

**NOTICE OF REGULAR COUNCIL MEETING
CUMMING CITY COUNCIL
August 11, 2025 – 6:00 PM
Cumming City Hall, 649 N. 44th St., Cumming, IA***

ROLL CALL

APPROVAL OF AGENDA as presented and/or amended

PUBLIC COMMENT 5 minutes for items not on the current agenda. No action taken.

CONSENT ITEMS

- A. Minutes from July 28, 2025, Regular Council Meeting
- B. Payment of Bills
- C. Fiscal Year 2025 Financials
- D. July 2025 Sheriff's Report
- E. 5-Day Special Event Class C Retail Alcohol License for The Cumming Tap

BUSINESS ITEMS

- A. Discussion with option to act by motion on Mid-American Energy Company Natural Gas Service Proposal for Old Town Cumming

REPORTS:

- A. Mayor B. Council C. Attorney D. Engineer E. City Clerk F. City Administrator

ADJOURNMENT

UPCOMING ITEMS

Old Town Project Bid Schedule
Rooster's Coffee Alley Lease Agreement

*The City of Cumming welcomes public participation. If unable to attend this meeting in person, online and phone participation are available below. For questions, please contact City Hall at 649 N 44th Street, 515-981-9214 or email at nonstot@cumming.iowa.gov

Join Zoom Meeting

<https://us02web.zoom.us/j/2382663968> Meeting ID: 238 266 3968

Council Communication: Council Meeting Items for August 11, 2025

SUBMITTED BY: Rita Conner, City Administrator/Nichole Onstot, City Clerk-Finance Officer

CONSENT ITEMS

Claims: The claims list at this meeting includes \$5,990.02 in inspection and review charges from V & K Engineering for work done on the construction to extend sanitary sewer and water down S. 15th Street to Wilson's Orchard. These were previously billed by V & K, but set aside to determine if the costs were to Diligent Development, who contributed financially for the work, or to Wilson's Orchard, who also paid for the work, or to the City, which pledged an estimated \$61,000 in American Rescue Act (ARPA) funds and \$75,000 in Road Use funds to assist with the utility improvements. V & K contacted staff this week to advise that the claims were still outstanding. No late fees have been assigned to the charges. Staff has sent the invoices to Wilson's Orchard and are recommending Council approves payment to V & K based on the time expired, and to consider a longer repayment term for Wilson's Orchard (proposing 90-180 days).

C. Fiscal Year 2025 Financials

The budget for FY 25 closed out on June 30, 2025. Included for this meeting's packet are updated reports. Staff has continued work with Clerk Books, the City's financial software company, to respond to Council requests for additional clarity in the report formats that are produced by the program. The intention is to ensure that reports are easily read, interpreted and useful for clear tracking, forecasting and planning. The reports attached for this meeting include the standard report forms in the Clerk Books software and additional staff created forms.

Balance sheet:

- Provides an overview of the current balances in the accounts
- Balances are able to be carried over from year to year, spent on regular operational and maintenance needs shown in the annual budget, which occur through the fiscal year, as well as unexpected expenses such as weather events and unforeseen emergency street or utility repairs.
- Council policy planning for capital projects (generally including equipment purchases, public building repair and construction, and repair or construction of streets, sanitary sewer, water infrastructure, stormwater management systems, parks and trails) is able to be done through the Capital Improvement Plan (CIP) that Council is currently drafting.
- Identifying funding sources, identifying what is required each year to operate the city, and what can be targeted to longer term or larger project needs allows for creation of a CIP.
- The Special Revenue funds include the voted levy for Local Option Sales Tax (LOST), Hotel/Motel tax (a portion of the taxes collected from hotels in the community, including AirBNBs and Vacation Rentals by Owner (VBRO)), and

Road Use Taxes, which is a tax collected by the State of Iowa for use of public roads and is dispensed geographically to counties and cities by formula.

Profit & Loss sheet:

