

**City of Centerville**

312 East Maple St.

PO Box 578

Centerville, IA 52544

(O) 641-437-4339

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(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](http://www.centerville-ia.org)**Regular Council Meeting Agenda of the City of Centerville Council****Monday, July 21, 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](https://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 or 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.

07-21-2025

Council Agendas and Minutes Available by following this QR Code



The Mayor will call for public comment for those wishing to comment during the meeting. Please state your name and address before making your comments. Public Forum speakers are limited to five minutes 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 separate consideration.) Approval of Consent Agenda to include:
  - a. Approval of Minutes of July 7, 2025, Regular Council Meeting
  - b. Approval of Committee/Board Minutes: Airport Commission Meeting 06-09-2025; Library Board Meeting 07-09-2025; Library Board Annual Meeting 07-09-2025; Special Council Meeting 07-18-2025
  - c. Approval of Beer/Liquor License(s): GETTIN' SLUSHED SOUTH OF 35 LLC App-225023; Pit Pony Pub & Eatery, LC0048773
  - d. Approval of Res. 2025-4162 Setting the Time and Place for a Public Hearing on the Sale of Real Property – Public Bid – 1701 S. 19<sup>th</sup>
  - e. FYI – Appointment of Full-time Firefighter Jeremy Barber
  - f. FYI – Appointment of Full-time Firefighter Tim Wells
  - g. FYI – Appointment of Volunteer Firefighters Vaughan Overturf and Carter Hanus
4. **Public Hearing**
  - a. None
5. **Discussion/Action Items/General Business/Old Business**
  - a. Approval of Bills
  - b. Approval of June 2025 Financial Report
  - c. Departmental Reports
    - i. City Administrator
    - ii. Public Works
    - iii. Drake Public Library
      1. Library Annual Report
  - d. Approval of Res. 2025-4163 Setting the Time and Place for a Public Hearing on the sale of Real Property – Public Bid – Old Law Center Building.
  - e. Swearing in of Firefighter Jeremy Barber
  - f. Swearing in of Firefighter Tim Wells
  - g. Swearing in of Volunteer Firefighters – Vaughan Overturf and Carter Hanus
6. **Adjourn** to 6:00 p.m. on Monday, August 4, 2025, for the Regular City Council Meeting.

Jason Fraser  
City Administrator

Posted: 07/18/2025



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# CITY OF CENTERVILLE

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## REGULAR SESSION MEETING MINUTES

July 7, 2025

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

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

Mayor O'Connor led the Pledge of Allegiance.

Creagan moved, seconded by Sherwood, to approve the agenda as amended to reorder the actions due to a fire response to move the consent agenda, bills, and general business action items. Ayes: All. The motion carried.

Sherwood moved, seconded by Creagan to approve the consent agenda as presented to include: Approval of Minutes of June 16, 2025, Regular Council Meeting. Approval of Committee/Board Minutes: Library Board Meeting 6-11-2025; Civil Service Minutes. Approval of Beer/Liquor License(s): Comes Investments, Inc. (Pizza Hut) BW0098035; My Place Party Lounge, LLC – LC0044486; FYI- June 2025 Wastewater Project Update Report – Strand; 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; 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; Approval of Res. 2025-4157 XFER of Funds for FY25 Sewer Revenue Reserve to Sewer Bond Sinking; Approval of Res. 2025-4158 XFER of Funds for FY25 - Utility Franchise Transfer (008) to General Fund (001); Approval of Res. 2025-4159 Salary Resolution for Fiscal Year 2026 Amendment No. 1; Approval of Res. 2025-4160 Confirming Information for the City of Centerville for SAM.gov. Roll Call Vote: Ayes: Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Absent: Brauman. Motion carried.

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

Hamilton moved, seconded by Sherwood, to approve the Management Agreement for Girl Scout Cabin with Centerville Garden Club. Roll Call Vote: Ayes: Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Absent: Brauman. Motion carried.

Sherwood moved, seconded by Hamilton, to approve the Annual Contribution Commitment to the Chariton Valley Regional Housing Trust Fund. Roll Call Vote: Ayes: Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Absent: Brauman. Motion carried.

Sherwood and Creagan departed the meeting at 6:10 pm to respond to a fire call. A quorum was lost; no further action items occurred at this meeting.

Departmental reports were presented:

For June 2025, the Centerville Police Department conducted the following:

500 calls for service; 243 business checks – located 22 open business doors; 40 charges for misdemeanor and felony offenses; 18 simple misdemeanors; 7 serious misdemeanors; 7 aggravated misdemeanors; 8 felonies

City Code - 9 accumulation of debris/nuisance property, 0 citation/9 warning; 5 junk vehicle locations – towed 2; 12 parking (yards, trailers on streets, against curb overnight on the square); 12 animal calls – 0 citation/5 warnings – 1 to Furever Friends; 28 vehicle lockouts; 0 hrs. SRO (school not in session)

Current Jail Population: 19

66 traffic enforcement contacts; 50 warnings for traffic violations; 16 citations for traffic violations

Activities for June 2025: Summer Safety Kickoff; Officer Hobbs and K9 attended suspect apprehension training; Officers completed yearly ILEA required training; June 1st – July 6th, there were 26 fireworks complaints. Fireworks are legal to use until 10:00 p.m. today and 9:00 a.m. – 10:00 p.m. Tuesday, July 8<sup>th</sup>.

Projected activities for July 2025: Officer Burns attending radar instructor certification; Officers Hobbs and Sinnott will attend emergency response training; Appanoose County Fair.

Fire Rescue Report for June 2025:

Hirings: Completed testing both the open Fire Fighter and EMS positions, The test included physical assessments, written evaluations and panel interviews; 2 fire candidates and 1 EMS Candidate have been offered positions, Candidates are currently completing pre-employment requirements.

Apparatus: Reconfiguration of units and response plans to better-consolidated equipment reflective of staffing changes related to hiring; Addressing several maintenance/performance issues with specific apparatus.

Equipment: Continuing to reassign various items to the primary apparatus to reflect staffing and response changes better; Radio and pager reprogramming with changeover to updated repeater systems. Several issues have been reported related to the operation of radios and audio quality. Currently working with the service provider to address problems.

Training: Met with Indian Hills to discuss hosting a Firefighter 1 certification program this fall. This would be a joint offering through the department and open to other agencies. This would help move the majority of staff towards the National Fire Fighter 1 certification level and address the requirement of many state and national grants to achieve training standards as a requirement for grant award.

Grants: Working with the state to explore the volunteer recruitment grant, which may be able to support up to \$3000 per recruited firefighter for PPE and NFPA 1852 compliant physicals. The award of a grant requires completion of both the NFPA physical and certification of the firefighter as a Fire Fighter 1 member.

Significant Incidents / Events: Residential Structure Fire: Successful loss stop of a residential fire; State fire marshal contacted for investigation. Apartment Complex CO leak: Alarm activation called in by residents resulted in the discovery of increased CO levels. Crews entered the structure with gas detection devices and were alerted to the threat. Equipment was shut down and the equipment room was ventilated, mitigating the threat.

Reporting: Reviewing options to consolidate Fire and EMS reporting to streamline reporting and data reporting.

Building Official June 2025: 2 notices sent for property clean-up/maintenance, one property has complied; 10 citations issued for non-compliance

0 properties were placarded and condemned; 0 properties were demolished in the city

19 grass notices were sent as a reminder that the grass ordinance is in effect. 10-inch vegetation applies

Gary Burrows of S. 22nd St. provided written public comments regarding the condition of a derelict house adjacent to his property and emphasizing the need to support local businesses when making City procurements that could be sourced locally.

Kruzic moved, seconded by Hamilton, to adjourn at 6:17 p.m. until the regular council meeting on July 21, 2025. Ayes: All. Motion carried.

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Jason Fraser, City Administrator

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Mike O'Connor, Mayor

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# CITY OF CENTERVILLE

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## SPECIAL SESSION MEETING MINUTES

**July 18, 2025**

Mayor O'Connor called the meeting to order at 2:00 p.m.

Roll Call - Present: Creagan, Hamilton(via Zoom), Kruzic, and Sherwood. Absent: Brauman.

Mayor O'Connor led the Pledge of Allegiance.

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

Kruzic moved, seconded by Creagan, to approve Resolution 2025-4161 Authorizing Emergency Housing Support for Oak Tree Estate to residents who were displaced by the condemnation of several trailers in the park. The resolution also authorized funding of \$ 1,500 in policy discretionary funds to support responses to similar incidents in the future and to develop a policy for reimbursement of emergency displacement expenditures as part of the Centerville Rental Code. Roll Call Vote: Ayes: Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Absent: Brauman. Motion carried.

Creagan moved, seconded by Sherwood, to adjourn at 2:21 p.m. until the regular council meeting on July 21, 2025. Ayes: All. Motion carried.

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Jason Fraser, City Administrator

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Mike O'Connor, Mayor

**Drake Public Library Board of Trustees**  
**Wednesday, July 9, 2025, following Annual Meeting**  
**Regular Board Meeting Minutes**

**Call to Order:** Board President, Janell Armstrong called the meeting to order at 5:22 p.m.

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

**Board Members Absent:** None

**Library Staff Present:** Library Director JeNel Barth

**City Staff Present:** None

**Agenda Approval:** Approved as presented.

**Minutes Approval:** The Regular Board Meeting minutes for June 11, 2025, were approved as presented.

**Visitors/Public Comment:** None

**Approval of Bills:** Michelle Moore moved to approve the payment of bills, second Mike Cockrum, approved by all.

**Director's Report:** Library Director JeNel Barth reports that: 1) Summer Reading Program is wrapping up, 2) The birthday celebration for Jane Austin kicked off on June 9<sup>th</sup> and will continue during the summer with various events, 3) Iowa author, Helen Miller will be at the library for a book chat on Saturday, July 12<sup>th</sup>, 4) State Library of Iowa is offering a free online resource, Mometrix eLibrary, to help with the loss of BrainFuse, 5) A free matinee of "Clueless" (which is based on Jane Austen's Emma) will be shown at The Majestic on Saturday, July 19<sup>th</sup> at 2 p.m.

**Report from the City:** None

**Report from Friends of DPL:** The Friends are planning a Bingo Night to be hosted in Mystic. There is also a raffle going on for a quilt that can be seen on the main floor of the library.

**Report for the Drake Public Library Foundation:** There is a meeting next week. Dennis will need to be replaced on the Foundation in December after he has served for five years.

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

**Public Relations:** Kris followed up on various discussions with organizers of recent community events.

**Old Business:** None

**New Business:** None

**Agenda Items for Future Meetings:** Future budget shortfalls

**Upcoming Meeting:** Regular Board Meeting Wednesday, August 13, 2025, at 5 p.m.

**Adjournment:** Meeting adjourned by President Janell Armstrong.

**Drake Public Library Board of Trustees**  
**Wednesday, July 9, 2025**  
**Annual Board Meeting Minutes**

**Call to Order:** Board-President, Janell Armstrong called the annual meeting to order at 5:00 p.m.

**Board Members Present:** Janell Armstrong, Michelle Moore, Mike Cockrum, Dennis Beeson, Kathy Cridlebaugh, Shelly Baldwin, Kris Hoffman, Elizabeth Hargrave, and Nicole Cox (entered at 5:10 p.m.).

**Board Members Absent:**

**Library Staff Present:** Library Director JeNel Barth

**City Staff Present:** None

**Agenda Approval:** Approved as presented

**Minutes Approval:** The 2024 Annual Meeting Minutes were approved as presented at the August 14, 2024 regular board meeting.

**Visitors/Public Comment:** None

**Director's Annual Report:** Library Director JeNel Barth reports

- 1) **Building:** The air conditioning system was upgraded and continued improvements are being made to make the front entrance more accessible with railings as well as fresh paint.
- 2) **Kid Stuff:** The Children's staff have kept very busy with an increase in numbers of participants in all the various children's programs. The staff is wrapping up another very successful Summer Reading Program and looks forward to introducing new programming during the school year.
- 3) **Collaborations:** The library has been working with IA Works and local businesses and individuals to add new programming and assistance to patrons.
- 4) **Technology:** The loss of Brainfuse online through the State Library has been recently replaced with Mometrix.
- 5) **Statistics:** Circulation numbers continue to improve, especially the Bridges Checkouts.

