORTS LLC	ROBERT SANDS	06/18/2025	INV0001571	7.50
TREASURER - STATE OF IOWA	STATE INCOME TAX	06/18/2025	INV0001576	319.72
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	06/18/2025	INV0001577	704.14
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	06/18/2025	INV0001577	324.42
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	06/18/2025	INV0001577	1,386.88
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	06/30/2025	INV0001590	57.70
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/03/2025	INV0001601	661.40
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/03/2025	INV0001601	286.14
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/03/2025	INV0001601	1,223.10
Department 050 - LIABILITY Total:				7,018.46
Department: 210 - STREET DEPT				
RATHBUN AREA SOLID WASTE	REGULAR TS FEES AND 1604 DRAKE TEAR DOWN	07/07/2025	06/30/2025	117.10
HAWKINS, STEVE	BOOT REIMBURSEMENT	07/07/2025	07-2025	50.00
JACOB STEELE	BOOT REIMBURSEMENT	07/07/2025	07-2025	150.00
JOE SIVETTS	BOOT REIMBURSEMENT	07/07/2025	07-2025	75.00
CITY OF CENTERVILLE	WATER/SEWER	07/07/2025	07-2025 C	153.91
NATEL BROADBAND	PHONE/SERVICE	07/07/2025	0725-829200	19.00
NATEL BROADBAND	PHONE/SERVICE	07/07/2025	0725-829200	79.00
KIMBALL MIDWEST	BULK ORDER OF BOLTS	07/07/2025	103479920	295.87
CARQUEST OF CENTERVILLE	PARTS	07/07/2025	12019-368490	10.08
CARQUEST OF CENTERVILLE	PARTS	07/07/2025	12019-368511	55.53
CARQUEST OF CENTERVILLE	PARTS	07/07/2025	12019-368681	21.24
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 6/13/25-7/12/	07/07/2025	39493331	67.11
SINCLAIR NAPA	PARTS	07/07/2025	971731	85.49
SINCLAIR NAPA	PARTS	07/07/2025	973574	62.68
ICAP	LIABILITY INSURANCE FY26	07/07/2025	FY26	30,175.60
LOGAN CONTRACTORS SUPPL	CRACK SEALANT	07/07/2025	G04765	2,604.00
Department 210 - STREET DEPT Total:				34,021.61
Department: 240 - STREET LIGHTS & ELECTRIC				
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C1	32.04
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C1	43.59
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C1	72.95
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	7,924.68
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	182.84
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	63.82
CRESCENT ELECTRIC	STREET LIGHTS - 22	07/07/2025	S513309330.001	9,020.00
Department 240 - STREET LIGHTS & ELECTRIC Total:				17,339.92
Fund 110 - ROAD USE TAX FUND Total:				58,379.99
Fund: 112 - EMPLOYEE BENEFIT				
Department: 110 - POLICE DEPT				
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTER 2 2025	06/20/2025	06-2025	245.78
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	07/07/2025	0725	528.00
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	07/07/2025	0725	462.00
Department 110 - POLICE DEPT Total:				1,235.78
Department: 150 - FIRE DEPARTMENT				
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTER 2 2025	06/20/2025	06-2025	35.73
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	07/07/2025	0725	198.00
Department 150 - FIRE DEPARTMENT Total:				233.73
Department: 160 - EMS				
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTER 2 2025	06/20/2025	06-2025	101.10

Claims Report - Detail

Payable Dates: 6/17/2025 - 7/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	07/07/2025	0725	330.00
			Department 160 - EMS Total:	431.10
Department: 170 - BUILDING INSPECTION				
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTER 2 2025	06/20/2025	06-2025	11.90
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	07/07/2025	0725	66.00
			Department 170 - BUILDING INSPECTION Total:	77.90
Department: 210 - STREET DEPT				
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTER 2 2025	06/20/2025	06-2025	51.96
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	07/07/2025	0725	264.00
			Department 210 - STREET DEPT Total:	315.96
Department: 410 - LIBRARY DEPT				
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTER 2 2025	06/20/2025	06-2025	41.31
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	07/07/2025	0725	396.00
			Department 410 - LIBRARY DEPT Total:	437.31
Department: 620 - CITY CLERK				
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	07/07/2025	0725	66.00
			Department 620 - CITY CLERK Total:	66.00
Department: 651 - OFFICE STAFF				
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTER 2 2025	06/20/2025	06-2025	36.58
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	07/07/2025	0725	132.00
			Department 651 - OFFICE STAFF Total:	168.58
			Fund 112 - EMPLOYEE BENEFIT Total:	2,966.36
Fund: 120 - HOTEL/MOTEL TAX				
Department: 659 - HOTEL/MOTEL				
CENTERVILLE AREA CHAMBER	HOTEL/MOTEL	07/07/2025	06-2025	9,646.37
			Department 659 - HOTEL/MOTEL Total:	9,646.37
			Fund 120 - HOTEL/MOTEL TAX Total:	9,646.37
Fund: 122 - LOST - POOL				
Department: 499 - POOL				
RATHBUN LAKE AREA YMCA	LIFEGUARD CERTIFICATIONS	07/07/2025	6/18/25	1,000.00
			Department 499 - POOL Total:	1,000.00
			Fund 122 - LOST - POOL Total:	1,000.00
Fund: 127 - LOST - ECONOMIC DEV				
Department: 520 - COMMUNITY BEAUTIFICATION				
CENTERVILLE AREA CHAMBER	L.O.S.T. ALLOCATION	07/07/2025	06-2025 LOST	3,429.81
			Department 520 - COMMUNITY BEAUTIFICATION Total:	3,429.81
			Fund 127 - LOST - ECONOMIC DEV Total:	3,429.81
Fund: 131 - LOST - LAW CENTER				
Department: 110 - POLICE DEPT				
APPANOOSE CO AUDITOR	CITY SHARE SERVICE AGENCY AUDIT	07/07/2025	07/2025	1,454.40
APPANOOSE CO SHERIFF	FY25 LAW CENTER LEASE	07/07/2025	07-2025	62,301.84
			Department 110 - POLICE DEPT Total:	63,756.24
			Fund 131 - LOST - LAW CENTER Total:	63,756.24
Fund: 200 - DEBT SERVICE				
Department: 710 - DEBT SERVICE				
UMB BANK NA	BOND REG FEE	06/17/2025	101697	250.00
UMB BANK NA	BOND REG FEE	06/17/2025	11013320	250.00
			Department 710 - DEBT SERVICE Total:	500.00
			Fund 200 - DEBT SERVICE Total:	500.00