- Demonstrates revenue and expenditures monthly, quarterly and annually
- Expenditures flow through according to the annual budget approved by Council. Account codes and fund codes demonstrate what is being paid and where it is coming from.
- The profit and loss provides a more in-depth view of each account separately over the course of the last Fiscal Year. These numbers will reset at the beginning of each year, whereas the balance sheet will continue to accrue funds.
- Intergovernmental revenues were funds received from the Revitalize Iowa's Sound Economy (RISE) grant, which was combined with private sector funding from HyVee, Inc. to construct the Cumming Avenue improvements, including widening, deceleration lane, and the pedestrian controlled crossing at N. 50th/S. 15th. The RISE grant comes in reimbursement form. In our accounting and financial system, this shows as construction and engineering bills coming in, payment coming in for those bills from HyVee, and payment from the Hy Vee funds issued to the contractor and engineer.
- Miscellaneous revenues include in-and-out categories; these are funds received and sent out. Some Public Works and Community Economic Development will fall into the in-and-out category.
- Proceeds of Debt is currently holding the General Obligation loan that was taken in November 2024 to prepare for upcoming capital expenses on the City's street system, particularly Cumming Ave and N 35th Street.
- There are additional expenses in Public Safety; this is the cost of the Fire/EMS Agreement for FY25. This has been set up as a debt expense based on revenues available at the time of the Fire/EMS agreement with the City of Norwalk, but has also been paid from the General Fund where revenues allow.
- Specifics to highlight based on moving to additional capital project planning as a city:
 - The Capital Project Fund is currently the fund for the Old Town Sewer Project and the proposed Cumming Ave improvements.
 - The Water & Sewer Enterprise fund will include any revenues and expenses that occur for those utilities
 - Water and sewer revenue and expenses flow for the City of Cumming as users paying their bills and the funds being sent to Des Moines Water Works and to the City of Des Moines as the operating agency for the Des Moines Area Wastewater Reclamation Authority (WRA).
 - Current debt of the City for sanitary sewer extension to the Prairie Shores and Apple Creek neighborhoods is projected to be paid out this current fiscal year, FY 26. A separate current debt report will be provided in August/September. This follows the closeout of the FY 25 fiscal year and preparation for the State's required Annual Financial Report (AFR) for FY

25, reflecting all of the fiscal activity that occurred from July 1, 2024 to June 30, 2025.

- Staff currently utilizes Clerk Books accountants as an additional layer of review, as a small busy office with 2 staff. Clerk Books offers accounting program guidance and recommendations on a fee basis that's included with the City's contract. This can include reconciliations, closing the books each month, closing at year-end and working to generate reports based on our needs and preferences. Staff will continue to recommend an annual audit, which is not required, to continue transparency and ensure that multiple eyes are participating, per the 2022-23 audit recommendations.
- Staff continues work with Public Financial Management (PFM) on the City's projections and taxable valuations, allowing for longer range planning generally up to 20 years. Though PFM does not regularly perform analysis or projections on the operating/general funds of cities as described above, they are an important layer of the overall analysis to ensure ability to operate each year while also identifying sources for future capital needs.

BUSINESS ITEMS

A. Discussion and possible action to advance Mid American Energy Natural Gas Service for the Old Town Project

Background

Over the last 18 months, staff and McClure Engineering have continued work to develop the Old Town Improvements Project. Identified as a Council priority over years, the original need identified was to transfer Old Town residents and businesses from an aging hybrid septic sanitary waste management system to urban standard sanitary sewer. Over the review and evaluation timeframe, which has included significant survey work, environmental analysis, soil testing and identification of existing water, electric and communication utilities, utilities such as power poles and water mains have been relocated in advance of the planned project. The City has also conducted the Community Visioning process with the Iowa Living Roadways program, which has overlapped the Old Town project specifically in the areas of N 44th and N 43rd at Cumming Avenue.

The deep review allowed for the identification of serious limitations and deficiencies in the current culvert and swale drainage management system, which is evident through town following rain events that do not drain within 24-48 hours. Property owners have shared descriptions of needing multiple sump pumps and continuous standing water impeding property maintenance. An urban stormwater management system including paved streets, curb and gutter and storm sewer intakes was added into the design process as a result of these findings.

With a project this comprehensive, estimated to take two years to fully construct, opportunities have been explored to include other utility upgrades as part of the investment into Old Town. Staff is working with MediaCom on a planned broadband

fiber expansion project for the area, and has spent the last few months working with Mid American Energy to determine if natural gas service can be added to Old Town, where propane is the current method.

Council Review

At this meeting, staff is bringing an update from Mid American Energy on what would be possible. Council is requested to review, discuss and determine whether to move forward with the inclusion of the gas component for the project. Additional steps with the utility would occur at upcoming meetings leading to the public bid for the Old Town Project.