**New Business:**

1. **Election of Officers:** Dennis Beeson nominated, Shelly Baldwin seconded, and the board voted to elect the following board members for each position as follows, approved by all.
  - a. President: Janell Armstrong
  - b. Vice President: Nicole Cox
  - c. Secretary: Michelle Moore
2. **Committee Assignments:** President Janell Armstrong reviewed the new committee assignments.

**Adjournment:** Meeting adjourned by President Janell Armstrong.



## RESOLUTION # 2025-4162

### 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 1701 S. 19<sup>th</sup>, Centerville, Appanoose County, Iowa legally described as follows (the "Property"):

LOT 2 IN BLOCK 2 OF G. W. STEWART'S ADDITION TO THE TOWN (NOW CITY)  
OF 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 2:00 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 a 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  
(Sale By Public Bid)**

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 1701 S. 19<sup>th</sup>, Centerville, Appanoose County, Iowa legally described as follows (the "Property"):

LOT 2 IN BLOCK 2 OF G. W. STEWART'S ADDITION TO THE TOWN (NOW CITY) OF 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. No Abstract, Conveyance by Quit Claim Deed. 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.

*THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK  
SIGNATURE PAGE TO FOLLOW*

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

Phone Number of Seller:

641.437.4339

BUYER:

\_\_\_\_\_  
\_\_\_\_\_

Address of Buyer(s):

\_\_\_\_\_  
\_\_\_\_\_

Phone Number of Buyer(s):

\_\_\_\_\_



City of Centerville  
Regular Council Meeting  
Bills Approved  
21-Jul-25

ACCO	POOL CHEMICALS	\$1,246.40
ALL AMERICAN TERMITE & PEST CONTROL INC	MONTHLY PEST CONTROL	\$65.00
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	\$2,127.59
APPANOOSE CO SERVICE AGENCY	JULY 2025 SERVICE AGENCY	\$421.76
BASEPOINT BUILDING AUTOMATIONS	FRONT DOOR REPAIR	\$880.00
BRATZ OIL CORP	TIRE REPAIR	\$39.95
BROWN'S SHOE FIT COMPANY	BOOTS	\$424.09
BURNS, ZACK	MEALS REIMBURSEMENT	\$111.72
CANTERA AGGREGATES LLC	ROCK	\$2,594.98
CENTERVILLE ABSTRACT COMPANY	LIEN SEARCHES	\$294.00
CENTERVILLE BODY SHOP	FRONT END SERVICE	\$1,141.50
CENTERVILLE POLICE ASSOCIATION	PD UNION DUES	\$60.00
CENTERVILLE PRODUCE	WEED KILLER	\$83.25
CHARITON VALLEY MEDICAL CENTER	PRE EMPLOYMENT PHYSICALS	\$100.00
COLLECTION SERVICES CENTER	CHILD SUPPORT	\$451.72
COX LAW FIRM, LLP	LEGAL	\$4,199.00
DANNCO	PICKLEBALL SYSTEM & NAME PLATE	\$892.95
DR. ANTHONY TATMAN	FIREFIGHTER HIRING MMPI	\$700.00
DSM HOIST INC	INSPECTIONS	\$1,563.00
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	\$73,143.53
FIRST NATIONAL BANK OMAHA	CREDIT CARD PURCHASES	\$4,391.54
GALLS, LLC	UNIFORMS AND BOOTS	\$225.34
HEARTLAND SHREDDING, INC.	SHREDDING	\$50.00
HOPKINS & HUEBNER PC	FIRE CHIEF HIRING	\$400.00
HY-VEE	MEDICATIONS	\$199.93
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	\$23,108.43
IOWA DEPT OF TRANSPORTATION	CRS 2 OIL	\$1,400.00
IOWA LAW ENFORCEMENT ACADEMY	YEARLY ILEA TRAINING	\$250.00
IOWA MEDIA NETWORK	PUBLICATIONS	\$288.90
J & S SPORTS LLC	MEMBERSHIP	\$280.00
LOCKRIDGE INC	SUPPLIES	\$128.82
MAID 2 ORDER LLC	CITY HALL CLEANING- JUNE 2025	\$425.00
MCCLURE	AIRPORT PROJECTS	\$16,690.32
MCGILL'S REPAIR & CONSTRUCTION	STREET LIGHT REPAIRS	\$180.00
MISSION SQUARE - 307140	RETIREMENT	\$1,679.36
OAK TREE PROPERTIES LLC	DERELICT HOUSE	\$2,500.00
O'REILLY AUTOMOTIVE STORE INC	69 OIL CHANGE	\$43.41
PRECISION LAWN CARE	MOWING	\$16,187.00
QUILL LLC	OFFICE SUPPLIES	\$86.24
RATHBUN AREA SOLID WASTE COMMISSION	DEBRIS CLEANUP MAYTAG STORE	\$10.00
RATHBUN LAKE AREA YMCA	LIFEGUARD CERTIFICATION	\$200.00
SINCLAIR NAPA	4-68 REPAIR PARTS	\$69.99
SINCLAIR TRACTOR	325G SKIDLOADER	\$40,003.99

	018
SJ SMITH CO INC	OXYGEN \$49.48
STERICYCLE INC	OSHA SUBSCRIPTION \$87.76
TELEFLEX LLC	SUPPLIES \$665.00
TYLER TECHNOLOGIES, INC	TRANSACTION FEES \$283.75
UNITYPOINT CLINIC - OCCUPATIONAL MEDICINE	PRE EMPLOYMENT DRUG SCREENS \$84.00
VC3 INC	MONTHLY BILLING - JUNE 2025 \$7,840.66
WEX BANK	FUEL/SERVICE PURCHASES \$6,483.12
ACCOUNTS PAYABLE	\$214,832.48
PAYROLL CHECKS	\$91,427.83
*****REPORT TOTAL*****	\$306,260.31
GENERAL FUND	\$113,535.45
POLICE K-9 FUND	\$91.74
ROAD USE TAX FUND	\$36,027.71
EMPLOYEE BENEFIT	\$41,095.96
LOST-POOL	\$200.00
CITY WATER	\$38,859.84
SEWER UTILITY OPERATING	\$21,223.71
AIRPORT- CITY	\$16,690.32
INSURANCE TRUST FUND	\$39,284.28
FLEX ACCOUNT	-\$748.70
TOTAL FUNDS	\$306,260.31



City of Centerville, IA

019

# Claims Report - Detail

By Fund

Payable Dates 7/8/2025 - 7/21/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
<b>Fund: 001 - GENERAL FUND</b>				
PRECISION LAWN CARE	MOWING	07/21/2025	00014-25	4,914.00
PRECISION LAWN CARE	MOWING	07/21/2025	00014-25	3,292.00
PRECISION LAWN CARE	MOWING	07/21/2025	00015-25	3,292.00
PRECISION LAWN CARE	MOWING	07/21/2025	00015-25	4,689.00
RATHBUN AREA SOLID WASTE	DEBRIS CLEANUP MAYTAG STORE	07/21/2025	00302773	10.00
BASEPOINT BUILDING AUTOM	FRONT DOOR REPAIR	07/21/2025	0166965	880.00
ACCO	POOL CHEMICALS	07/21/2025	0254448-IN	1,246.40
GALLS, LLC	UNIFORM BOOTS - BURNS	07/21/2025	031655037	128.21
GALLS, LLC	UNIFORMS - SHIRTS - BURNS	07/21/2025	031738173	97.13
O'REILLY AUTOMOTIVE STORE	69 OIL CHANGE	07/21/2025	0367-391075	43.41
DR. ANTHONY TATMAN	FIREFIGHTER HIRING MMPI	07/21/2025	07/10/2025	700.00
APPANOOSE CO SERVICE AGE	JULY 2025 SERVICE AGENCY	07/21/2025	071025	421.76
BURNS, ZACK	ILEA - 3 DAY TRAINING - MEALS REIMBURSEMENT	07/21/2025	07-2025	111.72
HY-VEE	MEDICATIONS	07/21/2025	07-2025	199.93
OAK TREE PROPERTIES LLC	DERELICT HOUSE - 919 S 16TH	07/21/2025	07-2025	2,500.00
CHARITON VALLEY MEDICAL C	PREEMPLOYMENT PHYSICALS-KASTER, DEAHL	07/21/2025	07-2025	25.00
MAID 2 ORDER LLC	CITY HALL CLEANING- JUNE 2025	07/21/2025	07-2025	425.00
ALLIANT ENERGY	ELECTRIC UTILITIES	07/21/2025	07-2025 C3	18.65
ALLIANT ENERGY	ELECTRIC UTILITIES	07/21/2025	07-2025 C4	47.90
ALLIANT ENERGY	ELECTRIC UTILITIES	07/21/2025	07-2025 C5	26.90
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	31.95
ALLIANT ENERGY	ELECTRIC UTILITIES	07/21/2025	07-2025 C7	24.95
ALLIANT ENERGY	ELECTRIC UTILITIES	07/21/2025	07-2025 C7	82.13
ALLIANT ENERGY	ELECTRIC UTILITIES	07/21/2025	07-2025 C7	46.31
FIRST NATIONAL BANK OMAH	BUILDING AND CODE	07/21/2025	0725-0110	44.64
FIRST NATIONAL BANK OMAH	POLICE DEPARTMENT	07/21/2025	0725-2497	19.36
FIRST NATIONAL BANK OMAH	CITY ADMIN	07/21/2025	0725-2530	118.40
FIRST NATIONAL BANK OMAH	CITY ADMIN	07/21/2025	0725-2530	99.95
FIRST NATIONAL BANK OMAH	CITY ADMIN	07/21/2025	0725-2530	47.00
FIRST NATIONAL BANK OMAH	CITY ADMIN	07/21/2025	0725-2530	35.23
FIRST NATIONAL BANK OMAH	CITY ADMIN	07/21/2025	0725-2530	168.73
FIRST NATIONAL BANK OMAH	CITY ADMIN	07/21/2025	0725-2530	330.00
FIRST NATIONAL BANK OMAH	CITY ADMIN	07/21/2025	0725-2530	30.00
FIRST NATIONAL BANK OMAH	CITY ADMIN	07/21/2025	0725-2530	260.00
FIRST NATIONAL BANK OMAH	CITY ADMIN	07/21/2025	0725-2530	64.80
FIRST NATIONAL BANK OMAH	CITY ADMIN	07/21/2025	0725-2530	-505.44
FIRST NATIONAL BANK OMAH	CITY ADMIN	07/21/2025	0725-2530	36.48
FIRST NATIONAL BANK OMAH	POLICE DEPARTMENT	07/21/2025	0725-3162	14.45
FIRST NATIONAL BANK OMAH	CITY CLERK	07/21/2025	0725-7870	16.43
FIRST NATIONAL BANK OMAH	CITY CLERK	07/21/2025	0725-7870	9.94
FIRST NATIONAL BANK OMAH	CITY CLERK	07/21/2025	0725-7870	591.36
FIRST NATIONAL BANK OMAH	CITY CLERK	07/21/2025	0725-7870	7.64
FIRST NATIONAL BANK OMAH	CITY CLERK	07/21/2025	0725-7870	219.00
CENTERVILLE BODY SHOP	FRONT END SERVICE	07/21/2025	100688	1,141.50
WEX BANK	FUEL/SERVICE PURCHASES	07/21/2025	105759146	2,154.05
WEX BANK	FUEL/SERVICE PURCHASES	07/21/2025	105759146	-41.68
WEX BANK	FUEL/SERVICE PURCHASES	07/21/2025	105759146	62.75
WEX BANK	FUEL/SERVICE PURCHASES	07/21/2025	105759146	333.46
WEX BANK	FUEL/SERVICE PURCHASES	07/21/2025	105759146	-3.09
WEX BANK	FUEL/SERVICE PURCHASES	07/21/2025	105759146	159.29