Claims Report - Detail

Payable Dates: 6/17/2025 - 7/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
Fund: 609 - CITY WATER				
Department: 050 - LIABILITY				
AFLAC	AFLAC ACCIDENT	06/18/2025	INV0001553	19.68
AFLAC	AFLAC CANCER	06/18/2025	INV0001554	16.06
AFLAC	AFLAC DISABILITY	06/18/2025	INV0001555	7.80
AFLAC	AFLAC SPECIAL HEALTH	06/18/2025	INV0001556	1.80
MISSION SQUARE - 307140	ICMARC 457 PLAN	06/18/2025	INV0001557	24.26
IPERS	IPERS PENSION	06/18/2025	INV0001559	1,868.61
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	06/18/2025	INV0001566	57.69
J & S SPORTS LLC	ROBERT SANDS	06/18/2025	INV0001571	5.00
TREASURER - STATE OF IOWA	STATE INCOME TAX	06/18/2025	INV0001576	310.19
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	06/18/2025	INV0001577	684.31
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	06/18/2025	INV0001577	1,407.54
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	06/18/2025	INV0001577	329.24
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	06/30/2025	INV0001590	57.68
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/03/2025	INV0001601	698.23
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/03/2025	INV0001601	310.16
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/03/2025	INV0001601	1,326.52
Department 050 - LIABILITY Total:				7,124.77
Department: 810 - WATER				
KAYLA MOORMAN	MILEAGE REIMBURSEMENT - IMPI CLERK SCHOOL	07/07/2025	06/8/25-6/12/25	86.10
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTER 2 2025	06/20/2025	06-2025	47.02
HAWKINS, STEVE	BOOT REIMBURSEMENT	07/07/2025	07-2025	50.00
JOE SIVETTS	BOOT REIMBURSEMENT	07/07/2025	07-2025	75.00
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	07/07/2025	0725	198.00
NATEL BROADBAND	PHONE/INTERNET	07/07/2025	0725-823800	51.84
NATEL BROADBAND	PHONE/INTERNET	07/07/2025	0725-823800	19.80
US CELLULAR	CELL/WIFI	07/07/2025	0736399676	94.85
KIMBALL MIDWEST	BULK ORDER OF BOLTS	07/07/2025	103479920	295.88
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 6/13/25-7/12/	07/07/2025	39493331	67.73
Department 810 - WATER Total:				986.22
Fund 609 - CITY WATER Total:				8,110.99
Fund: 610 - SEWER UTILITY OPERATING				
Department: 050 - LIABILITY				
AFLAC	AFLAC ACCIDENT	06/18/2025	INV0001553	107.55
AFLAC	AFLAC CANCER	06/18/2025	INV0001554	57.08
AFLAC	AFLAC SPECIAL HEALTH	06/18/2025	INV0001556	1.85
MISSION SQUARE - 307140	ICMARC 457 PLAN	06/18/2025	INV0001557	24.22
IPERS	IPERS PENSION	06/18/2025	INV0001559	2,074.98
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	06/18/2025	INV0001566	1.15
TREASURER - STATE OF IOWA	STATE INCOME TAX	06/18/2025	INV0001576	360.60
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	06/18/2025	INV0001577	996.54
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	06/18/2025	INV0001577	350.16
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	06/18/2025	INV0001577	1,497.68
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/03/2025	INV0001601	1,250.78
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/03/2025	INV0001601	1,771.22
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/03/2025	INV0001601	414.16
Department 050 - LIABILITY Total:				8,907.97
Department: 815 - SEWER				
STRAND ASSOCIATES, INC	WW PROJECT - MAY 2025	07/07/2025	0226361	999.58
HILL'S SANITATION SERVICE	EP DUMPSTER	07/07/2025	05/20/25	40.00
LOU'S GLOVES INC	GLOVES	07/07/2025	059439	396.00
RATHBUN AREA SOLID WASTE	REGULAR TS FEES AND 1604 DRAKE TEAR DOWN	07/07/2025	06/30/2025	60.30

Claims Report - Detail

Payable Dates: 6/17/2025 - 7/7/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
IOWA WORKFORCE DEVELOP	UNEMPLOYMENT - QUARTER 2 2025	06/20/2025	06-2025	68.46
TREASURER - STATE OF IOWA	JUNE 2025 SALES TAX	07/01/2025	06-2025	920.16
HAWKINS, STEVE	BOOT REIMBURSEMENT	07/07/2025	07-2025	50.00
CITY OF CENTERVILLE	WATER/SEWER	07/07/2025	07-2025 C	244.46
WINDSTREAM COMMUNICATI	PHONE/INTERNET	07/07/2025	07-2025 C	247.17
WINDSTREAM COMMUNICATI	PHONE/INTERNET	07/07/2025	07-2025 C	82.36
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	36.50
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	34.86
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	130.54
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	14.25
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	123.34
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	111.30
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	200.41
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/07/2025	07-2025 C2	575.97
RATHBUN LAKE AREA YMCA	MONTHLY MEMBERSHIP	07/07/2025	0725	264.00
NATEL BROADBAND	PHONE/INTERNET	07/07/2025	0725-823800	6.00
NATEL BROADBAND	PHONE/INTERNET	07/07/2025	0725-823800	19.80
US CELLULAR	CELL/WIFI	07/07/2025	0736399676	55.31
PLUMBING & HEATING WHOL	FILTERS	07/07/2025	17957	323.64
JETCO INC	MODULE- LIGHTNING STRIKE	07/07/2025	18725	2,331.75
LOCKRIDGE INC	TAPE	07/07/2025	2506-148637	2.19
INFOMAX OFFICE SYSTEMS IN	COPIER LEASE 6/13/25-7/12/	07/07/2025	39493331	67.10
HOPKINS & HUEBNER PC	LEGAL - DNR SURCHARGE	07/07/2025	704452	315.00
FOGLE TRUE VALUE	HACKSAW	07/07/2025	A872121	2.50
MICROBAC LABORATORIES, IN	TESTING	07/07/2025	CV2500491	3,552.75
ICAP	LIABILITY INSURANCE FY26	07/07/2025	FY26	53,367.67
Department 815 - SEWER Total:				64,643.37
Fund 610 - SEWER UTILITY OPERATING Total:				73,551.34
Fund: 660 - AIRPORT-CITY				
Department: 280 - AIRPORT - CITY				
US CELLULAR	CELL/WIFI	07/07/2025	0736399676	18.75
MCCLURE	AIRPORT SOLAR PROJECT - MAY 2025	07/07/2025	160071	6,559.07
MCCLURE	AIRPORT SOLAR PROJECT - MAY 2025	07/07/2025	160071	345.21
Department 280 - AIRPORT - CITY Total:				6,923.03
Fund 660 - AIRPORT-CITY Total:				6,923.03
Fund: 740 - STORM WATER RESERVE				
Department: 865 - STORM WATER				
TREASURER - STATE OF IOWA	JUNE 2025 SALES TAX	07/01/2025	06-2025	60.79
Department 865 - STORM WATER Total:				60.79
Fund 740 - STORM WATER RESERVE Total:				60.79
Fund: 820 - INSURANCE TRUST FUND				
Department: 951 - INSURANCE CLAIMS				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	06/17/2025	06-2025	10,000.00
Department 951 - INSURANCE CLAIMS Total:				10,000.00
Fund 820 - INSURANCE TRUST FUND Total:				10,000.00
Grand Total:				516,554.51