- o MidAmerican has estimated the cost to install approximately 7,320 feet of 2-inch plastic 60 psig gas main throughout the old-town area of Cumming is \$300,500. This an estimate only and will be confirmed if the project moves forward, as work continues on the design and install plan and the development of an official proposal.
- o The City of Cumming has the opportunity to recoup some of these costs through programs offered by the utility that will be included in the proposal.
- o The additional cost estimate is being added into our financial models with PFM. The revenue source for the project is a State of Iowa Revolving Loan (RLF) specially offered for utility projects, and the source of repayment for the loan is tax increment from the new HyVee Distribution Center (TIF is tax dollars available from new valuation growth and available for use when targeted to specific projects defined in an Urban Renewal Plan)
- Next steps:
 - o If the project moves forward, MidAmerican would begin designing the project in coordination with the City/McClure Engineering. Once the design is complete, a formal proposal will be drafted for Council review and Mayor signature. Once executed, Mid Am will work on the scheduling plan in coordination with the City.
 - o Considerations and project flow previously discussed that will be important to think about if this moves forward:
 - Main will be installed first. Potentially start 1-2 months before the city project begins. Timing TBD.
 - The city project will start with 43rd St the first year and 44th St the second year, as of right now. Mid Am will phase it similarly with installing the gas main along 43rd first.
 - After receiving cross sections with cuts, Mid Am will determine the depth for the running line to find an open area for main installation.
 - City is planning on public utilities being installed first and then grading and replacing all pavement within the project scope.
 - After the city project is completed, service applications from new gas customers can be requested. Mid Am prefers to try to wait on

services until after the public utilities are installed so the long-side services will not be in the way.

- The first 100 feet of distribution within the property are free to the customer for the service. After that, the customer will be responsible for the extra footage. Mid Am does not anticipate many services to be longer than 100 feet on the property.
- Property owners will need a plumber to prepare their house for the conversion to natural gas by updating any of the customer owned equipment to now run with natural gas, as well as tie into the new gas meter. The City will identify 2-3 plumbers on hand to perform the work if owners do not have a preferred contractor.
- Property owners/plumbers will call for a flow check and, after passing, gas service will be turned on.
- The cost for the gas service has been proposed to be included in project as the above estimate shows, and not paid by owners, but Council will determine if they will also plan to subsidize costs for the actual plumbing conversion work on each property.

CONSENT

**OFFICIAL PUBLICATION
CITY OF CUMMING
Regular Council Meeting 07/28/2025
To Be Approved at 08/11/2025 Meeting**

The regular City Council Meeting of the City of Cumming was held at Cumming City Hall 649 N. 44th St. on July 28, 2025, at 6:00PM. The meeting was called to order at 6:00 P.M. by Mayor Brent Highfill. Present at Roll Call: Charlie Ochanpaugh via Zoom, Mayor Pro Tem; Kathie Hungerford, Thomas Cackler, Larry "Dino" Goode, Jr. via Zoom and Martin Squier. Motion by Cackler, seconded by Goode, Jr. to approve the agenda. Approved 5-0.

Public Comment:

- A. None

Public Hearing:

- A. Motion by Goode, Jr. seconded by Squier to open Public Hearing on Disposal/Vacation of City Owned Right of Way at 6:01 PM. Approved 5-0.
- B. Motion by Cackler, seconded by Hungerford to close the Public Hearing on Disposal/Vacation of City Owned Right of Way at 6:02 PM. Approved 5-0.

Consent Items:

Motion by Cackler, seconded by Hungerford to approve Consent Items: Minutes from July 14, 2025. Approved 5-0.

Business Items:

- A. Motion by Hungerford, seconded by Cackler to approve the first reading and waive second and third reading of Ordinance 2025-04 On Vacation of City-Owned Right of Way. Approved 5-0. RC Vote.
- B. Motion by Goode, Jr., seconded by Cackler to approve Resolution 2025-36 Conveyance of Subject Property to Adjacent Owner (HyVee, Inc 5820 Westown Parkway, West Des Moines, IA 50266). Approved 5-0. RC Vote.

Reports:

- A. Mayor Highfill will attend the Warren County Economic Development Corporation quarterly meeting on Wednesday, July 16, 2025. Diligent has their ribbon cutting on August 15, 2025. Mayor would like to arrange a small committee for naming of streets in the Middlebrook Main neighborhood.
- B. Councilmember Ochanpaugh is meeting with Matt Stoffel from PFM on Wednesday, August 6, 2025.
- C. No report.
- D. No report.
- E. No report
- F. Conner reports that she will provide an update regarding construction via social media. Conner will bring an update back regarding the 500 acres to the SE, along Cumming Ave looking at potential development. Conner also provided a brief update on the annexation of additional properties.

Adjourn:

Motion by Cackler, seconded by Squier to adjourn the meeting at 6:17 PM. Approved 5-0.