## Claims Report - Detail

Payable Dates: 7/8/2025 - 7/21/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
WEX BANK	FUEL/SERVICE PURCHASES	07/21/2025	105759146	-13.90
WEX BANK	FUEL/SERVICE PURCHASES	07/21/2025	105759146	718.73
LOCKRIDGE INC	OFFICE SINK REPAIR	07/21/2025	2506-157888	128.82
UNITYPOINT CLINIC - OCCUPA	PRE EMPLOYMENT DRUG	07/21/2025	272737	42.00
	SCREENS- JENNINGS, KASTER			
ALL AMERICAN TERMITE & PE	MONTHLY PEST CONTROL	07/21/2025	285450	65.00
IOWA LAW ENFORCEMENT AC	YEARLY ILEA TRAINING - ALL	07/21/2025	330340	250.00
	OFFICERS			
COX LAW FIRM, LLP	GENERAL CITY MATTERS	07/21/2025	3673	408.50
COX LAW FIRM, LLP	CODE ENFORCEMENT	07/21/2025	3674	1,453.50
COX LAW FIRM, LLP	ANIMAL CONTROL	07/21/2025	3675	19.00
COX LAW FIRM, LLP	REAL ESTATE	07/21/2025	3676	85.50
COX LAW FIRM, LLP	GREEN STREET DEVELOPMEN	07/21/2025	3677	57.00
COX LAW FIRM, LLP	SALE TO L NAILS (217 E STATE)	07/21/2025	3680	19.00
COX LAW FIRM, LLP	CITY CODE	07/21/2025	3681	807.50
COX LAW FIRM, LLP	1337 HAYNES (SALE TO	07/21/2025	3682	275.50
	COLLINS)			
COX LAW FIRM, LLP	717 N 13TH	07/21/2025	3683	142.50
COX LAW FIRM, LLP	FORMER LAW CENTER	07/21/2025	3684	47.50
COX LAW FIRM, LLP	RICK TAX SALE	07/21/2025	3687	38.00
COX LAW FIRM, LLP	1216 S 16TH	07/21/2025	3688	133.00
COX LAW FIRM, LLP	513 W ELM AND 519 W ELM	07/21/2025	3692	114.00
COX LAW FIRM, LLP	541 N 12TH	07/21/2025	3693	275.50
COX LAW FIRM, LLP	8TH STREET VACATION	07/21/2025	3694	228.00
COX LAW FIRM, LLP	1001 W WASHINGTON	07/21/2025	3695	95.00
CENTERVILLE ABSTRACT COM	LIEN SEARCH 649 N MAIN	07/21/2025	3816	147.00
CENTERVILLE ABSTRACT COM	LIEN SEARCH - 641 N PARK	07/21/2025	3820	147.00
QUILL LLC	OFFICE SUPPLIES	07/21/2025	44783242	13.90
QUILL LLC	OFFICE SUPPLIES	07/21/2025	44783242	13.90
QUILL LLC	OFFICE SUPPLIES	07/21/2025	44783242	13.90
QUILL LLC	OFFICE SUPPLIES	07/21/2025	44783242	30.64
DANNCO	NAME PLATE	07/21/2025	47072	13.95
DANNCO	PICKLEBALL SYSTEM	07/21/2025	47129	879.00
HEARTLAND SHREDDING, INC.	SHREDDING	07/21/2025	52301	50.00
SJ SMITH CO INC	OXYGEN	07/21/2025	6804365	49.48
HOPKINS & HUEBNER PC	FIRE CHIEF HIRING	07/21/2025	704707	400.00
STERICYCLE INC	OSHA SUBSCRIPTION	07/21/2025	8011201540	87.76
TELEFLEX LLC	EZ IO NEEDLES	07/21/2025	9510229817	665.00
BRATZ OIL CORP	PROPANE	07/21/2025	957321	14.95
SINCLAIR NAPA	4-68 REPAIR PARTS	07/21/2025	974033	69.99
IOWA MEDIA NETWORK	ADVERTISING FOR JOB	07/21/2025	I-7218	250.00
	POSTING			
IOWA MEDIA NETWORK	JUNE REVENUE 2025	07/21/2025	I-7863	38.90
MISSION SQUARE - 307140	ICMARC 457 PLAN	07/17/2025	INV0001606	24.25
MISSION SQUARE - 307140	MISSION SQUARE	07/17/2025	INV0001611	742.68
CENTERVILLE POLICE ASSOCIA	PD UNION DUES	07/17/2025	INV0001612	30.00
COLLECTION SERVICES CENTE	CASE # 1007883 - JOSHUA A	07/17/2025	INV0001613	89.43
	HOBBS			
COLLECTION SERVICES CENTE	CASE # 1027046 DALTON L	07/17/2025	INV0001614	131.53
	MOSLEY			
COLLECTION SERVICES CENTE	CASE # 1001879 - ZACKARY R	07/17/2025	INV0001616	115.38
	MUSGROVE			
J & S SPORTS LLC	BRANDON KNAPP	07/17/2025	INV0001617	22.50
J & S SPORTS LLC	JENEL ALLEN BARTH	07/17/2025	INV0001618	32.50
J & S SPORTS LLC	PAMELA REED	07/17/2025	INV0001619	12.50
J & S SPORTS LLC	SKYLER MORRISON	07/17/2025	INV0001621	12.50
J & S SPORTS LLC	AIMEE HOUSER	07/17/2025	INV0001622	22.50
J & S SPORTS LLC	BETH DAVIS	07/17/2025	INV0001623	12.50
J & S SPORTS LLC	CHRISTOPHER JENNINGS	07/17/2025	INV0001624	12.50
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/17/2025	INV0001626	6,179.07
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/17/2025	INV0001626	2,479.54

## Claims Report - Detail

Payable Dates: 7/8/2025 - 7/21/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/17/2025	INV0001626	6,786.88
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	48.96
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	1,584.00
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	974.16
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	887.06
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	847.05
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	792.00
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	360.00
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	224.25
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	193.83
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	125.92
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	116.00
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	12.36
<b>Fund 001 - GENERAL FUND Total:</b>				<b>59,815.47</b>
<b>Fund: 002 - POLICE K-9 FUND</b>				
FIRST NATIONAL BANK OMAH	POLICE DEPARTMENT	07/21/2025	0725-0215	91.74
<b>Fund 002 - POLICE K-9 FUND Total:</b>				<b>91.74</b>
<b>Fund: 110 - ROAD USE TAX FUND</b>				
CHARITON VALLEY MEDICAL C	PREEMPLOYMENT PHYSICALS-KASTER, DEAHL	07/21/2025	07-2025	50.00
BROWN'S SHOE FIT COMPANY	BOOTS- KASTER, SMOTHERS & BECK	07/21/2025	07-2025	124.09
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	40.33
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	35.77
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	34.65
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	154.62
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	298.97
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	52.98
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	48.09
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	38.62
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	88.15
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	89.12
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	152.81
FIRST NATIONAL BANK OMAH	PUBLIC WORKS	07/21/2025	0725-5236	71.47
FIRST NATIONAL BANK OMAH	CITY CLERK	07/21/2025	0725-7870	15.00
WEX BANK	FUEL/SERVICE PURCHASES	07/21/2025	105759146	-15.36
WEX BANK	FUEL/SERVICE PURCHASES	07/21/2025	105759146	-36.83
WEX BANK	FUEL/SERVICE PURCHASES	07/21/2025	105759146	1,903.76
SINCLAIR TRACTOR	325G SKIDLOADER	07/21/2025	1T0325GKCSJ475876	19,950.00
CANTERA AGGREGATES LLC	ROCK	07/21/2025	21588	2,594.98
MCGILL'S REPAIR & CONSTRU	STREET LIGHT REPAIRS - 2 HOURS	07/21/2025	23077	180.00
UNITYPOINT CLINIC - OCCUPA	PRE EMPLOYMENT DRUG SCREENS- JENNINGS, KASTER	07/21/2025	272737	42.00
SINCLAIR TRACTOR	PARTS	07/21/2025	3036462	55.40
SINCLAIR TRACTOR	PARTS	07/21/2025	3037151	50.83
SINCLAIR TRACTOR	PARTS	07/21/2025	3037552	-49.88
SINCLAIR TRACTOR	PARTS	07/21/2025	3042423	47.64
DSM HOIST INC	INSPECTIONS	07/21/2025	5106	781.50
BRATZ OIL CORP	TIRE REPAIR	07/21/2025	956951	25.00
IOWA DEPT OF TRANSPORTAT	CRS 2 OIL	07/21/2025	CI-0027953	1,400.00
MISSION SQUARE - 307140	ICMARC 457 PLAN	07/17/2025	INV0001606	24.25
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	07/17/2025	INV0001615	53.93
J & S SPORTS LLC	ROBERT SANDS	07/17/2025	INV0001620	0.41
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/17/2025	INV0001626	587.21
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/17/2025	INV0001626	1,050.06
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/17/2025	INV0001626	245.74
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	423.53
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	62.96

**Claims Report - Detail**

022  
Payable Dates: 7/8/2025 - 7/21/2025

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	46.40
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	25.47
<b>Fund 110 - ROAD USE TAX FUND Total:</b>				<b>30,743.67</b>

**Fund: 112 - EMPLOYEE BENEFIT**

EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	720.21
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	20.30
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	26.10
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	1,128.72
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	7.98
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	20.30
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	2.90
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	14.50
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	2.90
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	2.90
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	5.80
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	55.20
<b>Fund 112 - EMPLOYEE BENEFIT Total:</b>				<b>2,007.81</b>

**Fund: 122 - LOST - POOL**

RATHBUN LAKE AREA YMCA	LIFEGUARD CERTIFICATION	07/21/2025	07-2025	200.00
<b>Fund 122 - LOST - POOL Total:</b>				<b>200.00</b>

**Fund: 609 - CITY WATER**

EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	8.70
TYLER TECHNOLOGIES, INC	TRANSACTION FEES	07/21/2025	025-516754	283.75
CHARITON VALLEY MEDICAL C	PREEMPLOYMENT PHYSICALS-KASTER, DEAHL	07/21/2025	07-2025	25.00
FIRST NATIONAL BANK OMAH	PUBLIC WORKS DIRECTOR	07/21/2025	0725-4475	1,884.18
FIRST NATIONAL BANK OMAH	PUBLIC WORKS	07/21/2025	0725-5236	71.47
FIRST NATIONAL BANK OMAH	CITY CLERK	07/21/2025	0725-7870	219.00
WEX BANK	FUEL/SERVICE PURCHASES	07/21/2025	105759146	794.13
SINCLAIR TRACTOR	325G SKIDLOADER	07/21/2025	1T0325GKCSJ475876	19,950.00
QUILL LLC	OFFICE SUPPLIES	07/21/2025	44783242	13.90
DSM HOIST INC	INSPECTIONS	07/21/2025	5106	781.50
MISSION SQUARE - 307140	ICMARC 457 PLAN	07/17/2025	INV0001606	24.25
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	07/17/2025	INV0001615	57.69
J & S SPORTS LLC	ROBERT SANDS	07/17/2025	INV0001620	0.82
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/17/2025	INV0001626	761.76
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/17/2025	INV0001626	1,393.62
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/17/2025	INV0001626	325.90
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	423.53
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	25.47
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	46.40
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	62.96
<b>Fund 609 - CITY WATER Total:</b>				<b>27,154.03</b>

**Fund: 610 - SEWER UTILITY OPERATING**

EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	14.50
BROWN'S SHOE FIT COMPANY	BOOTS- KASTER, SMOTHERS & BECK	07/21/2025	07-2025	300.00
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	649.68
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	113.50
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	248.04
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	07/21/2025	07-2025 C6	-297.32
ALLIANT ENERGY	ELECTRIC UTILITIES	07/21/2025	07-2025 C7	100.79
FIRST NATIONAL BANK OMAH	WASTEWATER	07/21/2025	0725-1080	430.71
WEX BANK	FUEL/SERVICE PURCHASES	07/21/2025	105759146	477.04
WEX BANK	FUEL/SERVICE PURCHASES	07/21/2025	105759146	-9.23
CENTERVILLE PRODUCE	WEED KILLER	07/21/2025	121312	83.25
MISSION SQUARE - 307140	ICMARC 457 PLAN	07/17/2025	INV0001606	24.25