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL FUND	275,117.17
002 - POLICE K-9 FUND	3,112.42
110 - ROAD USE TAX FUND	58,379.99
112 - EMPLOYEE BENEFIT	2,966.36
120 - HOTEL/MOTEL TAX	9,646.37
122 - LOST - POOL	1,000.00
127 - LOST - ECONOMIC DEV	3,429.81
131 - LOST - LAW CENTER	63,756.24
200 - DEBT SERVICE	500.00
609 - CITY WATER	8,110.99
610 - SEWER UTILITY OPERATING	73,551.34
660 - AIRPORT-CITY	6,923.03
740 - STORM WATER RESERVE	60.79
820 - INSURANCE TRUST FUND	10,000.00
Grand Total:	516,554.51

Account Summary

Account Number	Account Name	Payment Amount
001-050-2120	FEDERAL W/H PAYABLE	11,431.09
001-050-2121	FICA W/H PAYABLE	16,082.88
001-050-2122	STATE W/H PAYABLE	2,207.53
001-050-2123	IPERS PAYABLE	7,146.83
001-050-2124	INSURANCE PAYABLE	58.70
001-050-2125	DEFERRED COMP PAYAB	24.26
001-050-2126	CHILD SUPPORT PAYABL	672.68
001-050-2127	UNION DUES PAYABLE	33.00
001-050-2128	YMCA/SNAP DUES PAYA	147.50
001-050-2129	MFPRSI RETIREMENT PA	10,906.89
001-110-6333	REPAIR & MAINTENANC	5,025.49
001-110-6373	TELECOMMUNICATION S	436.97
001-110-6408	GENERAL/LIABILITY INS	33,736.24
001-110-6413	LAW CENTER 28E COUN	2,186.61
001-110-6506	OFFICE SUPPLIES	40.00
001-110-6507	OPERATING SUPPLIES &	258.00
001-110-6546	UNIFORM EXPENSE	123.43
001-110-6570	GENERAL EXPENSE	18.98
001-150-6370	HEATING FUEL	18.05
001-150-6371	ELECTRICITY	355.07
001-150-6373	TELECOMMUNICATION S	106.78
001-150-6378	INTERNET SERVICE	19.80
001-150-6408	GENERAL/LIABILITY INS	63,551.56
001-150-6506	OFFICE SUPPLIES	13.95
001-150-6725	CAPITAL OUTLAY - OFFIC	1,668.50
001-160-6333	REPAIR & MAINTENANC	115.50
001-160-6373	TELECOMMUNICATION S	251.66
001-160-6378	INTERNET SERVICE	19.80
001-160-6505	MEDICAL SUPPLIES	1,507.43
001-160-6507	OPERATING SUPPLIES &	12.99
001-160-6725	CAPITAL OUTLAY - OFFIC	1,668.50
001-170-6373	TELECOMMUNICATION S	82.92
001-170-6499	OTHER CONTRACTUAL S	4,240.00
001-170-6725	CAPITAL OUTLAY - OFFIC	67.11
001-190-6408	GENERAL/LIABILITY INS	4,977.28
001-190-6499	OTHER CONTRACTUAL S	600.00
001-410-6408	GENERAL/LIABILITY INS	22,856.27
001-430-6370	HEATING FUEL	13.65
001-430-6371	ELECTRICITY	164.89

Account Summary

Account Number	Account Name	Payment Amount
001-430-6373	TELECOMMUNICATION S	92.40
001-430-6374	WATER/SEWER UTILITIES	38.69
001-430-6408	GENERAL/LIABILITY INS	8,502.33
001-430-6499	OTHER CONTRACTUAL S	16,292.00
001-450-6408	GENERAL/LIABILITY INS	5,737.07
001-450-6490	PROFESSIONAL SERVICE	3,292.00
001-450-6499	OTHER CONTRACTUAL S	6,584.00
001-499-6370	HEATING FUEL	2,949.00
001-499-6371	ELECTRICITY	191.28
001-499-6373	TELECOMMUNICATION S	190.68
001-499-6374	WATER/SEWER UTILITIES	29.54
001-499-6378	INTERNET SERVICE	48.12
001-499-6408	GENERAL/LIABILITY INS	18,539.62
001-499-6501	POOL CHEMICALS	1,684.00
001-530-6490	PROFESSIONAL SERVICE	1,975.00
001-599-6371	ELECTRICITY	50.61
001-650-6260	MILEAGE/EXPENSE ALLO	86.10
001-650-6310	BUILDING MAINTENANC	18.78
001-650-6370	HEATING FUEL	18.05
001-650-6371	ELECTRICITY	355.08
001-650-6373	TELECOMMUNICATION S	154.70
001-650-6374	WATER/SEWER UTILITIES	46.81
001-650-6378	INTERNET SERVICE	19.80
001-650-6411	LEGAL EXPENSE	328.50
001-650-6414	OFFICIAL PUBLICATIONS	517.43
001-650-6490	PROFESSIONAL SERVICE	83.50
001-650-6506	OFFICE SUPPLIES	8.63
001-650-6725	CAPITAL OUTLAY - OFFIC	67.73
001-651-6408	GENERAL/LIABILITY INS	14,366.93
002-110-6530	K-9 ACQUISITIONS	3,112.42
110-050-2120	FEDERAL W/H PAYABLE	1,365.54
110-050-2121	FICA W/H PAYABLE	3,220.54
110-050-2122	STATE W/H PAYABLE	319.72
110-050-2123	IPERS PAYABLE	1,910.26
110-050-2124	INSURANCE PAYABLE	56.40
110-050-2125	DEFERRED COMP PAYAB	24.26
110-050-2126	CHILD SUPP/GARNISHM	114.24
110-050-2128	YMCA/SNAP DUES PAYA	7.50
110-210-6350	EQUIPMENT REPAIR &	235.02
110-210-6372	GARBAGE/RECYCLING FE	117.10
110-210-6373	TELECOMMUNICATION S	19.00
110-210-6374	WATER/SEWER UTILITIES	153.91
110-210-6378	INTERNET SERVICE	79.00
110-210-6408	GENERAL/LIABILITY INS	30,175.60
110-210-6417	STREET MAINTENANCE S	295.87
110-210-6546	UNIFORMS	275.00
110-210-6559	ASPHALT	2,604.00
110-210-6725	CAPITAL OUTLAY - OFFIC	67.11
110-240-6355	STOP & STREET LIGHT RE	9,020.00
110-240-6365	ELECTRICITY-STOP LIGHT	148.58
110-240-6366	ELECTRICITY-STREET LIG	8,171.34
112-110-6170	UNEMPLOYMENT INSUR	245.78
112-110-6199	EMPLOYEE BENEFITS EX	990.00
112-150-6170	UNEMPLOYMENT INSUR	35.73
112-150-6199	EMPLOYEE BENEFITS EX	198.00
112-160-6170	UNEMPLOYMENT INSUR	101.10
112-160-6199	EMPLOYEE BENEFITS EX	330.00
112-170-6170	UNEMPLOYMENT INSUR	11.90