NEXT CITY COUNCIL MEETING: August 11, 2025, at 6:00PM at City Hall

Brent Highfill, Mayor

Attest: Nichole Onstot, City Clerk

City of Cumming Claims To Be Approved All Transactions

Type	Date	Num	Name	Memo	Additional Information	Amount
Check	07/14/2025		N/Warren Town & County News	Notice of Public Hearing 07.28.25	Printing for PH for 07.28.25	-95.63
Check	07/14/2025		N/Warren Town & County News	Reg Council & Public Hearing	Minutes 06.09.25 & PH 07.14.25	-166.37
Check	07/23/2025		MB Investments, LLC	System Development Fee Refund	System Development Fee DMWW	-12,000.00
Check	07/31/2025		Iowa One Call	Invoice 273511	Locates July 2025	-74.70
Check	07/31/2025		N/Warren Town & County News	Minutes 06.23.25	Minutes 06.23.25	-102.18
Check	08/04/2025		Waste Connections	August 2025	Trash Pickup	-4,203.64
Check	08/06/2025		Skinner Law Office PC	Invoice 41023	Invoice Attached	-1,050.00
Check	08/06/2025		Combined Systems Technology	Invoice 172614	AntiVirus Yearly Renewal	-597.00
Check	08/06/2025		Combined Systems Technology	Invoice 172760	Monthly Accounts	-106.75
Check	08/12/2025		US Bank	Invoice 561165911	Printer Lease	-202.01
Check	08/12/2025		Waste Solutions of Iowa	Invoice 22207	Portable Restroom CH Park	-121.00
Check	08/12/2025		Mike Pedersen MCP, LLC	Invoice 4 of 7	Mowing/Bathrooms MTB Park	-4,786.00
Check	08/12/2025		Wellmark Blue Cross and Blue Shield	Health Insurance - August 2025	Rita Health Insurance	-611.21
Check	08/12/2025		Delta Dental of Iowa	August 2025	Rita Dental Insurance	-43.88
Check	08/12/2025		Tri City Electric Co of Iowa Corp	Invoice 3334445	Correction from Previous Bill	-20.00
Check	08/14/2025		Midamerican Energy	June 2025	Street Lights, CH, Shelters, Beacon	-828.43
Check	08/22/2025		Elan Financial Services	July 2025	Zoom, Hostgator, Paper towels MTB, Dog Waste Bags for PW Stations	-126.69
Check	08/06/2025		Veenstra & Kimm	41233-088-1	Wilson's Public Improvements - Construction Review (03.19.23-04.15.23)	-76.50
Check	08/06/2025		Veenstra & Kimm	41233-088-2	Wilson's Public Improvements - Construction Review (04.16.23-05.20.23)	-3,874.83
Check	08/06/2025		Veenstra & Kimm	41233-088-3	Wilson's Public Improvements - Construction Review (05.21.23-06.17.23)	-810.34
Check	08/06/2025		Veenstra & Kimm	41233-088-4	Wilson's Public Improvements - Construction Review (06.18.23-07.15.23)	-805.76
Check	08/06/2025		Veenstra & Kimm	41233-088-5	Wilson's Public Improvements - Construction Review (07.16.23-08.19.23)	-422.59
Check	08/06/2025		McClure Engineering	161331	City of Cumming - General Engineering Services	-2,682.50
Check	08/06/2025		McClure Engineering	161332	Cumming Ave & 35th Street Rehab	-3,730.00
Check	08/06/2025		McClure Engineering	161333	City of Cumming - Drainage Study	-784.00
Total						<u>-38,322.01</u>



August 7, 2025

Nichole Onstot
City of Cumming
PO Box 100
Cumming, IA 50061

Invoice Summary – July Services

General Engineering (2024001997-001)

100 – General Meetings & Correspondence	\$2,682.50
200 – Transportation	\$0.00
300 – Water	\$0.00
400 – Wastewater	\$0.00
500 – Stormwater	\$0.00
600 – GIS	\$0.00
SUBTOTAL	\$2,682.50

Development Review Services (2024001997-100)

General (000)	\$0.00
Roosters Coffee (001)	\$0.00
Great Western Cottages (002)	\$0.00
Middlebrook Main Street (003)	\$0.00
SUBTOTAL	\$0.00

Capital Improvement Projects

Cumming Sanitary Sewer Improvements (2023000167-000)	\$0.00
Cumming Ave. and 35 th Street Rehabilitation (2024001997-002)	\$3,730.00
Phase 1 Drainage Study (2024001997-004)	\$784.00
SUBTOTAL	\$4,514.00

TOTAL	\$7,196.50
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1360 NW 121st Street
Clive, IA 50325