**Claims Report - Detail**

023

**Payable Dates: 7/8/2025 - 7/21/2025**

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	07/17/2025	INV0001615	3.76
J & S SPORTS LLC	ROBERT SANDS	07/17/2025	INV0001620	11.27
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/17/2025	INV0001626	1,168.69
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/17/2025	INV0001626	1,726.38
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/17/2025	INV0001626	403.58
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	25.47
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	46.40
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	62.96
VC3 INC	MONTHLY BILLING - JUNE 202	07/21/2025	VC3-210039	423.52
<b>Fund 610 - SEWER UTILITY OPERATING Total:</b>				<b>6,007.24</b>
<b>Fund: 660 - AIRPORT-CITY</b>				
MCCLURE	T-HANGAR DESIGN JUNE 2025	07/21/2025	160936	12,364.00
MCCLURE	AIRPORT SOLAR ENG - JUNE 2025	07/21/2025	160937	826.32
MCCLURE	AIRPORT - SWPPP	07/21/2025	160940	3,500.00
<b>Fund 660 - AIRPORT-CITY Total:</b>				<b>16,690.32</b>
<b>Fund: 820 - INSURANCE TRUST FUND</b>				
EMPLOYEE BENEFIT SYSTEMS	HEALTH/LIFE BENEFITS	07/21/2025	00048593	71,112.52
<b>Fund 820 - INSURANCE TRUST FUND Total:</b>				<b>71,112.52</b>
<b>Grand Total:</b>				<b>213,822.80</b>

## Report Summary

## Fund Summary

Fund	Payment Amount
001 - GENERAL FUND	59,815.47
002 - POLICE K-9 FUND	91.74
110 - ROAD USE TAX FUND	30,743.67
112 - EMPLOYEE BENEFIT	2,007.81
122 - LOST - POOL	200.00
609 - CITY WATER	27,154.03
610 - SEWER UTILITY OPERATING	6,007.24
660 - AIRPORT-CITY	16,690.32
820 - INSURANCE TRUST FUND	71,112.52
<b>Grand Total:</b>	<b>213,822.80</b>

## Account Summary

Account Number	Account Name	Payment Amount
001-050-2120	FEDERAL W/H PAYABLE	6,179.07
001-050-2121	FICA W/H PAYABLE	9,266.42
001-050-2125	DEFERRED COMP PAYAB	24.25
001-050-2126	CHILD SUPPORT PAYABL	336.34
001-050-2127	UNION DUES PAYABLE	30.00
001-050-2128	YMCA/SNAP DUES PAYA	127.50
001-050-2129	MFPESI RETIREMENT PA	742.68
001-110-6230	SCHOOL & TRAINING	361.72
001-110-6330	GASOLINE/DIESEL	2,112.37
001-110-6332	OIL & FILTERS	62.75
001-110-6333	REPAIR & MAINTENANC	333.46
001-110-6413	LAW CENTER 28E COUN	421.76
001-110-6508	POSTAGE	33.81
001-110-6546	UNIFORM EXPENSE	225.34
001-150-6330	GASOLINE/DIESEL	156.20
001-150-6333	REPAIR & MAINTENANC	1,141.50
001-150-6490	PROFESSIONAL SERVICE	742.00
001-150-6506	OFFICE SUPPLIES	13.90
001-150-6520	BUILDING & GROUND S	14.95
001-150-6546	UNIFORM EXPENSE	118.40
001-160-6330	GASOLINE/DIESEL	704.83
001-160-6332	OIL & FILTERS	43.41
001-160-6333	REPAIR & MAINTENANC	69.99
001-160-6350	EQUIPMENT REPAIR &	146.95
001-160-6490	PROFESSIONAL SERVICE	87.76
001-160-6505	MEDICAL SUPPLIES	914.41
001-160-6506	OFFICE SUPPLIES	142.72
001-160-6507	OPERATING SUPPLIES &	203.96
001-170-6372	GARBAGE/RECYCLING FE	10.00
001-170-6411	LEGAL EXPENSE	1,453.50
001-170-6506	OFFICE SUPPLIES	13.90
001-170-6508	POSTAGE	44.64
001-430-6371	ELECTRICITY	93.45
001-430-6499	OTHER CONTRACTUAL S	4,914.00
001-430-6723	CAPITAL OUTLAY-EQUIP	879.00
001-450-6371	ELECTRICITY	139.03
001-450-6499	OTHER CONTRACTUAL S	11,273.00
001-499-6501	POOL CHEMICALS	1,246.40
001-530-6490	PROFESSIONAL SERVICE	2,794.00
001-599-6371	ELECTRICITY	46.31
001-650-6198	PHYSICALS	25.00
001-650-6230	SCHOOL & TRAINING	1,237.73
001-650-6310	BUILDING MAINTENANC	880.00
001-650-6411	LEGAL EXPENSE	3,145.50



## Account Summary

Account Number	Account Name	Payment Amount
001-650-6414	OFFICIAL PUBLICATIONS	288.90
001-650-6419	DATA PROCESSING EXPE	6,230.39
001-650-6490	PROFESSIONAL SERVICE	115.00
001-650-6499	OTHER CONTRACTUAL S	425.00
001-650-6506	OFFICE SUPPLIES	-424.37
001-650-6508	POSTAGE	226.64
002-110-6530	K-9 ACQUISITIONS	91.74
110-050-2120	FEDERAL W/H PAYABLE	587.21
110-050-2121	FICA W/H PAYABLE	1,295.80
110-050-2125	DEFERRED COMP PAYAB	24.25
110-050-2126	CHILD SUPP/GARNISHM	53.93
110-050-2128	YMCA/SNAP DUES PAYA	0.41
110-210-6198	PHYSICALS	92.00
110-210-6330	GASOLINE/DIESEL	1,851.57
110-210-6335	TIRES-NEW & REPAIR	25.00
110-210-6350	EQUIPMENT REPAIR &	1,065.49
110-210-6370	HEATING FUEL	110.75
110-210-6371	ELECTRICITY	506.57
110-210-6417	STREET MAINTENANCE S	71.47
110-210-6419	DATA PROCESSING EXPE	558.36
110-210-6490	PROFESSIONAL SERVICE	15.00
110-210-6525	ROCK	2,594.98
110-210-6546	UNIFORMS	124.09
110-210-6559	ASPHALT	1,400.00
110-210-6723	CAPITAL OUTLAY-EQUIP	19,950.00
110-240-6365	ELECTRICITY-STOP LIGHT	86.71
110-240-6366	ELECTRICITY-STREET LIG	330.08
112-110-6150	HEALTH INSURANCE	720.21
112-110-6155	DISPATCH LIFE INSURAN	20.30
112-110-6156	LIFE INSURANCE	26.10
112-150-6150	HEALTH INSURANCE	1,128.72
112-150-6156	LIFE INSURANCE	7.98
112-160-6156	LIFE INSURANCE	20.30
112-170-6156	LIFE INSURANCE	2.90
112-210-6156	LIFE INSURANCE	14.50
112-410-6156	LIFE INSURANCE	2.90
112-620-6156	LIFE INSURANCE	2.90
112-651-6156	LIFE INSURANCE	5.80
112-952-6153	FLEX ADMIN-FEES	55.20
122-499-6490	PROFESSIONAL SERVICE	200.00
609-050-2120	FEDERAL W/H PAYABLE	761.76
609-050-2121	FICA W/H PAYABLE	1,719.52
609-050-2125	DEFERRED COMP PAYAB	24.25
609-050-2126	CHILD SUPP/GARNISHM	57.69
609-050-2128	YMCA/SNAP DUES PAYA	0.82
609-810-6156	LIFE INSURANCE	8.70
609-810-6198	PHYSICALS	25.00
609-810-6310	BUILDING MAINTENANC	1,884.18
609-810-6330	GASOLINE/DIESEL	794.13
609-810-6350	EQUIPMENT REPAIR &	781.50
609-810-6419	DATA PROCESSING EXPE	842.11
609-810-6505	TOOLS / SUPPLIES	71.47
609-810-6506	OFFICE SUPPLIES	13.90
609-810-6508	POSTAGE	219.00
609-810-6723	CAPITAL OUTLAY - EQUIP	19,950.00
610-050-2120	FEDERAL W/H PAYABLE	1,168.69
610-050-2121	FICA W/H PAYABLE	2,129.96
610-050-2125	DEFERRED COMP PAYAB	24.25

Account Summary

Account Number	Account Name	Payment Amount
610-050-2126	CHILD SUPP/GARNISHM	3.76
610-050-2128	YMCA/SNAP DUES PAYA	11.27
610-815-6156	LIFE INSURANCE	14.50
610-815-6330	GASOLINE/DIESEL	467.81
610-815-6370	HEATING FUEL	649.68
610-815-6371	ELECTRICITY	165.01
610-815-6419	DATA PROCESSING EXPE	558.35
610-815-6524	PLANT MAINTENANCE S	513.96
610-815-6546	UNIFORMS	300.00
660-280-6407	ENGINEERING SERVICES	16,690.32
820-951-6152	HEALTH INSURANCE-PRE	71,112.52
Grand Total:		213,822.80

Project Account Summary

Project Account Key	Payment Amount
**None**	211,322.80
2023-001-6490	2,500.00
Grand Total:	213,822.80



Distribution Report

Payroll Set: 01

Expense Range -

Payment Range 07/07/2025-07/20/2025

			Amount
<b>Payroll Department: 110 - POLICE DEPT</b>			
<b>Fund: 001 - GENERAL FUND</b>			
001-110-6010	SALARIES & LONGEVITY PAY		29,131.46
001-110-6012	DISPATCHERS SALARIES & LONGEVI		15,268.32
Fund 001 - GENERAL FUND Total:			44,399.78
Payroll Department 110 - POLICE DEPT Total:			44,399.78
<b>Payroll Department: 150 - FIRE DEPT</b>			
<b>Fund: 001 - GENERAL FUND</b>			
001-150-6010	SALARIES & LONGEVITY PAY		8,520.57
001-160-6010	SALARIES & LONGEVITY PAY		3,058.72
001-160-6036	PARTTIME/PRN EMS SALARIES		30.00
Fund 001 - GENERAL FUND Total:			11,609.29
Payroll Department 150 - FIRE DEPT Total:			11,609.29
<b>Payroll Department: 160 - EMS</b>			
<b>Fund: 001 - GENERAL FUND</b>			
001-160-6010	SALARIES & LONGEVITY PAY		15,535.40
001-160-6036	PARTTIME/PRN EMS SALARIES		4,698.71
Fund 001 - GENERAL FUND Total:			20,234.11
Payroll Department 160 - EMS Total:			20,234.11
<b>Payroll Department: 170 - BUILDING/CODE</b>			
<b>Fund: 001 - GENERAL FUND</b>			
001-170-6010	SALARIES & LONGEVITY PAY		2,312.00
Fund 001 - GENERAL FUND Total:			2,312.00
Payroll Department 170 - BUILDING/CODE Total:			2,312.00
<b>Payroll Department: 410 - LIBRARY</b>			
<b>Fund: 001 - GENERAL FUND</b>			
001-410-6010	SALARIES & LONGEVITY PAY		2,651.96
001-410-6020	PART TIME SALARY		4,159.75
Fund 001 - GENERAL FUND Total:			6,811.71
Payroll Department 410 - LIBRARY Total:			6,811.71
<b>Payroll Department: 610 - MAYOR &amp; COUNCIL</b>			
<b>Fund: 001 - GENERAL FUND</b>			
001-610-6010	SALARIES & LONGEVITY PAY		384.62
Fund 001 - GENERAL FUND Total:			384.62
Payroll Department 610 - MAYOR & COUNCIL Total:			384.62
<b>Payroll Department: 815 - SEWER DEPT</b>			
<b>Fund: 110 - ROAD USE TAX FUND</b>			
110-210-6010	SALARIES & LONGEVITY PAY		80.00
Fund 110 - ROAD USE TAX FUND Total:			80.00
<b>Fund: 609 - CITY WATER</b>			
609-810-6010	SALARIES & LONGEVITY PAY		160.00
Fund 609 - CITY WATER Total:			160.00
<b>Fund: 610 - SEWER UTILITY OPERATING</b>			
610-815-6010	SALARIES & LONGEVITY PAY		9,110.97
Fund 610 - SEWER UTILITY OPERATING Total:			9,110.97
Payroll Department 815 - SEWER DEPT Total:			9,350.97