Account Summary

Account Number	Account Name	Payment Amount
112-170-6199	EMPLOYEE BENEFITS EX	66.00
112-210-6170	UNEMPLOYMENT INSUR	51.96
112-210-6199	EMPLOYEE BENEFITS EX	264.00
112-410-6170	UNEMPLOYMENT INSUR	41.31
112-410-6199	EMPLOYEE BENEFITS EX	396.00
112-620-6199	EMPLOYEE BENEFITS EX	66.00
112-651-6170	UNEMPLOYMENT INSUR	36.58
112-651-6199	EMPLOYEE BENEFITS EX	132.00
120-659-6499	OTHER CONTRACTUAL S	9,646.37
122-499-6490	PROFESSIONAL SERVICE	1,000.00
127-520-6499	OTHER CONTRACTUAL S	3,429.81
131-110-6499	OTHER CONTRACTUAL S	63,756.24
200-710-6899	REGISTRATION FEES	500.00
609-050-2120	FEDERAL W/H PAYABLE	1,382.54
609-050-2121	FICA W/H PAYABLE	3,373.46
609-050-2122	STATE W/H PAYABLE	310.19
609-050-2123	IPERS PAYABLE	1,868.61
609-050-2124	INSURANCE PAYABLE	45.34
609-050-2125	DEFERRED COMP PAYAB	24.26
609-050-2126	CHILD SUPP/GARNISHM	115.37
609-050-2128	YMCA/SNAP DUES PAYA	5.00
609-810-6170	UNEMPLOYMENT INSUR	47.02
609-810-6199	EMPLOYEE BENEFITS EX	198.00
609-810-6260	MILEAGE/EXPENSE ALLO	86.10
609-810-6350	EQUIPMENT REPAIR &	295.88
609-810-6373	TELECOMMUNICATION S	146.69
609-810-6378	INTERNET SERVICE	19.80
609-810-6546	UNIFORMS	125.00
609-810-6725	CAPITAL OUTLAY - OFFIC	67.73
610-050-2120	FEDERAL W/H PAYABLE	2,247.32
610-050-2121	FICA W/H PAYABLE	4,033.22
610-050-2122	STATE W/H PAYABLE	360.60
610-050-2123	IPERS PAYABLE	2,074.98
610-050-2124	INSURANCE PAYABLE	166.48
610-050-2125	DEFERRED COMP PAYAB	24.22
610-050-2126	CHILD SUPP/GARNISHM	1.15
610-815-6170	UNEMPLOYMENT INSUR	68.46
610-815-6199	EMPLOYEE BENEFITS EX	264.00
610-815-6370	HEATING FUEL	71.36
610-815-6371	ELECTRICITY	1,155.81
610-815-6372	GARBAGE/RECYCLING FE	100.30
610-815-6373	TELECOMMUNICATION S	308.48
610-815-6374	WATER/SEWER UTILITIES	244.46
610-815-6378	INTERNET SERVICE	102.16
610-815-6407	ENGINEERING SERVICES	999.58
610-815-6408	GENERAL/LIABILITY INS	53,367.67
610-815-6411	LEGAL EXPENSE	315.00
610-815-6418	USE AND SALES TAX	920.16
610-815-6440	TESTING EXPENSE	3,948.75
610-815-6524	PLANT MAINTENANCE S	2,660.08
610-815-6546	UNIFORMS	50.00
610-815-6725	CAPITAL OUTLAY - OFFIC	67.10
660-280-6373	TELECOMMUNICATION S	18.75
660-280-6407	ENGINEERING SERVICES	6,559.07
660-280-6490	PROFESSIONAL SERVICE	345.21
740-865-6418	USE AND SALES TAX	60.79
820-951-6152	HEALTH INSURANCE-PRE	10,000.00
Grand Total:		516,554.51

Project Account Summary

Project Account Key
None

Payment Amount
516,554.51
516,554.51

Grand Total:



City of Centerville, IA

Distribution Report

Payroll Set: 01

Expense Range -

Payment Range 06/16/2025-07/07/2025

			Amount
Payroll Department: 110 - POLICE DEPT			
Fund: 001 - GENERAL FUND			
001-110-6010	SALARIES & LONGEVITY PAY		57,068.95
001-110-6012	DISPATCHERS SALARIES & LONGEVI		28,301.00
Fund 001 - GENERAL FUND Total:			85,369.95
Payroll Department 110 - POLICE DEPT Total:			85,369.95
Payroll Department: 150 - FIRE DEPT			
Fund: 001 - GENERAL FUND			
001-150-6010	SALARIES & LONGEVITY PAY		15,553.15
Fund 001 - GENERAL FUND Total:			15,553.15
Payroll Department 150 - FIRE DEPT Total:			15,553.15
Payroll Department: 160 - EMS			
Fund: 001 - GENERAL FUND			
001-160-6010	SALARIES & LONGEVITY PAY		36,022.20
001-160-6036	PARTTIME/PRN EMS SALARIES		2,621.11
Fund 001 - GENERAL FUND Total:			38,643.31
Payroll Department 160 - EMS Total:			38,643.31
Payroll Department: 170 - BUILDING/CODE			
Fund: 001 - GENERAL FUND			
001-170-6010	SALARIES & LONGEVITY PAY		4,511.40
Fund 001 - GENERAL FUND Total:			4,511.40
Payroll Department 170 - BUILDING/CODE Total:			4,511.40
Payroll Department: 410 - LIBRARY			
Fund: 001 - GENERAL FUND			
001-410-6010	SALARIES & LONGEVITY PAY		5,174.56
001-410-6020	PART TIME SALARY		8,497.57
Fund 001 - GENERAL FUND Total:			13,672.13
Payroll Department 410 - LIBRARY Total:			13,672.13
Payroll Department: 610 - MAYOR & COUNCIL			
Fund: 001 - GENERAL FUND			
001-610-6010	SALARIES & LONGEVITY PAY		769.24
001-610-6050	COUNCIL PAY		1,250.00
Fund 001 - GENERAL FUND Total:			2,019.24
Payroll Department 610 - MAYOR & COUNCIL Total:			2,019.24
Payroll Department: 810 - WATER DEPT			
Fund: 609 - CITY WATER			
609-810-6050	PAYMENT TO TRUSTEES		420.00
Fund 609 - CITY WATER Total:			420.00
Payroll Department 810 - WATER DEPT Total:			420.00
Payroll Department: 815 - SEWER DEPT			
Fund: 110 - ROAD USE TAX FUND			
110-210-6010	SALARIES & LONGEVITY PAY		112.00
Fund 110 - ROAD USE TAX FUND Total:			112.00
Fund: 609 - CITY WATER			
609-810-6010	SALARIES & LONGEVITY PAY		361.50
Fund 609 - CITY WATER Total:			361.50