Nichole Onstot
City of Cumming, IA
PO Box 100
Cumming, IA 50061

July 29, 2025
Project No: 2024001997-001
Invoice No: 161331
Due Date: August 28, 2025

Project 2024001997-001 City of Cumming General On-Call

Professional Services from June 29, 2025 to July 26, 2025

Phase 100 General Meetings & Correspondence

	Hours	Rate	Amount	
Project Manager I	14.50	185.00	2,682.50	
Totals	14.50		2,682.50	
Total Labor				2,682.50
		Total this Phase		\$2,682.50
		Total Due this Invoice		\$2,682.50



1360 NW 121st Street
Clive, IA 50325

Nichole Onstot
City of Cumming, IA
PO Box 100
Cumming, IA 50061

July 29, 2025
Project No: 2024001997-002
Invoice No: 161332
Due Date: August 28, 2025

Project 2024001997-002 Cumming - Cumming Ave. and 35th Street Rehabilitation
Professional Services from June 29, 2025 to July 26, 2025

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Preliminary Design and Plans	29,000.00	0.00	0.00	0.00	0.00
Final Design and Plans	28,000.00	0.00	0.00	0.00	0.00
Advertising, Bidding, Contract Award	7,000.00	0.00	0.00	0.00	0.00
Preliminary Design Survey	24,000.00	10.00	2,400.00	0.00	2,400.00
Project Management and Coordination	19,000.00	7.00	1,330.00	0.00	1,330.00
Public Engagement	6,000.00	0.00	0.00	0.00	0.00
Geotechnical Borings	10,000.00	0.00	0.00	0.00	0.00
Total Fee	123,000.00		3,730.00	0.00	3,730.00
Total Fee					3,730.00
Total Due this Invoice					\$3,730.00



1360 NW 121st Street
Clive, IA 50325

Nichole Onstot
City of Cumming, IA
PO Box 100
Cumming, IA 50061

July 29, 2025
Project No: 2024001997-004
Invoice No: 161333
Due Date: August 28, 2025

Project 2024001997-004 City of Cumming Drainage Study
Professional Services from June 29, 2025 to July 26, 2025

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Drainage Study	15,000.00	0.00	0.00	0.00	0.00
Topographic Survey	11,200.00	7.00	784.00	0.00	784.00
Total Fee	26,200.00		784.00	0.00	784.00
		Total Fee			784.00
			Total Due this Invoice		\$784.00

City of Cumming
Profit & Loss by Fund (Fiscal Year-to-Date)

July 2024 through June 2025

	Governmental Funds	Proprietary Funds	TOTAL
Ordinary Income/Expense			
Income			
A · Taxes			
A1 · Taxes Levied on Property			
4000 · Property Taxes - Current	570,979.22		570,979.22
4003 · Agricultural Land Taxes	22.15		22.15
4004 · Insurance Levy	19,695.58		19,695.58
Total A1 · Taxes Levied on Property	590,696.95		590,696.95
A2 · TIF Revenue	390,645.61		390,645.61
A5 · Other City Taxes			
4085 · Hotel-Motel Tax	63,924.97		63,924.97
4090 · Local Option Tax	58,239.58		58,239.58
Total A5 · Other City Taxes	122,164.55		122,164.55
Total A · Taxes	1,103,507.11		1,103,507.11
B · Licenses & Permits	93,528.40		93,528.40
C · Use of Money & Property	79,304.39		79,304.39
D · Intergovernmental			
D2 · State Shared Revenues	39,493.23		39,493.23
D3 · OtherStateGrants&Reimbursements	2,670.41		2,670.41
D4 · Local Grants & Reimbursements	1,259,593.62		1,259,593.62
Total D · Intergovernmental	1,301,757.26		1,301,757.26
E · Charges for Services			
Landfill/Garbage	39,870.01		39,870.01
Sewer Utility		87,942.06	87,942.06
Water Utility		7,003.96	7,003.96
E · Charges for Services - Other	62,372.78	3,565.59	65,938.37
Total E · Charges for Services	102,242.79	98,511.61	200,754.40
G · Miscellaneous Revenues	768,698.59	-3,591.10	765,107.49
H · Other Financing Sources			
4820 · Proceeds of Debt(Excluding TIF)	1,500,000.00		1,500,000.00
H1 · Operating Transfers In	236,336.47		236,336.47
Total H · Other Financing Sources	1,736,336.47		1,736,336.47
Total Income	5,185,375.01	94,920.51	5,280,295.52
Gross Profit	5,185,375.01	94,920.51	5,280,295.52
Expense			
100-799 · Governmental Activities			
100 · Public Safety			
110 · PoliceOperationsCrimePrevention			
Contractual Services	11,756.00		11,756.00
Total 110 · PoliceOperationsCrimePrevention	11,756.00		11,756.00
150 · Fire Department			
Contractual Services	164,889.12		164,889.12
Total 150 · Fire Department	164,889.12		164,889.12
170 · Building Inspections			
Contractual Services	66,655.44		66,655.44
Total 170 · Building Inspections	66,655.44		66,655.44
Total 100 · Public Safety	243,300.56		243,300.56
200 · Public Works			
210 · Roads, Bridges, Sidewalks			
Capital Outlay	14,321.94		14,321.94
Contractual Services	619,225.37		619,225.37
Total 210 · Roads, Bridges, Sidewalks	633,547.31		633,547.31
230 · Street Lighting			
Maintenance, Repair & Utilities	8,001.89		8,001.89
Total 230 · Street Lighting	8,001.89		8,001.89
240 · Traffic Control & Safety			
Maintenance, Repair & Utilities	68.48		68.48
Total 240 · Traffic Control & Safety	68.48		68.48
250 · Snow Removal	16,877.30		16,877.30
290 · Garbage (if not an enterprise)			
Contractual Services	32.00		32.00