			Amount
<b>Payroll Department: 99999 - SPLIT PAY</b>			
<b>Fund: 001 - GENERAL FUND</b>			
001-210-6010	SALARIES & LONGEVITY PAY		3,897.61
001-610-6011	ADMIN SALARY/LONGEVITY		1,129.08
001-651-6010	SALARIES & LONGEVITY PAY		1,302.21
		<b>Fund 001 - GENERAL FUND Total:</b>	<b>286.42</b>
			<b>6,328.90</b>
<b>Fund: 110 - ROAD USE TAX FUND</b>			
110-210-6010	SALARIES & LONGEVITY PAY		7,661.24
110-210-6011	ADMIN SALARY/LONGEVITY		1,129.08
		<b>Fund 110 - ROAD USE TAX FUND Total:</b>	<b>386.02</b>
			<b>8,790.32</b>
<b>Fund: 609 - CITY WATER</b>			
609-810-6010	SALARIES & LONGEVITY PAY		10,579.56
609-810-6011	ADMIN SALARY/LONGEVITY		1,129.08
		<b>Fund 609 - CITY WATER Total:</b>	<b>657.22</b>
			<b>11,708.64</b>
<b>Fund: 610 - SEWER UTILITY OPERATING</b>			
610-815-6010	SALARIES & LONGEVITY PAY		5,015.33
610-815-6011	ADMIN SALARY/LONGEVITY		1,129.09
		<b>Fund 610 - SEWER UTILITY OPERATING Total:</b>	<b>306.84</b>
			<b>6,144.42</b>
		<b>Payroll Department 99999 - SPLIT PAY Total:</b>	<b>1,636.50</b>
			<b>32,972.28</b>

Fund Summary

Fund	Units	Amount
001-GENERAL FUND	3,417.97	92,080.41
110-ROAD USE TAX FUND	418.02	8,870.32
609-CITY WATER	721.22	11,868.64
610-SEWER UTILITY OPERATING	642.09	15,255.39
Grand Total:	5,199.30	128,074.76

**Fund Balance Report**

As Of 06/30/2025

<b>Fund</b>	<b>Beginning Balance</b>	<b>Total Revenues</b>	<b>Total Expenses</b>	<b>Ending Balance</b>
001 - GENERAL FUND	506,108.52	3,746,520.34	3,945,925.70	306,703.16
002 - POLICE K-9 FUND	14,914.21	13,650.40	10,030.24	18,534.37
003 - ARPA FUND	0.00	0.00	0.00	0.00
004 - LIBRARY	73,763.49	81,845.67	90,941.61	64,667.55
005 - LIBRARY MEMORIAL	97,767.83	811.98	13,518.00	85,061.81
006 - FIRE DEPT CAP RESERVE	142,770.45	24,975.91	47,068.80	120,677.56
007 - EMS CAPITAL RESERVE	0.00	0.00	0.00	0.00
008 - UTILITY FRANCHISE	0.00	460,291.84	460,291.84	0.00
009 - SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00
010 - ANIMAL RESCUE	161.59	0.00	0.00	161.59
110 - ROAD USE TAX FUND	1,288.24	768,846.74	737,209.85	32,925.13
112 - EMPLOYEE BENEFIT	275,684.55	1,173,321.10	1,095,113.79	353,891.86
119 - EMERGENCY LEVY FUND	0.00	0.00	0.00	0.00
120 - HOTEL/MOTEL TAX	4,278.50	150,175.91	144,431.83	10,022.58
121 - LOST - LIBRARY	0.00	0.00	0.00	0.00
122 - LOST - POOL	168,156.33	206,462.71	130,151.67	244,467.37
123 - LOST - FIRE	111,287.53	66,068.06	100,000.00	77,355.59
124 - LOST - SCHOOL	0.00	0.00	0.00	0.00
125 - TIF	10,298.74	36,190.43	11,000.00	35,489.17
127 - LOST - ECONOMIC DEV	2,962.57	41,292.54	41,190.49	3,064.62
128 - LOST - INFRASTRUCTURE	65,091.85	165,170.15	720.00	229,542.00
129 - LOST - SEWER	124,361.94	235,367.49	0.00	359,729.43
130 - PARK MEMORIALS	107.00	0.00	0.00	107.00
131 - LOST - LAW CENTER	224,777.48	111,489.85	135,198.00	201,069.33
132 - POOL DEBT	0.00	0.00	0.00	0.00
160 - ECONOMIC DEVELOPMENT	191,595.91	75,109.79	240,915.68	25,790.02
200 - DEBT SERVICE	153,007.00	578,953.16	660,762.50	71,197.66
300 - CAPITAL RESERVES-LEVY	0.00	0.00	0.00	0.00
301 - CAP PROJ - STATE STREET	-400.00	400.00	0.00	0.00
302 - CAP PROJ - BELLA VISTA	23,699.51	0.00	0.00	23,699.51
303 - CAP PROJ - LMI	0.00	0.00	0.00	0.00
304 - CAP PROJ - SHANAHAN ADDITION	14,292.40	2,698.00	0.00	16,990.40
501 - CEMETERY PERPETUAL CARE	207,560.14	3,177.00	2,488.00	208,249.14
502 - FRIENDS OF OAKLAND CEMETERY	12,410.79	5,877.46	16,938.25	1,350.00
600 - WATER UTILITY	1,696,598.44	1,487,184.51	1,518,970.96	1,664,811.99
601 - WATER CUSTOMER DEPOSITS	121,751.47	11,372.48	5,526.33	127,597.62
602 - WATER SEWER	0.00	0.00	0.00	0.00
603 - WATER STORMWATER	0.00	0.00	0.00	0.00
604 - WATER RESERVES	41,472.00	0.00	0.00	41,472.00
605 - WATER SINKING	6,912.00	0.00	0.00	6,912.00
606 - WATER IMPROVEMENTS	20,000.00	20,000.00	0.00	40,000.00
607 - SEWER	0.00	0.00	0.00	0.00
609 - CITY WATER	-1,063.92	541,006.49	535,248.15	4,694.42
610 - SEWER UTILITY OPERATING	1,756,132.30	983,149.53	1,602,450.95	1,136,830.88
611 - SEWER BOND SINKING	517,924.46	670,198.74	670,198.74	517,924.46
612 - SEWER REVENUE RESERVE	1,731,559.80	661,054.20	670,198.74	1,722,415.26
613 - SEWER IMPROVEMENT RESERVE	13,664.65	0.00	0.00	13,664.65
660 - AIRPORT-CITY	-64,470.27	761,669.49	758,584.86	-61,385.64
661 - MUNICIPAL AIRPORT	104,777.47	215,866.33	233,528.43	87,115.37
740 - STORM WATER RESERVE	104,901.56	85,004.61	12,666.79	177,239.38
820 - INSURANCE TRUST FUND	156,046.51	785,957.91	885,376.97	56,627.45
821 - FLEX ACCOUNT	6,523.26	28,591.45	28,537.48	6,577.23
950 - EMS RESERVE	5,502.49	1,367.50	0.00	6,869.99
<b>Report Total:</b>	<b>8,644,178.79</b>	<b>14,201,119.77</b>	<b>14,805,184.65</b>	<b>8,040,113.91</b>



City of Centerville, IA

031

# Monthly Budget Report

## Group Summary

For Fiscal: 2024-2025 Period Ending: 06/30/2025

Account Type	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>Department: 110 - POLICE DEPT</b>									
Revenue	31,795.86	15,843.08	-15,952.78	-50.17%	379,877.00	281,581.49	-98,295.51	-25.88%	379,877.00
Expense	165,207.75	183,056.84	-17,849.09	-10.80%	1,973,803.00	1,896,546.67	77,256.33	3.91%	1,973,803.00
Total Department: 110 - POLICE DEPT:	-133,411.89	-167,213.76	-33,801.87		-1,593,926.00	-1,614,965.18	-21,039.18		-1,593,926.00
<b>Department: 130 - EMPLOYEE BENEFITS</b>									
Expense	453.09	0.00	453.09	100.00%	5,412.00	5,412.00	0.00	0.00%	5,412.00
Total Department: 130 - EMPLOYEE BENEFITS:	453.09	0.00	453.09	100.00%	5,412.00	5,412.00	0.00	0.00%	5,412.00
<b>Department: 150 - FIRE DEPARTMENT</b>									
Revenue	8,863.83	22,897.31	14,033.48	158.32%	105,900.00	123,611.73	17,711.73	16.72%	105,900.00
Expense	42,764.65	59,512.62	-16,747.97	-39.16%	510,923.00	506,345.35	4,577.65	0.90%	510,923.00
Total Department: 150 - FIRE DEPARTMENT:	-33,900.82	-36,615.31	-2,714.49		-405,023.00	-382,733.62	22,289.38		-405,023.00
<b>Department: 160 - EMS</b>									
Revenue	79,452.28	87,184.50	7,732.22	9.73%	949,250.00	800,075.25	-149,174.75	-15.72%	949,250.00
Expense	108,913.34	67,766.19	41,147.15	37.78%	1,301,226.00	1,271,792.05	29,433.95	2.26%	1,301,226.00
Total Department: 160 - EMS:	-29,461.06	19,418.31	48,879.37		-351,976.00	-471,716.80	-119,740.80		-351,976.00
<b>Department: 170 - BUILDING INSPECTION</b>									
Revenue	539.92	2,990.60	2,450.68	453.90%	6,450.00	21,478.04	15,028.04	232.99%	6,450.00
Expense	11,134.80	16,195.93	-5,061.13	-45.45%	133,028.00	159,280.84	-26,252.84	-19.73%	133,028.00
Total Department: 170 - BUILDING INSPECTION:	-10,594.88	-13,205.33	-2,610.45		-126,578.00	-137,802.80	-11,224.80		-126,578.00
<b>Department: 190 - ANIMAL CONTROL</b>									
Revenue	334.80	97.50	-237.30	-70.88%	4,000.00	4,057.50	57.50	1.44%	4,000.00
Expense	1,121.58	967.20	154.38	13.76%	13,400.00	13,410.71	-10.71	-0.08%	13,400.00
Total Department: 190 - ANIMAL CONTROL:	-786.78	-869.70	-82.92		-9,400.00	-9,353.21	46.79		-9,400.00
<b>Department: 210 - STREET DEPT</b>									
Revenue	59,114.55	84,717.22	25,602.67	43.31%	706,266.00	768,846.74	62,580.74	8.86%	706,266.00
Expense	102,410.65	60,425.39	41,985.26	41.00%	1,223,540.00	833,050.48	390,489.52	31.91%	1,223,540.00
Total Department: 210 - STREET DEPT:	-43,296.10	24,291.83	67,587.93		-517,274.00	-64,203.74	453,070.26		-517,274.00
<b>Department: 212 - STREET IMPROVE</b>									
Revenue	125.55	1,325.07	1,199.52	955.41%	1,500.00	30,714.05	29,214.05	1,947.60%	1,500.00
Expense	0.00	0.00	0.00	0.00%	0.00	50,814.66	-50,814.66	0.00%	0.00
Total Department: 212 - STREET IMPROVE:	125.55	1,325.07	1,199.52		1,500.00	-20,100.61	-21,600.61		1,500.00
<b>Department: 240 - STREET LIGHTS &amp; ELECTRIC</b>									
Expense	11,985.84	8,375.01	3,610.83	30.13%	143,200.00	109,285.08	33,914.92	23.68%	143,200.00

## Monthly Budget Report

For Fiscal: 2024-2025 Period Ending: 06/30/2025

Account Type	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>Total Department: 240 - STREET LIGHTS &amp; ELECTRIC:</b>	<b>11,985.84</b>	<b>8,375.01</b>	<b>3,610.83</b>	<b>30.13%</b>	<b>143,200.00</b>	<b>109,285.08</b>	<b>33,914.92</b>	<b>23.68%</b>	<b>143,200.00</b>
<b>Department: 280 - AIRPORT - CITY</b>									
Revenue	50,220.00	45,348.10	-4,871.90	-9.70%	600,000.00	761,628.53	161,628.53	26.94%	600,000.00
Expense	54,654.09	8,906.10	45,747.99	83.70%	652,975.00	758,584.86	-105,609.86	-16.17%	652,975.00
<b>Total Department: 280 - AIRPORT - CITY:</b>	<b>-4,434.09</b>	<b>36,442.00</b>	<b>40,876.09</b>		<b>-52,975.00</b>	<b>3,043.67</b>	<b>56,018.67</b>		<b>-52,975.00</b>
<b>Department: 290 - SANITATION DEPT</b>									
Expense	125.55	0.00	125.55	100.00%	1,500.00	0.00	1,500.00	100.00%	1,500.00
<b>Total Department: 290 - SANITATION DEPT:</b>	<b>125.55</b>	<b>0.00</b>	<b>125.55</b>	<b>100.00%</b>	<b>1,500.00</b>	<b>0.00</b>	<b>1,500.00</b>	<b>100.00%</b>	<b>1,500.00</b>
<b>Department: 299 - OTHER PUBLIC WORKS</b>									
Revenue	13,057.20	12,258.48	-798.72	-6.12%	156,000.00	165,170.15	9,170.15	5.88%	156,000.00
Expense	0.00	0.00	0.00	0.00%	0.00	320.00	-320.00	0.00%	0.00
<b>Total Department: 299 - OTHER PUBLIC WORKS:</b>	<b>13,057.20</b>	<b>12,258.48</b>	<b>-798.72</b>		<b>156,000.00</b>	<b>164,850.15</b>	<b>8,850.15</b>		<b>156,000.00</b>
<b>Department: 410 - LIBRARY DEPT</b>									
Revenue	7,158.34	15,604.38	8,446.04	117.99%	85,523.00	81,845.67	-3,677.33	-4.30%	85,523.00
Expense	29,786.13	36,532.33	-6,746.20	-22.65%	355,858.80	342,784.81	13,073.99	3.67%	355,858.80
<b>Total Department: 410 - LIBRARY DEPT:</b>	<b>-22,627.79</b>	<b>-20,927.95</b>	<b>1,699.84</b>		<b>-270,335.80</b>	<b>-260,939.14</b>	<b>9,396.66</b>		<b>-270,335.80</b>
<b>Department: 411 - LIBRARY MEMORIAL ACCT</b>									
Revenue	0.00	145.20	145.20	0.00%	0.00	811.98	811.98	0.00%	0.00
Expense	51.96	13,518.00	-13,466.04	25,916.17%	620.00	13,518.00	-12,898.00	-2,080.32%	620.00
<b>Total Department: 411 - LIBRARY MEMORIAL ACCT:</b>	<b>-51.96</b>	<b>-13,372.80</b>	<b>-13,320.84</b>		<b>-620.00</b>	<b>-12,706.02</b>	<b>-12,086.02</b>		<b>-620.00</b>
<b>Department: 430 - PARKS</b>									
Revenue	41.85	75.00	33.15	79.21%	500.00	165.00	-335.00	-67.00%	500.00
Expense	9,202.87	21,040.99	-11,838.12	-128.64%	109,950.00	117,332.24	-7,382.24	-6.71%	109,950.00
<b>Total Department: 430 - PARKS:</b>	<b>-9,161.02</b>	<b>-20,965.99</b>	<b>-11,804.97</b>		<b>-109,450.00</b>	<b>-117,167.24</b>	<b>-7,717.24</b>		<b>-109,450.00</b>
<b>Department: 450 - CEMETERY</b>									
Revenue	887.22	3,065.00	2,177.78	245.46%	10,600.00	22,408.01	11,808.01	111.40%	10,600.00
Expense	6,591.43	16,525.66	-9,934.23	-150.71%	78,750.00	95,354.71	-16,604.71	-21.09%	78,750.00
<b>Total Department: 450 - CEMETERY:</b>	<b>-5,704.21</b>	<b>-13,460.66</b>	<b>-7,756.45</b>		<b>-68,150.00</b>	<b>-72,946.70</b>	<b>-4,796.70</b>		<b>-68,150.00</b>
<b>Department: 451 - FRIENDS/OAKLAND CEM</b>									
Revenue	0.00	0.00	0.00	0.00%	0.00	100.00	100.00	0.00%	0.00
Expense	0.00	0.00	0.00	0.00%	0.00	16,938.25	-16,938.25	0.00%	0.00
<b>Total Department: 451 - FRIENDS/OAKLAND CEM:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>-16,838.25</b>	<b>-16,838.25</b>		<b>0.00</b>
<b>Department: 499 - POOL</b>									
Revenue	16,321.50	15,323.10	-998.40	-6.12%	195,000.00	206,462.71	11,462.71	5.88%	195,000.00
Expense	8,665.07	6,628.88	2,036.19	23.50%	103,525.00	165,968.87	-62,443.87	-60.32%	103,525.00
<b>Total Department: 499 - POOL:</b>	<b>7,656.43</b>	<b>8,694.22</b>	<b>1,037.79</b>		<b>91,475.00</b>	<b>40,493.84</b>	<b>-50,981.16</b>		<b>91,475.00</b>
<b>Department: 520 - COMMUNITY BEAUTIFICATION</b>									
Revenue	3,264.30	3,064.62	-199.68	-6.12%	39,000.00	116,402.33	77,402.33	198.47%	39,000.00
Expense	3,264.30	3,429.81	-165.51	-5.07%	39,000.00	45,817.49	-6,817.49	-17.48%	39,000.00



## Monthly Budget Report

For Fiscal: 2024-2025 Period Ending: 06/30/2025

Account Type	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>Total Department: 520 - COMMUNITY BEAUTIFICATION:</b>	<b>0.00</b>	<b>-365.19</b>	<b>-365.19</b>		<b>0.00</b>	<b>70,584.84</b>	<b>70,584.84</b>		<b>0.00</b>
<b>Department: 527 - CDBG - STORM SEWERS</b>									
Expense	418.50	0.00	418.50	100.00%	5,000.00	2,186.25	2,813.75	56.28%	5,000.00
<b>Total Department: 527 - CDBG - STORM SEWERS:</b>	<b>418.50</b>	<b>0.00</b>	<b>418.50</b>	<b>100.00%</b>	<b>5,000.00</b>	<b>2,186.25</b>	<b>2,813.75</b>	<b>56.28%</b>	<b>5,000.00</b>
<b>Department: 530 - HOUSING REHAB 1</b>									
Expense	4,185.00	0.00	4,185.00	100.00%	50,000.00	91,844.71	-41,844.71	-83.69%	50,000.00
<b>Total Department: 530 - HOUSING REHAB 1:</b>	<b>4,185.00</b>	<b>0.00</b>	<b>4,185.00</b>	<b>100.00%</b>	<b>50,000.00</b>	<b>91,844.71</b>	<b>-41,844.71</b>	<b>-83.69%</b>	<b>50,000.00</b>
<b>Department: 538 - TIF URBAN RENEWAL</b>									
Revenue	3,019.32	50.67	-2,968.65	-98.32%	36,073.00	36,190.43	117.43	0.33%	36,073.00
Expense	3,019.32	11,000.00	-7,980.68	-264.32%	36,073.00	11,000.00	25,073.00	69.51%	36,073.00
<b>Total Department: 538 - TIF URBAN RENEWAL:</b>	<b>0.00</b>	<b>-10,949.33</b>	<b>-10,949.33</b>		<b>0.00</b>	<b>25,190.43</b>	<b>25,190.43</b>		<b>0.00</b>
<b>Department: 599 - ECONOMIC DEVELOPMENT</b>									
Revenue	0.00	80,010.89	80,010.89	0.00%	0.00	80,193.50	80,193.50	0.00%	0.00
Expense	8,084.42	75.13	8,009.29	99.07%	96,588.00	89,858.54	6,729.46	6.97%	96,588.00
<b>Total Department: 599 - ECONOMIC DEVELOPMENT:</b>	<b>-8,084.42</b>	<b>79,935.76</b>	<b>88,020.18</b>		<b>-96,588.00</b>	<b>-9,665.04</b>	<b>86,922.96</b>		<b>-96,588.00</b>
<b>Department: 610 - MAYOR &amp; COUNCIL</b>									
Expense	4,583.25	5,316.21	-732.96	-15.99%	54,754.25	55,295.34	-541.09	-0.99%	54,754.25
<b>Total Department: 610 - MAYOR &amp; COUNCIL:</b>	<b>4,583.25</b>	<b>5,316.21</b>	<b>-732.96</b>	<b>-15.99%</b>	<b>54,754.25</b>	<b>55,295.34</b>	<b>-541.09</b>	<b>-0.99%</b>	<b>54,754.25</b>
<b>Department: 620 - CITY CLERK</b>									
Expense	5,347.66	73.68	5,273.98	98.62%	63,886.25	713.44	63,172.81	98.88%	63,886.25
<b>Total Department: 620 - CITY CLERK:</b>	<b>5,347.66</b>	<b>73.68</b>	<b>5,273.98</b>	<b>98.62%</b>	<b>63,886.25</b>	<b>713.44</b>	<b>63,172.81</b>	<b>98.88%</b>	<b>63,886.25</b>
<b>Department: 630 - ELECTIONS</b>									
Expense	301.32	0.00	301.32	100.00%	3,600.00	0.00	3,600.00	100.00%	3,600.00
<b>Total Department: 630 - ELECTIONS:</b>	<b>301.32</b>	<b>0.00</b>	<b>301.32</b>	<b>100.00%</b>	<b>3,600.00</b>	<b>0.00</b>	<b>3,600.00</b>	<b>100.00%</b>	<b>3,600.00</b>
<b>Department: 650 - CITY HALL &amp; GEN BLDGS</b>									
Revenue	2,251.53	9,453.58	7,202.05	319.87%	26,900.00	67,897.03	40,997.03	152.41%	26,900.00
Expense	17,845.06	39,809.80	-21,964.74	-123.09%	213,200.00	223,281.52	-10,081.52	-4.73%	213,200.00
<b>Total Department: 650 - CITY HALL &amp; GEN BLDGS:</b>	<b>-15,593.53</b>	<b>-30,356.22</b>	<b>-14,762.69</b>		<b>-186,300.00</b>	<b>-155,384.49</b>	<b>30,915.51</b>		<b>-186,300.00</b>
<b>Department: 651 - OFFICE STAFF</b>									
Expense	2,178.72	5,263.46	-3,084.74	-141.58%	26,026.50	84,509.25	-58,482.75	-224.70%	26,026.50
<b>Total Department: 651 - OFFICE STAFF:</b>	<b>2,178.72</b>	<b>5,263.46</b>	<b>-3,084.74</b>	<b>-141.58%</b>	<b>26,026.50</b>	<b>84,509.25</b>	<b>-58,482.75</b>	<b>-224.70%</b>	<b>26,026.50</b>
<b>Department: 659 - HOTEL/MOTEL</b>									
Revenue	9,625.50	10,718.19	1,092.69	11.35%	115,000.00	150,175.91	35,175.91	30.59%	115,000.00
Expense	9,625.50	16,341.08	-6,715.58	-69.77%	115,000.00	137,066.58	-22,066.58	-19.19%	115,000.00
<b>Total Department: 659 - HOTEL/MOTEL:</b>	<b>0.00</b>	<b>-5,622.89</b>	<b>-5,622.89</b>		<b>0.00</b>	<b>13,109.33</b>	<b>13,109.33</b>		<b>0.00</b>
<b>Department: 710 - DEBT SERVICE</b>									
Revenue	42,489.11	10,228.91	-32,260.20	-75.93%	507,635.00	565,546.91	57,911.91	11.41%	507,635.00
Expense	0.00	500.00	-500.00	0.00%	0.00	660,762.50	-660,762.50	0.00%	0.00

## Monthly Budget Report

For Fiscal: 2024-2025 Period Ending: 06/30/2025

Account Type	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>Total Department: 710 - DEBT SERVICE:</b>	<b>42,489.11</b>	<b>9,728.91</b>	<b>-32,760.20</b>		<b>507,635.00</b>	<b>-95,215.59</b>	<b>-602,850.59</b>		<b>507,635.00</b>
<b>Department: 810 - WATER</b>									
Revenue	139,322.63	163,457.79	24,135.16	17.32%	1,664,546.00	2,036,781.48	372,235.48	22.36%	1,664,546.00
Expense	214,666.72	138,246.14	76,420.58	35.60%	2,564,712.00	2,039,745.44	524,966.56	20.47%	2,564,712.00
<b>Total Department: 810 - WATER:</b>	<b>-75,344.09</b>	<b>25,211.65</b>	<b>100,555.74</b>		<b>-900,166.00</b>	<b>-2,963.96</b>	<b>897,202.04</b>		<b>-900,166.00</b>
<b>Department: 815 - SEWER</b>									
Revenue	140,247.72	144,801.32	4,553.60	3.25%	1,675,600.00	1,819,649.40	144,049.40	8.60%	1,675,600.00
Expense	120,867.61	1,129,869.80	-1,009,002.19	-834.80%	1,444,052.00	2,215,839.87	-771,787.87	-53.45%	1,444,052.00
<b>Total Department: 815 - SEWER:</b>	<b>19,380.11</b>	<b>-985,068.48</b>	<b>-1,004,448.59</b>		<b>231,548.00</b>	<b>-396,190.47</b>	<b>-627,738.47</b>		<b>231,548.00</b>
<b>Department: 825 - GAS FRANCHISE</b>									
Revenue	33,480.00	0.00	-33,480.00	-100.00%	400,000.00	460,291.84	60,291.84	15.07%	400,000.00
<b>Total Department: 825 - GAS FRANCHISE:</b>	<b>33,480.00</b>	<b>0.00</b>	<b>-33,480.00</b>	<b>-100.00%</b>	<b>400,000.00</b>	<b>460,291.84</b>	<b>60,291.84</b>	<b>15.07%</b>	<b>400,000.00</b>
<b>Department: 835 - MUNICIPAL AIRPORT</b>									
Revenue	16,023.55	5,889.69	-10,133.86	-63.24%	191,440.00	215,866.33	24,426.33	12.76%	191,440.00
Expense	16,023.77	5,827.84	10,195.93	63.63%	191,440.00	233,487.47	-42,047.47	-21.96%	191,440.00
<b>Total Department: 835 - MUNICIPAL AIRPORT:</b>	<b>-0.22</b>	<b>61.85</b>	<b>62.07</b>		<b>0.00</b>	<b>-17,621.14</b>	<b>-17,621.14</b>		<b>0.00</b>
<b>Department: 865 - STORM WATER</b>									
Revenue	7,281.90	7,287.54	5.64	0.08%	87,000.00	85,004.61	-1,995.39	-2.29%	87,000.00
Expense	1,774.44	57.65	1,716.79	96.75%	21,200.00	10,480.54	10,719.46	50.56%	21,200.00
<b>Total Department: 865 - STORM WATER:</b>	<b>5,507.46</b>	<b>7,229.89</b>	<b>1,722.43</b>		<b>65,800.00</b>	<b>74,524.07</b>	<b>8,724.07</b>		<b>65,800.00</b>
<b>Department: 910 - TRANSFERS</b>									
Revenue	47,841.41	834,619.58	786,778.17	1,644.55%	571,581.00	1,663,996.54	1,092,415.54	191.12%	571,581.00
Expense	0.00	834,619.58	-834,619.58	0.00%	0.00	1,667,524.00	-1,667,524.00	0.00%	0.00
<b>Total Department: 910 - TRANSFERS:</b>	<b>47,841.41</b>	<b>0.00</b>	<b>-47,841.41</b>		<b>571,581.00</b>	<b>-3,527.46</b>	<b>-575,108.46</b>		<b>571,581.00</b>
<b>Department: 950 - GENERAL REVENUES</b>									
Revenue	269,392.16	54,179.69	-215,212.47	-79.89%	3,218,541.00	2,819,617.25	-398,923.75	-12.39%	3,218,541.00
<b>Total Department: 950 - GENERAL REVENUES:</b>	<b>269,392.16</b>	<b>54,179.69</b>	<b>-215,212.47</b>	<b>-79.89%</b>	<b>3,218,541.00</b>	<b>2,819,617.25</b>	<b>-398,923.75</b>	<b>-12.39%</b>	<b>3,218,541.00</b>
<b>Department: 951 - INSURANCE CLAIMS</b>									
Revenue	0.00	63,275.05	63,275.05	0.00%	0.00	785,957.91	785,957.91	0.00%	0.00
Expense	0.00	79,275.28	-79,275.28	0.00%	0.00	849,730.97	-849,730.97	0.00%	0.00
<b>Total Department: 951 - INSURANCE CLAIMS:</b>	<b>0.00</b>	<b>-16,000.23</b>	<b>-16,000.23</b>		<b>0.00</b>	<b>-63,773.06</b>	<b>-63,773.06</b>		<b>0.00</b>
<b>Department: 952 - FLEX PLAN</b>									
Revenue	0.00	2,258.28	2,258.28	0.00%	0.00	28,591.45	28,591.45	0.00%	0.00
Expense	0.00	2,114.08	-2,114.08	0.00%	0.00	29,301.16	-29,301.16	0.00%	0.00
<b>Total Department: 952 - FLEX PLAN:</b>	<b>0.00</b>	<b>144.20</b>	<b>144.20</b>		<b>0.00</b>	<b>-709.71</b>	<b>-709.71</b>		<b>0.00</b>
<b>Report Total:</b>	<b>16,897.64</b>	<b>-1,075,100.34</b>	<b>-1,091,997.98</b>		<b>201,939.20</b>	<b>-604,064.88</b>	<b>-806,004.08</b>		<b>201,939.20</b>

Fund Summary

Fund	June Budget	June Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
001 - GENERAL FUND	-16,754.60	54,066.83	70,821.43		-200,162.00	-199,405.36	756.64		-200,162.00
002 - POLICE K-9 FUND	-1,422.90	-476.00	946.90		-17,000.00	3,620.16	20,620.16		-17,000.00
004 - LIBRARY	-1,418.27	-2,928.33	-1,510.06		-16,944.00	-9,095.94	7,848.06		-16,944.00
005 - LIBRARY MEMORIAL	-51.96	-13,372.80	-13,320.84		-620.00	-12,706.02	-12,086.02		-620.00
006 - FIRE DEPT CAP RESERVE	-1,004.40	8,949.73	9,954.13		-12,000.00	-22,092.89	-10,092.89		-12,000.00
008 - UTILITY FRANCHISE	33,480.00	-137,235.67	-170,715.67		400,000.00	0.00	-400,000.00		400,000.00
110 - ROAD USE TAX FUND	-41,965.92	35,093.09	77,059.01		-501,384.00	31,636.89	533,020.89		-501,384.00
112 - EMPLOYEE BENEFIT	-25,141.15	-118,159.22	-93,018.07		-300,340.80	78,207.31	378,548.11		-300,340.80
119 - EMERGENCY LEVY FUND	0.00	0.00	0.00		0.00	0.00	0.00		0.00
120 - HOTEL/MOTEL TAX	0.00	-5,622.89	-5,622.89		0.00	5,744.08	5,744.08		0.00
122 - LOST - POOL	14,229.00	15,323.10	1,094.10		170,000.00	76,311.04	-93,688.96		170,000.00
123 - LOST - FIRE	5,222.88	4,903.39	-319.49		62,400.00	-33,931.94	-96,331.94		62,400.00
125 - TIF	0.00	-10,949.33	-10,949.33		0.00	25,190.43	25,190.43		0.00
127 - LOST - ECONOMIC DEV	0.00	-365.19	-365.19		0.00	102.05	102.05		0.00
128 - LOST - INFRASTRUCTURE	13,057.20	12,258.48	-798.72		156,000.00	164,450.15	8,450.15		156,000.00
129 - LOST - SEWER	18,606.51	17,468.33	-1,138.18		222,300.00	235,367.49	13,067.49		222,300.00
131 - LOST - LAW CENTER	2,494.26	8,274.48	5,780.22		29,800.00	-23,708.15	-53,508.15		29,800.00
160 - ECONOMIC DEVELOPMENT	0.00	0.00	0.00		0.00	-165,805.89	-165,805.89		0.00
200 - DEBT SERVICE	42,489.11	9,728.91	-32,760.20		507,635.00	-81,809.34	-589,444.34		507,635.00
301 - CAP PROJ - STATE STREET	0.00	0.00	0.00		0.00	400.00	400.00		0.00
303 - CAP PROJ - LMI	-936.44	0.00	936.44		-11,188.00	0.00	11,188.00		-11,188.00
304 - CAP PROJ - SHANAHAN AD	125.55	346.50	220.95		1,500.00	2,698.00	1,198.00		1,500.00
501 - CEMETERY PERPETUAL CAF	209.25	351.00	141.75		2,500.00	689.00	-1,811.00		2,500.00
502 - FRIENDS OF OAKLAND CEM	0.00	1,250.00	1,250.00		0.00	-11,060.79	-11,060.79		0.00
600 - WATER UTILITY	-75,344.09	2,156.37	77,500.46		-900,166.00	-31,786.45	868,379.55		-900,166.00
601 - WATER CUSTOMER DEPOS	0.00	3,013.91	3,013.91		0.00	5,846.15	5,846.15		0.00
606 - WATER IMPROVEMENTS	0.00	20,000.00	20,000.00		0.00	20,000.00	20,000.00		0.00
609 - CITY WATER	0.00	437.37	437.37		0.00	5,758.34	5,758.34		0.00
610 - SEWER UTILITY OPERATING	-2,107.19	-534,809.47	-532,702.28		-25,171.00	-619,301.42	-594,130.42		-25,171.00
611 - SEWER BOND SINKING	-41.85	146,193.11	146,234.96		-500.00	0.00	500.00		-500.00
612 - SEWER REVENUE RESERVE	50,764.05	-613,392.45	-664,156.50		606,500.00	-9,144.54	-615,644.54		606,500.00
660 - AIRPORT-CITY	-2,523.61	36,442.00	38,965.61		-30,150.00	3,084.63	33,234.63		-30,150.00
661 - MUNICIPAL AIRPORT	-0.22	61.85	62.07		0.00	-17,662.10	-17,662.10		0.00
740 - STORM WATER RESERVE	5,088.96	7,229.89	2,140.93		60,800.00	72,337.82	11,537.82		60,800.00
820 - INSURANCE TRUST FUND	0.00	-21,874.23	-21,874.23		0.00	-99,419.06	-99,419.06		0.00
821 - FLEX ACCOUNT	0.00	199.40	199.40		0.00	53.97	53.97		0.00
950 - EMS RESERVE	-156.53	337.50	494.03		-1,870.00	1,367.50	3,237.50		-1,870.00
Report Total:	16,897.64	-1,075,100.34	-1,091,997.98		201,939.20	-604,064.88	-806,004.08		201,939.20



## CITY OF CENTERVILLE

036

312 East Maple St, PO Box 578

Centerville, IA 52544

[www.centerville-ia.org](http://www.centerville-ia.org)

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

### City Administrator Report 07/21/2025

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

**New Training Requirement:** The Iowa Legislature passed HF705, requiring additional open meetings/open records training for all new members of governmental bodies. Currently, the training must be provided by the Iowa Public Information Board (IPIB). An initial training session is available on Friday, August 15, from 12:00 to 1:30 pm Please let the administrator know if you would like to be signed up for this webinar. The Iowa League of Cities anticipated being certified as a trainer soon to expand the course offerings.

**Utility Billing Cycle Update:** Beginning in September, the City will transition its Utility Billing Cycle to align more closely with usage time frames. Currently, there is a roughly 30-day delay between the time Water/Sewer is used and the billing. This migration will narrow that window to a matter of days after the usage cycle has ended. This will enable customers to more clearly relate their usage to what they are being billed for. This process will take approximately six months to complete and will temporarily result in longer billing cycles.

**Customer Assistance Fund:** The City is developing a Customer Assistance Fund for utility payments. This fund would collaborate with a third-party nonprofit group, utilizing private funding, to assist customers experiencing hardship in making their Municipal Utility payments. The program is currently undergoing legal review and is expected to be brought to the Council for consideration in August or September.

**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 notify the City Administrator.

**Recodification:** Cities in Iowa are required to recodify their City Codes every five years. The City is working with Simmering-Cory/Iowa Codification to complete this process. This should be presented at some point this summer for initial consideration by the Council.



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**Water Quality Improvement Project:** In late June, the city administrator met with representatives from the Iowa Department of Natural Resources, the USDA, members of the Appanoose County Fair board, and project engineers to discuss alternative projects that this funding could cover. The initial and secondary projects proposed were estimated to cost significantly more than the funding available.

**Housing Abandonments/Demolitions for 2025:** 902 E. State (demolished), 411 N. 7<sup>th</sup> (demolished), 717 N. 13<sup>th</sup> (Demolished, pending conveyance), 620 N. 10<sup>th</sup> (Demolished, Under Construction), 1216 S 16<sup>th</sup> (Pending Demolition), 541/549 N. Park (Demolished), 1701 S. 19<sup>th</sup> (Demolished), 1337 Haynes (Demolished, pending conveyance)

**Demolition Grant Program:** Seven properties have been approved for the demolition grant: 714 S. 17<sup>th</sup>, 706 W. Maple, 505 N. Park, 1115 S. 18<sup>th</sup>, 109 N. 18<sup>th</sup>, 115 N. 18<sup>th</sup>, 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.

# **DRAKE PUBLIC LIBRARY**

FY 2025

# **ANNUAL REPORT**

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115 Drake Avenue  
641-856-6676

<https://www.centerville-ia.org/drake-public-library>



## FY25 PROGRAMS & RESOURCES

FY25 started off strong, finishing a fun and very busy Summer Reading Program. Planning for the year produced new after school activities, storytimes and adult programming. Children and Adult Services staff attended several community events to recommend programs, encourage the fun of reading and get patrons signed up for library cards.

Collaborations with Kinetic Edge PT and IA Works has been working out well with programs about arthritis, balance, filling out applications and where to start a job search.

We lost our Brainfuse online resource, but gained a new resource, Mometrix eLibrary, that provides study materials and practice tests for consumers.

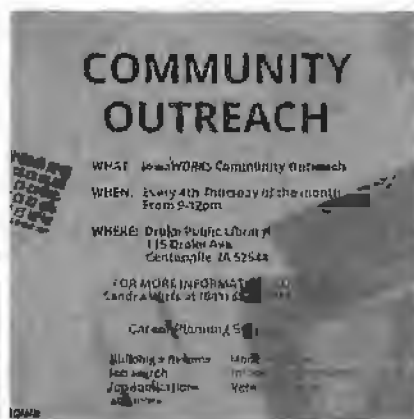
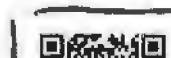
### The Truth About Arthritis

Free In-Person workshop presented by Dr. Ashley Klein-Paisley

Tues, 2/18/25 @ 6:30pm  
Drake Public Library  
115 Drake Ave, Centerville, IA

This workshop is for you if:

- You've missed work due to stiffness or joint pain
- You've missed out on family vacation or activities you love because - You're afraid of aggravating your Arthritis



## BUILDING

Upgrades in our air conditioning system after replacing our roof has increased the building's efficiency.

Upcoming improvements to our front entrance include new, more accessible railings and fresh painting around the entrance level doors and windows through grants from PACT and Appanoose County Community Fund.

## Year in Review

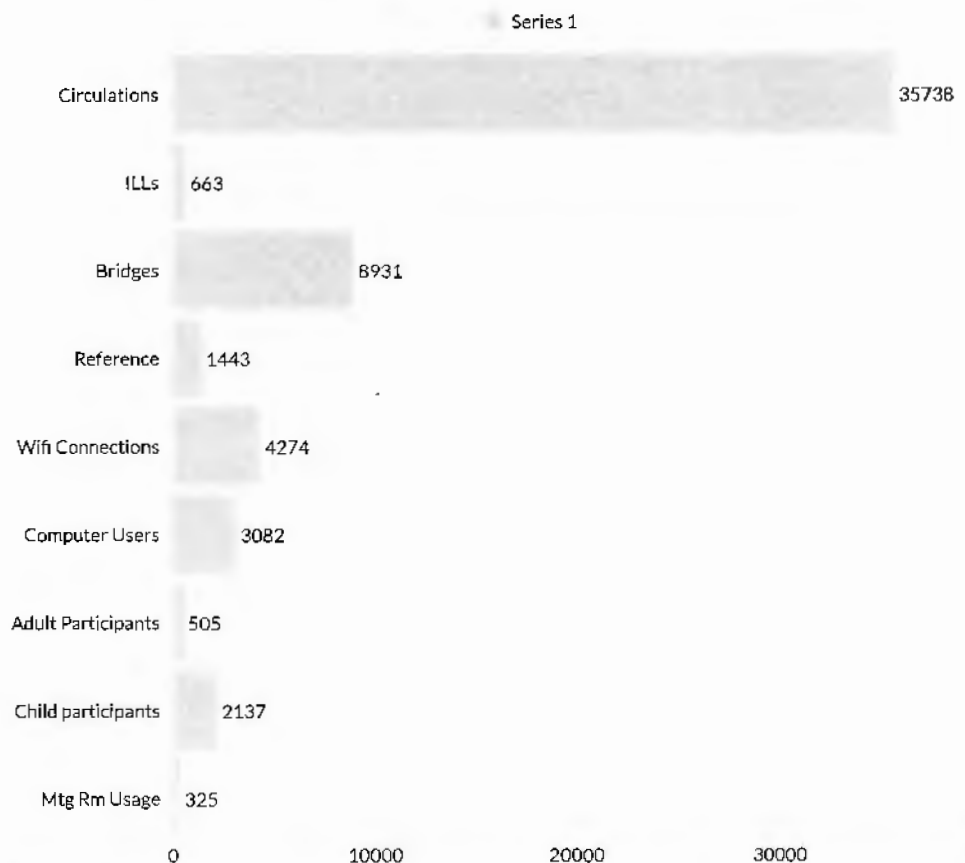
**STATISTICS**

Our circulations has remained relatively steady over the years, with a significant jump in Bridges/Libby ebook checkouts. This resource is available to our patrons through Friends of the Drake Public Library funding.

Something of note is that we had 2,137 children and 325 adults attend programs at the library this year. This is also a significant increase in activity.

Our interlibrary loan activity remains free and very efficient for our patrons since utilizing IA Shares Delivery System.

Circulations	35,738
ILLs	633
Bridges	8,931
Reference	1,443
Wifi Connections	4,274
Computer Users	3,082
Program Participants	
Adults	505
Children	2,137
Mtg Room Usage	325





# Future Planning

The Children's Library is planning a change in the after school and storytime layout during the school year.

Multiple, seasonal library programs will be laid out to include a similar calendar to our successful summer reading program.

After school storytimes, outside programming and potential prizes for program attendance and reading books from our collection are in the works. Watch for big changes to include a wider variety of programs and age groups.

Adult programming will include even more collaborations with community resources and events focusing on Iowa Authors.

Our new online resource, Mometrix will be recommended for a wide variety of "test takers" from home school families, students and teachers and career focused individuals.

Our Bridges/Libby circulations has increased every month for a few years now. A closer look into an investment into DPL's own collection of Ebooks and Audios through Bridges will be discussed with Bridges representatives.

**Mometrix**  
**eLibrary**



# DRAKE PUBLIC LIBRARY JULY FY26 DIRECTORS REPORT

**A welcoming center for lifelong learning  
We celebrate the freedom to read, discover and discuss**

## SRP 2025 -Level Up with Books

7/3 LEGO Challenge Day

Come Anytime 10-4

7/7 Playground Games Storytime & Craft

10:30am

7/10 Perler Beads Craft

Come Anytime 10-4

7/10 - 7/31 Turn in Reading Logs &

Prize Drawing



## PROGRAMS FOR ADULTS



\*Book Chat is the Last Wednesday of each month @ 12:15 or 4:15pm. We are reading "Cozy Mysteries" this month.

\*Adult Coloring is Thursdays @ 1:30pm

\*Iowa author, Helen Miller "I Don't Swim" will present a book chat on Saturday, July 12<sup>th</sup> at 12:30pm

\*"What's Your Favorite Jane Austen Novel?" discussion will be Monday, July 14<sup>th</sup> at 6pm

\* A free matinee of "Clueless" (which is based on Jane Austen's 'Emma') will be shown at The Majestic on Saturday, July 19<sup>th</sup> at 2pm. Trivia & Prizes immediately after the movie

## CURRENT HAPPENINGS

\*Visit the Storywalk Story "Ants Rule" at the City Park!



## **SERVICES UPDATE**



**\*A new, free online resource, Mometrix eLibrary, is available on the Drake Public Library website and replaces BrainFuse. It provides a wide array of study materials & practice tests to help test takers. Consumers can create their own account to save their progress. Example: Civil Service Exam, Iowa Assessments Reading and Language Arts, Advanced EMT Exam.**

## **STATISTICS**

**CIRCULATION: 4,388**

**ILLS: 54**

**BRIDGES: 806**

**REFERENCE: 168**

**PROGRAMMING:**

**ADULTS-151**

**CHILDREN-394**

**MTG ROOMS: 35**

**COMPUTER USERS: 224**

**WIFI: 361 TOTAL VISITS**

**TOTAL LIBRARY PATRONS: 6,393**

**TOTAL LIBRARY COLLECTION: 39,002**



**[HTTPS://WWW.CENTERVILLE-  
IA.ORG/DRAKE-PUBLIC-LIBRARY](https://www.centerville-ia.org/drake-public-library)**

**DRAKE PUBLIC LIBRARY FB  
DRAKE PUBLIC LIBRARY KIDS FB**

## RESOLUTION # 2025-4163

### RESOLUTION AUTHORIZING PUBLIC BID PROCEDURE 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 real property located on W. Washington and W. Van Buren Streets, Centerville, Appanoose County, Iowa legally described as follows (the "Property"):

W. Van Buren (Parcel No. 340011006600000):

LOT 11 AND THE WEST ONE-HALF OF LOT 12, THATCHER'S ADDITION TO CENTERVILLE, APPANOOSE COUNTY, IOWA.

AND

LOTS SEVEN (7), EIGHT (8) AND NINE (9) IN T. M.. FEE'S ADDITION TO THE CITY OF CENTERVILLE, APPANOOSE, APPANOOSE COUNTY, IOWA. SUBJECT TO EASEMENTS OF RECORD.

W. Washington (Parcel No. 340011005390000):

Lot 6, T.M. Fee's Addition to the City of Centerville, Iowa.

W. Washington (Parcel No. 340011005380000):

The West 50 feet of Lot 10, Thatcher's Addition to the City of Centerville, 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 2:00 p.m, August 18, 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 18, 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 the City has opened all bids. 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 real property located on W. Washington and W. Van Buren Streets, Centerville, Appanoose County, Iowa legally described as follows:

W. Van Buren (Parcel No. 340011006600000):

LOT 11 AND THE WEST ONE-HALF OF LOT 12, THATCHER'S ADDITION TO CENTERVILLE, APPANOOSE COUNTY, IOWA.

AND

LOTS SEVEN (7), EIGHT (8) AND NINE (9) IN T. M.. FEE'S ADDITION TO THE CITY OF CENTERVILLE, APPANOOSE, APPANOOSE COUNTY, IOWA. SUBJECT TO EASEMENTS OF RECORD.

W. Washington (Parcel No. 340011005390000):

Lot 6, T.M. Fee's Addition to the City of Centerville, Iowa.

W. Washington (Parcel No. 340011005380000):

The West 50 feet of Lot 10, Thatcher's Addition to the City of Centerville, 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.

*THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK  
SIGNATURE PAGE TO FOLLOW*

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):

\_\_\_\_\_  
\_\_\_\_\_