Distribution Report

Expense Range: - Payment Range: 06/16/2025-07/07/2025

			Amount
Fund: 610 - SEWER UTILITY OPERATING			
610-815-6010	SALARIES & LONGEVITY PAY		18,812.51
Fund 610 - SEWER UTILITY OPERATING Total:			18,812.51
Payroll Department 815 - SEWER DEPT Total:			19,286.01
Payroll Department: 99999 - SPLIT PAY			
Fund: 001 - GENERAL FUND			
001-210-6010	SALARIES & LONGEVITY PAY		960.67
001-610-6011	ADMIN SALARY/LONGEVITY		2,333.18
001-651-6010	SALARIES & LONGEVITY PAY		2,538.30
Fund 001 - GENERAL FUND Total:			5,832.15
Fund: 110 - ROAD USE TAX FUND			
110-210-6010	SALARIES & LONGEVITY PAY		20,424.87
110-210-6011	ADMIN SALARY/LONGEVITY		2,333.18
Fund 110 - ROAD USE TAX FUND Total:			22,758.05
Fund: 609 - CITY WATER			
609-810-6010	SALARIES & LONGEVITY PAY		20,846.21
609-810-6011	ADMIN SALARY/LONGEVITY		2,333.18
Fund 609 - CITY WATER Total:			23,179.39
Fund: 610 - SEWER UTILITY OPERATING			
610-815-6010	SALARIES & LONGEVITY PAY		7,688.39
610-815-6011	ADMIN SALARY/LONGEVITY		2,333.12
Fund 610 - SEWER UTILITY OPERATING Total:			10,021.51
Payroll Department 99999 - SPLIT PAY Total:			61,791.10

Distribution Report

Payment Range 06/16/2025 - 07/07/2025

Fund Summary

Fund	Units	Amount
001-GENERAL FUND	6,395.01	165,601.33
110-ROAD USE TAX FUND	1,172.82	22,870.05
609-CITY WATER	1,643.82	23,960.89
610-SEWER UTILITY OPERATING	1,338.85	28,834.02
Grand Total:	10,550.50	241,266.29

MANAGEMENT AGREEMENT (Girl Scout Cabin)

THIS MANAGEMENT AGREEMENT (this "Agreement") is entered into to be effective this 1st day of May, 2025 ("Effective Date"), by and between the CITY OF CENTERVILLE, IOWA, an Iowa municipal corporation (the "City") and CENTERVILLE GARDEN CLUB, an Iowa non-profit corporation (the "Garden Club") (the City and the Garden Club, referred to together herein as the "Parties.")

WITNESSETH:

WHEREAS, the City owns the improvements on real property located at 205 S. 5th, Centerville, Iowa 52544, locally known as the "Girl Scout Cabin" (the "Cabin"), located approximately 130 feet East and 230 feet South of the Northwest corner of Morgan Cline Park in Centerville, Iowa, and the grounds surrounding the Cabin, as generally depicted on the attached Exhibit A (together, the Cabin and the grounds surrounding the Cabin as depicted on Exhibit A, shall be referred to herein as the "Property"); and

WHEREAS, the City and the Garden Club desire that the Garden Club manage the maintenance and operation of the Property.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and of other good and valuable consideration, the parties hereto agree as follows:

Article 1 Certain Provisions Required Under Chapter 28E, Code of Iowa

1.1 Term. The term of this Agreement shall commence as of the Effective Date, and, unless extended or terminated in accordance with the terms hereof (including, without limitation, Article 9 and Article 10), shall expire on December 31, 2028 (the "Term").

1.2 Administrator. No separate legal or administrative entity shall be established in order to administer this Agreement. The Garden Club is hereby designated as administrator for the joint or cooperative undertaking as required by Chapter 28E, *Code of Iowa*.

1.3 Purpose. The purpose of this Agreement is to set forth the understanding of the parties regarding certain aspects of the management and operation of the Property.

1.4 Acquisition, Holding or Disposing of Real or Personal Property. No property is acquired by either party pursuant to the terms of this Agreement.

Article 2 Appointment

2.1 Appointment. The City appoints the Garden Club to manage the Property and to provide services in connection therewith as required under this Agreement. The Garden Club accepts such appointment and undertakes to perform such duties during the Term (as hereinafter defined) on the terms and conditions set forth herein.

Article 3 The Garden Club's Responsibility

3.1 Services. The City hereby grants to the Garden Club the right, subject to the provisions hereof, to provide the Management Services (as defined in Section 3.2 below), and the Garden Club hereby

accepts said grant and agrees that it will perform the Management Services. In the event the City requests services in addition to the Management Services, this Agreement may be amended upon the consent of the Garden Club and the City, each acting in its sole and absolute discretion, to expand the scope of the Management Services. The Garden Club shall provide the Management Services in accordance with the requirements of this Agreement. The Garden Club shall comply with all requirements of the applicable governmental authorities relating to performance by the Garden Club of the Management Services.

3.2 Management Services.

(a) Subject to the provisions hereof, the Garden Club shall, at its sole expense, provide the management services described in Section 3.2(a)(i) through Section 3.2(a)(iii) (collectively, the "Management Services"). The Garden Club shall provide the Management Services pursuant to the terms, conditions and limitations of this Agreement and generally keep the Property and any improvements thereon, including the Cabin, in good repair and working order and keep the improvements in a safe and sanitary condition. The Management Services shall include:

- (i) General operation of the Property as a public venue, with gardens and park areas;
- (ii) General maintenance of the Property, including landscaping, and minor repairs to the improvements on the Property; and
- (iii) Providing the staffing, support, supplies and equipment needed to maintain and operate the Property.

The Management Services do not include capital improvements to the Property or improvements on the Property.

(b) As part of the Garden Club's on-going management and supervision of the Property, the Garden Club will evaluate the utilization of third-party vendors and on-site personnel, including a combination thereof. The Garden Club will implement and supervise the providers of these services.

(c) To the extent any of the Management Services could be considered legal in nature, it is the express intent of the City and the Garden Club that: (i) such services are merely incidental to the Management Services provided pursuant to the terms of this Agreement; and (ii) no individual attorney in the employ of the Garden Club providing any services under this Agreement shall form an attorney client relationship with the City.

3.3 Employees; Independent Contractor.

(a) The Garden Club shall have in its employ or under contract at all times a sufficient number of capable employees or contractors to enable it to properly, adequately, safely, and economically provide the Management Services. All matters pertaining to the employment, supervision, compensation, promotion and discharge of such employees are the responsibility of the Garden Club, which is in all respects the employer of such employees. The Garden Club shall fully comply with all applicable laws and regulations having to do with worker's compensation social security, unemployment insurance, hours of labor, wages, working conditions, and other employer/employee related subjects.