City of Cumming Profit & Loss by Fund (Fiscal Year-to-Date)

July 2024 through June 2025

	Governmental Funds	Proprietary Funds	TOTAL
290 · Garbage (if not an enterprise) - Other	51,358.89		51,358.89
Total 290 · Garbage (if not an enterprise)	51,390.89		51,390.89
Total 200 · Public Works	709,885.87		709,885.87
400 · Culture & Recreation			
410 · Library Services	9,915.00		9,915.00
430 · Parks			
Commodities	63.68		63.68
Contractual Services	10,514.00		10,514.00
Maintenance, Repair & Utilities	38,073.11		38,073.11
Total 430 · Parks	48,650.79		48,650.79
Total 400 · Culture & Recreation	58,565.79		58,565.79
500 · Community & Economic Development			
520 · Economic Development	21,620.92		21,620.92
599 · Other Community & Economic Dev			
Contractual Services	162,184.60		162,184.60
599 · Other Community & Economic Dev - Other	438,061.10		438,061.10
Total 599 · Other Community & Economic Dev	600,245.70		600,245.70
Total 500 · Community & Economic Development	621,866.62		621,866.62
600 · General Government			
610 · Mayor, Council & City Manager			
Payroll Salaries & Wages	97,074.63		97,074.63
Payroll Taxes & Benefits	38,160.09		38,160.09
610 · Mayor, Council & City Manager - Other	600.00		600.00
Total 610 · Mayor, Council & City Manager	135,834.72		135,834.72
620 · Clerk, Treasurer, Financial Admin	78,916.44		78,916.44
640 · Legal Services & City Attorney			
Contractual Services	12,286.25		12,286.25
640 · Legal Services & City Attorney - Other	30,419.00		30,419.00
Total 640 · Legal Services & City Attorney	42,705.25		42,705.25
650 · City Hall & General Buildings			
Commodities	1,350.68		1,350.68
Contractual Services	1,461.15		1,461.15
Maintenance, Repair & Utilities	5,500.41		5,500.41
Total 650 · City Hall & General Buildings	8,312.24		8,312.24
660 · Tort Liability	10,474.00		10,474.00
699 · Other General Government			
Commodities	9,547.73		9,547.73
Contractual Services	4,310.03		4,310.03
Maintenance, Repair & Utilities	8,015.82		8,015.82
Staff Development	150.00		150.00
Total 699 · Other General Government	22,023.58		22,023.58
Total 600 · General Government	298,266.23		298,266.23
710 · Debt Service			
7106801 · Principal Payments	224,030.00		224,030.00
7106851 · Interest Payments	30,175.79		30,175.79
Total 710 · Debt Service	254,205.79		254,205.79
750 · Capital Projects			
Old Town Sewer	136,488.40		136,488.40
RISE Grant	1,196,614.02		1,196,614.02
Total 750 · Capital Projects	1,333,102.42		1,333,102.42
Total 100-799 · Governmental Activities	3,519,193.28		3,519,193.28
800 · Business Type Activities			
815 · Sewer			
Contractual Services		49,100.75	49,100.75
Total 815 · Sewer		49,100.75	49,100.75
Total 800 · Business Type Activities		49,100.75	49,100.75

City of Cumming
Profit & Loss by Fund (Fiscal Year-to-Date)
July 2024 through June 2025

	Governmental Funds	Proprietary Funds	TOTAL
900 - Other Activities			
9106910 - Transfers Out	206,058.08	30,278.39	236,336.47
Total 900 - Other Activities	206,058.08	30,278.39	236,336.47
Total Expense	3,725,251.36	79,379.14	3,804,630.50
Net Ordinary Income	1,460,123.65	15,541.37	1,475,665.02
Other Income/Expense			
Other Expense			
Fund Balance Transfer	1,460,123.65	15,541.37	1,475,665.02
Total Other Expense	1,460,123.65	15,541.37	1,475,665.02
Net Other Income	-1,460,123.65	-15,541.37	-1,475,665.02
Net Income			

City of Cumming

Balance Sheet by Fund (Fiscal Year-to-Date)

July 2024 through June 2025

	Governmental Funds	Proprietary Funds	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
0001110 · Operating Checking	-129,936.49	363,407.66	233,471.17
0001111 · Savings	1,047.05		1,047.05
0001112 · Money Market	2,576,256.76		2,576,256.76
Total Checking/Savings	2,447,367.32	363,407.66	2,810,774.98
Other Current Assets			
Undeposited Funds	24,509.12		24,509.12
Total Other Current Assets	24,509.12		24,509.12
Total Current Assets	2,471,876.44	363,407.66	2,835,284.10
TOTAL ASSETS	2,471,876.44	363,407.66	2,835,284.10
LIABILITIES & EQUITY			
Equity			
001-999 · Fund Balances			
001-109 · General Funds	423,026.83		423,026.83
110-199 · Special Revenue Funds			
110e · Road Use Tax	14,167.88		14,167.88
112e · Employee Benefit	11,437.52		11,437.52
119e · Emergency Fund	7,288.58		7,288.58
121e · Local Option Sales Tax	407,298.15		407,298.15
125e · Tax Increment Financing	152,666.71		152,666.71
178e · Hotel Motel Tax	66,076.98		66,076.98
110-199 · Special Revenue Funds - Other	-386.96		-386.96
Total 110-199 · Special Revenue Funds	658,548.86		658,548.86
300-399 · Capital Projects Funds			
Cumming Avenue	1,500,000.00		1,500,000.00
Old Town Sewer	-25,762.26		-25,762.26
RISE Grant	-83,936.99		-83,936.99
Total 300-399 · Capital Projects Funds	1,390,300.75		1,390,300.75
600-799 · Enterprise and Utility Funds			
600e · Water			
Water Operating		30,681.90	30,681.90
Water Project		135,221.43	135,221.43
Total 600e · Water		165,903.33	165,903.33
610e · Sewer			
Sewer Operating		212,098.95	212,098.95
Sewer Phase 3 Extension		-14,594.62	-14,594.62
Total 610e · Sewer		197,504.33	197,504.33
Total 600-799 · Enterprise and Utility Funds		363,407.66	363,407.66
Total 001-999 · Fund Balances	2,471,876.44	363,407.66	2,835,284.10
Total Equity	2,471,876.44	363,407.66	2,835,284.10
TOTAL LIABILITIES & EQUITY	2,471,876.44	363,407.66	2,835,284.10

Category	Amount
Revenues	
Property Taxes	\$ 590,696.95
TIF Revenue	\$ 390,645.61
Other City Taxes	\$ 122,164.55
Use of Money & Property	\$ 79,304.39
Intergovernmental Revenues	\$ 1,301,757.26
Licenses and Permits	\$ 93,528.40
Charges for Services	\$ 200,754.40
Misc Revenues	\$ 765,107.49
Proceeds of Debt	\$ 1,500,000.00
Operating Transfers In	\$ 236,336.47
Total Revenues	\$ 5,280,295.52
Expenditures	
Public Safety (Police/Fire)	\$ 243,300.56
Public Works	\$ 709,885.87
Culture & Recreation	\$ 58,565.79
Community Economic & Developpr	\$ 621,866.62
General Government	\$ 298,266.23
Debt Service	\$ 254,205.79
Capital Projects	\$ 1,333,102.42
Sewer	\$ 49,100.75
Transfers Out	\$ 236,336.47
Total Expenditures	\$ 3,804,630.50
Net Income	\$ 1,475,665.02

FY25 Balance Sheet

Assets	Amount
Checking/Savings	\$ 2,810,774.98
Other Current Assets	\$ 24,509.12
Total Assets	\$ 2,835,284.10