(b) This Agreement is not one of agency between the Garden Club and the City, but one in which the Garden Club is engaged independently in the business of providing the Management Services on its own behalf as an independent contractor. All employment arrangements are therefore solely the Garden Club's concern, and the City shall not have input or liability with respect thereto. Nothing contained in this Agreement or in the relationship of the Garden Club with the City shall be deemed to constitute a partnership, joint employer, joint venture or any other relationship between the Garden Club and the City.

3.4 Communication with the City. The Garden Club shall be available for, or shall cause a representative of the Garden Club to be available for communications with the City and will keep the City generally advised of material items affecting the Property.

3.5 Compliance with Laws. The Garden Club shall use commercially reasonable efforts to comply with all (i) federal, state and municipal laws, ordinances, regulations and orders (including, without limitation, those relating to hazardous substances and environmental protection, the law commonly known as the Americans With Disabilities Act of 1990) relating to the management, leasing, use, operation, repair and maintenance of the Property and (ii) the rules, regulations or orders of any insurer issuing an insurance policy with respect to the Property and/or the use, repair, ownership, operation and maintenance thereof (collectively, the "Requirements," individually, a "Requirement"). The Garden Club shall promptly notify the City of any possible or actual existence of a violation of any such Requirement that comes to its attention and remedy the same.

Article 4 Management Authority

4.1 The Garden Club's Authority. The Garden Club's authority is expressly limited to the provisions provided herein as such may be amended in writing from time to time by the City and mutually agreed to and accepted by the Garden Club in writing.

4.2 Service Contracts. The Garden Club shall direct and supervise the maintenance and operation of the Property. In connection therewith, the Garden Club may solicit bids and negotiate contracts for services including, but not limited to, mowing cleaning, security, landscaping, pest control, labor and utility services ("Service Contracts"). The Garden Club shall pay all costs and expenses related to such Service Contracts. All Service Contracts must include the following release of the City:

"For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, [INSERT NAME OF SERVICE PROVIDER] for itself/himself/herself, and its/his/hers heirs, successors, executors, personal representatives, and assigns, covenants and agrees to FOREVER RELEASE, DISCHARGE, HOLD HARMLESS, AND INDEMNIFY the City of Centerville and its council, officers, employees and agents (the "Released Parties") from and against any and all claims, demands, obligations, actions, causes of action, rights, damages, costs, negligence claims (including, but not limited to, gross and ordinary negligence), injuries to either person (including any death therefrom) or property, punitive or exemplary damage claims, medical expense claims, loss of wage earning capacity claims, pain and suffering claims, physical impairment claims, physical disfigurement claims, mental anguish claims, and any other form of compensation claim of any nature whatsoever, whether based on a tort, contract or other theory of recovery, including, but not limited to, attorney's fees, court costs, and/or expert's fees, arising in any manner,

directly or indirectly, out of or in connection with or in the course of the releasing party's work on or use of the project covered under this agreement AND REGARDLESS OF CAUSE OR OF ANY CONCURRENT OR CONTRIBUTING FAULT OF NEGLIGENCE, WHETHER SOLE, JOINT OR CONCURRENT, ACTIVE OR PASSIVE, OF THE RELEASED PARTIES."

Article 5 Insurance

Throughout the term of this Agreement, the Garden Club shall satisfy the insurance obligations as set forth on Exhibit B.

Article 6 Responsibility for Operating Expenses

The Garden Club shall be responsible for, and pay all Operating Expenses. The term "Operating Expenses" means all expenses relating to the Property, including, but not limited to:

- (a) Cost of the overhead, gross salary, bonuses, other employee benefits and burdens for those employees of the Garden Club providing the Management Services;
- (b) Cost to correct any violation of federal, state and municipal laws, ordinances, regulations and order relative to the leasing, use, repair and maintenance of such Property, or related to the rules, regulations or order of the local board of fire underwriters or other similar body;
- (c) Cost of Service Contracts and cost of on-site utilities used by the Garden Club in connection herewith; and
- (d) Any and all other direct out-of-pocket costs incurred by the Garden Club in the performance of this Agreement.

Article 7 Indemnification

THE GARDEN CLUB SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY AND ITS COUNCIL, OFFICERS, EMPLOYEES, AND AGENTS, FROM AND AGAINST ALL SUITS, PROCEEDINGS, CLAIMS, DAMAGES, LIABILITIES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES AND OTHER DEFENSE COSTS, TO THE EXTENT ARISING FROM OR IN CONNECTION WITH THIS AGREEMENT, THE PROPERTY OR MANAGER'S PROVISION OF THE MANAGEMENT SERVICES HEREUNDER.

Article 8 Assignment

The Garden Club shall not transfer or assign this Agreement or any part hereof or any of its rights or obligations hereunder without the prior written consent of the City. The Garden Club shall not be released from any obligations that arose before the date of such assignment or that arise after the date of such assignment. Any assignment or attempted assignment not made strictly in accordance with the foregoing shall be void and shall be deemed to be a default of the Garden Club's obligations hereunder.

Article 9 Automatic Renewal

If neither of the parties terminate this Agreement by providing written notice to the non-terminating party on, or prior to, the then-current termination date (initially, December 31, 2028), then the Term shall extend for an additional year.

Article 10 Remedies, Termination

If the Garden Club or the City defaults in the performance of any obligation hereunder and said default is not cured within thirty (30) days after notice thereof (a "Default Notice") is sent to such defaulting party (or, if said default is of such a nature that it cannot be reasonably cured within such thirty (30) day period, such defaulting party fails to commence the curing of said default within such thirty (30) day period and to thereafter prosecute and complete such cure with diligence within ninety (90) days after such Default Notice is sent to such defaulting party), then, in addition to its other remedies at law and in equity, the non-defaulting party may terminate this Agreement, in which event such termination shall be effective as of the date of such notice of termination.

Article 11 Notices: Authorized Representatives

All notices and other communications given pursuant to this Agreement shall be in writing (unless expressly provided otherwise herein) and shall be (a) mailed by first class, United States Mail, postage prepaid, certified, with return receipt requested or deposited with a nationally-recognized overnight courier and addressed to the parties hereto at the address specified below, (b) hand delivered to the intended address, or (c) sent by facsimile transmission followed by a confirmatory letter by one of the foregoing means. All notices shall be effective upon receipt or refusal at the address of the addressee. The addresses of the parties are as follows:

The City:	City of Centerville c/o City Administrator 312 E. Maple St. Centerville, IA 52544 Fax Number: (641) 437-1498 Phone: (641) 437-4339
The Garden Club:	Centerville Garden Club PO Box 1033 Centerville, IA 52544 Phone Number: (641) _____

The parties hereto may change their addresses by giving notice thereof to the other in conformity with this provision.

Article 12 Miscellaneous

12.1 Pronouns. The pronouns used in this Agreement referring to the Garden Club or the City shall be understood and construed to apply whether the Garden Club or the City is an individual, partnership, corporation or an individual or individuals doing business under a firm or trade name, and the masculine and neuter pronouns shall each include the other and may be used interchangeably with the same meaning.

12.2 Amendments. Any and all amendments to this Agreement shall be null and void unless approved by the parties in writing.

12.3 Headings. All headings herein are inserted only for convenience and ease of reference and are not to be considered in the construction or interpretation of any provision of this Agreement.

12.4 Succession. This Agreement shall be binding upon and inure to the benefit of the City and its successors and assigns, and shall be binding upon and inure to the benefit of the Garden Club and its permitted successors and permitted assigns.

12.5 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall comprise but a single instrument.

12.6 Entire Agreement. This Agreement hereto constitutes the entire Agreement between the the City and the Garden Club pertaining to the subject matter hereof, and any and all previous agreements (written or oral) entered into between the parties hereto relating to the Property and/or the management, use, maintenance and operation thereof shall be deemed merged herewith.

12.7 Severability. If any provisions of this Agreement shall be found to be invalid or unenforceable to any extent, the remainder of this Agreement shall not be affected thereby and this Agreement shall be enforced to the greatest extent permitted by law.

12.8 Governing Law. This Agreement shall be governed by the laws of the State of Iowa.

12.9 No Recording. Neither this Agreement nor any amendment hereto, nor any memorandum or short form thereof, shall be recorded or filed. Notwithstanding anything to the contrary contained in this Agreement, this Agreement shall not be a covenant running with any Property.

12.10 Attorneys' Fees. The prevailing party in any legal proceeding regarding this Agreement shall be entitled to recover from the other party all reasonable attorneys' fees and costs incurred in connection with such proceeding.

12.11 Filing. This Agreement, when executed, shall be filed with the Secretary of State of Iowa and filed and recorded with the Appanoose County Recorder, to become effective as provided by Section 28E.8 of the *Code of Iowa*.

REMAINDER OF PAGE INTENTIONALLY BLANK.
SIGNATURE PAGE(S) FOLLOWS.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the Effective Date.

THE GARDEN CLUB:

CENTERVILLE GARDEN CLUB,
an Iowa non-profit corporation

By: _____
Name: _____
Title: _____

THE CITY:

THE CITY OF CENTERVILLE, IOWA,
an Iowa municipal corporation

By: _____
Jason Fraser, City Administrator

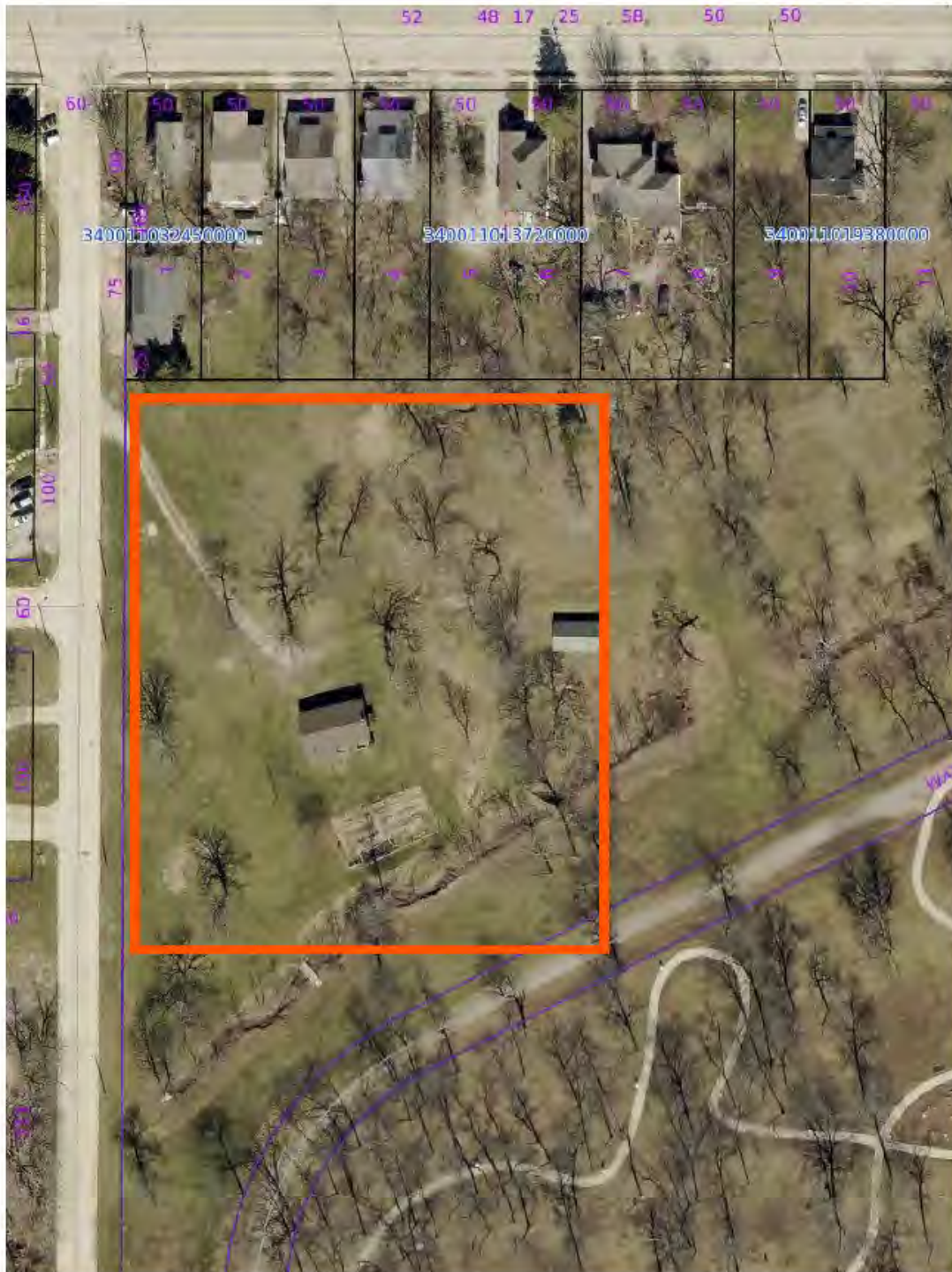
EXHIBIT A**DEPICTION OF THE CABIN AND THE PROPERTY**

EXHIBIT B**INSURANCE REQUIREMENTS****COVERAGE AND LIMITS**

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

<u>TYPE</u>	<u>AMOUNT</u>	<u>OTHER REQUIREMENTS</u>
1. Workers' Compensation and Employer's Liability	Statutory Limits, if state has no statutory limits then: \$1,000,000 each accident \$1,000,000 policy limit bodily injury by disease \$1,000,000 each employee, bodily injury by disease	1. Waiver of subrogation in favor of the City (hereafter defined).
2. Commercial General Liability (Occurrence Basis)	\$1,000,000 per occurrence \$2,000,000 general aggregate \$2,000,000 product-completed operations aggregate limit. \$1,000,000 personal and advertising injury limit \$50,000 fire legal liability	1. The City will be named as "additional insureds" 2. Waiver of subrogation in favor of the City 3. Defense will be provided as an additional benefit and not included within the limit of liability
3. Business Automobile Liability (Occurrence Basis)	Combined single limit for bodily injury and property damage of \$1,000,000 per occurrence or its equivalent.	1. The City will be named as "additional insureds" 2. Waiver of subrogation in favor of the City 3. Includes owned, hired and non-owned vehicles

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

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

◆ **INSURANCE REQUIRED FOR CONTRACT TIME**

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

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

The Garden Club shall, without exception, give the City not less than 30-day's notice prior to cancellation of any insurance policy for other than non-payment of premium. Non-payment of premium shall require ten-day's notice of cancellation. Confirmation of this mandatory notice of cancellation shall appear on the Certificate of Insurance and on all insurance policies required by this Exhibit B.

Year	Valuation	Valuation	Valuation	% Inc. in Val	Midwest CPI	Inc. Tax Revenue Generated			City Contribution	Demo Cost Savings	ROI City
	W/O Intervention	CHVRHTF	ROI	CVRHTF		City Tax	County Tax	School Tax			
2012	\$ 252,040	\$ 252,040	\$ -	N/A	N/A	\$ -	\$ -	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00
2013	\$ 221,670	\$ 221,670	\$ -	N/A	N/A	\$ -	\$ -	\$ -	\$ 8,000.00	\$ -	\$ 23,000.00
2014	\$ 217,810	\$ 263,540	\$ 45,730	19%	1.5%	\$ 421.62	\$ 216.50	\$ 434.78	\$ 6,000.00	\$ 9,346.00	\$ 19,232.38
2015	\$ 213,550	\$ 354,510	\$ 140,960	35%	-0.5%	\$ 1,382.34	\$ 667.45	\$ 1,344.76	\$ 20,000.00	\$ -	\$ 37,850.04
2016	\$ 213,995	\$ 460,690	\$ 246,695	30%	0.8%	\$ 2,285.09	\$ 1,131.50	\$ 2,353.47	\$ 10,000.00	\$ 12,217.00	\$ 33,347.96
2017	\$ 213,690	\$ 566,100	\$ 352,410	23%	2.2%	\$ 3,263.37	\$ 1,599.19	\$ 3,361.99	\$ 10,000.00	\$ 6,880.00	\$ 33,204.58
2018	\$ 208,499	\$ 721,490	\$ 512,991	27%	1.6%	\$ 4,750.11	\$ 2,363.23	\$ 4,893.93	\$ 12,746.00	\$ 3,814.00	\$ 37,386.48
2019	\$ 194,818	\$ 824,200	\$ 629,382	14%	0.8%	\$ 5,827.84	\$ 3,021.50	\$ 6,004.30	\$ 10,000.00	\$ 9,500.00	\$ 32,058.63
2020	\$ 192,483	\$ 944,306	\$ 751,823	15%	2.5%	\$ 7,652.11	\$ 3,876.12	\$ 7,702.61	\$ 10,000.00	\$ 5,219.00	\$ 29,187.52
2021	\$ 196,993	\$ 1,180,509	\$ 983,516	25%	1.2%	\$ 9,463.42	\$ 4,322.48	\$ 9,749.96	\$ 10,000.00	\$ 5,219.00	\$ 24,505.10
2022	\$ 186,497	\$ 1,370,880	\$ 1,184,383	16%	7.9%	\$ 11,838.79	\$ 4,543.10	\$ 11,437.93	\$ 190,000.00	\$ 5,219.00	\$ 197,447.31
2023	\$ 184,339	\$ 1,714,574	\$ 1,530,235	25%	2.4%	\$ 14,495.59	\$ 5,632.57	\$ 14,180.82	\$ 10,000.00	\$ 8,828.00	\$ 184,123.73
2024	\$ 159,883	\$ 2,221,300	\$ 2,061,417	30%	2.5%	\$ 20,880.09	\$ 8,155.32	\$ 19,780.71	\$ 10,000.00	\$ -	\$ 173,243.64
2025	\$ 156,446	\$ 3,123,800	\$ 2,967,354	41%	2.4%	\$ 26,317.79	\$ 9,433.82	\$ 22,927.76	\$ 10,000.00	\$ -	\$ (340,777.16)

\$ 497,703.00 Total Grants in CVille As of 6/30/2025
 \$ 398,162.40 State Share As of 6/30/2025

\$180,000 grant from ARPA funds were also added to increase CVRHTF capacity in 2022

Column A - Fiscal Year

Column B - Cumulative Valuation of current properties in program if no action by CVRHTF. 2022 information and before only includes sites that have active construction on them.

Column C - Cumulative Valuation of current properties in program with action by CVRHTF. 2022 information and before only includes sites that have active construction on them.

Column D - Valuation Increase due to program calculate by Column C minus Column B

Column E - % increase in valuation due to program

Column F - CPI-U for comparison against Column E. Pulled from Iowa PERB Data for July of Year

Column G - Increased City Tax Revenue calculated from Column D Increase in valuation.

Column H - Increased County Tax Revenue calculated from Column D Increase in valuation.

Column I - Increased School Tax Revenue calculated from Column D Increase in valuation. Tax Rate Estimated

Column J - City Annual Contribution amount to CVRHTF by year

Column K - County Annual Contribution amount to CVRHTF by year

Column L - Demolition cost avoided by City - Actual Demolition cost for CVRHTF

Column M - City Contribution (Column J) - City Tax Revenue (Column G) - Savings from Demolition Avoidance (Column L)

Column J- County Contribution (Column K) - County Tax Revenue (Column H)

Column O-AL is the tax record information from Assessors page. The first column under each address is w/o any intervention from CVRHTF and the second column under each address is the valuation with intervention from CVRHTF The amounts are projected out through the 10th house.



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

July 7, 2025

Chariton Valley Regional Housing Trust Fund
15703 HWY J29
Centerville, IA 52544

Re: CVRHTF Grant Period 16 Pledge Commitment

Dear Board of Directors:

The City of Centerville is pleased to commit \$20,000 to the Chariton Valley Regional Housing Trust Fund. These funds represent our support of the work being done by CVRHTF. We understand that our donation and any funds received because of our donation will be spent in Centerville, Appanoose County.

The funds will be available to you on or before July 1, 2026

City of Centerville
Company Name

312 E. Maple, Centerville, IA 52544
Address

641-437-4339
Phone

Mike O'Connor
Name of Person Pledging

Signature

\$20,000
Amount Pledged

Payment Enclosed _____ Yes _____ No