Liabilities & Equity	Amount
General Funds	\$ 423,026.83
Special Revenue Funds	\$ 658,548.86
Capital Projects Funds	\$ 1,390,300.75
Water Fund	\$ 165,903.33
Sewer Fund	\$ 197,504.33
Total Liabilities & Equity	\$ 2,835,284.10

WARREN COUNTY

PHONE 515-961-1122

**OFFICE OF
JOSEPH C. CARICO, SHERIFF**

**POST OFFICE BOX 337
INDIANOLA, IOWA 50125**

**Brent Highfill, Mayor
P.O. Box 100
Cumming, IA 50061**

Mayor Highfill,

The attached report summarizes the activities in and around the community for the month of July 2025. It is compiled from Deputy's Logs and Records from the Sheriff's Office. Please see Calls For Service (CFS's) received or initiated by Deputies for the month. They include:

PLEASE SEE ATTACHED FOR CFS INFORMATION

Three Citations and/or Warnings were written for Traffic/Parking Violations that occurred within the City of Cumming proper.

Officers spent in excess of 55 hours in the City of Cumming for the month.

Officers patrolled in excess of 149 Miles within the city limits of Cumming for the month.

If you have questions, points of concern, or additional requests from your Sheriff's Office, please contact me at 515.690.9211 or joec@warrencountvia.org

**Respectfully,
Sheriff Joseph C. Carico**

July 2025

Date	Call Number	Call Type	Address	Apt
7/1/2025	2025-20931	INCOMPLETE 911	3309 15TH AVE	
7/2/2025	2025-21017	BUILDING / PARK CHECK	649 N 44TH ST	
7/2/2025	2025-21053	ABANDONED VEHICLE	4200 N ALICE AVE	
7/2/2025	2025-21057	ASSISTANCE OF ANY KIND	5151 CUMMING AVE	
7/2/2025	2025-21120	BUILDING / PARK CHECK	42004299 N GREENLEE AVE	
7/4/2025	2025-21326	BUILDING / PARK CHECK	649 N 44TH ST	
7/4/2025	2025-21377	INCOMPLETE 911	1230 COOLIDGE ST	
7/5/2025	2025-21563	ALARM BURGLARY	5240 CUMMING AVE	
7/6/2025	2025-21644	INCOMPLETE 911	3201 15TH AVE	
7/6/2025	2025-21665	INCOMPLETE 911	5251 CUMMING AVE	
7/9/2025	2025-21972	TRAFFIC STOP	CUMMING AVE S ORILLA	
7/9/2025	2025-21988	FOUND PROPERTY	5237 CUMMING AVE	
7/10/2025	2025-22060	INCOMPLETE 911	112 N 29TH ST	
7/12/2025	2025-22376	INCOMPLETE 911	1350 COOLIDGE ST	
7/13/2025	2025-22418	ALARM BURGLARY	5237 CUMMING AVE	
7/13/2025	2025-22526	FIREWORKS	3013 N BIRCH AVE	
7/15/2025	2025-22737	INCOMPLETE 911	3201 15TH AVE	
7/16/2025	2025-22896	ACCIDENT PROPERTY DAMAGE	2701 CUMMING AVE	
7/17/2025	2025-22959	INCOMPLETE 911	5601 CUMMING AVE	
7/18/2025	2025-23072	TRAFFIC	SB GREAT WESTERN TRL/CUMMING TAPP	
7/19/2025	2025-23206	TRAFFIC STOP	CUMMING AVE/S 44TH	
7/19/2025	2025-23211	TRAFFIC STOP	S 44TH/CUMMING AVE	
7/23/2025	2025-23615	ALARM BURGLARY	5237 CUMMING AVE	
7/24/2025	2025-23792	SOLICITING	CITY OF CUMMING	
7/30/2025	2025-24514	BUILDING / PARK CHECK	CITY OF CUMMING	
7/30/2025	2025-24616	BUILDING / PARK CHECK	4200 N GREENLEE AVE	
	Count = 26			



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Cumming Tap Inc The	Cumming Tap Inc The	(515) 981-5149		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
117 N 44 St		Cumming	Warren	50061-0000
MAILING ADDRESS	CITY	STATE	ZIP	
PO BOX 37	CUMMING	Iowa	500610037	

Contact Person

NAME	PHONE	EMAIL
ROBERT MOURAL	(515) 491-9581	bobmisfit@yahoo.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0028827	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
Sep 15, 2024	Sep 14, 2025	

SUB-PERMITS

Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Corporation

Ownership

No Ownership information found

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
Illinois Casualty Co	Sep 15, 2024	Sep 15, 2025
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
	Aug 23, 2025	Aug 23, 2025
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE