



CITY OF CENTERVILLE

312 East Maple St, PO Box 578

Centerville, IA 52544

www.centerville-ia.org

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

RESOLUTION 2021-3848

City of Centerville

Resolution of Support and Financial Commitment for the Main Street Program in Centerville, Iowa

WHEREAS, an Agreement between the Iowa Economic Development Authority, and the City of Centerville for the purpose of continuing the Main Street program in Centerville and,

WHEREAS, this Agreement is pursuant to contractual agreements between Main Street America and the Iowa Economic Development Authority to assist in the revitalization of the designated Main Street project area of Centerville, Iowa and,

WHEREAS, the City Council of Centerville endorses the goal of economic revitalization of the designated Main Street District within the context of preservation and rehabilitation of its historic buildings and supports the continuation of the Main Street Approach® as developed by Main Street America and espoused by Main Street Iowa.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Centerville, Iowa, meeting in regular session on January 3, 2022 that the City of Centerville hereby agrees to support both financially and philosophically the work of Main Street Centerville, designates the PACT Board to supervise the Executive Director and commits to appoint a city official to represent the City on the local PACT Board. The source of funds to support Mainstreet Centerville is from sources outlined in the Memorandum of Understanding, dated January 18, 2021.

PASSED, APPROVED, AND ADOPTED THIS 3RD day of JANUARY, 2022.

Michael O'Connor

Mayor

ITEMS TO INCLUDE ON AGENDA FOR DECEMBER 20, 2021

CITY OF CENTERVILLE, IOWA

Not to exceed \$9,889,000 Sewer Revenue Capital Loan Notes

- Resolution fixing date for a meeting on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the City thereunder.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

December 20, 2021

The City Council of the City of Centerville, State of Iowa, met in open session, in the Council Chambers, City Hall, 312 E. Maple, Centerville, Iowa, at 6 P.M., on the above date. There were present Mayor CLANNON, in the chair, and the following named Council Members:

Creagan, Dillard, Hamilton and Spurgeon

Absent: Sokol

Vacant: None

* * * * *

Council Member Spurgeon introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$9,889,000 SEWER REVENUE CAPITAL LOAN NOTES OF THE CITY OF CENTERVILLE, STATE OF IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member Dillard seconded the motion to adopt. The roll was called and the vote was,

AYES: Creagan, Dillard, Hamilton
and Spurgeon. Absent- Sokol.

NAYS: None

Whereupon, the Mayor declared the resolution duly adopted as follows:

2021-3847
RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$9,889,000 SEWER REVENUE CAPITAL LOAN NOTES OF THE CITY OF CENTERVILLE, STATE OF IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Centerville, State of Iowa, should provide for the authorization of a Loan and Disbursement Agreement and the issuance of Sewer Revenue Capital Loan Notes, to the amount of not to exceed \$9,889,000, as authorized by Sections 384.24A and 384.83, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out project(s) as hereinafter described; and

WHEREAS, the City has applied for a loan through the Iowa Water Pollution Control Works Financing Program pursuant to which the Iowa Finance Authority has agreed to purchase the City's Notes and has requested that such Notes be issued as a single Note in a denomination equal to the total amount of the issue as authorized by Chapter 384 of the Code of Iowa; and

WHEREAS, the Loan and Disbursement Agreement and Notes shall be payable solely and only out of the Net Revenues of the Municipal Sewer Utility and shall be a first lien on the future Net Revenues of the Utility; and shall not be general obligations of the City or payable in any manner by taxation and the City shall be in no manner liable by reason of the failure of the Net Revenues to be sufficient for the payment of the Loan and Disbursement Agreement and Notes; and

WHEREAS, before the Loan and Disbursement Agreement and Notes may be issued, it is necessary to comply with the provisions of the Code, and to publish a notice of the proposal to issue such notes and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan and Disbursement Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 312 E. Maple, Centerville, Iowa, at 6:00 P.M., on the 3rd day of January, 2022, for the purpose of taking action on the matter of the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$9,889,000 Sewer Revenue Capital Loan Notes, the proceeds of which notes will be used to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer Utility, including improvements and extensions to the East and West treatment plants.

Section 2. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 3. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on or before: December 27, 2021)

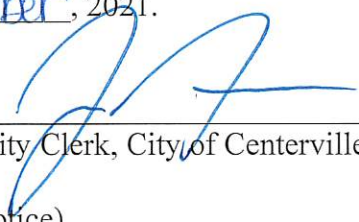
NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF CENTERVILLE, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED AUTHORIZATION OF A
LOAN AND DISBURSEMENT AGREEMENT AND THE
ISSUANCE OF NOT TO EXCEED \$9,889,000 SEWER
REVENUE CAPITAL LOAN NOTES, AND THE HEARING ON
THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Centerville, State of Iowa, will hold a public hearing on the 3rd day of January, 2022, at 6:00 P.M., in the Council Chambers, City Hall, 312 E. Maple, Centerville, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority and the issuance to the Iowa Finance Authority of not to exceed \$9,889,000 Sewer Revenue Capital Loan Notes, to evidence the obligations of the City under the said Loan and Disbursement Agreement, in order to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer Utility, including improvements and extensions to the East and West treatment plants. The Notes will not constitute general obligations or be payable in any manner by taxation, but will be payable from and secured by the Net Revenues of the Municipal Sewer Utility.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Centerville, State of Iowa, as provided by Sections 384.24A and 384.83 of the Code of Iowa.

Dated this 20th day of December, 2021.



City Clerk, City of Centerville, State of Iowa

(End of Notice)

PASSED AND APPROVED this 20th day of December, 2021.

Mike O'Leary

Mayor

ATTEST:

[Signature]

City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF APPANOOSE

)

I, the undersigned City Clerk of the City of Centerville, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 20th day of December, 2021.



City Clerk, City of Centerville, State of Iowa

(SEAL)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF CENTERVILLE, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED AUTHORIZATION OF A
LOAN AND DISBURSEMENT AGREEMENT AND THE
ISSUANCE OF NOT TO EXCEED \$9,889,000 SEWER
REVENUE CAPITAL LOAN NOTES, AND THE HEARING ON
THE ISSUANCE THEREOF

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At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Centerville, State of Iowa, as provided by Sections 384.24A and 384.83 of the Code of Iowa.

Dated this 20th day of December, 2021.



City Clerk, City of Centerville, State of Iowa

(End of Notice)

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF APPANOOSE)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Centerville, in the County of Appanoose, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF
CENTERVILLE, STATE OF IOWA, ON THE MATTER OF THE
PROPOSED ISSUANCE OF NOT TO EXCEED \$9,889,000 SEWER
REVENUE CAPITAL LOAN NOTES, OF THE CITY OF CENTERVILLE,
AND THE HEARING ON THE ISSUANCE THEREOF

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "~~Daily-Iowegian~~" ^{*Ottumwa Courier*}, a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

_____, 2021.

WITNESS my official signature this _____ day of _____, 2021.

City Clerk, City of Centerville, State of Iowa

(SEAL)

RESOLUTION NO. 2021-3846

**RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2022**

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

WHEREAS, the records should now indicate appropriate transfers;

WHEREAS, the City Council previously approved a final payout of the 2013 SRF Loan balance in anticipation of a new sewer debt project, and;

WHEREAS, the final loan statement shows a balance of \$710,030.00 including principal, interest and fees.

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

CASH TRANSFER:

Transferred from: Sewer Fund – 610-910-6910

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

Transfer Amount: \$664,641.89

Explanation of Activity: Loan payments are required to be paid out of the Sewer Bond Sinking Fund. The current balance in the Sewer Sinking Fund is \$45,388.11 and will require a transfer from the Sewer Operating Fund in the amount of \$664,641.89 in order to satisfy the above mentioned payout balance.

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

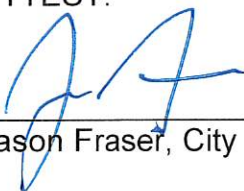
SECTION 3. This resolution shall be retroactively effective on December 1, 2021.

PASSED AND APPROVED by the City Council this 6th day of December, 2021.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

TREASURER'S REPORT

CALENDAR 11/2021, FISCAL 5/2022

| ACCOUNT TITLE | LAST MONTH END BALANCE | RECEIVED | DISBURSED | CHANGE IN LIABILITY | TRANSFERS | ENDING BALANCE |
|-----------------------------|---------------------------|------------|------------|------------------------|-----------|-------------------|
| 001 GENERAL FUND | 299,438.08 | 35,924.57 | 195,546.86 | .00 | .00 | 139,815.79 |
| 002 POLICE K-9 FUND | .00 | .00 | .00 | .00 | .00 | .00 |
| 003 ARPA FUND | 86,156.81 | .00 | .00 | .00 | .00 | 86,156.81 |
| 004 LIBRARY | 47,486.67 | 382.95 | 4,371.13 | .00 | .00 | 43,498.49 |
| 005 LIBRARY MEMORIAL | 111,087.78 | .00 | .00 | .00 | .00 | 111,087.78 |
| 006 FIRE DEPT CAP RESERVE | 113,373.62 | .00 | .00 | .00 | .00 | 113,373.62 |
| 008 UTILITY FRANCHISE | 206,873.13 | .00 | .00 | .00 | .00 | 206,873.13 |
| 009 SPECIAL ASSESSMENTS | 6,772.00 | .00 | .00 | .00 | .00 | 6,772.00 |
| 010 ANIMAL RESCUE PROGRAM | 136.59 | .00 | .00 | .00 | .00 | 136.59 |
| 110 ROAD USE TAX FUND | 266,108.90 | .00 | 37,282.69 | .00 | .00 | 228,826.21 |
| 112 EMPLOYEE BENEFIT FUND | 251,955.10 | 2,820.75 | 65,677.59 | .00 | .00 | 189,098.26 |
| 119 EMERGENCY LEVY FUND | 17,748.69 | .00 | .00 | .00 | .00 | 17,748.69 |
| 120 HOTEL/MOTEL TAX | 63,256.20 | .00 | .00 | .00 | .00 | 63,256.20 |
| 121 LOST-LIBRARY | .00 | .00 | .00 | .00 | .00 | .00 |
| 122 LOST-POOL | 349,320.91 | .00 | .00 | .00 | .00 | 349,320.91 |
| 123 LOST-FIRE | 139,161.46 | .00 | .00 | .00 | .00 | 139,161.46 |
| 124 LOST-SCHOOL | .00 | .00 | .00 | .00 | .00 | .00 |
| 125 TIF | .00 | .00 | .00 | .00 | .00 | .00 |
| 126 LOST-LAW CENTER | 32,253.77 | .00 | .00 | .00 | .00 | 32,253.77 |
| 127 LOST-ECONOMIC DEV | 3,071.45 | .00 | .00 | .00 | .00 | 3,071.45 |
| 128 LOST-INFRASTRUCTURE | 360,842.37 | .00 | .00 | .00 | .00 | 360,842.37 |
| 129 LOST-SEWER | 68,091.32 | .00 | .00 | .00 | .00 | 68,091.32 |
| 130 PARK MEMORIALS | 107.00 | .00 | .00 | .00 | .00 | 107.00 |
| 160 ECONOMIC DEVELOPMENT | 154,302.50 | .00 | .00 | .00 | .00 | 154,302.50 |
| 200 DEBT SERVICE | 331,482.59 | .00 | .00 | .00 | .00 | 331,482.59 |
| 300 CAPITAL RESERVES-LEVY | .00 | .00 | .00 | .00 | .00 | .00 |
| 301 CAP PROJ-STATE STREET | .00 | .00 | .00 | .00 | .00 | .00 |
| 302 CAP PROJ-BELLA VISTA | 23,699.51 | .00 | .00 | .00 | .00 | 23,699.51 |
| 303 CAP PROJ-LMI | 10,000.00 | .00 | .00 | .00 | .00 | 10,000.00 |
| 304 CAP PROJ-SHANAHAN ADDIT | 18,455.91 | .00 | .00 | .00 | .00 | 18,455.91 |
| 501 CEMETERY PERPETUAL CARE | 199,495.14 | .00 | .00 | .00 | .00 | 199,495.14 |
| 502 FRIENDS OF OAKLAND CEME | 42,636.62 | .00 | .00 | .00 | .00 | 42,636.62 |
| 609 CITY WATER FUND | 8,507.91- | 40,775.73 | 41,684.79 | .00 | .00 | 9,416.97- |
| 610 SEWER UTILITY OPERATING | 2,117,399.76 | 81,126.14 | 61,065.89 | .00 | 6,005.00 | 2,131,455.01 |
| 611 SEWER BOND SINKING | 39,383.11 | .00 | .00 | .00 | 6,005.00- | 45,388.11 |
| 612 SEWER REVENUE RESERVE | 2,595,589.74 | 39,548.86 | .00 | .00 | .00 | 2,635,138.60 |
| 613 SEWER IMPROVEMENT RESER | 841,438.28 | .00 | .00 | .00 | .00 | 841,438.28 |
| 660 AIRPORT-CITY | 148,577.19- | 55.00 | 122,785.70 | .00 | .00 | 271,307.89- |
| 661 MUNICIPAL AIRPORT | 87,889.95 | .00 | 5,989.63 | .00 | .00 | 81,900.32 |
| 740 STORM SEWER RESERVE | 606,079.15 | 6,931.09 | 2,584.75 | .00 | .00 | 610,425.49 |
| 820 INSURANCE TRUST FUND | 333,935.38 | 53,310.64 | .00 | .00 | .00 | 387,246.02 |
| 821 FLEX ACCOUNT | 4,342.09 | 1,977.08 | 938.88 | .00 | .00 | 5,380.29 |
| Report Total | 9,672,286.48 | 262,852.81 | 537,927.91 | .00 | .00 | 9,397,211.38 |

RESOLUTION NO. 2021-3845

**RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2022**

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

WHEREAS, the records should now indicate appropriate transfers;

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

CASH TRANSFER:

Transferred from: L.O.S.T.-Pool – 122-910-6910

Transferred to: Debt Service – 200-910-4830

Amount: \$ 24,575.00

SECTION 1. Explanation of Activity: Loan paid out of Debt Service for Series 2016 GO Urban Renewal Capital Loan (Pool) Note \$2,370,000.00. Transfer monies from the L.O.S.T.-Pool fund in the amount of \$24,575.00 to Debt Service for payment of interest.

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

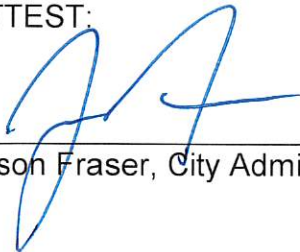
SECTION 3. This resolution shall be retroactively effective on November 29, 2021.

PASSED AND APPROVED by the City Council this 6th day of December, 2021.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

GENERAL OBLIGATION URBAN RENEWAL CAPITAL LOAN - POOL
 SERIES 2016 DTD 7/19/16 \$2,370,000

L.O.S.T. POOL 100.0%
 UTILITY FRANCHISE 0.0%

Date of Payment/Interest 11/29/2021

| | | Principal | Interest | Fees* |
|------------------------------|--------------------|---------------|--------------------|---------------|
| Amount Due from Debt Service | \$24,575.00 | \$0.00 | \$25,575.00 | \$0.00 |
| L.O.S.T. POOL | \$25,575.00 | \$0.00 | \$25,575.00 | \$0.00 |
| UTILITY FRANCHISE | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | <u>\$25,575.00</u> | <u>\$0.00</u> | <u>\$25,575.00</u> | <u>\$0.00</u> |

Total Amount to Transfer to Debt Service \$25,575.00

from L.O.S.T. POOL \$25,575.00
 from UTILITY FRANCHISE \$0.00
\$25,575.00

*Fees will be invoiced at a later date.

RESOLUTION NO. 2021-3843

RESOLUTION AMENDING RESOLUTION #2021-3794 SETTING SALARIES FOR APPOINTED OFFICERS & EMPLOYEES OF THE CITY OF CENTERVILLE, IOWA FOR THE FISCAL YEAR COMMENCING JULY 1, 2020 & ENDING JUNE 30, 2021

WHEREAS, on the 15th day of November, 2021, the City Council passed Resolution #2021-3794 setting salaries for appointed officers and employees in the City of Centerville, Iowa for the fiscal year commencing July 1, 2021 and ending June 30, 2022; and

WHEREAS, two (2) new employees have since been hired since the original Resolution; and

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

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

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

| <u>POSITION</u> | <u>RATE</u> | <u>HOURS PER WEEK</u> |
|--------------------------|--------------|-----------------------|
| Patrolman, Zack Burns | \$22.65/hour | 40 |
| Patrolman, Graffe Holmes | \$22.65/hour | 40 |

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


SECTION 3. This resolution shall be effective as of the respective hiring dates of each employee, August 30, 2021 for Burns and October 25th, 2021 for Holmes.

PASSED AND APPROVED by the City Council this 15th day of November, 2021.

ATTEST:



Jason Fraser, City Administrator



Mike O'Connor, Mayor

ITEMS TO INCLUDE ON AGENDA

CITY OF CENTERVILLE, IOWA

Sewer Revenue Capital Loan Notes, Series 2013

- Resolution Authorizing the Redemption of Outstanding Sewer Revenue Capital Loan Notes, Series 2013, dated March 8, 2013.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

November 1, 2021

The City Council of the City of Centerville, State of Iowa, met in Open session, in Council Chambers, City Hall, 312 East Maple, Centerville, Iowa, at 6:00 P.M., on the above date. There were present Mayor O'Connor, in the chair, and the following named Council Members:

Creagan, Dillard, Hamilton, Sakeland, Spurgeon

Absent: NONE

Vacant: NONE

* * * * *

Council Member Spurgeon introduced the following Resolution entitled "A RESOLUTION AUTHORIZING THE REDEMPTION OF OUTSTANDING SEWER REVENUE CAPITAL LOAN NOTES, SERIES 2013, OF THE CITY OF CENTERVILLE, STATE OF IOWA, DATED MARCH 8, 2013" and moved its adoption. Council Member Hamilton seconded the motion to adopt. The roll was called and the vote was,

AYES: Creagan, Dillard, Hamilton
Sokol and Spurgeon

NAYS: None

Whereupon, the Mayor declared the resolution duly adopted as follows:

2021-3842
RESOLUTION AUTHORIZING THE REDEMPTION OF
OUTSTANDING SEWER REVENUE CAPITAL LOAN NOTES,
SERIES 2013, OF THE CITY OF CENTERVILLE, STATE OF
IOWA, DATED MARCH 8, 2013

WHEREAS, the City did by resolution dated February 18, 2013, authorize the issuance of \$1,382,000 Sewer Revenue Capital Loan Notes, Series 2013, (the "Notes") dated March 8, 2013; and

WHEREAS, the Note is redeemable on any date upon receipt of written consent of the Iowa Finance Authority provided in the resolution authorizing the issuance of the Note; and

WHEREAS, it is deemed necessary and advisable that \$703,000 be so redeemed on December 1, 2021 and the Iowa Finance Authority has consented to the redemption and waived the redemption provisions such that no notice of redemption is necessary.

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

Section 1. That outstanding Sewer Revenue Capital Loan Notes, dated March 8, 2013, in the principal amount of \$703,000, be and the same are hereby redeemed as of December 1, 2021.

Section 2. The City Clerk/Treasurer is hereby authorized and directed to cause to be deposited in a separate fund such sum that is sufficient to pay all principal and interest on the redeemed Note to the date of redemption.

PASSED AND APPROVED this 1st day of November, 2021.



Mayor

ATTEST:



City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF APPANOOSE

)

I, the undersigned City Clerk of the City of Centerville, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 1st day of November, 2021.



City Clerk, City of Centerville, State of Iowa

(SEAL)



Bureau of Local Systems
Ames, IA 50010

Res. 2021-384

City Street Finance Report

Fiscal Year 2021
Centerville
10/21/2021 2:14:47 PM

Expenses

| | General Fund Streets (001) | Road Use (110) | Other Special Revenues | Debt Service (200) | Capital Projects (300) | Utilities (600 & U0) | Grand Total |
|---------------------------------------------|----------------------------|----------------|------------------------|--------------------|------------------------|----------------------|-------------|
| Salaries - Roads/Streets | | \$260,501 | | | | | \$260,501 |
| Benefits - Roads/Streets | | | \$126,614 | | | | \$126,614 |
| Building & Grounds Maint. & Repair | | \$1,945 | | | | | \$1,945 |
| Vehicle & Office Equip Operation and Repair | | \$4,077 | | | | | \$4,077 |
| Operational Equipment Repair | | \$11,209 | | | | | \$11,209 |
| Engineering | | \$6,937 | | | | | \$6,937 |
| Insurance | | \$14,038 | | | | | \$14,038 |
| Legal | | \$1,233 | | | | | \$1,233 |
| Street Maintenance Expense | | \$21,836 | | | | | \$21,836 |
| Technology Expense | | \$1,200 | | | | | \$1,200 |
| Other Professional Services | | \$750 | | | | | \$750 |
| Other Contract Services | | \$6,308 | | | | | \$6,308 |
| Postage & Safety | | \$626 | | | | | \$626 |
| Other Supplies | | \$73,840 | | | | | \$73,840 |
| Heavy Equipment | | \$125,591 | | | | | \$125,591 |
| Buildings | | \$124,453 | | | | | \$124,453 |



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021
Centerville
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| | General Fund Streets (001) | Road Use (110) | Other Special Revenues | Debt Service (200) | Capital Projects (300) | Utilities (600 & U0) | Grand Total |
|--------------------------------------|-------------------------------------|----------------------|------------------------------|--------------------------|------------------------------|-------------------------|--------------------|
| Street - Capacity Improvement | \$2,339 | | | | | | \$2,339 |
| Other Capital Outlay | | \$241,637 | | | | | \$241,637 |
| Principal Payment | | | | \$435,000 | | | \$435,000 |
| Interest Payment | | | | \$6,978 | | | \$6,978 |
| Bond Registration Fees | | | | \$500 | | | \$500 |
| Street Lighting | | \$132,593 | | | | | \$132,593 |
| Traffic Control/Safety | | \$12,763 | | | | | \$12,763 |
| Depreciation & Building Utilities | | \$11,396 | | | | | \$11,396 |
| Total | \$2,339 | \$1,052,933 | \$126,614 | \$442,478 | | | \$1,624,364 |



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021
Centerville
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Revenue

| | General Fund Streets (001) | Road Use (110) | Other Special Revenues | Debt Service (200) | Capital Projects (300) | Utilities (600 & U0) | Grand Total |
|------------------------------------|-------------------------------------|----------------------|------------------------------|--------------------------|------------------------------|-------------------------|--------------------|
| Levied on Property | \$0 | | \$126,614 | \$442,478 | | | \$569,092 |
| State Revenues - Road Use Taxes | | \$854,422 | | | | | \$854,422 |
| Charges/fees | | | | | | \$0 | \$0 |
| Contributions | \$2,235 | | | | | | \$2,235 |
| Fuel Tax Refund | \$373 | | | | | | \$373 |
| Sale of Property & Merchandise | \$103 | | | | | | \$103 |
| Total | \$2,711 | \$854,422 | \$126,614 | \$442,478 | | \$0 | \$1,426,225 |



Bureau of Local Systems
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City Street Finance Report

Fiscal Year 2021
Centerville
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Bonds/Loans

| Bond/Loan Description | Principal Balance As of 7/1 | Total Principal Paid | Total Interest Paid | Principal Roads | Interest Roads | Principal Balance As of 6/30 |
|-----------------------|-----------------------------|----------------------|---------------------|-----------------|----------------|------------------------------|
| State Street Project | \$2,780,000 | \$435,000 | \$6,978 | \$435,000 | \$6,978 | \$2,345,000 |



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021
Centerville
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Equipment

| Description | Model Year | Usage Type | Cost | Purchased Status |
|-----------------------------------------|------------|------------|-----------|------------------|
| International Dump Truck, Plow, Sander | 2019 | Purchased | \$75,493 | No Change |
| International 7300 SFA 4x2 | 2018 | Purchased | \$75,493 | No Change |
| Chevy Silverado 4x4 Pickup | 2017 | Purchased | \$33,415 | No Change |
| Western Snow Pusher | 2015 | Purchased | \$4,100 | No Change |
| Elgin Pelican Street Sweeper | 2014 | Purchased | \$149,053 | No Change |
| Chevy C60 Dump Truck | 1999 | Purchased | \$40,000 | No Change |
| JD 2755 Tractor | 1985 | Purchased | \$34,591 | No Change |
| MF Tractor M230 | 1959 | Purchased | \$4,500 | No Change |
| LeRoi Air Compressor | 1991 | Purchased | \$11,000 | No Change |
| BDC Pressure Washer | 1992 | Purchased | \$4,000 | No Change |
| 11 ft Flink Snow Plow # 272 | 1990 | Purchased | \$5,408 | No Change |
| 11 ft Flink Snow Plow #273 | 1990 | Purchased | \$5,408 | No Change |
| Flink Reversible Snow Plow #11PA38 | 1999 | Purchased | \$5,408 | No Change |
| Power Screed | 1993 | Purchased | \$6,873 | No Change |
| 100' of 12" forms & hdwr | 1992 | Purchased | \$5,300 | No Change |
| 300' of 6" forms & hdwr | 1992 | Purchased | \$3,600 | No Change |
| Coates 11ft Snow Plow | 1998 | Purchased | \$3,000 | No Change |
| JD 310 SE Tractor, Loader, & Backhoe | 1997 | Purchased | \$58,000 | No Change |
| 11 ft. Flink Snow Plow | 1990 | Purchased | \$3,500 | No Change |
| Pentax Transit | 1998 | Purchased | \$3,500 | No Change |
| Hercules Sheeps Foot Roller Model SW112 | 1995 | Purchased | \$7,000 | No Change |



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City Street Finance Report

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Centerville
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| Description | Model Year | Usage Type | Cost | Purchased Status |
|------------------------------|------------|------------|-----------|------------------|
| Okado Paving Breaker #303B | 2004 | Purchased | \$7,000 | No Change |
| Okado Tamper | 2001 | Purchased | \$4,000 | No Change |
| JD 670C Moto grader | 2000 | Purchased | \$132,664 | No Change |
| Bobcat 773 Skid Steer | 2001 | Purchased | \$18,508 | No Change |
| Husqvarna Concrete Saw | 2019 | Purchased | \$15,076 | No Change |
| International Dump Truck | 2011 | Purchased | \$67,986 | No Change |
| John Deere Skid Loader 325G | 2018 | Purchased | \$70,000 | No Change |
| HP Trailer - tilt 26' | 2018 | Purchased | \$7,800 | No Change |
| Mikita Cut Off Saw | 2006 | Purchased | \$900 | No Change |
| Mikasa Walk Behind Tamper | 1988 | Purchased | \$1,500 | No Change |
| Milwaukee Concrete Drill | 2006 | Purchased | \$1,600 | No Change |
| Mig Welder | 1995 | Purchased | \$2,300 | No Change |
| Safety Cage & Forks | 2000 | Purchased | \$900 | No Change |
| Post Hole Digger (2 Augers) | 1998 | Purchased | \$600 | No Change |
| Pacer Water Pump | 2005 | Purchased | \$300 | No Change |
| Wacker Concrete Vibrator | 1998 | Purchased | \$2,500 | No Change |
| Monroe Sander (4) | 1988 | Purchased | \$2,500 | No Change |
| Hyway Sander | 1988 | Purchased | \$1,600 | No Change |
| JD Brush Cutter | 1990 | Purchased | \$3,500 | No Change |
| Proforce Powermate Generator | 2005 | Purchased | \$3,500 | No Change |
| Bush Hog | 1985 | Purchased | \$3,500 | No Change |
| Crafco Crack Sealer | 2006 | Purchased | \$27,500 | No Change |
| International 4700 Truck | 1999 | Purchased | \$27,900 | No Change |



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City Street Finance Report

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| Description | Model Year | Usage Type | Cost | Purchased Status |
|-------------------------------|------------|------------|-----------|------------------|
| International 7300 Dump Truck | 2011 | Purchased | \$67,986 | No Change |
| Chevy Silverado | 2010 | Purchased | \$26,087 | No Change |
| John Deere 544K Wheel Loader | 2020 | Purchased | \$110,000 | New |



Bureau of Local Systems
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City Street Finance Report

Fiscal Year 2021

Centerville

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Street Projects

| Project Description | Contract Price | Final Price | Contractor Name |
|---------------------|----------------|-------------|-----------------|
|---------------------|----------------|-------------|-----------------|



Bureau of Local Systems
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City Street Finance Report

Fiscal Year 2021
Centerville
10/21/2021 2:14:47 PM

Summary

| | General Fund Streets (001) | Road Use (110) | Other Special Revenues | Debt Service (200) | Capital Projects (300) | Utilities (600 & U0) | Grand Total |
|-----------------------|----------------------------|----------------|------------------------|--------------------|------------------------|----------------------|-------------|
| Beginning Balance | \$1,831 | \$573,652 | \$0 | \$0 | \$0 | \$0 | \$575,483 |
| SubTotal Expenses (-) | \$2,339 | \$1,052,933 | \$126,614 | \$442,478 | | | \$1,624,364 |
| Subtotal Revenues (+) | \$2,711 | \$854,422 | \$126,614 | \$442,478 | | \$0 | \$1,426,225 |
| Ending Balance | \$2,203 | \$375,141 | \$0 | \$0 | \$0 | \$0 | \$377,344 |

Resolution Number:

Execution Date:

Signature:

2021-3840

ITEMS TO INCLUDE ON AGENDA FOR OCTOBER 18, 2021

CITY OF CENTERVILLE, IOWA

- Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified Projects.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

October 18, 2021

The City Council of the City of Centerville, State of Iowa, met in Open, Regular session, in the Council Chambers, City Hall, 312 E. Maple Street, Centerville, Iowa, at 6:00 P.M., on the above date. There were present Mayor O'Connor, in the chair, and the following named Council Members:

Jay Dillard, Ron Creagan, Darin Hamilton

Neal "Doc" Sokol, Jan Spurgan

Absent: None

* * * * *

Council Member Sokol introduced the following Resolution entitled "RESOLUTION DECLARING AN OFFICIAL INTENT UNDER TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO REIMBURSE THE CITY FOR CERTAIN ORIGINAL EXPENDITURES PAID IN CONNECTION WITH SPECIFIED PROJECTS" and moved that it be adopted. Council Member Creagan seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: Creagan, Dillard, Hamilton,
Sokol, Spurgeon

NAYS: None

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION DECLARING AN OFFICIAL INTENT UNDER
TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO
REIMBURSE THE CITY FOR CERTAIN ORIGINAL
EXPENDITURES PAID IN CONNECTION WITH SPECIFIED
PROJECTS

WHEREAS, the City anticipates making cash expenditures for one or more capital improvement projects, generally described below (each of which shall hereinafter be referred to as a "Project"); and

WHEREAS, the City reasonably expects to issue debt to reimburse the costs of a Project; and

WHEREAS, the Council believes it is consistent with the City's budgetary and financial circumstances to issue this declaration of official intent.

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

Section 1. That this Resolution be and does hereby serve as a declaration of official intent under Treasury Regulation 1.150-2.

Section 2. That it is reasonably expected that capital expenditures will be made in respect of the following Project(s), from time to time and in such amounts as this Council determines to be necessary or desirable under the circumstances then and there existing.

Section 3. That the City reasonably expects to reimburse all or a portion of the following expenditures with the proceeds of bonds, notes or other indebtedness to be issued or incurred by the City in the future.

Section 4. That the total estimated costs of the Project(s), the maximum principal amount of the bonds, notes or other indebtedness to be issued for the foregoing Project(s) and the estimated dates of completion of the Project(s) are reasonably expected to be as follows:

| Project | Fund from which original expenditures are to be Advanced | Total Estimated Cost | Amount of Borrowing Anticipated | Estimated Date of Completion |
|---------------------------------------|----------------------------------------------------------|----------------------|-----------------------------------------|---------------------------------------|
| <u>2021 WW Treatment Improvements</u> | <u>Sewer - G10</u> | <u>\$ 13,609,000</u> | <u>14,551,132 13,609,000</u> | <u>03/01/2023 3/1/2023</u> |

Section 5. That the City reasonably expects to reimburse the above-mentioned Project costs not later than the later of eighteen months after the capital expenditures are paid or eighteen months after the property is placed in service, but in no event more than three (3) years after the original expenditure is paid.

Section 6. That this Resolution be maintained by the City Clerk in an Official Intent File maintained in the office of the Clerk and available at all times for public inspection, subject to such revisions as may be necessary.

PASSED AND APPROVED this 18th day of October, 2021.



Mayor

ATTEST:


City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF APPANOOSE

)

I, the undersigned City Clerk of the City of Centerville, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 19th day of October, 2021.



City Clerk, City of Centerville, State of Iowa

(SEAL)

Res. 2021-3840
NOTICE OF AWARD

Date of Issuance: October 4, 2021
 Owner: City of Centerville Owner's Project No.:
 Engineer: FOX Engineering Associates, Inc. Engineer's Project No.: 2081-18A
 Project: 2021 Wastewater Treatment Improvements
 Contract Name:
 Bidder: Locke AMI, LLC
 Bidder's Address: 15705 S. US 169 HWY, Olathe, KS 66062

You are notified that Owner has accepted your Bid dated September 28, 2021, for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

Wastewater Treatment Improvements, Centerville, Iowa, 2021

The Contract Price of the awarded Contract is **\$12,038,000.00**. Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

Three (3) unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

☒ Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

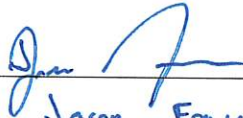
1. Deliver to Owner three (3) counterparts of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
3. Other conditions precedent:
 - a. Before you may start work at site; paragraph 2.01.B of the General Conditions provides that you must deliver to the Owner certificates of insurance which you are required to purchase and maintain in accordance with the Contract Documents.
 - b. Paragraph 2.03 states that before starting construction, a preliminary progress schedule, a preliminary schedule of submittals, and a preliminary schedule of values are required.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner:

By (signature):



Name (printed):

Jason Fraser

Title:

City Administrator

Copy: Engineer

RESOLUTION NO.2021-3840

RESOLUTION ORDERING AWARD OF CONTRACT
AND AUTHORIZING EXECUTION

BE IT RESOLVED BY THE CITY OF CENTERVILLE, IOWA:

SECTION 1. The bid of Locke AML of Olathe, KS in the amount of \$12,038,000.00 for the construction of the proposed City of Centerville Waste Water Project 2021 project (the "Project") is hereby accepted, the same being the lowest responsible bid received for said work.

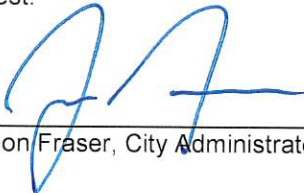
SECTION 2. The Mayor or City Administrator is hereby directed to execute the contract with the said contractor for the construction of said improvements.

PASSED AND APPROVED this 4th day of October, 2021.



Mike O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

Res. 2021-3839
APPLICATION FOR TAX ABATEMENT

TO: CENTERVILLE CITY COUNCIL

The undersigned does hereby apply for the tax abatement established by the Centerville Urban Revitalization Plan in accordance with Chapter 404, *Code of Iowa*, and does hereby submit the following information relating thereto:

Name of Owner:

Ultra 7 development LLC

Address of Owner:

PO Box 123 Centerville, IA 52544

Location of Improvement Legal

19951 Bella Vista Circle Centerville, IA 52544

Description of Property:

Lot 19

Residential, Commercial, or Industrial Use:

Residential

Nature of Improvement:

New Home

Present Assessed Value:

\$9410.00

Estimated Cost of Improvement (must increase assessed value more than 10% to Qualify):

\$330,000

Estimated Date of Completion of Improvement:

May 1st 2022

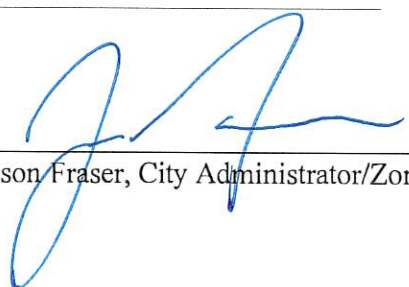


CEO

Owner

APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on 10/4/2021



Jason Fraser, City Administrator/Zoning Administrator

RESOLUTION 2021-3838
MAIN STREET CENTERVILLE – BOARD OF DIRECTORS

Resolution of **Support** and **Commitment** to the Main Street Approach® to downtown/Main Street district revitalization as a primary element of the nonprofit's work and focus.

WHEREAS, an Agreement between the Iowa Economic Development Authority, Main Street Centerville, and the City of Centerville for the purpose of continuing the Main Street Iowa program in Main Street Centerville and,

WHEREAS, this Agreement is pursuant to contractual agreements between the Main Street America and the Iowa Economic Development Authority to assist in the revitalization of the designated Main Street project area of Main Street Centerville district boundaries to include the properties within 1 block of the historic Centerville square bounded by Hwy 2 (the South), Haynes Street (to the East), Washington Street (to the North), and 10th Street (to the West) for a representation of 12 blocks. and,

WHEREAS, the local Board of Directors *for the Main Street Program in Centerville* is committed to maintaining a primary goal of economic revitalization of the designated Main Street district within the context of historic preservation and rehabilitation of its historic buildings and supports the continuation of the Main Street Approach® as developed by Main Street America and espoused by Main Street Iowa.

NOW THEREFORE BE IT RESOLVED by the local Board of Directors *for the Main Street Program in Centerville*, Iowa, meeting in regular session on Sep. 14th, 2021 that the Board of Directors hereby agrees to support downtown/Main Street district revitalization by:

1. Be familiar with the Main Street Approach® and revitalization strategies,
2. Maintaining the local program's focus on the revitalization of the Main Street district,
3. Hiring and supporting a Main Street Executive Director,
4. Developing and maintaining an accurate job description for paid staff,
5. Maintaining a Main Street program office within the Main Street district,
6. Working with Executive Director to submit month reports to Main Street Iowa,
7. Attending and participating in required and optional Main Street Iowa trainings,
8. Achieving and maintaining Main Street America Accreditation status,
9. Maintaining a paid membership to Main Street America,
10. Consistently using the term "Main Street" and the Main Street Iowa and Main Street America logos within program marketing and communication materials, and
11. Advocating for downtown and Main Street district revitalization personally and professionally.


PASSED, APPROVED, AND ADOPTED THIS 14th day of September 2021.



Board President



Board Secretary



Board Vice President



Board Treasurer

MAIN STREET IOWA PROGRAM CONTINUATION AGREEMENT

THIS MAIN STREET IOWA PROGRAM CONTINUATION AGREEMENT ("Agreement") is entered into and executed by the Iowa Economic Development Authority (the "IEDA"), the City of Centerville (the "City"), and Grow Centerville / DBA Main Street Centerville (the "Local Main Street Program") (Individually "Party" and Jointly, the "Parties").

WHEREAS, the IEDA administers the Main Street Iowa Program (the "MSI Program"); and

WHEREAS, the City was selected to participate in the MSI Program in 2015 and entered into a Program Agreement with the IEDA pursuant to which the City and the Local Main Street Program established a partnership with IEDA; and

WHEREAS, the City and the Local Main Street Program desire to continue to participate in the MSI Program; and

WHEREAS, the IEDA desires to continue the relationship which has been established with the City and the Local Main Street Program;

NOW THEREFORE, in consideration of the foregoing and mutual covenants and agreements contained herein, the Parties agree as follows:

SECTION I. The Local Main Street Program agrees to:

1. Main Street Revitalization Focus:

- a. Maintain the Local Main Street Program's focus on the revitalization of the designated Main Street district utilizing the Main Street Approach®. This focus should be reflected in the programs annual plan of action, goals and objectives, vision, and mission statement.
- b. Promote the revitalization of the Main Street district through advocacy of tools and resources that support district investment, for example: development incentives, ordinances and policy that promote the revitalization of the district, design guidelines or standards that promote the protection of the traditional character of the district, district development planning, etc.

2. Main Street Paid Executive Director:

- a. Employ a paid full-time Executive Director for the Local Main Street Program who will be responsible for the day-to-day administration of the Local Main Street Program in the City. Full-time employment is defined as 40 hours per week dedicated to the Local Main Street Program. Part time employment is 25 hours per week dedicated to the Local Main Street Program. The Local Main Street Program and the City will work to the best of their ability to provide professional support, competitive compensation, and benefits for the Executive Director position.
- b. In the event this position is vacated during the time of this agreement, the Local Main Street Program shall fill this position in a reasonable time and provide a written timeline to fill this position to the IEDA's Main Street Iowa State Coordinator ("the Coordinator").
- c. If the Executive Director for the Local Main Street Program also serves as the director, executive director, chief executive officer, president, or other leadership role for another organization or program (e.g., chamber, tourism, community/county economic development, City, etc.) the Executive Director shall dedicate at least twenty-five hours per week to their duties as Executive Director of the Local Main Street Program.
- d. Develop and maintain an accurate position description for the Executive Director, a copy of which shall be provided to the Coordinator, which includes the rate of compensation and describes the professional activities for which the Executive Director is responsible.
- e. Maintain worker's compensation insurance for the Executive Director and staff.

IEDA finds that the Local Main Street Program is not in compliance with the requirements of this program agreement:

- i. IEDA shall issue an "Initial Warning" describing how the Local Main Street Program is out of compliance and provide guidance on how to resolve the issues. The Local Main Street Program will have 90 days to resolve non-compliance issues. During this 90-day period, all Main Street Iowa services, with the exception of targeted technical assistance to help the Local Main Street Program mitigate non-compliant items, will be suspended. At the end of the 90-day period, the IEDA will evaluate whether The Local Main Street Program has resolved the non-compliant issues.
- ii. If the Local Main Street Program is not in compliance at the end of the 90-day Initial Warning period, the IEDA may issue a Final Warning notifying the Local Main Street Program that, if the Local Main Street Program is not in compliance within 90 days after issuance of the Final Warning, Main Street Iowa may terminate this Agreement.
- iii. The IEDA will send Notice of Termination via overnight delivery service to the Local Main Street Program, the City, and Main Street America. Termination of this Agreement will result in the loss of recognition as a participant in the MSI Program and discontinuation all services provided by IEDA.
- iv. Within 30 days after issuance of the Notice of Termination, the Local Main Street Program shall cease using the trademarked brand "Main Street" and/or "Main Street Program" in its name or as part of its organization's identity.
- v. The City may reapply for Main Street Iowa designation.

10. Main Street Re-Designation:

- a. Continued participation in the MSI Program after the term of this Agreement shall be contingent upon re-designation as a participant in the MSI Program. Submission of a request for re-designation shall be submitted at least 90 days prior to the end of the term of this Agreement.
- b. The IEDA will provide information and guidance regarding re-designation to the Local Main Street Program at least 6 months prior to the re-designation request submission deadline.
- c. To be re-designated as a participant in the MSI Program, at a minimum, the Local Main Street Program shall:
 - i. Document local revitalization impacts through its partnership with Main Street Iowa;
 - ii. Demonstrate the Local Main Street Program's active utilization of MSI Program services and benefits;
 - iii. Identify specific plans for future downtown/Main Street district revitalization;
 - iv. Set out future Main Street Iowa technical assistance needs; and
 - v. Demonstrate continued broad-based commitment and support of the Local Main Street Program and its revitalization efforts.

SECTION II. The CITY agrees to:


1. Main Street Revitalization Support:

- a. Support and partner with the Local Main Street Program's focus on the revitalization of the designated Main Street district utilizing the Main Street Approach®.
- b. Support the revitalization of the Main Street district by utilizing tools and resources that support Main Street district investment, for example: development incentives, ordinances and policy that promote the revitalization of the district, design guidelines or standards that promote the protection of the traditional character of the district, district development planning, etc.

SECTION IV. The PARTIES hereto otherwise agree as follows:

1. The term of this Agreement shall be for a period of twenty-four (24) months beginning January 1, 2022 and ending December 31, 2023.
2. This Agreement may be amended by a written agreement to amend the Agreement signed by all three Parties, provided that the IEDA may unilaterally amend this Agreement to comply with legislative, administrative, and policy changes by the federal or state government.
3. Should any governmental unit enact, promulgate, or adopt laws, regulations, rules, or policies which alter or in any way affect the MSI Program, the City and the Local Main Street Program shall not hold IEDA liable in any manner for the resulting changes.
4. This Agreement shall be binding upon and shall inure to the benefit of the Parties and their successors.
5. No Party shall discriminate against any employee or applicant for employment because of race, color, sex, age, disability, creed, religion, sexual orientation, marital status, or national origin.
6. Any Party may terminate this Agreement without cause after 30 days written notice to the other two parties.
7. This Agreement supersedes any previous agreements or negotiations, whether oral or written.
8. Nothing contained in this Agreement shall create any employer-employee relationship between or among any of the Parties.

IN WITNESS WHEREOF, the parties have executed this agreement.

BY: 
Mayor Signature

10/5/21
Date

Mike O'Connor
Mayor Printed Name

Centerville, IA
City

BY: 
Board President Signature

9-14-21
Date

Ryan Stuber
Board President Printed Name

Grow Centerville / DBA Main
Street Centerville
Local Main Street Program

BY: _____
Deborah V. Durham, Director
Iowa Economic Development Authority

Date

RESOLUTION NO. 2021-3836

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by ALEJANDRO ALVARADO ("Buyer") to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 1510 Drake Ave., Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property"):

LOTS 3, 4, 5 AND 26 FEET OFF THE NORTH SIDE OF LOT 6 ALL IN BLOCK 2, SPOONER & LANKFORD'S FIRST ADDITION TO THE CITY OF CENTERVILLE, IOWA EXCEPT THE COAL UNDERLYING THE SAME WITH THE RIGHT TO MINE AND REMOVE THE SAME,

subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances,

for the sum of \$1,000.00 (the "Purchase Price"), and a copy of the proposed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Ottumwa Courier, a newspaper published at least once weekly and of general circulation in the City;

WHEREAS, pursuant to the Notice a public hearing was held in the Council Chambers at City Hall, 312 E. Maple St., Centerville, Iowa at 6:00 o'clock p.m. on the 20th day of September, 2021; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price, to Buyer pursuant to the terms of the Agreement.

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

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the City Administrator is hereby authorized to execute any and all documents necessary to accomplish the sale of the Property to Buyer.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 20th day of September, 2021.


Michael G. O'Connor, Mayor

Attest:


Jason Fraser, City Administrator

RESOLUTION NO. 2021-3835

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by Ultra7 Development, LLC, an Iowa limited liability company ("Buyer") to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 19936 Bella Vista Circle, 19930 Bella Vista Circle, 20315 Bella Vista Drive in Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property"):

LOT 7, LOT 8, AND LOT 26, BELLA VISTA SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD;

for the sum of \$15,000.00 (the "Purchase Price"), and a copy of the proposed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Ottumwa Courier, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice a public hearing was held in the Council Chambers at City Hall, 312 E. Maple St., Centerville, Iowa at 6:00 o'clock p.m. on the 20th day of September, 2021; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price, to Buyer pursuant to the terms of the Agreement.

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

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the City Administrator and the Mayor are hereby authorized to execute any documents necessary to accomplish the sale of the Property to Buyer.


Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 20th day of September 2021.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2021-3834

RESOLUTION SETTING TIME AND PLACE OF HEARING
ON ACCEPTANCE OF OFFER TO PURCHASE REAL ESTATE

WHEREAS, the City of Centerville, Iowa (the "City") is the owner of certain real estate locally known as being located at 19936 Bella Vista Circle, 19930 Bella Vista Circle, 20315 Bella Vista Drive in Centerville, Appanoose County, Iowa, legally described as follows (the "Property"):

LOT 7, LOT 8, AND LOT 26, BELLA VISTA SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD;

WHEREAS, the City Council of the City desires to sell the Property to Ultra7 Development, LLC ("Buyer") for \$15,000.00 (the "Purchase Price");

WHEREAS, the Property is being sold at fair market value;

WHEREAS, it would be in the best interests of the City to accept Buyer's offer to purchase the Property for the Purchase Price (the "Offer"); and

WHEREAS, in order to comply with Section 364.7, *Code of Iowa*, it is necessary to set a date, time and place of hearing on the acceptance of the Offer.

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

Section 1. The Offer will be considered by the City Council at a meeting to be held commencing at 6:00 o'clock P.M. on September 20th, 2021 at Centerville City Hall, 312 E. Maple St. in Centerville, IA

Section 2. The City Clerk is hereby directed to publish a notice of the Offer, said notice to be published not less than four (4) nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

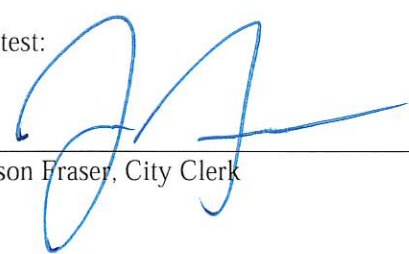
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 7 day of September, 2021.



Michael G. O'Connor, Mayor

Attest:


Jason Fraser, City Clerk

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (this "Agreement") is made and executed this ____ day of _____, 2021 by and between the CITY OF CENTERVILLE, IOWA, an Iowa municipal corporation ("Seller") and ULTRA7 DEVELOPMENT, LLC, an Iowa limited liability company, ("Buyer").

1. Offer to Buy. Seller offers to sell and Buyer offers to buy that certain real property located at 10936 Bella Vista Circle, 19930 Bella Vista Circle, 20315 Bella Vista Drive in Centerville, Appanoose County, Iowa, legally described as follows:

LOT 7, BELLA VISTA SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

and

LOT 8, BELLA VISTA SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

and

LOT 26, BELLA VISTA SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

together with any easements and servient estates appurtenant thereto, and all buildings and other improvements thereon (collectively, the "Property").

2. Purchase Price. The purchase price for the Property is \$15,000.00 (the "Purchase Price"). Buyer has made a non-refundable down payment in the amount of the Purchase Price, which will be applied to the Purchase Price at the Closing (hereinafter defined).

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. Fixtures and Personal Property. All property that integrally belongs to or is part of the Property, such as 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.

5. 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 and the Purchase Price shall be non-refundable to Buyer. 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 with any other action by the parties to this Agreement and the Purchase Price shall be refunded to Buyer.

6. 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 offices of the Craver, Grothe & Cox, LLP, 303 West State St., in Centerville, Iowa. The Closing shall occur on or before the date (the "Closing Date") that is 30 business 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; and

iii. Declaration of Value signed by Seller

c. Items to be Delivered by Buyer at the Closing. At the Closing, Buyer shall deliver to Seller 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.

7. 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.

8. 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 valid 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 named 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", "herethy" 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 5.

Seller:

CITY OF CENTERVILLE, IOWA,
an Iowa municipal corporation

By: _____

Jason Friszer, City Administrator

Address of Seller:

c/o City Hall, 312 E. Maple St.
Centerville, IA 52544

Buyer:

ULTRA7 DEVELOPMENT, LLC,
an Iowa limited liability company

By: _____

Title: _____

Address of Buyer:

RESOLUTION NO. 2021-3833

**RESOLUTION SETTING TIME AND PLACE OF HEARING ON ACCEPTANCE OF OFFER
TO PURCHASE REAL ESTATE**

WHEREAS, the City of Centerville, Iowa (the "City") is the owner of certain real estate locally known as being located at 1510 Drake Ave., Centerville, Appanoose County, Iowa, 52544 legally described as follows (the "Property"):

LOTS 3, 4, 5 AND 26 FEET OFF THE NORTH SIDE OF LOT 6 ALL IN BLOCK 2,
SPOONER & LANKFORD'S FIRST ADDITION TO THE CITY OF CENTERVILLE,
IOWA EXCEPT THE COAL UNDERLYING THE SAME WITH THE RIGHT TO
MINE AND REMOVE THE SAME,

subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances;

WHEREAS, the City Council of the City desires to sell the Property to ALEJANDRO ALVARADO ("Buyer") for \$1,000.00 (the "Purchase Price");

WHEREAS, the Property is being sold at fair market value;

WHEREAS, it would be in the best interests of the City to accept Buyer's offer to purchase the Property for the Purchase Price (the "Offer"); and

WHEREAS, in order to comply with Section 364.7, *Code of Iowa*, it is necessary to set a date, time and place of hearing on the acceptance of the Offer.

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

Section 1. The Offer will be considered by the City Council at a meeting to be held commencing at 6:00 o'clock P.M. on _____, 2021, in the Council Chambers at City Hall located at 312 E. Maple St., Centerville, Iowa.

Section 2. The City Clerk is hereby directed to publish a notice of the Offer, said notice to be published not less than four (4) nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

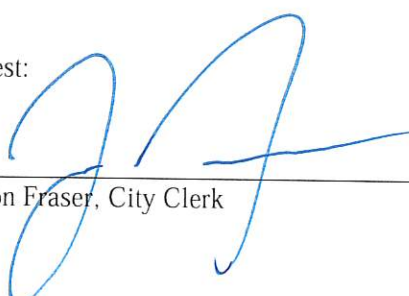
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 7 day of September, 2021.



Michael G. O'Connor, Mayor

Attest:


Jason Fraser, City Clerk

RESOLUTION NO. 2021-3832

**RESOLUTION APPROVING AN APPLICATION FOR TAX ABATEMENT UNDER THE CENTERVILLE
URBAN REVITALIZATION PLAN**

WHEREAS, the Centerville City Council adopted a Centerville Urban Revitalization Plan (the "Plan") which sets forth a schedule of tax abatements for qualified real estate located within the urban revitalization area, all as described therein; and

WHEREAS, application has been filed by Patricia Alston (Residential) which is attached hereto, which requests prior approval of the City Council for improvement within the urban revitalization area; and

WHEREAS, said improvement projects are in conformity with the Plan developed by the City and relates to qualified real estate located within the designated revitalization area.

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

SECTION 1. The application for tax abatement filed by Patricia Alston (Residential – 816 Haynes Ave.) is in accordance with the Plan and hereby approved as to the real estate described in said application.

SECTION 2. The tax abatement provided by the Plan are hereby approved as to said real estate, subject to the completion of the improvements and subject to review by the Appanoose County Assessor as provided by law.

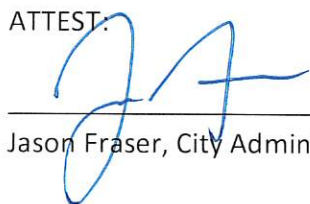
SECTION 3. This Resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 7 day of September 2021.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

TO: CENTERVILLE CITY COUNCIL

Name of Owner: Patricia Alston

Address of Owner: 816 Haynes Ave

Location of Improvement Legal 816 Haynes Ave

Description of Property: Single Family Home on Parcel B in Fairlawn Addition

Block ² Desc As: See Survey BK 2018 PG 1454 for legal description.

Residential, Commercial, or Industrial Use: Residential

Nature of Improvement: New Construction

Present Assessed Value: \$87,630

Estimated Cost of Improvement (must increase assessed value more than 10% to Qualify): \$146,460

Estimated Date of Completion of Improvement: Complete

APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on September 7, 2021

Jason Fraser, City Administrator/Zoning Administrator

9. **Eligible Improvements:** Eligible property improvements, as identified in Phase II of the Plan, include rehabilitation and additions to existing residential and commercial structures located within the revitalization area. In addition, new construction of residential or commercial structures on vacant land, or on land with existing structures shall also be eligible for tax abatement.

10. **Allowable Benefits:** Under Phase II of the Plan, owners of qualified real estate as defined by paragraph 9 hereof, within the urban revitalization area, shall be allowed a property tax exemption based upon the actual value added by improvements to their property as follows:

- a. For the first year, seventy-five percent;
- b. For the second year, sixty percent;
- c. For the third year, forty-five percent;
- d. For the fourth year, thirty percent;
and
- e. For the fifth year, fifteen percent;

provided, however, an increase in total value of at least ten percent shall be required in order to obtain the exemption.

11. **Application Procedure:** The procedure for obtaining a tax abatement is set forth by Section 404.4, *Code of Iowa*. A property owner may submit a proposal for an improvement project to the City Council in order to receive prior approval for eligibility for a tax exemption on the project. The City Council shall, by resolution, give its prior approval if the project is in conformity with this plan for revitalization. However, if the proposal is not approved, the owner may submit an amended proposal for the City Council to approve...

RESOLUTION NO. 2021-3831

**RESOLUTION APPROVING DISTRIBUTION OF AMERICAN RESCUE PLAN ACT (ARPA)
FUNDING**

WHEREAS, the US Federal Government has provided American Rescue Plan ACT (ARPA) Funding to support the recovery of municipalities from the impacts of the coronavirus pandemic; and

WHEREAS, the US Treasury has created interim rules to guide municipalities in the distribution of these funds; and

WHEREAS, the City of Centerville anticipates the receipt of \$811,000 of ARP relief funds split evenly between fiscal year 2022 and fiscal year 2023, and

WHEREAS, food security for at-risk populations, including seniors, has been approved acceptable use for ARP funds; and

WHEREAS, the 18-80 club provide free and reduced priced meals for seniors in Centerville and Appanoose County;

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

Section 1. Funding from the ARP shall be used to provide a \$1,500 direct grant in FY22, FY23, and FY24 prior to the expiration of ARPA funding to the 18-80 club for a total contribution of \$4,500.

Section 2. On behalf of the City, the Mayor and City Administrator is hereby authorized to execute any and all documents necessary to accomplish the receipt, distribution, and reporting for the American Rescue Plan Act funding.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this September 7, 2021.

CITY OF CENTERVILLE, IOWA

By: Michael G. O'Connor
Michael G. O'Connor, Mayor

ATTEST:

Jason Fraser
Jason Fraser, City Administrator

18-80 Club
922 West State
Centerville, IA 52544
July 28, 2021

To Mayor Mike O'Connor and the Centerville City Council:

The Board of the 18-80 Club is requesting the City of Centerville continue to help fund the club. The club has lost all its funding due to the Covid 19 Epidemic. However, Milestones continues to use our facility at the board's expense. The 18-80 Board pays all expenses for the use of the building. In the year 2020 the city gave the 18-80 Club \$1500.00. Milestones with the 18-80 Club's partnership continues to prepare meals for seniors and people with disabilities.

Thank you for your consideration,

Kathy Cossolotto Director 18-80 Club
Kathy Cossolotto Director 18-80 Club

RECEIVED
JUL 30 2021



Mahaska, Monroe, Muscatine, Scott, Van Buren, Wapello and Wayne Counties in Iowa.
www.milestonesaaa.org Toll Free 1-855-410-MAAA

To the members of the 18-80 Club
Ruth Burger, President
% Kathy Cossolotto, Director

July 23, 2021

On behalf of Milestones Area Agency on Aging as a whole -- and the agency's nutrition program in particular -- I am writing to express our appreciation for the members of the Eighteen-Eighty Club for their valued contributions and support. With a planning and service area encompassing seventeen counties, Milestones is deeply reliant on strong, positive community partnerships to accomplish the agency's mission of helping to connect older Iowans with the services and resources needed to remain independent and self-sufficient.

Congregate and home-delivered meals is the largest program carried out by the agency, and the Eighteen-Eighty Club is an invaluable partner in the nutrition program's operation in Appanoose County. In FY20, 242 Appanoose County residents were served 20,998 meals through the congregate and home-delivered meals programs, with 115 of those residents having participated in the congregate meals program prior to the shut-down required by COVID-19 in the spring. These residents were subsequently served either by drive through or home delivery methods until recently reopening. Throughout that time, the club ensured that the building would remain open to our staff so program operations could continue without interruption. You graciously provide the building in which meals are prepared for county participants and in which meal site participants gather to share a meal, receive nutrition education, and enjoy social activities. We deeply appreciate the use of the kitchen equipment you've provided and maintain, and recognize the costs incurred through your coverage of the utilities and general building maintenance costs. Your role in our ability to operate is crucial.

Please extend this token of thanks to all club members: we acknowledge and deeply appreciate the positive energy and dedication you demonstrate to improving the lives of others in your community, including your important role in helping Milestones Area Agency on Aging serve older Iowans in Appanoose County. You are truly a community asset, and we will continue to look for ways we can partner together to the betterment of all.

Sincerely,

A handwritten signature in cursive script that reads "Becky J. Passman".

Becky J. Passman, CEO
Milestones Area Agency on Aging

RESOLUTION NO. 2021-3830

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by Ultra7 Development, LLC, an Iowa limited liability company ("Buyer") to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 20285 Bella Vista Drive in Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property"):

LOT 27, BELLA VISTA SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD,

for the sum of \$5,000.00 (the "Purchase Price"), and a copy of the proposed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Ottumwa Courier, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice a public hearing was held in the Council Chambers at City Hall, 312 E. Maple St., Centerville, Iowa at 6:00 o'clock p.m. on the 16th day of August, 2021; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price, to Buyer pursuant to the terms of the Agreement.

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

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the City Administrator and the Mayor are hereby authorized to execute any documents necessary to accomplish the sale of the Property to Buyer.

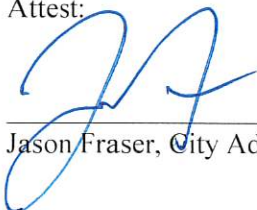
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 16th day of August, 2021.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2021-3829

**RESOLUTION SETTING TIME AND PLACE OF HEARING
ON ACCEPTANCE OF OFFER TO PURCHASE REAL ESTATE**

WHEREAS, the City of Centerville, Iowa (the "City") is the owner of certain real estate locally known as being located at 20285 Bella Vista Drive in Centerville, Appanoose County, Iowa, legally described as follows (the "Property");

LOT 27, BELLA VISTA SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD;

WHEREAS, the City Council of the City desires to sell the Property to Ultra7 Development, LLC ("Buyer") for \$5,000.00 (the "Purchase Price");

WHEREAS, the Property is being sold at fair market value;

WHEREAS, it would be in the best interests of the City to accept Buyer's offer to purchase the Property for the Purchase Price (the "Offer"); and

WHEREAS, in order to comply with Section 364.7, *Code of Iowa*, it is necessary to set a date, time and place of hearing on the acceptance of the Offer.

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

Section 1. The Offer will be considered by the City Council at a meeting to be held commencing at 6:00 o'clock P.M. on August 16th, 2021 at Centerville City Hall, 312 E. Maple St. in Centerville, IA

Section 2. The City Clerk is hereby directed to publish a notice of the Offer, said notice to be published not less than four (4) nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

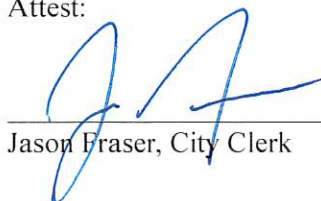
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 9th day of August, 2021.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Clerk

RECORD OF HEARING AND ADOPTION OF BUDGET AMENDMENT CENTERVILLE

Fiscal Year July 1, 2021 - June 30, 2022

CENTERVILLE conducted a public hearing for the propose of amending the current budget for the fiscal year ending June 30, 2022

| | | |
|----------------------|----------------------|----------------------------------------------------------------|
| Meeting Date: | Meeting Time: | Meeting Location: |
| 8/2/2021 | 06:00 PM | Centerville City Hall - 312 E. Maple St. Centerville, IA 52544 |

The governing body of the CENTERVILLE met with a quorum present and found that the notice of time and place of the hearing had been published as required by law and that the affidavit of publication is on file with the county auditor. After hearing public comment the governing body took up the amendment to the budget for final consideration and determined that said budgeted expenditures be amended as follows:

| REVENUES & OTHER FINANCING SOURCES | | Total Budget as Certified or Last Amended | Current Amendment | Total Budget After Current Amendment |
|----------------------------------------------------------------------------------------|-----------|-------------------------------------------------|----------------------|-----------------------------------------|
| Taxes Levied on Property | 1 | 2,323,138 | 0 | 2,323,138 |
| Less: Uncollected Delinquent Taxes - Levy Year | 2 | 0 | 0 | 0 |
| Net Current Property Tax | 3 | 2,323,138 | 0 | 2,323,138 |
| Delinquent Property Tax Revenue | 4 | 0 | 0 | 0 |
| TIF Revenues | 5 | 0 | 0 | 0 |
| Other City Taxes | 6 | 1,234,442 | 0 | 1,234,442 |
| Licenses & Permits | 7 | 87,255 | 0 | 87,255 |
| Use of Money & Property | 8 | 88,972 | 0 | 88,972 |
| Intergovernmental | 9 | 1,936,458 | 377,500 | 2,313,958 |
| Charges for Service | 10 | 3,370,358 | 0 | 3,370,358 |
| Special Assessments | 11 | 15,000 | 0 | 15,000 |
| Miscellaneous | 12 | 87,420 | 0 | 87,420 |
| Other Financing Sources | 13 | 10,000,000 | 0 | 10,000,000 |
| Transfers In | 14 | 523,529 | 0 | 523,529 |
| Total Revenues & Other Sources | 15 | 19,666,572 | 377,500 | 20,044,072 |
| EXPENDITURES & OTHER FINANCING USES | | | | |
| Public Safety | 16 | 2,857,301 | 6,000 | 2,863,301 |
| Public Works | 17 | 1,908,838 | 0 | 1,908,838 |
| Health and Social Services | 18 | 0 | 0 | 0 |
| Culture and Recreation | 19 | 596,721 | 0 | 596,721 |
| Community and Economic Development | 20 | 743,543 | 810,000 | 1,553,543 |
| General Government | 21 | 232,654 | 0 | 232,654 |
| Debt Service | 22 | 785,875 | 0 | 785,875 |
| Capital Projects | 23 | 0 | 387,500 | 387,500 |
| Total Government Activities Expenditures | 24 | 7,124,932 | 1,203,500 | 8,328,432 |
| Business Type/Enterprise | 25 | 12,815,552 | 0 | 12,815,552 |
| Total Gov Activities & Business Expenditures | 26 | 19,940,484 | 1,203,500 | 21,143,984 |
| Transfers Out | 27 | 523,529 | 0 | 523,529 |
| Total Expenditures/Transfers Out | 28 | 20,464,013 | 1,203,500 | 21,667,513 |
| Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out | 29 | -797,441 | -826,000 | -1,623,441 |
| Beginning Fund Balance July 1, 2021 | 30 | 9,456,115 | 0 | 9,456,115 |
| Ending Fund Balance June 30, 2022 | 31 | 8,658,674 | -826,000 | 7,832,674 |

Explanation of Changes: Additional expenditures from revenue received as part of the American Rescue Plan ACT. Spending of LOST Infrastructure reserve for milling and overlay of multiple streets. Repair of damaged vehicle with insurance proceeds.

City Clerk/Administrator Signature of Certification

08/02/2021

Adopted On

Mayor Signature of Certification

RESOLUTION No. 2021-3826

**RESOLUTION CHANGING THE DATE OF THE FIRST CITY COUNCIL
MEETING OF SEPTEMBER, 2021**

Whereas, the first Monday of July is a holiday for City Hall and there will be no business conducted on that day;

Therefore, be it resolved by the City Council of the City of Centerville, Iowa, that the first Council meeting of September will be held on the 7th day of September, 2021.

PASSED AND APPROVED this 2nd day of August, 2021.

Attest:

A handwritten signature in blue ink, appearing to be 'JF', written over a horizontal line.

Jason Fraser, City Administrator

A handwritten signature in blue ink, appearing to be 'Mike O'Connor', written over a horizontal line.

Mike O'Connor, Mayor

2021 - 3825

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

CENTERVILLE

Fiscal Year July 1, 2021 - June 30, 2022

The City of CENTERVILLE will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2022

Meeting Date/Time: 8/2/2021 06:00 PM

Contact: Jason Fraser

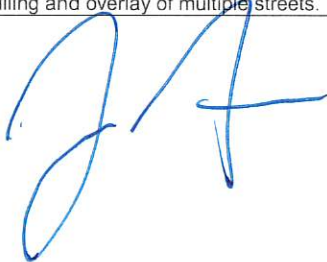
Phone: (641) 437-4339

Meeting Location: Centerville City Hall - 312 E. Maple St. Centerville, IA 52544

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing.

| REVENUES & OTHER FINANCING SOURCES | | Total Budget as Certified or Last Amended | Current Amendment | Total Budget After Current Amendment |
|----------------------------------------------------------------------------------------|-----------|-------------------------------------------------|----------------------|-----------------------------------------|
| Taxes Levied on Property | 1 | 2,323,138 | 0 | 2,323,138 |
| Less: Uncollected Delinquent Taxes - Levy Year | 2 | 0 | 0 | 0 |
| Net Current Property Tax | 3 | 2,323,138 | 0 | 2,323,138 |
| Delinquent Property Tax Revenue | 4 | 0 | 0 | 0 |
| TIF Revenues | 5 | 0 | 0 | 0 |
| Other City Taxes | 6 | 1,234,442 | 0 | 1,234,442 |
| Licenses & Permits | 7 | 87,255 | 0 | 87,255 |
| Use of Money & Property | 8 | 88,972 | 0 | 88,972 |
| Intergovernmental | 9 | 1,936,458 | 377,500 | 2,313,958 |
| Charges for Service | 10 | 3,370,358 | 0 | 3,370,358 |
| Special Assessments | 11 | 15,000 | 0 | 15,000 |
| Miscellaneous | 12 | 87,420 | 0 | 87,420 |
| Other Financing Sources | 13 | 10,000,000 | 0 | 10,000,000 |
| Transfers In | 14 | 523,529 | 0 | 523,529 |
| Total Revenues & Other Sources | 15 | 19,666,572 | 377,500 | 20,044,072 |
| EXPENDITURES & OTHER FINANCING USES | | | | |
| Public Safety | 16 | 2,857,301 | 6,000 | 2,863,301 |
| Public Works | 17 | 1,908,838 | 0 | 1,908,838 |
| Health and Social Services | 18 | 0 | 0 | 0 |
| Culture and Recreation | 19 | 596,721 | 0 | 596,721 |
| Community and Economic Development | 20 | 743,543 | 810,000 | 1,553,543 |
| General Government | 21 | 232,654 | 0 | 232,654 |
| Debt Service | 22 | 785,875 | 0 | 785,875 |
| Capital Projects | 23 | 0 | 387,500 | 387,500 |
| Total Government Activities Expenditures | 24 | 7,124,932 | 1,203,500 | 8,328,432 |
| Business Type/Enterprise | 25 | 12,815,552 | 0 | 12,815,552 |
| Total Gov Activities & Business Expenditures | 26 | 19,940,484 | 1,203,500 | 21,143,984 |
| Transfers Out | 27 | 523,529 | 0 | 523,529 |
| Total Expenditures/Transfers Out | 28 | 20,464,013 | 1,203,500 | 21,667,513 |
| Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out | 29 | -797,441 | -826,000 | -1,623,441 |
| Beginning Fund Balance July 1, 2021 | 30 | 9,456,115 | 0 | 9,456,115 |
| Ending Fund Balance June 30, 2022 | 31 | 8,658,674 | -826,000 | 7,832,674 |

Explanation of Changes: Additional expenditures from revenue received as part of the American Rescue Plan ACT. Spending of LOST Infrastructure reserve for milling and overlay of multiple streets. Repair of damaged vehicle with insurance proceeds.




RESOLUTION NO. 2021-3824

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by Ultra7 Development, LLC, an Iowa limited liability company ("Buyer") to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 20285 Bella Vista Drive in Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property");

LOT 27, BELLA VISTA SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD,

for the sum of \$5,000.00 (the "Purchase Price"), and a copy of the proposed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Ottumwa Courier, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice a public hearing was held in the Council Chambers at City Hall, 312 E. Maple St., Centerville, Iowa at 6:00 o'clock p.m. on the 6th day of July, 2021; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price, to Buyer pursuant to the terms of the Agreement.

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

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the City Administrator and the Mayor are hereby authorized to execute any documents necessary to accomplish the sale of the Property to Buyer.

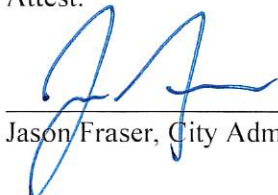
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 6th day of July, 2021.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2021-3823

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by **GG Properties, LLC/Rodney Gooden** (individually or collectively, "Buyer"), to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 404 E. Van Buren, Centerville, Appanoose County, Iowa and legally described as follows (the "Property");

The East 45 feet of Lot 8, Block 3, Range 7 in the Original Town of Centerville, Appanoose County, Iowa. Subject to easements of record.

for the sum of \$ 1,100 (the "Purchase Price"), and a copy of the executed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Ottumwa Courier, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice, public hearing was held in the Council Chambers at City Hall, 312 E. Maple, Centerville, IA 52544 at 6:00 p.m, July 6th, 2021; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price to Buyer pursuant to the terms of the Agreement.

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


Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the Mayor and any other necessary City official is hereby authorized to execute any and all documents necessary to accomplish the sale of the Property to Buyer.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this July 6th, 2021.

CITY OF CENTERVILLE, IOWA

By: 
Michael G. O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

RESOLUTION NO. 2021-3822

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by Stewart Enterprises, LLC (individually or collectively, "Buyer"), to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 1625 S. 18th St., Centerville, Appanoose County, Iowa and legally described as follows (the "Property");

LOTS 8 AND 9 IN BLOCK 18 IN ADAMSON'S ADDITION TO THE CITY OF
CENTERVILLE, APPANOOSE COUNTY, IOWA.

for the sum of \$10,175 (the "Purchase Price"), and a copy of the executed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Ottumwa Courier, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice, public hearing was held in the Council Chambers at City Hall, 312 E. Maple, Centerville, IA 52544 at 6:00 p.m, July 6th, 2021; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price to Buyer pursuant to the terms of the Agreement.

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

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the Mayor and any other necessary City official is hereby authorized to execute any and all documents necessary to accomplish the sale of the Property to Buyer.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this July 6th, 2021.

CITY OF CENTERVILLE, IOWA

By: 
Michael G. O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

RESOLUTION NO. 2021-3820

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by **Rodney C. Bogle** (individually or collectively, "Buyer"), to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 803 S. 16th St., Centerville, Appanoose County, Iowa and legally described as follows (the "Property");

Lot Ten (10) in Block Six (6) in Drake's First Addition to the Town of Centerville, Iowa.

for the sum of **\$510** (the "Purchase Price"), and a copy of the executed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Ottumwa Courier, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice, public hearing was held in the Council Chambers at City Hall, 312 E. Maple, Centerville, IA 52544 at 6:00 p.m, July 6th, 2021; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price to Buyer pursuant to the terms of the Agreement.

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

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the Mayor and any other necessary City official is hereby authorized to execute any and all documents necessary to accomplish the sale of the Property to Buyer.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.


PASSED AND APPROVED this July 6th, 2021.

CITY OF CENTERVILLE, IOWA

By: 

Michael G. O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

RESOLUTION NO. 2021-3819

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA
DESIGNATING THE MORGAN E. CLINE PERPETUAL CHARITABLE FOUNDATION AS THE
LOCAL ARTS AGENCY FOR THE CITY OF CENTERVILLE, IOWA.

WHEREAS, the Morgan E. Cline Perpetual Charitable Foundation was formed as a nonprofit entity in 2015 in order to foster viable and thriving communities in and around Appanoose County, Iowa; and

WHEREAS, the Morgan E. Cline Perpetual Charitable Foundation focuses on *Culture and The Arts* as one of its main focus areas in its charitable giving with the understanding that access to cultural resources not only improves our community, it attracts new people and visitors to it; and

WHEREAS, the Morgan E. Cline Perpetual Charitable Foundation seeks to work with organizations that provide cultural opportunities to Centerville and areas in and around Appanoose County; attract artists, musicians, and thinkers to our region; and enhance the beauty of Appanoose County by collaborating to provide resources and professional support to local charitable organizations; and

WHEREAS, the Morgan E. Cline Perpetual Charitable Foundation owns and operates The Majestic Theater, a theater and events venue in Centerville's Historic District with important local cultural significance; and

WHEREAS, Morgan E. Cline, the advertising entrepreneur and philanthropist who founded of the Morgan E. Cline Perpetual Charitable Foundation had a decades-long record of supporting culture and the arts in various forms in Centerville, Appanoose County, and beyond, including music, theater, architecture, historic preservation, public art, museums, libraries, parks, and colleges and universities; and

WHEREAS, arts and cultural activities enhance and enrich the quality of the lives of City residents; and

WHEREAS, cities and counties that have vibrant arts and culture opportunities are more successful in attracting new businesses and investment; and

WHEREAS, a Local Arts Agency is defined as an umbrella entity, including nonprofit corporations, designated by the City Council to serve the City arts and culture constituencies; and

WHEREAS, the Appanoose County Coalition for the Arts, which provides local arts classes and manages an artists' studio and gallery, and Promoting Appanoose and Centerville Together, or PACT, the umbrella organization for Appanoose Economic Development Coalition, Centerville-Rathbun Lake Area Chamber of Commerce and Centerville Main Street, are supportive of the City Council of the City of Centerville designating the Morgan E. Cline Perpetual Charitable Foundation as the Local Arts Agency of the City; and

WHEREAS, designation of the Morgan E. Cline Perpetual Charitable Foundation as the Local Arts Agency for Centerville would enhance the voice and business of the arts and culture community in Centerville matters; and

WHEREAS, the City Council of the City of Centerville, Iowa has determined that it would be in the overall interests of the City to designate the Morgan E. Cline Perpetual Charitable Foundation as the Local Arts Agency for Centerville.

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

Section 1. The above recitals are incorporated by reference into the body of this Resolution, and such recitals are adopted as findings of fact.

Section 2. It is the intent of this Resolution to accomplish the following:

- (a) Stimulate greater governmental and public awareness and appreciation of the importance of the arts to the residents of Centerville
- (b) Encourage and facilitate greater and more efficient use of governmental and private resources, in order to more fully develop and support the arts.
- (c) Encourage and facilitate opportunities for City of Centerville residents and visitors to participate in arts and cultural programs and activities.
- (d) Expand and support cultural tourism development in Centerville,
- (e) Promote the development of artists, arts institutions, community organizations sponsoring arts and cultural programs and activities, and audiences located and/or residing within or near Centerville.
- (f) Assess the needs of the arts, artists, arts institutions, community organizations sponsoring arts programs and activities, and residents of Centerville relating to the arts.
- (g) Support and facilitate the preservation and growth of the County's artistic resources.
- (h) Otherwise serve the citizens of the County in the realm of the arts.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this July 6, 2021.

CITY OF CENTERVILLE, IOWA

By: Michael G. O'Connor
Michael G. O'Connor, Mayor

ATTEST:

Jason Fraser
Jason Fraser, City Administrator

RESOLUTION NO. 2021-3818

**RESOLUTION OF AGREEMENT AND SUPPORT OF A SPECIAL ELECTION FOR
IMPOSITION OF A LOCAL SALES AND SERVICES TAX FOR CITY OF MOULTON,
APPANOOSE COUNTY, IOWA**

WHEREAS, City of Moulton has established a local option sales and service tax pursuant to Chapter 423B, *Code of Iowa* made effective January 1, 2012, which, unless a special election is held, will automatically be repealed on June 30, 2022;

WHEREAS, in order for City of Moulton to submit the question of the imposition of a local sales and services tax to the registered voters of the incorporated area of City of Moulton through a special election, Chapter 423B.1(4)(b.(1)), *Code of Iowa*, provides that the motions requesting such submission be adopted by the governing bodies of the cities located within Appanoose County representing at least one half of the population of the county, be presented to the County Commissioner of Elections; and

WHEREAS, the City Council of the City of Centerville, Iowa agrees and supports that the question of the imposition of a local sales and services tax be submitted to the registered voters of the incorporated area of the City of Moulton, Appanoose County, Iowa.

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

Section 1. That the County Commissioner of Elections for Appanoose County, Iowa is hereby requested to call a special election for the purpose of establishing a local option sales and services tax for the incorporated area of City of Moulton, Appanoose County, Iowa pursuant to Chapter 423B, *Code of Iowa*.

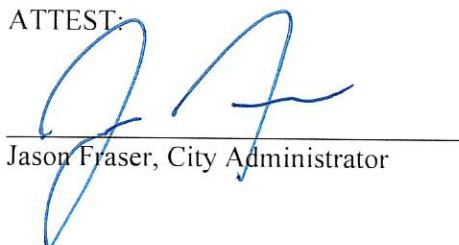
Section 2. That the City Clerk is hereby directed to file a certified copy of this resolution with the County Commissioner of Elections of Appanoose County and with the Appanoose County Board of Supervisors, with a copy also to City of Moulton.

PASSED AND APPROVED this 16th day of July, 2021.



Michael G. O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

RESOLUTION NO. 2021-3817

**RESOLUTION APPROVING DISTRIBUTION PLAN FOR AMERICAN RESCUE PLAN ACT
FUNDING**

WHEREAS, the US Federal Government has provided American Rescue Plan ACT (ARPA) Funding to support the recovery of municipalities from the impacts of the coronavirus pandemic; and

WHEREAS, the US Treasury has created interim rules to guide municipalities in the distribution of these funds; and

WHEREAS, the City of Centerville anticipates the receipt of \$755,000 of ARP relief funds split evenly between fiscal year 2022 and fiscal year 2023, and

WHEREAS, housing development for low-to-moderate income (LMI) families in a Qualified Census Tract (QCT) has been approved acceptable use for ARP funds; and

WHEREAS, Chariton Valley Regional Housing Trust (CVRHTF) has committed to constructing an LMI house at 1010 W. Washington which is in a QCT; and

WHEREAS, employee premium pay for essential workers has been approved as an acceptable use of ARP Funds; and

WHEREAS, City of Centerville employees were deemed essential workers as part of City of Centerville coronavirus response; and

WHEREAS, funding for the law enforcement officer positions, to include the replacement of positions lost during the pandemic and the recruitment of additional positions to reduce crime have been approved as acceptable uses of ARP Funds, and

WHEREAS, funding for water and storm water infrastructure projects that are funded through State Revolving Funds have been approved as an acceptable use of ARP Funds; and

WHEREAS, the City of Centerville is undertaking a State Revolving Fund "Sponsored Project" for water quality in the City Park slated for FY23.

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

Section 1. Funding from the ARP shall be used to provide a \$180,000 direct grant to CVRHTF for the construction and rehabilitation of LMI housing in a QCT.

Section 2. Funding in the amount of \$2.50 per hour of premium pay shall be provided to all employees except the City Administrator, reserve staff, and PRN/On-call staff for up to 1000 hours of work in FY21. Subject to the following additional requirements:

1. Eligible employees who have worked for the City between July 1, 2020 and are still employed by the City on July 1, 2021; and
2. Are still employed by the City when the City receives the applicable ARPA funding;

3. Will receive a pay bonus in the amount of \$2.50 per hour they have worked between July 1, 2020 and June 30, 2021, up to 1,000 hours of work (or \$2,500 total). Employees who have worked less than 1,000 hours will receive a pay bonus in the amount of \$2.50 per hour for all hours worked between July 1, 2020 and June 30, 2021. All applicable taxes and deductions will be applied to this bonus payment.

Section 2. Funding in the amount of \$2.50 per hour of premium pay shall be provided to all employees except the City Administrator, reserve staff, and PRN/On-call staff for up to 1000 hours of work in FY22. Subject to the following additional requirements:

1. Eligible employees who have worked for the City between July 1, 2021 and are still employed by the City on July 1, 2022; and
2. Are still employed by the City when the City received the applicable ARPA funding;
3. Will receive a pay bonus in the amount of \$2.50 per hour they have worked between July 1, 2021 and June 30, 2022 up to 1,000 hours of work (or \$2,500 total). Employees who have worked less than 1,000 hours will receive a pay bonus in the amount of \$2.50 per hour for all hours worked between July 1, 2021 and June 30, 2022. All applicable taxes and deductions will be applied to this bonus payment.

Section 3. Funding in the amount of \$80,000 be allotted for the hiring and retention of an additional Community Services Officer. This funding is to support the position for FY22 and FY23 with the City funding the position beginning in FY24.

Section 4. All remaining funding shall be utilized as the local share of the Centerville Sponsored Project for Water Quality in the City Park.

Section 5. On behalf of the City, the Mayor and City Administrator is hereby authorized to execute any and all documents necessary to accomplish the receipt, distribution, and reporting for the American Rescue Plan Act funding.

Section 6. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this July 16th, 2021.

CITY OF CENTERVILLE, IOWA

By: Michael G. O'Connor
Michael G. O'Connor, Mayor

ATTEST:

Jason Fraser
Jason Fraser, City Administrator

2021-3816

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET
CENTERVILLE
 Fiscal Year July 1, 2021 - June 30, 2022

The City of CENTERVILLE will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2022

Meeting Date/Time: 7/19/2021 06:00 PM

Contact: Jason Fraser

Phone: (641) 437-4339

Meeting Location: Centerville City Hall - 312 E. Maple St. Centerville, IA 52544

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing.

| REVENUES & OTHER FINANCING SOURCES | | Total Budget as Certified or Last Amended | Current Amendment | Total Budget After Current Amendment |
|----------------------------------------------------------------------------------------|-----------|-------------------------------------------------|----------------------|-----------------------------------------|
| Taxes Levied on Property | 1 | 2,323,138 | 0 | 2,323,138 |
| Less: Uncollected Delinquent Taxes - Levy Year | 2 | 0 | 0 | 0 |
| Net Current Property Tax | 3 | 2,323,138 | 0 | 2,323,138 |
| Delinquent Property Tax Revenue | 4 | 0 | 0 | 0 |
| TIF Revenues | 5 | 0 | 0 | 0 |
| Other City Taxes | 6 | 1,234,442 | 0 | 1,234,442 |
| Licenses & Permits | 7 | 87,255 | 0 | 87,255 |
| Use of Money & Property | 8 | 88,972 | 0 | 88,972 |
| Intergovernmental | 9 | 1,936,458 | 377,500 | 2,313,958 |
| Charges for Service | 10 | 3,370,358 | 0 | 3,370,358 |
| Special Assessments | 11 | 15,000 | 0 | 15,000 |
| Miscellaneous | 12 | 87,420 | 0 | 87,420 |
| Other Financing Sources | 13 | 10,000,000 | 0 | 10,000,000 |
| Transfers In | 14 | 523,529 | 0 | 523,529 |
| Total Revenues & Other Sources | 15 | 19,666,572 | 377,500 | 20,044,072 |
| EXPENDITURES & OTHER FINANCING USES | | | | |
| Public Safety | 16 | 2,857,301 | 6,000 | 2,863,301 |
| Public Works | 17 | 1,908,838 | 0 | 1,908,838 |
| Health and Social Services | 18 | 0 | 0 | 0 |
| Culture and Recreation | 19 | 596,721 | 0 | 596,721 |
| Community and Economic Development | 20 | 743,543 | 810,000 | 1,553,543 |
| General Government | 21 | 232,654 | 0 | 232,654 |
| Debt Service | 22 | 785,875 | 0 | 785,875 |
| Capital Projects | 23 | 0 | 387,500 | 387,500 |
| Total Government Activities Expenditures | 24 | 7,124,932 | 1,203,500 | 8,328,432 |
| Business Type/Enterprise | 25 | 12,815,552 | 0 | 12,815,552 |
| Total Gov Activities & Business Expenditures | 26 | 19,940,484 | 1,203,500 | 21,143,984 |
| Transfers Out | 27 | 523,529 | 0 | 523,529 |
| Total Expenditures/Transfers Out | 28 | 20,464,013 | 1,203,500 | 21,667,513 |
| Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out | 29 | -797,441 | -826,000 | -1,623,441 |
| Beginning Fund Balance July 1, 2021 | 30 | 9,456,115 | 0 | 9,456,115 |
| Ending Fund Balance June 30, 2022 | 31 | 8,658,674 | -826,000 | 7,832,674 |

Explanation of Changes: Additional expenditures from revenue received as part of the American Rescue Plan ACT. Spending of LOST Infrastructure reserve for milling and overlay of multiple streets. Repair of damaged vehicle with insurance proceeds.





CITY OF CENTERVILLE

312 East Maple St, PO Box 578

Centerville, IA 52544

www.centerville-ia.org

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

Agenda Item # XX

Council Meeting Date: 07/19/2021

COUNCIL ACTION FORM

AGENDA ITEM: Approval of Resolution 2021-XXXX–First Amendment to the FY22 City Budget

HISTORY:

Iowa Code 384.18 requires that cities submit a budget amendment in order to avoid over spending their budget authority. As with the original Budget submission, the Budget amendment requires a Public Hearing with at least 10 days and no more than 20 days public notice.

The State code requires that all amendments be approved and sent to the State Department of Management no later than June 30th of the Fiscal Year. However, a Citizen of Centerville has 30 days to formally appeal a budget or amendment. Any appeal with less than 30 days left in the fiscal year would automatically void the Budget amendment. It is a best practice to have budget amendments completed and certified no later than May 31st to ensure any possible protests can be resolved.

This amendment will allow for increased spending authority on previously approved projects and will not increase taxes to Citizens.

The following actions are the transactions that are included in the budget amendment:

1. Public Safety – (Currently \$2,857,301; Proposed: \$2,863,301)
 - a. 001-110-6333 (Repair and Maintenance – Vehicle) – Increase by \$6,000 for repair of damages of vehicles during pursuit. Reimbursed by ICAP.
2. Public Works (Currently \$1,908,838)
 - a. No changes needed.
3. Do Not Use
4. Culture and Recreation (Currently Budgeted \$596,721)
 - a. No changes needed.
5. Community and Economic Development (Currently Budgeted \$743,543 Proposed: \$1,553,543)



CITY OF CENTERVILLE

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Centerville, IA 52544

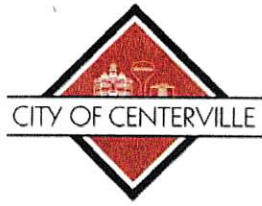
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- a. 128-299-6727 (LOST-Infrastructure – Capital Outlay – Improvements) Increase by \$810,000. Mill and Overlay of S. Main, S. Drake, N. Park, E. Haynes, and Garfield. Paid from LOST-Infrastructure reserves.
- 6. General Government Total (Currently Budgeted \$232,654)
 - a. No changes needed.
- 7. Debt Service Total (Currently Budgeted \$785,875)
 - a. No changes needed.
- 75. Capital Projects Total (Currently Budgeted \$10,000; Proposed: \$387,500)
 - a. 303-599-6421 (Administration-General) – Increase by \$377,500 for American Rescue Plan Act Funding. \$180,000 for Chariton Valley Regional Housing Trust Low-to-Moderate Housing in a qualified census tract grant. \$135,000 for premium pay, \$40,000 for CSO position. Remainder rolled to FY23.
- 8. Enterprise Fund Total (Currently Budgeted \$12,815,552)
 - a. No changes needed for Enterprise.

REVENUE:

- 3. Net Current Property Taxes (Currently Budgeted \$2,323,138)
 - a. No changes needed
- 4. Delinquent Property Taxes (Currently Budgeted \$0)
 - a. No changes needed
- 5. TIF Revenues (Currently Budgeted \$0)
 - a. No changes needed
- 6. Other City Taxes (Currently Budgeted \$1,234,442)
 - a. No changes needed
- 7. Licenses and Permits (Currently Budgeted \$87,255)
 - a. No change needed
- 8. Use of Money and Property (Currently Budgeted \$88,972)
 - a. No changes needed
- 9. Intergovernmental (Currently Budgeted \$1,936,458, Proposed: \$2,313,958)



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- a. Increase by 377,500 for additional funding from American Rescue Plan
- 10. Charges for Services (Currently Budgeted \$3,3703,58)
 - a. No changes needed
- 11. Special Assessments (Currently Budgeted \$15,000)
 - a. No Changes needed
- 12. Miscellaneous (Currently Budgeted \$87,420)
 - a. No changes needed
- 13. Other Financing Sources (Currently Budgeted \$10,000,000)
 - a. No changes needed

Transfers:

- 1. Transfers
 - a. No changes needed

OPTIONS:

- 1. Approve resolution 2021-3816 setting the time and place for a public hearing to amend the City of Centerville Fiscal Year 2022 Budget as presented.
- 2. Take no action.

RESOLUTION NO. 2021-3815

**AMENDING RESOLUTION NO. 2021-3810 TRANSFERRING FUNDS
FOR FISCAL YEAR 2021**

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

WHEREAS, the records should now indicate appropriate transfers;

WHEREAS, thirty-five percent of the Local Options Sales Tax was designated for the reduction in DNR sewer fees; and

WHEREAS, those funds collected/deposited in the Local Option Sales Tax Sewer Fund shall be transferred to the Sewer Operating Fund; and

WHEREAS, the estimated amount of LOST Sewer revenue for June was incorrectly stated and included in the total transfer amount.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, that Resolution No. 2021-3810 be amended to reflect the corrected amount and the City Administrator be directed to make such corrective transfer(s) as follows:

SECTION 1. Cash Transfer

Transferred from: L.O.S.T Sewer Fund – 129-910-6910

Transferred to: Sewer Operating Fund – 610-910-4830

Total Transfer Amount: \$279,439.18

Explanation of Activity: Per Auditor recommendation, this is the year-to-date amount collected/deposited into the Local Option Sales Tax Sewer Fund during fiscal year 2021 (\$279,439.18) that should be transferred to the Sewer Operating Fund at the Fiscal Year End.

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

SECTION 3. This resolution shall be effective on June 30, 2021.

PASSED AND APPROVED by the City Council this 6th day of July, 2021.



Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

TREASURER'S REPORT

CALENDAR 6/2021, FISCAL 12/2021

| ACCOUNT TITLE | LAST MONTH END BALANCE | RECEIVED | DISBURSED | CHANGE IN LIABILITY | TRANSFERS | ENDING BALANCE |
|-----------------------------|---------------------------|------------|------------|------------------------|-----------|-------------------|
| 001 GENERAL FUND | 314,144.84 | 55,520.79 | 148,890.69 | 17,989.49 | .00 | 238,764.43 |
| 002 POLICE K-9 FUND | .00 | .00 | .00 | .00 | .00 | .00 |
| 003 SAFETY | .00 | .00 | .00 | .00 | .00 | .00 |
| 004 LIBRARY | 58,828.85 | 662.87 | 6,235.25 | .00 | .00 | 53,256.47 |
| 005 LIBRARY MEMORIAL | 101,031.97 | .00 | .00 | .00 | .00 | 101,031.97 |
| 006 FIRE DEPT CAP RESERVE | 103,244.69 | 300.00 | .00 | .00 | .00 | 103,544.69 |
| 008 UTILITY FRANCHISE | 383,252.40 | .00 | .00 | .00 | .00 | 383,252.40 |
| 009 SPECIAL ASSESSMENTS | 6,772.00 | .00 | .00 | .00 | .00 | 6,772.00 |
| 010 ANIMAL RESCUE PROGRAM | 56.59 | .00 | .00 | .00 | .00 | 56.59 |
| 110 ROAD USE TAX FUND | 368,321.74 | 74,217.38 | 29,059.37 | 1,976.50 | .00 | 415,456.25 |
| 112 EMPLOYEE BENEFIT FUND | 252,010.19 | 15,321.58 | 30,512.39 | .00 | .00 | 236,819.38 |
| 119 EMERGENCY LEVY FUND | 38,751.33 | 611.99 | .00 | .00 | .00 | 39,363.32 |
| 120 HOTEL/MOTEL TAX | 72,060.06 | .00 | 10,470.32 | .00 | .00 | 61,589.74 |
| 121 LOST-LIBRARY | .00 | .00 | .00 | .00 | .00 | .00 |
| 122 LOST-POOL | 311,921.90 | .00 | .00 | .00 | .00 | 311,921.90 |
| 123 LOST-FIRE | 117,228.63 | .00 | .00 | .00 | .00 | 117,228.63 |
| 124 LOST-SCHOOL | .00 | .00 | .00 | .00 | .00 | .00 |
| 125 TIF | .00 | .00 | .00 | .00 | .00 | .00 |
| 126 LOST-LAW CENTER | .00 | .00 | .00 | .00 | .00 | .00 |
| 127 LOST-ECONOMIC DEV | 2,819.49 | .00 | .00 | .00 | .00 | 2,819.49 |
| 128 LOST-INFRASTRUCTURE | 1,304,418.84 | .00 | .00 | .00 | .00 | 1,304,418.84 |
| 129 LOST-SEWER | 259,702.84 | .00 | .00 | .00 | .00 | 259,702.84 |
| 160 ECONOMIC DEVELOPMENT | 154,302.50 | .00 | .00 | .00 | .00 | 154,302.50 |
| 200 DEBT SERVICE | 155,640.14 | 8,818.44 | .00 | .00 | .00 | 164,458.58 |
| 300 CAPITAL RESERVES-LEVY | .00 | .00 | .00 | .00 | .00 | .00 |
| 301 CAP PROJ-STATE STREET | .00 | .00 | .00 | .00 | .00 | .00 |
| 302 CAP PROJ-BELLA VISTA | 23,699.51 | .00 | .00 | .00 | .00 | 23,699.51 |
| 303 CAP PROJ-LMI | 20,000.00 | .00 | .00 | .00 | .00 | 20,000.00 |
| 304 CAP PROJ-SHANAHAN ADDIT | 15,760.91 | 1,078.00 | .00 | .00 | .00 | 16,838.91 |
| 501 CEMETERY PERPETUAL CARE | 195,505.14 | 924.00 | .00 | .00 | .00 | 196,429.14 |
| 502 FRIENDS OF OAKLAND CEME | 43,274.62 | .00 | .00 | .00 | .00 | 43,274.62 |
| 609 CITY WATER FUND | .00 | 15,796.02 | 16,404.37 | 2,185.04 | .00 | 1,576.69 |
| 610 SEWER UTILITY OPERATING | 1,682,604.61 | .00 | 22,018.24 | 2,565.89 | 6,016.66 | 1,657,135.60 |
| 611 SEWER BOND SINKING | 79,951.45 | .00 | 64,600.00 | .00 | 6,016.66 | 21,368.11 |
| 612 SEWER REVENUE RESERVE | 2,443,597.33 | .00 | .00 | .00 | .00 | 2,443,597.33 |
| 613 SEWER IMPROVEMENT RESER | 841,438.28 | .00 | .00 | .00 | .00 | 841,438.28 |
| 660 AIRPORT-CITY | 1,579.95 | 44.28 | 44.28 | .00 | .00 | 1,579.95 |
| 661 MUNICIPAL AIRPORT | 94,978.55 | 7,102.54 | 37,083.84 | .00 | .00 | 64,997.25 |
| 740 STORM SEWER RESERVE | 592,370.77 | .00 | 53.00 | .00 | .00 | 592,317.77 |
| 820 INSURANCE TRUST FUND | 333,586.44 | 26,085.05 | .00 | .00 | .00 | 359,671.49 |
| 821 FLEX ACCOUNT | 6,206.88 | 1,046.25 | .00 | .00 | .00 | 7,253.13 |
| Report Total | 10,375,903.54 | 207,529.19 | 365,371.75 | 24,716.92 | .00 | 10,242,777.90 |

Actual Sewer 259,702.84
 share of June LOST 19736.34
 279,439.18

~~259,702.84~~
~~56,389.56 (June estimate)~~
~~316,092.40~~
 100% LOST

RESOLUTION NO. 2021-3813

**RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2021**

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

WHEREAS, the records should now indicate appropriate transfers;

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

SECTION 1. Cash Transfer


Transferred from: General Fund – 001-910-6910
Transferred to: Airport-City Fund – 660-910-4830
Total Transfer Amount: \$1,579.95

Explanation of Activity: The City has covered the 10% match for the Airport Lighting Grant thus far. This amount will cover those expenses until the Airport reimburses the City at the end of the grant and will zero out that fund at the Fiscal Year End.

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

SECTION 3. This resolution shall be effective on June 30, 2021.

PASSED AND APPROVED by the City Council this 21st day of June, 2021.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

TREASURER'S REPORT
CALENDAR 6/2021, FISCAL 12/2021

| ACCOUNT TITLE | LAST MONTH END BALANCE | RECEIVED | DISBURSED | CHANGE IN LIABILITY | TRANSFERS | ENDING BALANCE |
|-----------------------------|---------------------------|------------|------------|------------------------|-----------|-------------------|
| 001 GENERAL FUND | 314,144.84 | 57,336.42 | 148,890.69 | 17,989.49 | .00 | 240,580.06 |
| 002 POLICE K-9 FUND | .00 | .00 | .00 | .00 | .00 | .00 |
| 003 SAFETY | .00 | .00 | .00 | .00 | .00 | .00 |
| 004 LIBRARY | 58,828.85 | 662.87 | 6,235.25 | .00 | .00 | 53,256.47 |
| 005 LIBRARY MEMORIAL | 101,031.97 | .00 | .00 | .00 | .00 | 101,031.97 |
| 006 FIRE DEPT CAP RESERVE | 103,244.69 | 1,793.12 | .00 | .00 | .00 | 105,037.81 |
| 008 UTILITY FRANCHISE | 383,252.40 | .00 | .00 | .00 | .00 | 383,252.40 |
| 009 SPECIAL ASSESSMENTS | 6,772.00 | .00 | .00 | .00 | .00 | 6,772.00 |
| 010 ANIMAL RESCUE PROGRAM | 56.59 | .00 | .00 | .00 | .00 | 56.59 |
| 110 ROAD USE TAX FUND | 368,321.74 | 74,217.38 | 29,059.37 | 1,976.50 | .00 | 415,456.25 |
| 112 EMPLOYEE BENEFIT FUND | 252,010.19 | 15,321.58 | 30,512.39 | .00 | .00 | 236,819.38 |
| 119 EMERGENCY LEVY FUND | 38,751.33 | 611.99 | .00 | .00 | .00 | 39,363.32 |
| 120 HOTEL/MOTEL TAX | 72,060.06 | .00 | 10,470.32 | .00 | .00 | 61,589.74 |
| 121 LOST-LIBRARY | .00 | .00 | .00 | .00 | .00 | .00 |
| 122 LOST-POOL | 311,921.90 | .00 | .00 | .00 | .00 | 311,921.90 |
| 123 LOST-FIRE | 117,228.63 | .00 | .00 | .00 | .00 | 117,228.63 |
| 124 LOST-SCHOOL | .00 | .00 | .00 | .00 | .00 | .00 |
| 125 TIF | .00 | .00 | .00 | .00 | .00 | .00 |
| 126 LOST-LAW CENTER | .00 | .00 | .00 | .00 | .00 | .00 |
| 127 LOST-ECONOMIC DEV | 2,819.49 | .00 | .00 | .00 | .00 | 2,819.49 |
| 128 LOST-INFRASTRUCTURE | 1,304,418.84 | .00 | .00 | .00 | .00 | 1,304,418.84 |
| 129 LOST-SEWER | 259,702.84 | .00 | .00 | .00 | .00 | 259,702.84 |
| 160 ECONOMIC DEVELOPMENT | 154,302.50 | .00 | .00 | .00 | .00 | 154,302.50 |
| 200 DEBT SERVICE | 155,640.14 | 8,818.44 | .00 | .00 | .00 | 164,458.58 |
| 300 CAPITAL RESERVES-LEVY | .00 | .00 | .00 | .00 | .00 | .00 |
| 301 CAP PROJ-STATE STREET | .00 | .00 | .00 | .00 | .00 | .00 |
| 302 CAP PROJ-BELLA VISTA | 23,699.51 | .00 | .00 | .00 | .00 | 23,699.51 |
| 303 CAP PROJ-LMI | 20,000.00 | .00 | .00 | .00 | .00 | 20,000.00 |
| 304 CAP PROJ-SHANAHAN ADDIT | 15,760.91 | 1,078.00 | .00 | .00 | .00 | 16,838.91 |
| 501 CEMETERY PERPETUAL CARE | 195,505.14 | 924.00 | .00 | .00 | .00 | 196,429.14 |
| 502 FRIENDS OF OAKLAND CEME | 43,274.62 | .00 | .00 | .00 | .00 | 43,274.62 |
| 609 CITY WATER FUND | .00 | 15,796.02 | 16,404.37 | 2,185.04 | .00 | 1,576.69 |
| 610 SEWER UTILITY OPERATING | 1,682,604.61 | .00 | 22,018.24 | 2,565.89 | 6,016.66 | 1,657,135.60 |
| 611 SEWER BOND SINKING | 79,951.45 | .00 | 64,600.00 | .00 | 6,016.66- | 21,368.11 |
| 612 SEWER REVENUE RESERVE | 2,443,597.33 | .00 | .00 | .00 | .00 | 2,443,597.33 |
| 613 SEWER IMPROVEMENT RESER | 841,438.28 | .00 | .00 | .00 | .00 | 841,438.28 |
| 660 AIRPORT-CITY | 1,579.95- | 44.28 | 44.28 | .00 | .00 | 1,579.95- |
| 661 MUNICIPAL AIRPORT | 94,978.55 | 7,102.54 | 37,083.84 | .00 | .00 | 64,997.25 |
| 740 STORM SEWER RESERVE | 592,370.77 | .00 | 53.00 | .00 | .00 | 592,317.77 |
| 820 INSURANCE TRUST FUND | 333,586.44 | 26,085.05 | .00 | .00 | .00 | 359,671.49 |
| 821 FLEX ACCOUNT | 6,206.88 | 1,046.25 | .00 | .00 | .00 | 7,253.13 |
| Report Total | 10,375,903.54 | 210,837.94 | 365,371.75 | 24,716.92 | .00 | 10,246,086.65 |

RESOLUTION 2021-3814
RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT,
AND ESTIMATE OF COST FOR PUBLIC IMPROVEMENTS

WHEREAS, the City Council for the City of Centerville, Iowa, has retained FOX Engineering Associates, Inc. to prepare Bidding and Contract Documents including detailed specifications for the Project described as Wastewater Treatment Improvements, with an opinion of cost of \$9,434,000.00, and

WHEREAS, a Notice of Hearing was duly published, and

WHEREAS, a Public Hearing was held at the designated time of 6:00 PM on May 17, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Centerville, Iowa, hereby approves the specifications, Form of Agreement and opinion of cost for the Project.

Approved this 17th day of May, 2021, by the City Council for the City of Centerville, Iowa.

By: 
Mayor

Attest: 
City Administrator



CITY OF CENTERVILLE

312 East Maple St, PO Box 578

Centerville, IA 52544

www.centerville-ia.org

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

RESOLUTION NO. 2021-3812

A resolution of the City Council of City of Centerville agreeing to apply for Coronavirus State and Local Fiscal Recovery Funds financial assistance through the State of Iowa.

Be it further resolved that the City Council of City of Centerville authorizes the Mayor and/or City Administrator to sign all documents relating to the issuance and reporting of American Rescue Plan Funds.

PASSED and APPROVED this 22nd day of June, 2021.

Mike O'Connor, Mayor

Attest:

Jason Fraser, City Administrator

RESOLUTION NO. 2021-3811

**RESOLUTION CLOSING OUT THE SEWER REVENUE RESERVE FUND ADVANCE TO
THE GENERAL FUND**

WHEREAS, the City of Centerville (the "City"), in the County of Appanoose, State of Iowa has heretofore proposed to establish an Emergency Medical Service ("EMS") for the public purpose of providing public safety to the Citizens of Centerville and Appanoose County; and

WHEREAS, the Resolution 2018-3620 declared a Sewer Revenue Reserve Fund surplus exceeding the immediate need for projected capital investment projects; and

WHEREAS, said surplus of \$500,000 was advanced to the General Fund to support the establishment of the Centerville Fire Rescue Ambulance Service; and

WHEREAS, the City of Centerville has returned the payment of \$500,000 in principal and \$20,891.04 in interest payments to the Sewer Fund fulfilling the obligations of the originally approved agreement.

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

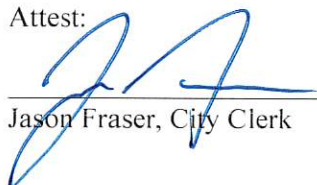
The repayment of the advance and compounded interest has been paid in full as of the final transfer on June 30, 2021.

PASSED AND APPROVED by the City Council this 22nd day of June, 2021.



Michael O'Connor, Mayor

Attest:



Jason Fraser, City Clerk

RESOLUTION NO. 2021-3810

**RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2021**

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

WHEREAS, the records should now indicate appropriate transfers;

WHEREAS, thirty-five percent of the Local Options Sales Tax was designated for the reduction in DNR sewer fees; and

WHEREAS, those funds collected/deposited in the Local Option Sales Tax Sewer Fund shall be transferred to the Sewer Operating Fund.

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

SECTION 1. Cash Transfer

Transferred from: L.O.S.T Sewer Fund – 129-910-6910

Transferred to: Sewer Operating Fund – 610-910-4830

Total Transfer Amount: \$316,092.40

Explanation of Activity: Per Auditor recommendation, this is the year-to-date amount collected/deposited into the Local Option Sales Tax Sewer Fund during fiscal year 2021 (\$316,092.40) that should be transferred to the Sewer Operating Fund at the Fiscal Year End.

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

SECTION 3. This resolution shall be effective on June 30, 2021.

PASSED AND APPROVED by the City Council this 21st day of June, 2021.


Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

TREASURER'S REPORT

CALENDAR 6/2021, FISCAL 12/2021

| ACCOUNT TITLE | LAST MONTH END BALANCE | RECEIVED | DISBURSED | CHANGE IN LIABILITY | TRANSFERS | ENDING BALANCE |
|-----------------------------|---------------------------|------------|------------|------------------------|-----------|-------------------|
| 001 GENERAL FUND | 314,144.84 | 55,520.79 | 148,890.69 | 17,989.49 | .00 | 238,764.43 |
| 002 POLICE K-9 FUND | .00 | .00 | .00 | .00 | .00 | .00 |
| 003 SAFETY | .00 | .00 | .00 | .00 | .00 | .00 |
| 004 LIBRARY | 58,828.85 | 662.87 | 6,235.25 | .00 | .00 | 53,256.47 |
| 005 LIBRARY MEMORIAL | 101,031.97 | .00 | .00 | .00 | .00 | 101,031.97 |
| 006 FIRE DEPT CAP RESERVE | 103,244.69 | 300.00 | .00 | .00 | .00 | 103,544.69 |
| 008 UTILITY FRANCHISE | 383,252.40 | .00 | .00 | .00 | .00 | 383,252.40 |
| 009 SPECIAL ASSESSMENTS | 6,772.00 | .00 | .00 | .00 | .00 | 6,772.00 |
| 010 ANIMAL RESCUE PROGRAM | 56.59 | .00 | .00 | .00 | .00 | 56.59 |
| 110 ROAD USE TAX FUND | 368,321.74 | 74,217.38 | 29,059.37 | 1,976.50 | .00 | 415,456.25 |
| 112 EMPLOYEE BENEFIT FUND | 252,010.19 | 15,321.58 | 30,512.39 | .00 | .00 | 236,819.38 |
| 119 EMERGENCY LEVY FUND | 38,751.33 | 611.99 | .00 | .00 | .00 | 39,363.32 |
| 120 HOTEL/MOTEL TAX | 72,060.06 | .00 | 10,470.32 | .00 | .00 | 61,589.74 |
| 121 LOST-LIBRARY | .00 | .00 | .00 | .00 | .00 | .00 |
| 122 LOST-POOL | 311,921.90 | .00 | .00 | .00 | .00 | 311,921.90 |
| 123 LOST-FIRE | 117,228.63 | .00 | .00 | .00 | .00 | 117,228.63 |
| 124 LOST-SCHOOL | .00 | .00 | .00 | .00 | .00 | .00 |
| 125 TIF | .00 | .00 | .00 | .00 | .00 | .00 |
| 126 LOST-LAW CENTER | .00 | .00 | .00 | .00 | .00 | .00 |
| 127 LOST-ECONOMIC DEV | 2,819.49 | .00 | .00 | .00 | .00 | 2,819.49 |
| 128 LOST-INFRASTRUCTURE | 1,304,418.84 | .00 | .00 | .00 | .00 | 1,304,418.84 |
| 129 LOST-SEWER | 259,702.84 | .00 | .00 | .00 | .00 | 259,702.84 |
| 160 ECONOMIC DEVELOPMENT | 154,302.50 | .00 | .00 | .00 | .00 | 154,302.50 |
| 200 DEBT SERVICE | 155,640.14 | 8,818.44 | .00 | .00 | .00 | 164,458.58 |
| 300 CAPITAL RESERVES-LEVY | .00 | .00 | .00 | .00 | .00 | .00 |
| 301 CAP PROJ-STATE STREET | .00 | .00 | .00 | .00 | .00 | .00 |
| 302 CAP PROJ-BELLA VISTA | 23,699.51 | .00 | .00 | .00 | .00 | 23,699.51 |
| 303 CAP PROJ-LMI | 20,000.00 | .00 | .00 | .00 | .00 | 20,000.00 |
| 304 CAP PROJ-SHANAHAN ADDIT | 15,760.91 | 1,078.00 | .00 | .00 | .00 | 16,838.91 |
| 501 CEMETERY PERPETUAL CARE | 195,505.14 | 924.00 | .00 | .00 | .00 | 196,429.14 |
| 502 FRIENDS OF OAKLAND CEME | 43,274.62 | .00 | .00 | .00 | .00 | 43,274.62 |
| 609 CITY WATER FUND | .00 | 15,796.02 | 16,404.37 | 2,185.04 | .00 | 1,576.69 |
| 610 SEWER UTILITY OPERATING | 1,682,604.61 | .00 | 22,018.24 | 2,565.89 | 6,016.66 | 1,657,135.60 |
| 611 SEWER BOND SINKING | 79,951.45 | .00 | 64,600.00 | .00 | 6,016.66 | 21,368.11 |
| 612 SEWER REVENUE RESERVE | 2,443,597.33 | .00 | .00 | .00 | .00 | 2,443,597.33 |
| 613 SEWER IMPROVEMENT RESER | 841,438.28 | .00 | .00 | .00 | .00 | 841,438.28 |
| 660 AIRPORT-CITY | 1,579.95 | 44.28 | 44.28 | .00 | .00 | 1,579.95 |
| 661 MUNICIPAL AIRPORT | 94,978.55 | 7,102.54 | 37,083.84 | .00 | .00 | 64,997.25 |
| 740 STORM SEWER RESERVE | 592,370.77 | .00 | 53.00 | .00 | .00 | 592,317.77 |
| 820 INSURANCE TRUST FUND | 333,586.44 | 26,085.05 | .00 | .00 | .00 | 359,671.49 |
| 821 FLEX ACCOUNT | 6,206.88 | 1,046.25 | .00 | .00 | .00 | 7,253.13 |
| Report Total | 10,375,903.54 | 207,529.19 | 365,371.75 | 24,716.92 | .00 | 10,242,777.90 |

259,702.84
 56,389.56 (June estimate)
 316,092.40

RESOLUTION NO. 2021-3809

**RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2021**

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

WHEREAS, the records should now indicate appropriate transfers;

WHEREAS, the utility franchise agreement passed and approved on March 3, 2014, allows for construction and repair of publicly owned property; and

WHEREAS, the said agreement also allows for economic development activities and projects;

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

SECTION 1. Cash Transfers – Total \$383,252.40

Transferred from: Utility Franchise Fund – 008-910-6910
Transferred to: General Fund – 001-910-4830
Total Transfer Amount: \$162,361.36

Explanation of Activity: This transfer to the General Fund will cover public safety (EMS) expenses per Iowa Code 384.3A.


Transferred from: Utility Franchise Fund – 800-910-6910
Transferred to: Sewer Operating Fund – 610-910-4830
Total Transfer Amount: \$220,891.04

Explanation of Activity: This transfer will fully repay the Interfund Loan from the Sewer Operating Fund for the 2018 purchase of ambulances for the EMS Department.

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

SECTION 3. This resolution shall be effective on June 30, 2021.

PASSED AND APPROVED by the City Council this 21st day of June, 2021.


Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

TREASURER'S REPORT

CALENDAR 6/2021, FISCAL 12/2021

| ACCOUNT TITLE | LAST MONTH END BALANCE | RECEIVED | DISBURSED | CHANGE IN LIABILITY | TRANSFERS | ENDING BALANCE |
|-----------------------------|---------------------------|------------|------------|------------------------|-----------|-------------------|
| 001 GENERAL FUND | 314,144.84 | 55,520.79 | 148,890.69 | 17,989.49 | .00 | 238,764.43 |
| 002 POLICE K-9 FUND | .00 | .00 | .00 | .00 | .00 | .00 |
| 003 SAFETY | .00 | .00 | .00 | .00 | .00 | .00 |
| 004 LIBRARY | 58,828.85 | 662.87 | 6,235.25 | .00 | .00 | 53,256.47 |
| 005 LIBRARY MEMORIAL | 101,031.97 | .00 | .00 | .00 | .00 | 101,031.97 |
| 006 FIRE DEPT CAP RESERVE | 103,244.69 | 300.00 | .00 | .00 | .00 | 103,544.69 |
| 008 UTILITY FRANCHISE | 383,252.40 | .00 | .00 | .00 | .00 | 383,252.40 |
| 009 SPECIAL ASSESSMENTS | 6,772.00 | .00 | .00 | .00 | .00 | 6,772.00 |
| 010 ANIMAL RESCUE PROGRAM | 56.59 | .00 | .00 | .00 | .00 | 56.59 |
| 110 ROAD USE TAX FUND | 368,321.74 | 74,217.38 | 29,059.37 | 1,976.50 | .00 | 415,456.25 |
| 112 EMPLOYEE BENEFIT FUND | 252,010.19 | 15,321.58 | 30,512.39 | .00 | .00 | 236,819.38 |
| 119 EMERGENCY LEVY FUND | 38,751.33 | 611.99 | .00 | .00 | .00 | 39,363.32 |
| 120 HOTEL/MOTEL TAX | 72,060.06 | .00 | 10,470.32 | .00 | .00 | 61,589.74 |
| 121 LOST-LIBRARY | .00 | .00 | .00 | .00 | .00 | .00 |
| 122 LOST-POOL | 311,921.90 | .00 | .00 | .00 | .00 | 311,921.90 |
| 123 LOST-FIRE | 117,228.63 | .00 | .00 | .00 | .00 | 117,228.63 |
| 124 LOST-SCHOOL | .00 | .00 | .00 | .00 | .00 | .00 |
| 125 TIF | .00 | .00 | .00 | .00 | .00 | .00 |
| 126 LOST-LAW CENTER | .00 | .00 | .00 | .00 | .00 | .00 |
| 127 LOST-ECONOMIC DEV | 2,819.49 | .00 | .00 | .00 | .00 | 2,819.49 |
| 128 LOST-INFRASTRUCTURE | 1,304,418.84 | .00 | .00 | .00 | .00 | 1,304,418.84 |
| 129 LOST-SEWER | 259,702.84 | .00 | .00 | .00 | .00 | 259,702.84 |
| 160 ECONOMIC DEVELOPMENT | 154,302.50 | .00 | .00 | .00 | .00 | 154,302.50 |
| 200 DEBT SERVICE | 155,640.14 | 8,818.44 | .00 | .00 | .00 | 164,458.58 |
| 300 CAPITAL RESERVES-LEVY | .00 | .00 | .00 | .00 | .00 | .00 |
| 301 CAP PROJ-STATE STREET | .00 | .00 | .00 | .00 | .00 | .00 |
| 302 CAP PROJ-BELLA VISTA | 23,699.51 | .00 | .00 | .00 | .00 | 23,699.51 |
| 303 CAP PROJ-LMI | 20,000.00 | .00 | .00 | .00 | .00 | 20,000.00 |
| 304 CAP PROJ-SHANAHAN ADDIT | 15,760.91 | 1,078.00 | .00 | .00 | .00 | 16,838.91 |
| 501 CEMETERY PERPETUAL CARE | 195,505.14 | 924.00 | .00 | .00 | .00 | 196,429.14 |
| 502 FRIENDS OF OAKLAND CEME | 43,274.62 | .00 | .00 | .00 | .00 | 43,274.62 |
| 609 CITY WATER FUND | .00 | 15,796.02 | 16,404.37 | 2,185.04 | .00 | 1,576.69 |
| 610 SEWER UTILITY OPERATING | 1,682,604.61 | .00 | 22,018.24 | 2,565.89 | 6,016.66 | 1,657,135.60 |
| 611 SEWER BOND SINKING | 79,951.45 | .00 | 64,600.00 | .00 | 6,016.66 | 21,368.11 |
| 612 SEWER REVENUE RESERVE | 2,443,597.33 | .00 | .00 | .00 | .00 | 2,443,597.33 |
| 613 SEWER IMPROVEMENT RESER | 841,438.28 | .00 | .00 | .00 | .00 | 841,438.28 |
| 660 AIRPORT-CITY | 1,579.95 | 44.28 | 44.28 | .00 | .00 | 1,579.95 |
| 661 MUNICIPAL AIRPORT | 94,978.55 | 7,102.54 | 37,083.84 | .00 | .00 | 64,997.25 |
| 740 STORM SEWER RESERVE | 592,370.77 | .00 | 53.00 | .00 | .00 | 592,317.77 |
| 820 INSURANCE TRUST FUND | 333,586.44 | 26,085.05 | .00 | .00 | .00 | 359,671.49 |
| 821 FLEX ACCOUNT | 6,206.88 | 1,046.25 | .00 | .00 | .00 | 7,253.13 |
| Report Total | 10,375,903.54 | 207,529.19 | 365,371.75 | 24,716.92 | .00 | 10,242,777.90 |

RESOLUTION NO. 2021-3808

**RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2021**

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

WHEREAS, the records should now indicate appropriate transfers;

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

SECTION 1. Cash Transfer

Transferred from: Emergency Levy Fund – 119-910-6910

Transferred to: General Fund – 001-910-4830

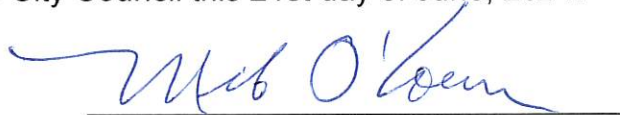
Total Transfer Amount: \$39,363.32

Explanation of Activity: Per Auditor recommendation, this is the year-to-date balance in the Emergency Levy Fund (\$39,363.32) that should be transferred to the General Fund at the Fiscal Year End.

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

SECTION 3. This resolution shall be effective on June 30, 2021.

PASSED AND APPROVED by the City Council this 21st day of June, 2021.



Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

TREASURER'S REPORT

CALENDAR 6/2021, FISCAL 12/2021

| ACCOUNT TITLE | LAST MONTH END BALANCE | RECEIVED | DISBURSED | CHANGE IN LIABILITY | TRANSFERS | ENDING BALANCE |
|-----------------------------|---------------------------|------------|------------|------------------------|-----------|-------------------|
| 001 GENERAL FUND | 314,144.84 | 55,520.79 | 148,890.69 | 17,989.49 | .00 | 238,764.43 |
| 002 POLICE K-9 FUND | .00 | .00 | .00 | .00 | .00 | .00 |
| 003 SAFETY | .00 | .00 | .00 | .00 | .00 | .00 |
| 004 LIBRARY | 58,828.85 | 662.87 | 6,235.25 | .00 | .00 | 53,256.47 |
| 005 LIBRARY MEMORIAL | 101,031.97 | .00 | .00 | .00 | .00 | 101,031.97 |
| 006 FIRE DEPT CAP RESERVE | 103,244.69 | 300.00 | .00 | .00 | .00 | 103,544.69 |
| 008 UTILITY FRANCHISE | 383,252.40 | .00 | .00 | .00 | .00 | 383,252.40 |
| 009 SPECIAL ASSESSMENTS | 6,772.00 | .00 | .00 | .00 | .00 | 6,772.00 |
| 010 ANIMAL RESCUE PROGRAM | 56.59 | .00 | .00 | .00 | .00 | 56.59 |
| 110 ROAD USE TAX FUND | 368,321.74 | 74,217.38 | 29,059.37 | 1,976.50 | .00 | 415,456.25 |
| 112 EMPLOYEE BENEFIT FUND | 252,010.19 | 15,321.58 | 30,512.39 | .00 | .00 | 236,819.38 |
| 119 EMERGENCY LEVY FUND | 38,751.33 | 611.99 | .00 | .00 | .00 | 39,363.32 |
| 120 HOTEL/MOTEL TAX | 72,060.06 | .00 | 10,470.32 | .00 | .00 | 61,589.74 |
| 121 LOST-LIBRARY | .00 | .00 | .00 | .00 | .00 | .00 |
| 122 LOST-POOL | 311,921.90 | .00 | .00 | .00 | .00 | 311,921.90 |
| 123 LOST-FIRE | 117,228.63 | .00 | .00 | .00 | .00 | 117,228.63 |
| 124 LOST-SCHOOL | .00 | .00 | .00 | .00 | .00 | .00 |
| 125 TIF | .00 | .00 | .00 | .00 | .00 | .00 |
| 126 LOST-LAW CENTER | .00 | .00 | .00 | .00 | .00 | .00 |
| 127 LOST-ECONOMIC DEV | 2,819.49 | .00 | .00 | .00 | .00 | 2,819.49 |
| 128 LOST-INFRASTRUCTURE | 1,304,418.84 | .00 | .00 | .00 | .00 | 1,304,418.84 |
| 129 LOST-SEWER | 259,702.84 | .00 | .00 | .00 | .00 | 259,702.84 |
| 160 ECONOMIC DEVELOPMENT | 154,302.50 | .00 | .00 | .00 | .00 | 154,302.50 |
| 200 DEBT SERVICE | 155,640.14 | 8,818.44 | .00 | .00 | .00 | 164,458.58 |
| 300 CAPITAL RESERVES-LEVY | .00 | .00 | .00 | .00 | .00 | .00 |
| 301 CAP PROJ-STATE STREET | .00 | .00 | .00 | .00 | .00 | .00 |
| 302 CAP PROJ-BELLA VISTA | 23,699.51 | .00 | .00 | .00 | .00 | 23,699.51 |
| 303 CAP PROJ-LMI | 20,000.00 | .00 | .00 | .00 | .00 | 20,000.00 |
| 304 CAP PROJ-SHANAHAN ADDIT | 15,760.91 | 1,078.00 | .00 | .00 | .00 | 16,838.91 |
| 501 CEMETERY PERPETUAL CARE | 195,505.14 | 924.00 | .00 | .00 | .00 | 196,429.14 |
| 502 FRIENDS OF OAKLAND CEME | 43,274.62 | .00 | .00 | .00 | .00 | 43,274.62 |
| 609 CITY WATER FUND | .00 | 15,796.02 | 16,404.37 | 2,185.04 | .00 | 1,576.69 |
| 610 SEWER UTILITY OPERATING | 1,682,604.61 | .00 | 22,018.24 | 2,565.89 | 6,016.66 | 1,657,135.60 |
| 611 SEWER BOND SINKING | 79,951.45 | .00 | 64,600.00 | .00 | 6,016.66 | 21,368.11 |
| 612 SEWER REVENUE RESERVE | 2,443,597.33 | .00 | .00 | .00 | .00 | 2,443,597.33 |
| 613 SEWER IMPROVEMENT RESER | 841,438.28 | .00 | .00 | .00 | .00 | 841,438.28 |
| 660 AIRPORT-CITY | 1,579.95 | 44.28 | 44.28 | .00 | .00 | 1,579.95 |
| 661 MUNICIPAL AIRPORT | 94,978.55 | 7,102.54 | 37,083.84 | .00 | .00 | 64,997.25 |
| 740 STORM SEWER RESERVE | 592,370.77 | .00 | 53.00 | .00 | .00 | 592,317.77 |
| 820 INSURANCE TRUST FUND | 333,586.44 | 26,085.05 | .00 | .00 | .00 | 359,671.49 |
| 821 FLEX ACCOUNT | 6,206.88 | 1,046.25 | .00 | .00 | .00 | 7,253.13 |
| Report Total | 10,375,903.54 | 207,529.19 | 365,371.75 | 24,716.92 | .00 | 10,242,777.90 |

RESOLUTION NO. 2021-3807

RESOLUTION AUTHORIZING ABANDONMENT PROCESS AGAINST REAL PROPERTY

WHEREAS, Leland Lowell Blumer and Donna Jean Blumer are shown as record-titleholders of that certain real property located at 1611 S. 21st, Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property");

Lots 6 and 7 in Cottage Grove Addition to the City of Centerville, Iowa, except the coal underlying the same;

WHEREAS, the Property has been abandoned by such owners and as a result of such abandonment has become a nuisance;

WHEREAS, the City of Centerville, Iowa (the "City") has the ability pursuant to Chapter 657A, *Code of Iowa*, to pursue an action in District Court to declare the Property abandoned and take title to the Property; and


WHEREAS, it would be in the best interests of the City to declare the Property abandoned and obtain title in order to demolish the improvements on the Property.

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

Section 1. On behalf of the City, the City Attorney is hereby authorized to execute any and all documents necessary to accomplish the abandonment process pursuant to Chapter 657A, *Code of Iowa*, in District Court.

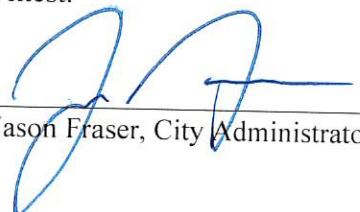
Section 2. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 19th day of July, 2021.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2021-3806

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by Ultra7 Development, LLC, an Iowa limited liability company ("Buyer") to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 19951 Bella Vista Circle in Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property"):

LOT 19, BELLA VISTA SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD,

for the sum of \$5,000.00 (the "Purchase Price"), and a copy of the proposed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Ottumwa Courier, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice a public hearing was held in the Council Chambers at City Hall, 312 E. Maple St., Centerville, Iowa at 6:00 o'clock p.m. on the 21st day of June, 2021; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price, to Buyer pursuant to the terms of the Agreement.

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

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the City Administrator and the Mayor are hereby authorized to execute any documents necessary to accomplish the sale of the Property to Buyer.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

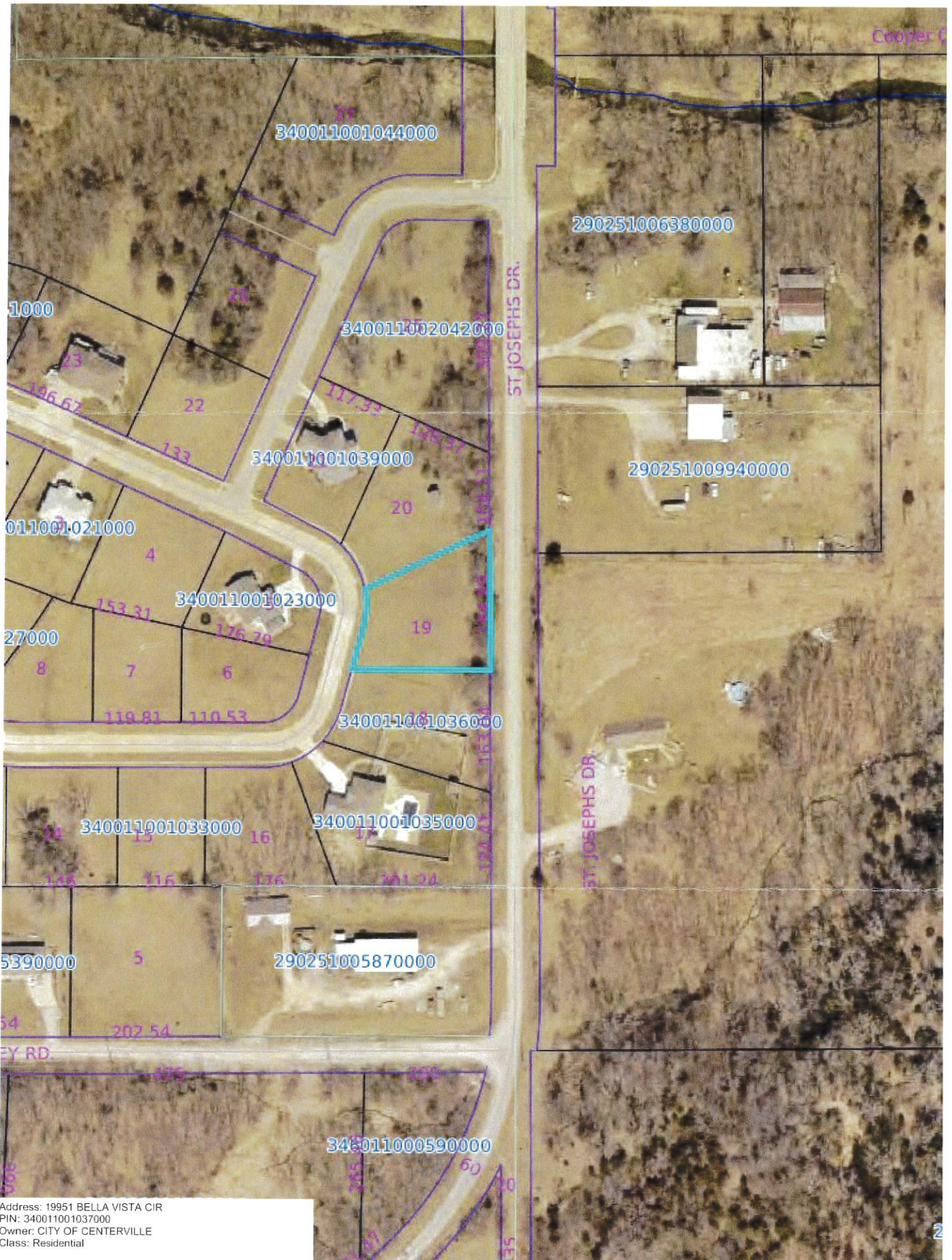
PASSED AND APPROVED by the City Council this 22nd day of June, 2021.



Michael G. O'Connor, Mayor

Attest:


Jason Fraser, City Administrator



Address: 19951 BELLA VISTA CIR
PIN: 340011001037000
Owner: CITY OF CENTERVILLE
Class: Residential

RESOLUTION #2021-3801

**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 803 S. 16th St., Centerville, Appanoose County, Iowa legally described as follows (the "Property");

Lot Ten (10) in Block Six (6) in Drake's First Addition to the Town 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 1:00 p.m, July 6th, 2021 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, July 6th, 2021 bids shall be opened by the City Clerk and public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids.
5. Implementation of Sale. The City Clerk and any other necessary City official, are authorized to take any and all actions necessary and incidental to scheduling and implementing said sale.
6. Effective Date of this Resolution. This resolution shall become effective upon its passage and approval as provided by law.

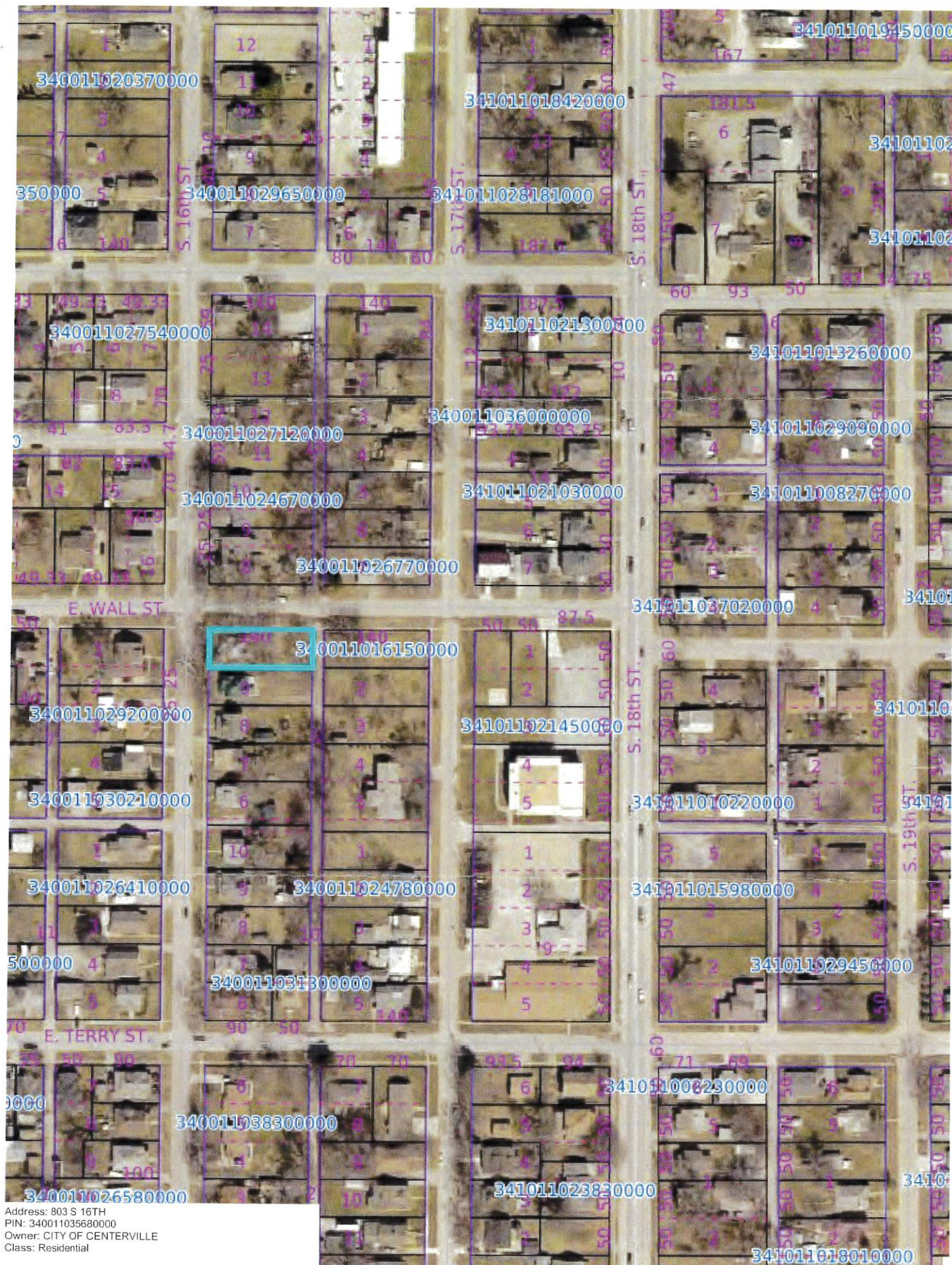
PASSED AND APPROVED this June 22nd, 2021.

CITY OF CENTERVILLE, IOWA

By: Michael G. O'Connor
Michael G. O'Connor, Mayor

ATTEST:

Jason Fraser
Jason Fraser, City Administrator



Address: 803 S 16TH
PIN: 340011035680000
Owner: CITY OF CENTERVILLE
Class: Residential

**NOTICE OF SALE OF REAL ESTATE BY PUBLIC BID AND PUBLIC HEARING FOR
CONVEYANCE OF REAL PROPERTY**

TO WHOM IT MAY CONCERN:

Sealed bids will be received by the City Clerk of the City of Centerville, Iowa, at Centerville City Hall until 1:00 p.m, July 6th, 2021 for the sale and conveyance of the real property located at 803 S. 16th St., Centerville, Appanoose County, Iowa legally described as follows:


Lot Ten (10) in Block Six (6) in Drake's First Addition to the Town of Centerville,
Iowa.

The City of Centerville shall accept sealed bids as follows:

1. Bid Process. Sealed bids will be received by the City Clerk, at City Hall, 312 E. Maple, Centerville, IA 52544, until 1:00 p.m, July 6th, 2021 for the sale and conveyance of the Property.
2. 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 available at Centerville City Hall); and
 - b. Check in the amount of the bidder's proposed purchase price made payable to the City of Centerville. Checks of unsuccessful bidders will be returned after the canvass and tabulation of bids are completed.
3. Award. At the City Council Meeting at 6:00 p.m, July 6th, 2021 bids shall be opened by the City Clerk and public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids.

Published by order of the City Council of the City of Centerville, Iowa.

Published: June 24, 2021



Jason Fraser, City Administrator

RESOLUTION #2021-3802

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

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

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

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

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

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

1. Authorization of Sale. The Property shall be sold pursuant to the sealed bid process set forth below.
2. Bid Process. Sealed bids will be received by the City Clerk, at City Hall, 312 E. Maple, Centerville, IA 52544, until 1:00 p.m, July 6th, 2021 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, July 6th, 2021 bids shall be opened by the City Clerk and public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids.
5. Implementation of Sale. The City Clerk and any other necessary City official, are authorized to take any and all actions necessary and incidental to scheduling and implementing said sale.
6. Effective Date of this Resolution. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this ~~22nd~~ June 22nd, 2021.

CITY OF CENTERVILLE, IOWA

By: Michael G. O'Connor
Michael G. O'Connor, Mayor

ATTEST:

JA
Jason Fraser, City Administrator



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

**NOTICE OF SALE OF REAL ESTATE BY PUBLIC BID AND PUBLIC HEARING FOR
CONVEYANCE OF REAL PROPERTY**

TO WHOM IT MAY CONCERN:

Sealed bids will be received by the City Clerk of the City of Centerville, Iowa, at Centerville City Hall until 1:00 p.m, July 6th, 2021 for the sale and conveyance of the real property located at 1001 W. Washington, Centerville, Appanoose County, Iowa and legally described as follows:

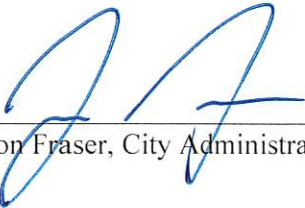
Lot 18 in Oak Park Addition to Centerville, Appanoose County, Iowa.

The City of Centerville shall accept sealed bids as follows:

1. Bid Process. Sealed bids will be received by the City Clerk, at City Hall, 312 E. Maple, Centerville, IA 52544, until 1:00 p.m, July 6th, 2021 for the sale and conveyance of the Property.
2. 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 available at Centerville City Hall); and
 - b. Check in the amount of the bidder's proposed purchase price made payable to the City of Centerville. Checks of unsuccessful bidders will be returned after the canvass and tabulation of bids are completed.
3. Award. At the City Council Meeting at 6:00 p.m, July 6th, 2021 bids shall be opened by the City Clerk and public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids.

Published by order of the City Council of the City of Centerville, Iowa.

Published: June 24th, 2021



Jason Fraser, City Administrator

RESOLUTION #2021-3803

**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 1625 S. 18th St., Centerville, Appanoose County, Iowa legally described as follows (the "Property");

LOTS 8 AND 9 IN BLOCK 18 IN ADAMSON'S ADDITION TO THE 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 1:00 p.m, July 6th, 2021 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, not less than \$10,000.00 (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, July 6th, 2021 bids shall be opened by the City Clerk and public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids.
5. Implementation of Sale. The City Clerk and any other necessary City official, are authorized to take any and all actions necessary and incidental to scheduling and implementing said sale.
6. Effective Date of this Resolution. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this June 22nd, 2021.

CITY OF CENTERVILLE, IOWA

By: Michael G. O'Connor
Michael G. O'Connor, Mayor

ATTEST:

Jason Fraser
Jason Fraser, City Administrator



Address: 1625 S 18TH
PIN: 34101103020000
Owner: CITY OF CENTERVILLE, IOWA
Class: Residential

**NOTICE OF SALE OF REAL ESTATE BY PUBLIC BID AND PUBLIC HEARING FOR
CONVEYANCE OF REAL PROPERTY**

TO WHOM IT MAY CONCERN:

Sealed bids will be received by the City Clerk of the City of Centerville, Iowa, at Centerville City Hall until 1:00 p.m, July 6th, 2021 for the sale and conveyance of the real property located at 1625 S. 18th St., Centerville, Appanoose County, Iowa and legally described as follows:

LOTS 8 AND 9 IN BLOCK 18 IN ADAMSON'S ADDITION TO THE CITY OF
CENTERVILLE, APPANOOSE COUNTY, IOWA.

The City of Centerville shall accept sealed bids as follows:

1. Bid Process. Sealed bids will be received by the City Clerk, at City Hall, 312 E. Maple, Centerville, IA 52544, until 1:00 p.m, July 6th, 2021 for the sale and conveyance of the Property.
2. 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, not less than \$10,000.00 (A copy of the form of Real Estate Purchase Agreement is available at Centerville City Hall); and
 - b. Check in the amount of the bidder's proposed purchase price made payable to the City of Centerville. Checks of unsuccessful bidders will be returned after the canvass and tabulation of bids are completed.
3. Award. At the City Council Meeting at 6:00 p.m, July 6th, 2021 bids shall be opened by the City Clerk and public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids.

Published by order of the City Council of the City of Centerville, Iowa.

Published: June 24th, 2021



Jason Fraser, City Administrator

RESOLUTION #2021-3804

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, the City of Centerville, Iowa owns that certain real property located at 404 E. Van Buren, Centerville, Appanoose County, Iowa and legally described as follows (the "Property"):

The East 45 feet of Lot 8, Block 3, Range 7 in the Original Town of Centerville, Appanoose County, Iowa. Subject to easements of record.

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 1:00 p.m, July 6th, 2021 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, not less than \$1,000.00 (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 the 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, July 6th, 2021 bids shall be opened by the City Clerk and public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids.
5. Implementation of Sale. The City Clerk and any other necessary City official, are authorized to take any and all actions necessary and incidental to scheduling and implementing said sale.
6. Effective Date of this Resolution. This resolution shall become effective upon its passage and approval as provided by law.

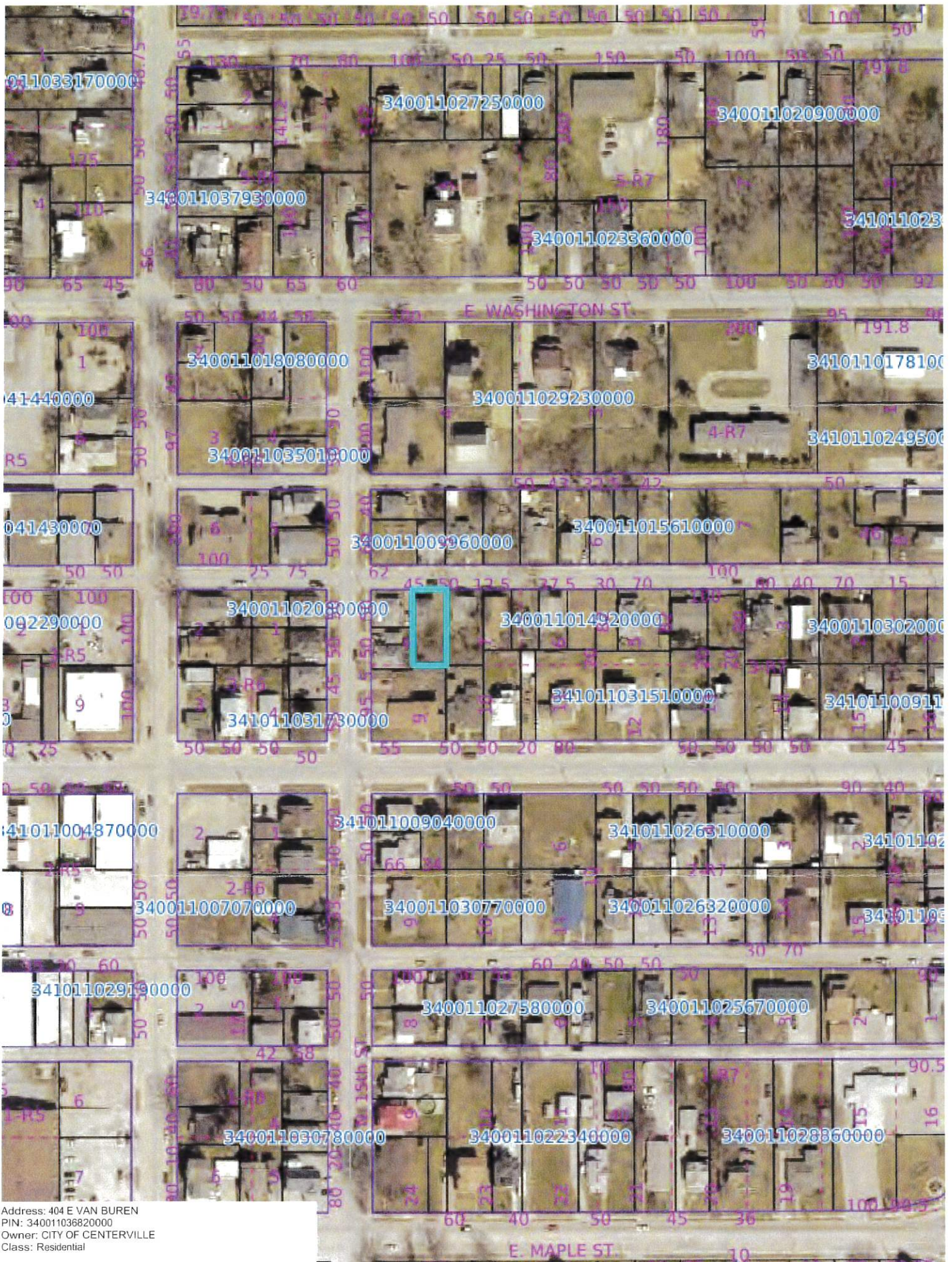
PASSED AND APPROVED this June 22nd, 2021.

CITY OF CENTERVILLE, IOWA

By: Michael G. O'Connor
Michael G. O'Connor, Mayor

ATTEST:

Jason Fraser
Jason Fraser, City Administrator



Address: 404 E VAN BUREN
PIN: 340011036820000
Owner: CITY OF CENTERVILLE
Class: Residential

**NOTICE OF SALE OF REAL ESTATE BY PUBLIC BID AND PUBLIC HEARING FOR
CONVEYANCE OF REAL PROPERTY**

TO WHOM IT MAY CONCERN:

Sealed bids will be received by the City Clerk of the City of Centerville, Iowa, at Centerville City Hall until 1:00 p.m, July 6th, 2021 for the sale and conveyance of the real property located at 404 E. Van Buren, Centerville, Appanoose County, Iowa and legally described as follows:


The East 45 feet of Lot 8, Block 3, Range 7 in the Original Town of Centerville,
Appanoose County, Iowa. Subject to easements of record.

The City of Centerville shall accept sealed bids as follows:

1. Bid Process. Sealed bids will be received by the City Clerk, at City Hall, 312 E. Maple, Centerville, IA 52544, until 1:00 p.m, July 6th, 2021 for the sale and conveyance of the Property.
2. 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, not less than \$1,000.00 (A copy of the form of Real Estate Purchase Agreement is available at Centerville City Hall); and
 - b. Check in the amount of the bidder's proposed purchase price made payable to the City of Centerville. Checks of unsuccessful bidders will be returned after the canvass and tabulation of bids are completed.
3. Award. At the City Council Meeting at 6:00 p.m, July 6th, 2021 bids shall be opened by the City Clerk and public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids.

Published by order of the City Council of the City of Centerville, Iowa.

Published: June 24th, 2021



Jason Fraser, City Administrator

RESOLUTION NO. 2021-3805

**RESOLUTION SETTING TIME AND PLACE OF HEARING
ON ACCEPTANCE OF OFFER TO PURCHASE REAL ESTATE**

WHEREAS, the City of Centerville, Iowa (the "City") is the owner of certain real estate locally known as being located at 20285 Bella Vista Drive in Centerville, Appanoose County, Iowa, legally described as follows (the "Property");

LOT 27, BELLA VISTA SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD;

WHEREAS, the City Council of the City desires to sell the Property to Ultra7 Development, LLC ("Buyer") for \$5,000.00 (the "Purchase Price");

WHEREAS, the Property is being sold at fair market value;

WHEREAS, it would be in the best interests of the City to accept Buyer's offer to purchase the Property for the Purchase Price (the "Offer"); and

WHEREAS, in order to comply with Section 364.7, *Code of Iowa*, it is necessary to set a date, time and place of hearing on the acceptance of the Offer.

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

Section 1. The Offer will be considered by the City Council at a meeting to be held commencing at 6:00 o'clock P.M. on July 6th, 2021 at Centerville City Hall, 312 E. Maple St. in Centerville, IA

Section 2. The City Clerk is hereby directed to publish a notice of the Offer, said notice to be published not less than four (4) nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 22nd day of June, 2021.

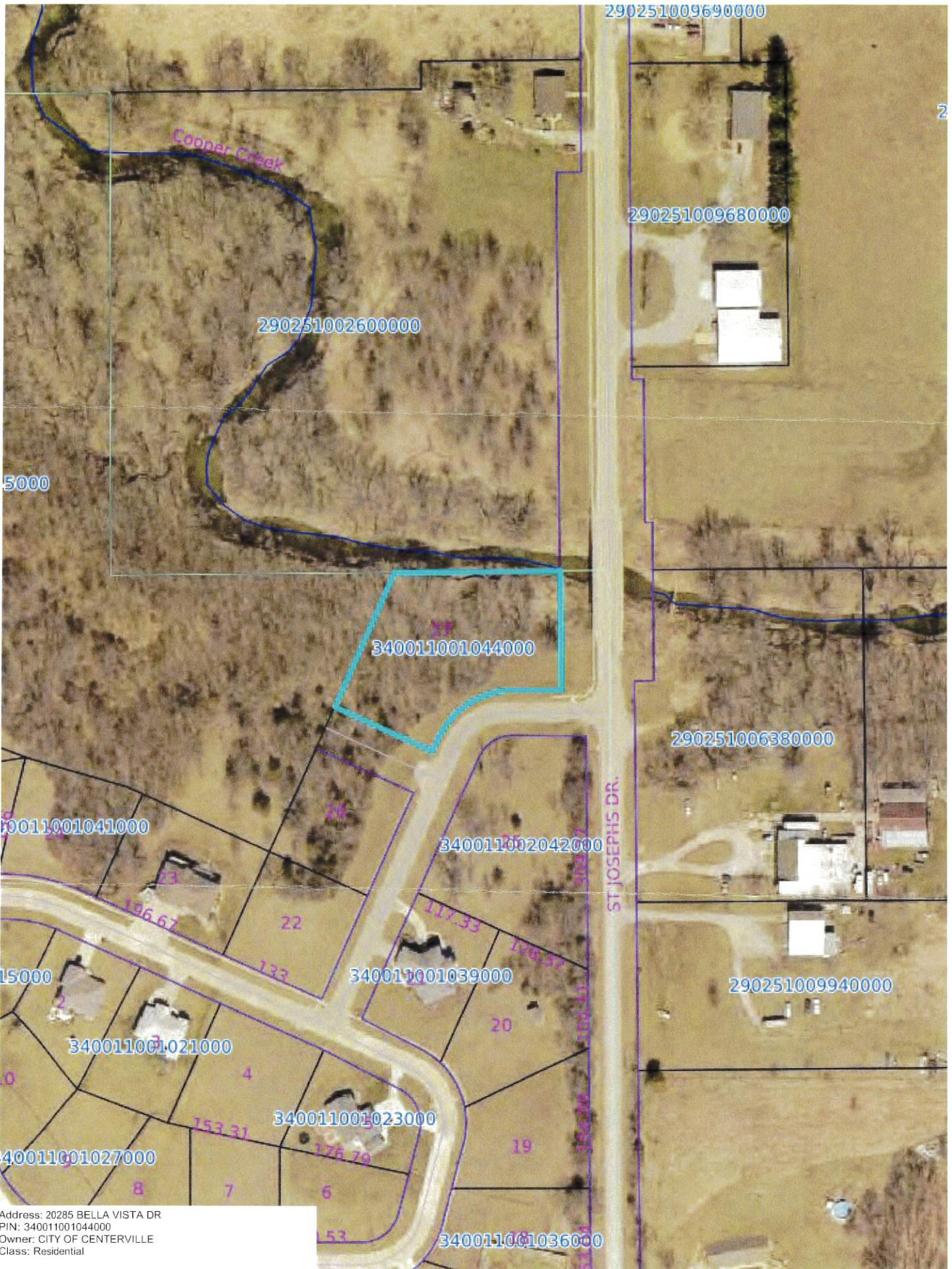


Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Clerk



Address: 20285 BELLA VISTA DR
PIN: 340011001044000
Owner: CITY OF CENTERVILLE
Class: Residential

NOTICE OF PUBLIC HEARING ON PROPOSAL TO CONVEY REAL ESTATE

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that the City Council of the City of Centerville, Iowa will consider a resolution to transfer and convey certain real estate located at 20285 Bella Vista Drive in Centerville, Appanoose County, Iowa, legally described as:


LOT 27, BELLA VISTA SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD,

for the sum of \$5,000.00 to Ultra7 Development, LLC, at a meeting to be held on July 6th, 2021 commencing at 6:00 o'clock p.m. at Centerville City Hall, 312 E. Maple St in Centerville, IA.

Persons desiring to object to said proposal may appear at said time and place set for hearing or may file written objections with the City Clerk prior thereto.

Published by order of the City Council of the City of Centerville, Iowa.

CITY OF CENTERVILLE, IOWA


By: Jason Fraser, City Administrator

Published: June 24th, 2021

RESOLUTION NO. 2021-3807

RESOLUTION AUTHORIZING ABANDONMENT PROCESS AGAINST REAL PROPERTY

WHEREAS, Johnny Lee Moore, is shown as record-titleholder of that certain real property located at 1605 S. 21st, Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property");

Cottage Grove Lot 5, City of Centerville;

WHEREAS, the Property has been abandoned by such owner and as a result of such abandonment has become a nuisance;

WHEREAS, the City of Centerville, Iowa (the "City") has the ability pursuant to Chapter 657A, *Code of Iowa*, to pursue an action in District Court to declare the Property abandoned and take title to the Property; and

WHEREAS, it would be in the best interests of the City to declare the Property abandoned and obtain title in order to demolish the improvements on the Property.

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

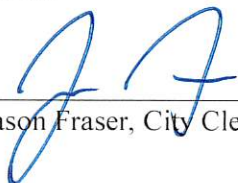
Section 1. On behalf of the City, the City Attorney is hereby authorized to execute any and all documents necessary to accomplish the abandonment process pursuant to Chapter 657A, *Code of Iowa*, in District Court.

Section 2. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 22nd day of June, 2021.


Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Clerk



Address: 1605 S 21ST
PIN: 34101103370000
Owner: MOORE, JOHNNY LEE
Class: Residential

RESOLUTION No. 2021-3800

**RESOLUTION CHANGING THE DATE OF THE FIRST CITY COUNCIL
MEETING OF JULY, 2021**

Whereas, the first Monday of July is a holiday for City Hall and there will be no business conducted on that day;

Therefore, be it resolved by the City Council of the City of Centerville, Iowa, that the first Council meeting of July will be held on the 6th day of July, 2021.

PASSED AND APPROVED this 21st day of June, 2021.

Attest:



Jason Fraser, City Administrator



Mike O'Connor, Mayor

RESOLUTION NO. 2021-3799

**RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2022**

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

WHEREAS, the records should now indicate appropriate transfers;

WHEREAS, the SRF Loan Agreement requires that the Sewer Revenue Fund make monthly deposits into the Sewer Sinking Fund for the payment of principal and interest on said notes; and

WHEREAS, the Amortization Schedule shows that principal and interest for the fiscal year 2022 will be \$72,060.00.

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

CASH TRANSFER:

Transferred from: Sewer Fund – 610-910-6910

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

Monthly Amount: \$6,005.00

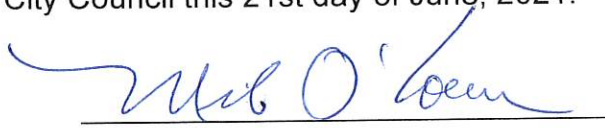
Total Amount for FY22: \$72,060.00

Explanation of Activity: Loan payments should be paid out of the Sewer Bond Sinking Fund. Monthly transfers of monies from the Sewer Revenue Fund in the amount of \$6,005.00 to the Sewer Bond Sinking Fund for loan principal and interest payments will satisfy the above mentioned requirement.

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

SECTION 3. This resolution shall be effective July 1, 2021.

PASSED AND APPROVED by the City Council this 21st day of June, 2021.


Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

Final Amortization Schedule

City of Centerville
C0521R
CS-192486-01



SRF
STATE
REVOLVING FUND

Loan Summary

| | |
|-------------------------|-----------------|
| Loan Closing Date | Mar 8, 2013 |
| Final Disbursement Date | Jul 26, 2013 |
| Final Maturity Date | Jun 1, 2032 |
| Loan Period in Years | 20 |
| Original Loan Amount | \$ 1,382,000.00 |
| Unused Proceeds, If Any | \$182,508.17 |
| Final Loan Amount | \$ 1,199,491.83 |
| Annual Interest Rate | 1.75% |
| Total Interest | \$ 211,932.57 |
| Servicing Fee Rate | 0.25% |
| Total Servicing Fees | \$ 30,276.10 |
| Total Loan Costs | \$ 249,118.67 |

Final Draw Schedule

| | | |
|------------------|--------------|------------|
| Initiation Fee - | Mar 8, 2013 | 6,910.00 |
| Actual Draw | Mar 15, 2013 | 935,902.19 |
| Actual Draw | Jul 26, 2013 | 256,679.64 |

Total Loaned Amount 1,199,491.83

| Payment Date | Beginning Balance | Principal | Interest | Servicing Fee | Total Loan Payment | Total Annual Debt Service | Ending Balance |
|--------------|-------------------|-----------|----------|---------------|--------------------|---------------------------|----------------|
| Jun 1, 2013 | 942,812.19 | 57,000.00 | 3,485.52 | 497.93 | 60,983.45 | 60,983.45 | 885,812.19 |
| Dec 1, 2013 | 1,142,491.83 | | 9,310.54 | 1,330.08 | 10,640.62 | | 1,142,491.83 |
| Jun 1, 2014 | 1,142,491.83 | 58,000.00 | 9,996.81 | 1,428.11 | 69,424.92 | 80,065.54 | 1,084,491.83 |
| Dec 1, 2014 | 1,084,491.83 | | 9,489.30 | 1,355.62 | 10,844.92 | | 1,084,491.83 |
| Jun 1, 2015 | 1,084,491.83 | 59,000.00 | 9,489.30 | 1,355.62 | 69,844.92 | 80,689.84 | 1,025,491.83 |
| Dec 1, 2015 | 1,025,491.83 | | 8,973.05 | 1,281.87 | 10,254.92 | | 1,025,491.83 |
| Jun 1, 2016 | 1,025,491.83 | 50,491.83 | 8,973.05 | 1,281.87 | 60,746.75 | 71,001.67 | 975,000.00 |
| Dec 1, 2016 | 975,000.00 | | 8,531.25 | 1,218.75 | 9,750.00 | | 975,000.00 |
| Jun 1, 2017 | 975,000.00 | 52,000.00 | 8,531.25 | 1,218.75 | 61,750.00 | 71,499.99 | 923,000.00 |
| Dec 1, 2017 | 923,000.00 | | 8,076.25 | 1,153.75 | 9,230.00 | | 923,000.00 |
| Jun 1, 2018 | 923,000.00 | 53,000.00 | 8,076.25 | 1,153.75 | 62,230.00 | 71,459.99 | 870,000.00 |
| Dec 1, 2018 | 870,000.00 | | 7,612.50 | 1,087.50 | 8,700.00 | | 870,000.00 |
| Jun 1, 2019 | 870,000.00 | 54,000.00 | 7,612.50 | 1,087.50 | 62,700.00 | 71,400.00 | 816,000.00 |
| Dec 1, 2019 | 816,000.00 | | 7,140.00 | 1,020.00 | 8,160.00 | | 816,000.00 |
| Jun 1, 2020 | 816,000.00 | 56,000.00 | 7,140.00 | 1,020.00 | 64,160.00 | 72,320.00 | 760,000.00 |
| Dec 1, 2020 | 760,000.00 | | 6,650.00 | 950.00 | 7,600.00 | | 760,000.00 |
| Jun 1, 2021 | 760,000.00 | 57,000.00 | 6,650.00 | 950.00 | 64,600.00 | 72,200.00 | 703,000.00 |
| Dec 1, 2021 | 703,000.00 | | 6,151.25 | 878.75 | 7,030.00 | | 703,000.00 |
| Jun 1, 2022 | 703,000.00 | 58,000.00 | 6,151.25 | 878.75 | 65,030.00 | 72,060.00 | 645,000.00 |
| Dec 1, 2022 | 645,000.00 | | 5,643.75 | 806.25 | 6,450.00 | | 645,000.00 |
| Jun 1, 2023 | 645,000.00 | 59,000.00 | 5,643.75 | 806.25 | 65,450.00 | 71,900.00 | 586,000.00 |
| Dec 1, 2023 | 586,000.00 | | 5,127.50 | 732.50 | 5,860.00 | | 586,000.00 |
| Jun 1, 2024 | 586,000.00 | 60,000.00 | 5,127.50 | 732.50 | 65,860.00 | 71,720.00 | 526,000.00 |
| Dec 1, 2024 | 526,000.00 | | 4,602.50 | 657.50 | 5,260.00 | | 526,000.00 |
| Jun 1, 2025 | 526,000.00 | 61,000.00 | 4,602.50 | 657.50 | 66,260.00 | 71,520.00 | 465,000.00 |
| Dec 1, 2025 | 465,000.00 | | 4,068.75 | 581.25 | 4,650.00 | | 465,000.00 |
| Jun 1, 2026 | 465,000.00 | 63,000.00 | 4,068.75 | 581.25 | 67,650.00 | 72,300.00 | 402,000.00 |
| Dec 1, 2026 | 402,000.00 | | 3,517.50 | 502.50 | 4,020.00 | | 402,000.00 |
| Jun 1, 2027 | 402,000.00 | 64,000.00 | 3,517.50 | 502.50 | 68,020.00 | 72,040.00 | 338,000.00 |
| Dec 1, 2027 | 338,000.00 | | 2,957.50 | 422.50 | 3,380.00 | | 338,000.00 |
| Jun 1, 2028 | 338,000.00 | 65,000.00 | 2,957.50 | 422.50 | 68,380.00 | 71,760.00 | 273,000.00 |
| Dec 1, 2028 | 273,000.00 | | 2,388.75 | 341.25 | 2,730.00 | | 273,000.00 |
| Jun 1, 2029 | 273,000.00 | 66,000.00 | 2,388.75 | 341.25 | 68,730.00 | 71,460.00 | 207,000.00 |
| Dec 1, 2029 | 207,000.00 | | 1,811.25 | 258.75 | 2,070.00 | | 207,000.00 |
| Jun 1, 2030 | 207,000.00 | 68,000.00 | 1,811.25 | 258.75 | 70,070.00 | 72,140.00 | 139,000.00 |
| Dec 1, 2030 | 139,000.00 | | 1,216.25 | 173.75 | 1,390.00 | | 139,000.00 |
| Jun 1, 2031 | 139,000.00 | 69,000.00 | 1,216.25 | 173.75 | 70,390.00 | 71,780.00 | 70,000.00 |
| Dec 1, 2031 | 70,000.00 | | 612.50 | 87.50 | 700.00 | | 70,000.00 |
| Jun 1, 2032 | 70,000.00 | 70,000.00 | 612.50 | 87.50 | 70,700.00 | 71,400.00 | 0.00 |

RESOLUTION NO. 2021-3798

**RESOLUTION SETTING TIME AND PLACE OF HEARING
ON ACCEPTANCE OF OFFER TO PURCHASE REAL ESTATE**

WHEREAS, the City of Centerville, Iowa (the "City") is the owner of certain real estate locally known as being located at 19951 Bella Vista Circle in Centerville, Appanoose County, Iowa, legally described as follows (the "Property");

LOT 19, BELLA VISTA SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD;

WHEREAS, the City Council of the City desires to sell the Property to Ultra7 Development, LLC ("Buyer") for \$5,000.00 (the "Purchase Price");

WHEREAS, the Property is being sold at fair market value;

WHEREAS, it would be in the best interests of the City to accept Buyer's offer to purchase the Property for the Purchase Price (the "Offer"); and

WHEREAS, in order to comply with Section 364.7, *Code of Iowa*, it is necessary to set a date, time and place of hearing on the acceptance of the Offer.

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

Section 1. The Offer will be considered by the City Council at a meeting to be held commencing at 6:00 o'clock P.M. on June 21st, 2021 at Centerville City Hall, 312 E. Maple St. in Centerville, IA


Section 2. The City Clerk is hereby directed to publish a notice of the Offer, said notice to be published not less than four (4) nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

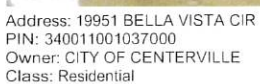
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 8th day of June, 2021.


Michael G. O'Connor, Mayor

Attest:


Jason Fraser, City Clerk



Resolution #2021-3796

Adopting the ADLM Regional Multi-Jurisdictional Local Hazard Mitigation Plan (Counties of Appanoose, Davis, Lucas, and Monroe, Iowa)

Whereas, the City of Centerville recognizes the threat that natural hazards pose to people and property within our community; and

Whereas, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

Whereas, the U.S Congress passed the Disaster Mitigation Act of 2000 ("Disaster Mitigation Act") emphasizing the need for pre-disaster mitigation of potential hazards;

Whereas, the Disaster Mitigation Act made available hazard mitigation grants to state and local governments; and

Whereas, an adopted Local Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

Whereas, the City of Centerville fully participated in the hazard mitigation planning process to prepare this Multi-Jurisdictional Local Hazard Mitigation Plan; and

Whereas, the Iowa Homeland Security and Emergency Management Department and the Federal Emergency Management Agency Region VII officials have reviewed the "ADLM Regional Multi-Jurisdictional Local Hazard Mitigation Plan," and approved it contingent upon this official adoption of the participating governing body; and

Whereas, City of Centerville desires to comply with the requirements of the Disaster Mitigation Act and to augment its emergency planning efforts by formally adopting the ADLM Regional Multi-Jurisdictional Local Hazard Mitigation Plan; and

Whereas, adoption by the governing body for the City of Centerville demonstrates the jurisdictions' commitment to fulfilling the mitigation goals outlined in this Multi-Jurisdictional Local Hazard Mitigation Plan;

Whereas, adoption of this legitimizes the plan and authorizes responsible agencies to carry out their responsibilities under the plan;

Now, therefore, be it resolved, that the City of Centerville adopts the "ADLM Regional Multi-Jurisdictional Local Hazard Mitigation Plan" as an official plan; and

Be it further resolved, the City of Centerville will submit this Adoption Resolution to the Iowa Homeland Security and Emergency Management Department and Federal Emergency Management Agency Region VII officials to enable the plan's final approval.

Approval Date: 7/6/2021

Mike O'Connor - Mayor
Certifying Official:

Mike O'Connor
Signature of Certifying Official:

Attest: JA

Resolution #2021-3796

Adopting the ADLM Regional Multi-Jurisdictional Local Hazard Mitigation Plan (Counties of Appanoose, Davis, Lucas, and Monroe, Iowa)

Whereas, the City of Centerville recognizes the threat that natural hazards pose to people and property within our community; and

Whereas, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

Whereas, the U.S Congress passed the Disaster Mitigation Act of 2000 ("Disaster Mitigation Act") emphasizing the need for pre-disaster mitigation of potential hazards;

Whereas, the Disaster Mitigation Act made available hazard mitigation grants to state and local governments; and

Whereas, an adopted Local Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

Whereas, the City of Centerville fully participated in the hazard mitigation planning process to prepare this Multi-Jurisdictional Local Hazard Mitigation Plan; and

Whereas, the Iowa Homeland Security and Emergency Management Department and the Federal Emergency Management Agency Region VII officials have reviewed the "ADLM Regional Multi-Jurisdictional Local Hazard Mitigation Plan," and approved it contingent upon this official adoption of the participating governing body; and

Whereas, City of Centerville desires to comply with the requirements of the Disaster Mitigation Act and to augment its emergency planning efforts by formally adopting the ADLM Regional Multi-Jurisdictional Local Hazard Mitigation Plan; and

Whereas, adoption by the governing body for the City of Centerville demonstrates the jurisdictions' commitment to fulfilling the mitigation goals outlined in this Multi-Jurisdictional Local Hazard Mitigation Plan;

Whereas, adoption of this legitimizes the plan and authorizes responsible agencies to carry out their responsibilities under the plan;

Now, therefore, be it resolved, that the City of Centerville adopts the "ADLM Regional Multi-Jurisdictional Local Hazard Mitigation Plan" as an official plan; and

Be it further resolved, the City of Centerville will submit this Adoption Resolution to the Iowa Homeland Security and Emergency Management Department and Federal Emergency Management Agency Region VII officials to enable the plan's final approval.

Approval Date: July 6, 2021

Certifying Official:

Mic O'Leary

Signature of Certifying Official:

Attest: JA

RESOLUTION NO. 2021-379⁵

**RESOLUTION APPROVING AN APPLICATION FOR TAX ABATEMENT UNDER THE CENTERVILLE
URBAN REVITALIZATION PLAN**

WHEREAS, the Centerville City Council adopted a Centerville Urban Revitalization Plan (the "Plan") which sets forth a schedule of tax abatements for qualified real estate located within the urban revitalization area, all as described therein; and

WHEREAS, application has been filed by Stieren Investment Holdings (Industrial) which is attached hereto, which requests prior approval of the City Council for improvement within the urban revitalization area; and

WHEREAS, said improvement projects are in conformity with the Plan developed by the City and relates to qualified real estate located within the designated revitalization area.

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

SECTION 1. The application for tax abatement filed by Stieren Investment Holdings (industrial) is in accordance with the Plan and hereby approved as to the real estate described in said application.

SECTION 2. The tax abatement provided by the Plan are hereby approved as to said real estate, subject to the completion of the improvements and subject to review by the Appanoose County Assessor as provided by law.

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

PASSED AND APPROVED by the City Council this 7th day of June, 2021²⁴



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

APPLICATION FOR TAX ABATEMENT

TO: CENTERVILLE CITY COUNCIL

The undersigned does hereby apply for the tax abatement established by the Centerville Urban Revitalization Plan in accordance with Chapter 404, *Code of Iowa*, and does hereby submit the following information relating thereto:

Name of Owner: Stieren Investment Holdings

Address of Owner: 33130 115th St Unionville, MO 63565

Location of Improvement Legal 22844 Dewey Rd. - 7 Acres of PIN 346011042240000

Description of Property: _____

Residential, Commercial, or Industrial Use: Industrial

Nature of Improvement: Construction of 45,000 Sq. Ft. warehouse and office building

Present Assessed Value: \$28,250

Estimated Cost of Improvement (must increase assessed value more than 10% to Qualify): \$1,600,000

Estimated Date of Completion of Improvement: 10/31/2021



Owner

APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on _____

Jason Fraser, City Administrator/Zoning Administrator

RESOLUTION #2021-3794

A RESOLUTION SETTING SALARIES FOR APPOINTED OFFICERS & EMPLOYEES FOR THE CITY OF CENTERVILLE, IOWA FOR FISCAL YEAR COMMENCING JULY 1, 2021 & ENDING JUNE 30, 2022

SECTION 1. The following person and positions named shall be paid the salaries or wages indicated and the City Clerk is hereby authorized to issue warrants or checks, less the required or authorized deductions from the amount set out below in bi-weekly installments, and make such contributions to IPERS, FICA, MFPRSI, or other purposes as required by law or authorized by the Council, all subject to audit by the Council.

| POSITION | HIRE DATE | NAME | RATE | REGULAR HOURS PER WORK WEEK |
|---------------------------------------|-----------|---------------|------------|-----------------------------|
| Mayor | 1/1/18 | Mike O'Connor | 10,000.00 | As Required |
| City Clerk/Administrator | 1/12/17 | Jason Fraser | 108,055.61 | As Required |
| Bookkeeper | 2/28/05 | Joyce Davis | 23.93/hr | 40 |
| Customer Service | 11/15/12 | Deb Smith | 19.28/hr | 40 |
| Administrative Assistant | 9/9/13 | Tammy Johnson | 18.29/hr | 40 |
| Billing Clerk | 10/13/14 | Marsha Wells | 17.96/hr | 40 |
| Building Official | 8/24/15 | Frank Belloma | 18.74/hr | 20 |
| City Council Members - Paid Quarterly | | As Elected | 1,000.00 | Bi-Monthly Mtgs |
| Street Chief Mechanic | 1/3/84 | David Moorman | 23.85/hr | 40 |
| Street Dept Leadman | 11/26/84 | Tom Carson | 24.00/hr | 40 |
| Public Works Maintenance Worker | 5/12/14 | Robert Beck | 21.76/hr | 40 |
| Public Works Maintenance Worker | 8/17/15 | Robert Sands | 21.76/hr | 40 |
| Part-Time Laborer | | Vacant | 10.00/hr | As Required |

1) Longevity Pay - Each employee of the Street Department shall receive \$.03 per hour per year of employment beginning with the completion of five years of employment, per union contract.

| | | | | |
|-----------------------------------|----------|------------------|------------|-------------|
| Fire Chief | 10/21/99 | Mike Bogle | 71,463.92 | As Required |
| Fire Captain | 10/13/96 | Vern Milburn | 61,181.00 | As Required |
| Fire Captain | 11/1/12 | Ryan Moore | 61,181.00 | As Required |
| Volunteer Asst. Chiefs | | Various | 17.00/call | As Required |
| Volunteer Certified Firemen | | Various | 15.00/call | As Required |
| Volunteer Non-Certified Firemen | | Various | 12.00/call | As Required |
| Volunteer Fireman - Working Shift | | Various | 15.00/hr | As Required |
| Lead Paramedic | 11/26/18 | Catherine DeVoll | 23.11/hr | As Required |
| Paramedic | 11/26/18 | Justin Hudson | 21.01/hr | As Required |
| Paramedic | 4/10/19 | Austin Rinehart | 21.01/hr | As Required |
| Paramedic | 4/24/20 | Zackary Musgrove | 21.01/hr | As Required |
| Paramedic | 5/24/21 | Jayci Inman | 21.01/hr | As Required |
| EMT | 11/26/18 | Brooklin Atwell | 15.76/hr | As Required |
| EMT | 11/26/18 | Jeremy Barber | 15.76/hr | As Required |
| EMT | 11/26/18 | Jeremy Hudson | 15.76/hr | As Required |
| PT-Paramedic | 3/4/19 | Brenda Howington | 20.00/hr | As Required |
| PT-Paramedic | 3/4/19 | Andrew Mericle | 20.00/hr | As Required |
| PT-Paramedic | 3/4/19 | Arianna Mericle | 20.00/hr | As Required |
| PT-EMT | 3/4/19 | Kylie Howington | 15.00/hr | As Required |
| PRN-Paramedic | | | 20.00/hr | As Required |
| PRN-EMT | | | 15.00/hr | As Required |
| ON CALL-All Levels | | | 2.00/hr | As Required |
| FD Volunteer as EMS Driver | | | 15.00/hr | As Required |
| Advanced EMT Certification | | | 124.00/mo | |

2) Longevity Bonus Table Follows at End under Section 2.

| POSITION | HIRE DATE | NAME | RATE | REGULAR HOURS PER WORK WEEK |
|--------------------------------------|-----------|-----------------|-------------|-----------------------------|
| Public Works Director | 1/21/02 | Steve Hawkins | 78,610.74 | As Required |
| WW Chief Mechanic | 9/4/01 | Kris Smothers | 23.85/hr | 40 |
| WW Operator | 6/26/06 | Jack Brice | 21.76/hr | 40 |
| WW Operator | 7/1/13 | Jacob Smith | 21.76/hr | 40 |
| WW Operator | 9/16/19 | Dalton Lawson | 21.14/hr | 40 |
| Part-Time Laborer | | Vacant | 10.00/hr | As Required |
| Water Operator-Leadman | 5/31/05 | Joe Sivetts | 24.00/hr | 40 |
| Water Operator | 6/20/11 | Jacob Steele | 23.09/hr | 40 |
| Water Operator | 4/29/19 | Zachary Bedford | 21.14/hr | 40 |
| Part-Time Laborer | | Vacant | 10.00/hr | As Required |
| Water Board Members - Paid Quarterly | | As Appointed | \$30.00/mtg | Monthly Mtg |
| Certification Pay: | | | | |
| Grade 1 License | | | 125.00/mo | |
| Grade 2 License | | | 150.00/mo | |
| Grade 3 License | | | 175.00/mo | |
| Grade 4 License | | | 200.00/mo | |

If a waste water operator obtains a Collection License, they will receive 1/2 of Certification Pay.

1) Longevity Pay - Each employee of the Water and Waste Water Department(s) shall receive \$.03 per hour per year of employment beginning with the completion of five years of employment, per union contract.

| | | | | |
|---------------------------|----------|-------------------|-----------|-------------|
| Police Chief | 7/23/07 | Tom Demry | 78,402.25 | As Required |
| Asst Police Chief | 6/13/05 | Mike Moore | 33.18/hr | 40 |
| Sargeant | 7/27/15 | Chris Donahoo | 28.32/hr | 40 |
| Patrolman | 10/10/99 | Brandon Knapp | 26.07/hr | 40 |
| Patrolman | 4/17/17 | Jacob Downs | 26.07/hr | 40 |
| Patrolman | 8/20/18 | Joshua Hobbs | 26.07/hr | 40 |
| Patrolman | 9/9/19 | Seth Gray | 24.36/hr | 40 |
| Patrolman | 1/4/21 | Eric Dickenson | 22.65/hr | 40 |
| Patrolman | 1/4/21 | Benjamin Saunders | 22.65/hr | 40 |
| Community Service Officer | 7/27/15 | Brandon Clark | 18.07/hr | 40 |
| Reserve Patrolman | | Various | 10.00/hr | As Required |

2) Longevity Bonus Table Follows at End under Section 2.

| | | | | |
|-------------------------------------|---------|-----------------|----------|----|
| Administrative Asst/Comm Supervisor | 7/9/15 | Emilie Harwell | 23.28/hr | 40 |
| Dispatcher | 11/4/08 | Linda Thomas | 21.94/hr | 40 |
| Dispatcher | 6/22/09 | Mickie Casteel | 21.94/hr | 40 |
| Dispatcher | 7/28/14 | Kaitlyn Wilson | 21.94/hr | 40 |
| Dispatcher | 3/30/20 | Abby Goff | 21.27/hr | 40 |
| Office Assistant | 7/16/18 | Mallory Logston | 15.00/hr | 40 |

2) Longevity Bonus Table Follows at End under Section 2.

3) All PD/Dispatch hours worked between 10:00 p.m. and 6:00 a.m. shall be paid an additional \$.30/hr for those hours.

| | | | | |
|-------------------|----------|-------------------|-----------|-------------|
| Library Director | 10/19/09 | JeNel Allen-Barth | 56,267.85 | As Required |
| Librarian | 5/7/07 | Julie Buban | 18.44/hr | 25 |
| Youth Librarian | 5/9/16 | Kristen Craver | 17.61/hr | 25 |
| Librarian | 6/14/16 | Pamela Reed | 12.95/hr | 25 |
| Librarian-PT | 5/11/18 | Emily Byte | 12.15/hr | 20 |
| Librarian-PT | 8/17/20 | Tanya Henderson | 10.56/hr | 20 |
| Library Custodian | 6/15/20 | Jared Johnson | 10.25/hr | 20 |

SECTION 2. A longevity bonus shall be paid as follows per the AFSCME Union Contract. This longevity bonus shall be paid in one lump sum by the 1st of December 2021, unless the individual ceases to be a full-time employee during the fiscal year prior to that date.

LONGEVITY BONUS for POLICE, FIRE, DISPATCHERS & ADMINISTRATIVE ASST.

| YEARS OF SERVICE | LONGEVITY PAY | YEARS OF SERVICE | LONGEVITY PAY |
|------------------|---------------|------------------|---------------|
| 5 | 312.00 | 23 | 1,435.20 |
| 6 | 374.40 | 24 | 1,497.60 |
| 7 | 436.80 | 25 | 1,560.00 |
| 8 | 499.20 | 26 | 1,622.40 |
| 9 | 561.60 | 27 | 1,684.80 |
| 10 | 624.00 | 28 | 1,747.20 |
| 11 | 686.40 | 29 | 1,809.60 |
| 12 | 748.80 | 30 | 1,872.00 |
| 13 | 811.20 | 31 | 1,934.40 |
| 14 | 873.60 | 32 | 1,996.80 |
| 15 | 936.00 | 33 | 2,059.20 |
| 16 | 998.40 | 34 | 2,121.60 |
| 17 | 1,060.80 | 35 | 2,184.00 |
| 18 | 1,123.20 | 36 | 2,246.40 |
| 19 | 1,185.60 | 37 | 2,308.80 |
| 20 | 1,248.00 | 38 | 2,371.20 |
| 21 | 1,310.40 | 39 | 2,433.60 |
| 22 | 1,372.80 | 40 | 2,496.00 |

BASED ON 2080 HOURS PER YEAR


SECTION 3. A longevity bonus shall be awarded to the following non-union employees calculated at \$.03 per hour per year following five years of continuous service. This longevity bonus shall be paid in one lump sum by the 1st of December 2021, unless the individual ceases to be a full-time employee during the fiscal year prior to that date. Longevity bonuses shall be paid as follows:

| EMPLOYEE | DATE HIRED | YEARS OF SERVICE | FY21 LONGEVITY |
|---------------|------------|------------------|----------------|
| Mike Bogle | 10/21/99 | 22 | 1,372.80 |
| Steve Hawkins | 1/21/02 | 19 | 1,185.60 |
| Joyce Davis | 2/28/05 | 16 | 998.40 |
| Mike Moore | 6/13/05 | 16 | 998.40 |
| Tom Demry | 7/23/07 | 14 | 873.60 |
| Debra Sornson | 11/15/12 | 9 | 561.60 |
| Tammy Johnson | 9/9/13 | 8 | 499.20 |
| Marsha Wells | 10/13/14 | 7 | 436.80 |

SECTION 4. Any resolutions in conflict with this resolution are hereby repealed; provided however, that in all instances where the provisions of this resolution conflict with the terms, provisions and conditions set forth in collective bargaining agreements under which the City is a part, the terms, provisions and conditions of any collective bargaining shall control.

SECTION 5. This resolution shall become effective on the 1st day of July, 2021.

PASSED AND APPROVED by the City Council this 10th day of June, 2021.


Mike O'Connor
Mayor

ATTEST:


Jason Fraser
City Administrator

**RECORD OF HEARING AND ADOPTION OF BUDGET AMENDMENT
CENTERVILLE**

Fiscal Year July 1, 2020 - June 30, 2021

CENTERVILLE conducted a public hearing for the propose of amending the current budget for the fiscal year ending June 30, 2021

| Meeting Date: | Meeting Time: | Meeting Location: |
|---------------|---------------|----------------------------------------------------------------|
| 5/17/2021 | 06:00 PM | Centerville City Hall - 312 E. Maple St. Centerville, IA 52544 |

The governing body of the CENTERVILLE met with a quorum present and found that the notice of time and place of the hearing had been published as required by law and that the affidavit of publication is on file with the county auditor. After hearing public comment the governing body took up the amendment to the budget for final consideration and determined that said budgeted expenditures be amended as follows:

| REVENUES & OTHER FINANCING SOURCES | | Total Budget as Certified or Last Amended | Current Amendment | Total Budget After Current Amendment |
|----------------------------------------------------------------------------------------|----|-------------------------------------------------|----------------------|-----------------------------------------|
| Taxes Levied on Property | 1 | 2,231,688 | 0 | 2,231,688 |
| Less: Uncollected Delinquent Taxes - Levy Year | 2 | 0 | 0 | 0 |
| Net Current Property Tax | 3 | 2,231,688 | 0 | 2,231,688 |
| Delinquent Property Tax Revenue | 4 | 0 | 0 | 0 |
| TIF Revenues | 5 | 0 | 0 | 0 |
| Other City Taxes | 6 | 1,241,382 | 0 | 1,241,382 |
| Licenses & Permits | 7 | 84,735 | 0 | 84,735 |
| Use of Money & Property | 8 | 109,065 | 0 | 109,065 |
| Intergovernmental | 9 | 1,836,958 | 0 | 1,836,958 |
| Charges for Service | 10 | 4,188,314 | 0 | 4,188,314 |
| Special Assessments | 11 | 30,000 | 0 | 30,000 |
| Miscellaneous | 12 | 279,306 | 0 | 279,306 |
| Other Financing Sources | 13 | 5,000 | 0 | 5,000 |
| Transfers In | 14 | 1,236,056 | 0 | 1,236,056 |
| Total Revenues & Other Sources | 15 | 11,242,504 | 0 | 11,242,504 |
| EXPENDITURES & OTHER FINANCING USES | | | | |
| Public Safety | 16 | 3,413,444 | 37,160 | 3,450,604 |
| Public Works | 17 | 1,711,294 | 138,939 | 1,850,233 |
| Health and Social Services | 18 | 0 | 0 | 0 |
| Culture and Recreation | 19 | 620,849 | 0 | 620,849 |
| Community and Economic Development | 20 | 131,250 | 40,708 | 171,958 |
| General Government | 21 | 336,799 | 0 | 336,799 |
| Debt Service | 22 | 656,888 | 0 | 656,888 |
| Capital Projects | 23 | 23,000 | 0 | 23,000 |
| Total Government Activities Expenditures | 24 | 6,893,524 | 216,807 | 7,110,331 |
| Business Type/Enterprise | 25 | 4,298,111 | 235,204 | 4,533,315 |
| Total Gov Activities & Business Expenditures | 26 | 11,191,635 | 452,011 | 11,643,646 |
| Tranfers Out | 27 | 1,236,056 | 0 | 1,236,056 |
| Total Expenditures/Transfers Out | 28 | 12,427,691 | 452,011 | 12,879,702 |
| Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out | 29 | -1,185,187 | -452,011 | -1,637,198 |
| Beginning Fund Balance July 1, 2020 | 30 | 10,198,966 | 0 | 10,198,966 |
| Ending Fund Balance June 30, 2021 | 31 | 9,013,779 | -452,011 | 8,561,768 |

Explanation of Changes: The amendment is needed due to staff salary increases funded by COVID Relief funds, Capital project schedules shifting from other fiscal years, and unanticipated damage to public safety vehicles.

City Clerk/Administrator Signature of Certification

05/17/2021

Adopted On

Mayor Signature of Certification

RESOLUTION NO. 2021-3792

**RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2021**

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

WHEREAS, the records should now indicate appropriate transfers;

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

CASH TRANSFER:

Transferred from: L.O.S.T.-Pool – 122-910-6910

Transferred to: Debt Service – 200-910-4830

Amount: \$ 125,825.00

SECTION 1. Explanation of Activity: Loan paid out of Debt Service for Series 2016 GO Urban Renewal Capital Loan (Pool) Note \$2,370,000.00. Transfer monies from the L.O.S.T.-Pool fund in the amount of \$125,825.00 to Debt Service for payment of principal, interest and fees for said capital loan note.

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

SECTION 3. This resolution shall be effective on May 27, 2021.

PASSED AND APPROVED by the City Council this 17th day of May, 2021.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

GENERAL OBLIGATION URBAN RENEWAL CAPITAL LOAN - POOL
 SERIES 2016 DTD 7/19/16 \$2,370,000

L.O.S.T. POOL 100.0%
 UTILITY FRANCHISE 0.0%

Date of Payment/Interest 06/01/2021

| | | Principal | Interest | Fees* |
|------------------------------|---------------------|---------------------|--------------------|-----------------|
| Amount Due from Debt Service | \$125,825.00 | \$100,000.00 | \$25,575.00 | \$250.00 |
| L.O.S.T. POOL | \$125,825.00 | \$100,000.00 | \$25,575.00 | \$250.00 |
| UTILITY FRANCHISE | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | <u>\$125,825.00</u> | <u>\$100,000.00</u> | <u>\$25,575.00</u> | <u>\$250.00</u> |

Total Amount to Transfer to Debt Service \$125,825.00

from L.O.S.T. POOL \$125,825.00
 from UTILITY FRANCHISE \$0.00
\$125,825.00

*Fees will be invoiced at a later date.

RESOLUTION NO. 2021-3791

**RESOLUTION AMENDING RESOLUTION NO. 2021-3784 AUTHORIZING DATE FOR
BID LETTING FOR IMPROVEMENTS AT THE CENTERVILLE WASTEWATER
PLANTS**

Moved by Creagan and seconded by Spurgeon that the following resolution be adopted:

WHEREAS, the Centerville City Council adopted resolution 2021-3784 Authorizing the Date for the Bid Letting for Improvements at the Centerville Wastewater Plants; and

WHEREAS, Fox Engineering has monitored vendor interest in the project based on plan sets checked out from the plan rooms. As of April 28, 2021 only one vendor has requested wastewater plant plan documents; and

WHEREAS, Fox Engineering recommends delaying the current bid letting date of May 11, 2021 until September 28, 2021 at 10:00am in order to attract more qualified bidders.

NOW, THEREFORE, BE IT RESOLVED that Resolution 2021-3784 be amended to establish a September 28, 2021 at 10:00am bid letting; and

BE IT FURTHER RESOLVED by the Centerville City Council, meeting in regular session this 3rd day of May, 2021, to authorize publication of notices and advertisements in the Ottumwa Courier on August 19th, 2021, per the Code of Iowa regarding the Bid Letting for said project.

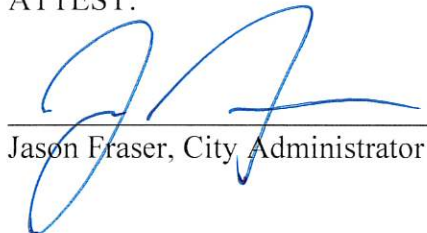
Passed and adopted this 3rd day of May, 2021.

CENTERVILLE, IOWA CITY COUNCIL



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

RESOLUTION NO. 2021-3790

**RESOLUTION AMENDING RESOLUTION NO. 2021-3784 AUTHORIZING DATE FOR
BID LETTING FOR IMPROVEMENTS AT THE CENTERVILLE WASTEWATER
PLANTS**

Moved by Creagan and seconded by Spurgeon that the following resolution be adopted:

WHEREAS, the Centerville City Council adopted resolution 2021-3784 Authorizing the Date for the Bid Letting for Improvements at the Centerville Wastewater Plants; and

WHEREAS, Fox Engineering has monitored vendor interest in the project based on plan sets checked out from the plan rooms. As of April 28, 2021 only one vendor has requested wastewater plant plan documents; and

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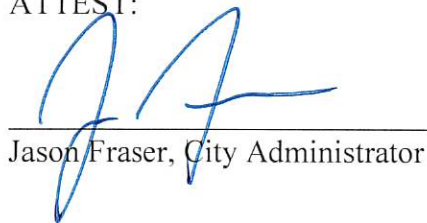
Passed and adopted this 3rd day of May, 2021.

CENTERVILLE, IOWA CITY COUNCIL



Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

RESOLUTION NO. 2021-3789

RESOLUTION WAIVING SUBDIVISION REVIEW OF FORBUSH MEADOWS SUBDIVISION

WHEREAS, the Centerville City Council adopted Title 18 (Subdivisions) of the Centerville City Code in May of 2013 to review all subdivisions within 2-miles of the City of Centerville in order to establish compatibility with current land use within the City of Centerville;

WHEREAS, the City Administrator in his capacity as the City Zoning Administrator has completed an initial review of the proposed preliminary plat of the Forbush Meadows Subdivision determining that it will not connect to City Streets, City Utility Infrastructure or require City Service in the future due to its distance from the City of Centerville; and

WHEREAS, the proposed subdivision is not within the special flood hazard area which would require further review; and

WHEREAS, the development of businesses and residences on the subdivided plats may be subject to City of Centerville Extra-territorial zoning which should be confirmed by the property owner prior to the construction of any improvements.

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

SECTION 1. The City is waiving its review of the preliminary and final subdivision plat for the Forbush Meadows subdivision.

SECTION 2. This Resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 3rd day of May, 2021.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

RESOLUTION NO. 2021-3788

**RESOLUTION APPROVING AN APPLICATION FOR TAX ABATEMENT UNDER THE CENTERVILLE
URBAN REVITALIZATION PLAN**

WHEREAS, the Centerville City Council adopted a Centerville Urban Revitalization Plan (the "Plan") which sets forth a schedule of tax abatements for qualified real estate located within the urban revitalization area, all as described therein; and

WHEREAS, application has been filed by Bradley Wardlow Trust/Carol Wardlow Trust (Residential) which is attached hereto, which requests prior approval of the City Council for improvement within the urban revitalization area; and

WHEREAS, said improvement projects are in conformity with the Plan developed by the City and relates to qualified real estate located within the designated revitalization area.

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

SECTION 1. The application for tax abatement filed by Bradley Wardlow Trust/Carol Wardlow Trust (Residential – Commercial) for 22320 Rock Valley Rd. in Centerville is in accordance with the Plan and hereby approved as to the real estate described in said application.

SECTION 2. The tax abatement provided by the Plan are hereby approved as to said real estate, subject to the completion of the improvements and subject to review by the Appanoose County Assessor as provided by law.

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

PASSED AND APPROVED by the City Council this 3rd day of May, 2021.



Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

APPLICATION FOR TAX EXEMPTION

TO: CENTERVILLE CITY COUNCIL

The undersigned does hereby apply for the tax exemption established by the Centerville Urban Revitalization Plan in accordance with Chapter 404, *Code of Iowa*, and does hereby submit the following information relating thereto:

Name of Owner: Bradley Wardlow Trust / Carol Wardlow Trust

Address of Owner: 22320 Rock Valley Rd Centerville IA 52544

Location of Improvement above

Legal Description of Property: See attached

Residential, Commercial, or Industrial Use: Residential

Nature of Improvement: New house

Present Assessed Value: 385,480

Estimated Cost of Improvement (must increase assessed value more than 10% to Qualify): 435,000⁰⁰ - 450,800⁰⁰

Estimated Date of Completion of Improvement: May 2021

Carol Wardlow
Owner

APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on May 3rd, 20021.

George Johnson
George Johnson, Building/Zoning Official

2021 REAL ESTATE ASSESSMENT ROLL

APPANOOSE Assessor
201 N 12th St

Centerville IA 52544

Michael R. Barth, County Assessor
mbarth@appanoosecounty.net
(641) 437-4529 / Fax (641) 856-3062

3/30/21

THIS IS NOT A TAX BILL - IT IS A NOTICE OF VALUE

008765800 WARDLOW, BRADLEY TRUST 1/2 INT & Taxing District: 340 CENTERVILLE
D WARDLOW, CAROL TRUST 1/2 INT EA
1701 N 14TH ST
CENTERVILLE IA 52544-

DEED- Wardlow, Bradley Trust 1/2 int &
Wardlow, Carol Trust 1/2 int ea

| Parcel Number | Class | Acres | Land/Lot | Dwelling | Building | Total |
|--------------------|-----------------------------------------------------------------------------|-------|----------|----------------------------------|----------|---------|
| Mapping Number | Legal Description | | Value | Value | Value | Value |
| 341011000751000 00 | 030 069 017 Residential | 5.49 | 32,170 | | 349,580 | 381,750 |
| 691730326003 | PARCEL A IN NE SW DE SC AS: SEE SURVEY B K 2019 PG 2557 FOR L EGAL | | | | | |
| Prop Address | 22320 ROCK VALLEY RD CENTERVILLE | | | | | |
| 2020 Assessment | 4,360 Residential | | | | | |
| | | | | Assessed Value after Adjustments | | 381,750 |
| 341011000752000 00 | 030 069 017 Residential | 3.73 | 3,730 | | | 3,730 |
| 691730326003 | PARCEL B IN NE SW DE SC AS: SEE SURVEY B K 2019 PG 2557 FOR L EGAL | | | | | |
| Prop Address | SHAMROCK LN CENTERVILLE | | | | | |
| 2020 Assessment | 2,960 Residential | | | | | |
| | | | | Assessed Value after Adjustments | | 3,730 |

| | | | | |
|-------|------|--------|----------------------------------|---------|
| Total | 9.22 | 35,900 | 349,580 | 385,480 |
| | | | Assessed Value after Adjustments | 385,480 |

Assessments are required to be the **100% fair market value** of the property (unless otherwise provided by the Code of Iowa) in its condition as of January 1st. This is the amount established by the assessor's office before application of the state rollback factor. The 2021 assessed value will be the basis of your tax bill in 2022-2023.

NOTICE: If you are not satisfied that the foregoing assessment is correct, you may contact the assessor on or after April 2, to and including April 25, of the year of the assessment to request an informal review of the assessment pursuant to section 441.30. If you are not satisfied that the foregoing assessment is correct, you may file a protest against such assessment with the BOARD OF REVIEW on or after April 2nd to and including April 30th of the year of assessment. Such protest must be confined to the grounds specified in Section 441.37, Code of Iowa. Electronic filing of protests is authorized by the Appanoose Board of Review under Iowa Code 441.37(3).

In each odd numbered year the assessments are subject to equalization pursuant to an order issued by the Director of Revenue. On or before October 8 the county auditor shall cause to be published in official newspapers of general circulation the final equalization order. The county auditor shall also notify each property owner or taxpayer whose valuation has been increased by the final equalization order by mail postmarked on or before October 8. You may file a protest from October 9 to and including October 31 if your property valuations have been adjusted by the equalization order pursuant to section 441.49 (2)A. The Board of Review is in session from October 10 to and including November 15 pursuant to Section 441.26(2).

RESOLUTION NO. 2021-3786

**RESOLUTION APPROVING LOW RESPONSIVE BID AND AUTHORIZING EXECUTION OF
CONTRACT FOR AIP 3-19-0013-012 (AIRFIELD LIGHTING IMPROVEMENT PROJECT),
SUBJECT TO FEDERAL AVIATION ADMINISTRATION AIP FUNDING**

Moved by Sokol and seconded by Hamilton
that the following resolution be adopted:

WHEREAS, at the March 15th, 2021 Centerville City Council meeting, staff was authorized to publish notices for an April 19th, 2021 bid letting at 3:00 p.m. and to advertise and publish notice to conduct a public hearing on April 19th, 2021 at 6:00 p.m. to approve the plans, specifications, form of contract, and estimate of costs for the Airport Improvement Program (AIP) Grant 3-19-0013-012; and

WHEREAS, notice of Public Hearing and Notice of Bid Letting was published in the Ottumwa Courier newspaper on March 30th, 2021 in accordance with the public bid letting and public hearing notification requirements of the Code of Iowa; and

WHEREAS, a bid letting was held on April 19th, 2021 at 3:00 p.m. at the Centerville City Hall, Centerville, Iowa; and

WHEREAS, the Consultant recommended the award of contract to the lowest responsive bidder, being Van Maanen Electric, Inc. of Newton, Iowa, in an amount not to exceed \$454,706.49.

NOW, THEREFORE, BE IT RESOLVED that the Base Bid (\$358,941.49) and Alternate Bid A (\$95,765.00) of Van Maanen Electric, Inc. of Newton, Iowa, in the total amount of \$454,706.49, for the Airfield Lighting Improvement Project, described in the plans and specifications heretofore adopted by this Council for said project, after notice of public hearing being published as required by law, be hereby accepted, the same being the lowest responsive bid received for said work; and

BE IT FURTHER RESOLVED that the Mayor of the Centerville City Council is hereby directed to execute each contract awarded above for the construction of said improvements, said contract for the FY2021 AIP Grant Project 3-19-0013-012, not to be binding on the City of Centerville until approved by the Federal Aviation Administration being within the budget amount of Non-Primary Entitlement Funding available to the City.

PASSED AND APPROVED, THIS 19th day of April, 2021.

CENTERVILLE, IOWA CITY COUNCIL


Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

Fiscal Note:

| | |
|------------------------------------------------------------------------------|--------------|
| Engineering Services (Design, Bidding, Closeout, & Construction Admin.)..... | \$73,500.00 |
| Construction (Low Bid – Van Maanen Electric, Inc.)..... | \$454,706.49 |
| Administrative Costs (Advertising, Etc.)..... | \$500.00 |
| Total Project Costs (As of April 19, 2021)..... | \$528,706.49 |
| FAA AIP Funding of Project (100%)..... | \$528,706.49 |
| Local Funding of Project (0%)..... | \$00.00 |

RESOLUTION 2021-3787

**RESOLUTION TO APPROVE SUBMITTAL OF
FAA AIP 3-19-0013-012 GRANT APPLICATION**

Moved by Dillard and seconded by Hamilton that the following resolution be adopted.

WHEREAS, the City of Centerville has awarded the airfield lighting improvement project to the lowest responsive bidder for Airport Improvement Project (AIP) Grant 3-19-0013-012 and completed a grant application to submit to the Federal Aviation Administration (FAA) for AIP funding to complete the airfield lighting improvements at the Centerville Municipal Airport; and

WHEREAS, the City of Centerville has previously approved to provide the local match amount (10% of the total construction, engineering, and administrative costs) if awarded a grant offer from the FAA for the amount equal to 90% of the total project costs; and

WHEREAS, the FAA has recently notified airport Sponsors that funding for the project will not require the traditional 10% local match funding.

NOW, THEREFORE, BE IT RESOLVED that the City of Centerville, Iowa, authorizes the submittal of the FAA grant application for the airfield lighting improvement project, AIP No. 3-19-0013-012 and authorizes the City Administrator to sign the grant agreement application upon final approval of the funding amounts in conformance with the Non-Primary Entitlement Funding available from the Federal Aviation Administration.

PASSED AND APPROVED, THIS 19th day of April, 2021.

CENTERVILLE, IOWA CITY COUNCIL


Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

Fiscal Summary:

| | |
|------------------------------------------------------------------------------------------------|--------------|
| Engineering Services (Design, Bidding, Closeout, & Construction Admin.)..... | \$73,500.00 |
| Construction (Low Bid – Van Maanen Electric, Inc.)..... | \$454,706.49 |
| Administrative Costs (Advertising, Etc.)..... | \$500.00 |
| Total Project Costs (As of April 19, 2021)..... | \$528,706.49 |
| FAA AIP Funding of Project (100%)..... | \$528,706.49 |
| Local Funding of Project (0%) | \$00 |
| (Costs subject to change based upon construction change orders and/or supplemental agreements) | |

RESOLUTION NO. 2021-3785

**RESOLUTION SETTING TIME AND PLACE OF HEARING TO APPROVE THE PLANS,
SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR WASTEWATER
IMPROVEMENT PROJECT**

WHEREAS, the City of Centerville intends to undertake improvements to its wastewater facilities in accordance with Iowa Department of Resources requirements; and

WHEREAS, a public hearing is required prior to the adoption of the Plans, Specifications, Form of Contract, and Estimate of Costs for the Wastewater Improvement Project,

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

Section 1. The plans, specifications, form of contract, and estimate of cost for the wastewater improvement project will be considered by the City Council at a meeting to be held on the 17th day of May, 2021, commencing at 6:00 o'clock p.m. at Centerville City Hall (312 E. Maple St); and

Section 2. The City Clerk is hereby directed to publish a notice of said public hearing proposal to adopt the plans, specifications, form of contract, and estimate for the wastewater improvement project be published no less than four (4) and no more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

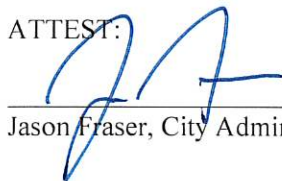
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED and APPROVED by the City Council this 19th day of April, 2021.



Michael G O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

RESOLUTION NO. 2021 - 3784

Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the 2021 Wastewater Treatment Improvements, and notice of the taking of bids therefore.

WHEREAS, it has been proposed that the City Council of the City of Centerville, Iowa (the "City"), undertake the authorization of a public improvement to be constructed as described in the proposed plans and specifications and form of contract prepared by FOX Engineering Associates, Inc. (the "Project Engineers"), which may be hereafter referred to as either the "2021 Wastewater Treatment Improvements" or the "Project", which proposed plans, specifications, notice of hearing and letting, and form of contract and estimate of cost (the "Contract Documents") are on file with the City Administrator; and

WHEREAS, it is necessary to fix a time and place of a public hearing on the Contract Documents and to advertise for sealed bids for the Project;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Centerville, Iowa, as follows:

Section 1. The Contract Documents referred to in the preamble hereof are hereby approved in their preliminary form.

Section 2. The Project is hereby determined to be necessary and desirable for the City, and it is hereby found to be in the best interest of the City to proceed with construction of the Project.

Section 3. May 17, 2021, at 6:00 p.m., in the Council Chambers, Centerville, Iowa, is hereby fixed as the time and place of hearing on the Contract Documents.

Section 4. The City Administrator is hereby authorized and directed to publish notice (the "Notice of Hearing") of the hearing on the Contract Documents for the Project in a newspaper of general circulation in the City, which publication shall be made at least once, not less than four (4) and not more than twenty (20) days prior to date of the hearing. The Notice of Hearing shall be in substantially the attached form.

Section 5. The City Council hereby delegates to the City Administrator the duty of receiving bids for the construction of the Project before 10:00 a.m., on May 11, 2021, at City Hall, and hereby delegates to the City Administrator and/or Project Engineers the duty of opening and announcing the results of the bids received at such time and place. May 17, 2021 at 6:00 p.m., in the Council Chambers, is hereby fixed as the time and place that the Council will consider the bids received by the City Administrator.

Section 6. The amount of the Bid Security to accompany each bid is hereby fixed at 5% of the total amount of the bid.

Section 7. The City Administrator and the Project Engineers are hereby directed to give notice (the "Advertisement for Bids") of the bid letting for the Project by posting at least once, not less than thirteen (13) and not more than forty-five (45) days prior to the date set for receipt of bids, in each of the following three places: (i) in a relevant contractor plan room service with statewide circulation; (ii) in a relevant construction lead generating service with statewide circulation; (iii) on an internet site

sponsored by either the City or a statewide association that represents the City. The Advertisement for Bids shall be in substantially the attached form.

Section 8. All provisions set out in the attached forms of notice are hereby recognized and prescribed by the City Council and all resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

Passed and approved April 19th, 2021.

A handwritten signature in blue ink, appearing to read "Mike O'Loon", written over a horizontal line.

Mayor

Attest:

A stylized handwritten signature in blue ink, written over a horizontal line.

City Administrator



CITY OF CENTERVILLE

312 East Maple St, PO Box 578

Centerville, IA 52544

www.centerville-ia.org

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

RESOLUTION NO. 2021-3783

A resolution of the City Council of City of Centerville agreeing to apply for financial assistance with the United States Department of Agriculture, Rural Development to finance 2021 Fire Truck Purchase. Be it further resolved that the City Council of City of Centerville authorizes the Mayor and/or City Administrator to sign all documents relating to the USDA Rural Development loan and/or grant.

PASSED and APPROVED this 5th day of April, 2021.

Mike O'Connor, Mayor

Attest:

Jason Fraser, City Administrator

RESOLUTION NO.2021-3782

**RESOLUTION ORDERING AWARD OF CONTRACT
AND AUTHORIZING EXECUTION**

BE IT RESOLVED BY THE CITY OF CENTERVILLE, IOWA:

SECTION 1. The bid of TK Concrete, Inc. in the amount of \$268,282.40 for the construction of the proposed City of Centerville PCC Sidewalk/Trail project (the "Project") is hereby accepted, the same being the lowest responsible bid received for said work.

SECTION 2. The Mayor or City Administrator is hereby directed to execute the contract with the said contractor for the construction of said improvements.

PASSED AND APPROVED this 5th day of April, 2021.



Mike O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2021-3781

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by Neal R. Caylor ("Buyer") to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 802 E. Stewart, Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property"):

Commencing 60 feet east of the Northwest Corner of Lot 2, Block 4, in G.W. Stewart's Addition to Centerville, Iowa, thence South 134 feet, thence East 104 feet, thence North 135 feet, thence West 104 feet to place of beginning. Except the coal underlying the same,

for the sum of \$1,000.00 (the "Purchase Price"), and a copy of the executed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Ottumwa Courier, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice a public hearing was held in the Council Chambers at City Hall, 312 E. Maple St., Centerville, Iowa at 6:00 p.m. on the 5th day of April, 2021; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price, to Buyer pursuant to the terms of the Agreement.

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

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the City Administrator is hereby authorized to execute any and all documents necessary to accomplish the sale of the Property to Buyer.

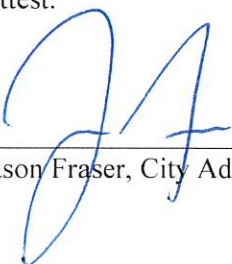
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 5 day of April, 2021.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator



CITY OF CENTERVILLE

312 East Maple St, PO Box 578

Centerville, IA 52544

www.centerville-ia.org

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

RESOLUTION NO. 2021-3780

A resolution of the City Council of City of Centerville agreeing to apply for financial assistance with the United States Department of Agriculture, Rural Development to finance Acquisition of Police Utility K-9 and K-9 Support Vehicle. Be it further resolved that the City Council of City of Centerville authorizes the Mayor and/or City Administrator to sign all documents relating to the USDA Rural Development loan and/or grant.

PASSED and APPROVED this 15th day of March, 2021.

Mike O'Connor, Mayor

Attest:

Jason Fraser, City Administrator



CITY OF CENTERVILLE

312 East Maple St, PO Box 578

Centerville, IA 52544

www.centerville-ia.org

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

RESOLUTION NO. 2021-3779

A resolution of the City Council of City of Centerville agreeing to apply for financial assistance with the United States Department of Agriculture, Rural Development to finance 2021 Fire Pumper Truck Purchase. Be it further resolved that the City Council of City of Centerville authorizes the Mayor and/or City Administrator to sign all documents relating to the USDA Rural Development loan and/or grant.

PASSED and APPROVED this 15th day of March, 2021.

Mike O'Connor, Mayor

Attest:

Jason Fraser, City Administrator

RESOLUTION NO. 2021-3778

**RESOLUTION AUTHORIZING DATE FOR BID LETTING AND PUBLIC HEARING FOR
THE AIRFIELD LIGHTING IMPROVEMENT PROJECT (AIP 3-19-0013-012)
AT THE CENTERVILLE MUNICIPAL AIRPORT**

Moved by Spurgeon and seconded by Dillard that the following resolution be adopted:

WHEREAS, the Federal Aviation Administration (FAA) has recommended that the Centerville City Council initiate actions necessary to obtain bids for FY2021 airport improvement program project funded under the Consolidated Appropriations Act, 2018; and

WHEREAS, JEO Consulting Group, Inc. has been selected to receive final construction plan and detailed specifications approval, provide bidding services, construction services, closeout services, and grant administration for the project at the Centerville Municipal Airport; and

WHEREAS, a bid letting date of April 19, 2021 at 3:00 P.M. and a public hearing at the regularly scheduled City Council meeting date of April 19, 2021, at 6:00 P.M. is recommended; and

WHEREAS plans, specifications, and engineer's estimate of cost are being reviewed by the FAA and will be revised until receiving FAA approval with concurrence to advertise for bids.

NOW, THEREFORE, BE IT RESOLVED that an April 19, 2021, Bid Letting date at 3:00 P.M. be established and an April 19, 2021, Public Hearing date at 6:00 P.M. be established; and

BE IT FURTHER RESOLVED by the Centerville City Council, meeting in regular session this 15th day of March, 2021, to authorize publication of notices and advertisements in the Ottumwa Courier on March 30th, 2021, per the Code of Iowa regarding the Bid Letting and the Public Hearing for said project.

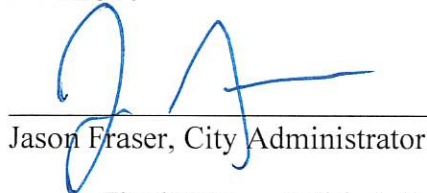
Passed and adopted this 15th day of March, 2021.

CENTERVILLE, IOWA CITY COUNCIL



Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

Fiscal Note: Anticipated total project costs are approximately \$477,000 (Base Bid only). The FAA share is 90% (\$429,300) and the local share is 10% (\$47,700).

RESOLUTION NO. 2021-3777

**RESOLUTION SETTING TIME AND PLACE OF HEARING
ON ACCEPTANCE OF OFFER TO PURCHASE REAL ESTATE**

WHEREAS, the City of Centerville, Iowa (the "City") is the owner of certain real estate located at 802 E. Stewart, Centerville, Appanoose County, Iowa, legally described as follows (the "Property");

Commencing 60 feet east of the Northwest Corner of Lot 2, Block 4, in G.W. Stewart's Addition to Centerville, Iowa, thence South 134 feet, thence East 104 feet, thence North 135 feet, thence West 104 feet to place of beginning. Except the coal underlying the same;

WHEREAS, the City Council of the City desires to sell the Property to Neal R. Caylor ("Buyer") for \$1,000.00 (the "Purchase Price");

WHEREAS, the Property is being sold at fair market value;

WHEREAS, it would be in the best interests of the City to accept Buyer's offer to purchase the Property for the Purchase Price (the "Offer"); and

WHEREAS, in order to comply with Section 364.7, *Code of Iowa*, it is necessary to set a date, time and place of hearing on the acceptance of the Offer.

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

Section 1. The Offer will be considered by the City Council at a meeting to be held commencing at 6:00 P.M. on April 5th, 2021, in the Council Chambers at City Hall located at 312 E. Maple St., Centerville, Iowa.

Section 2. The City Clerk is hereby directed to publish a notice of the Offer, said notice to be published not less than four (4) nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

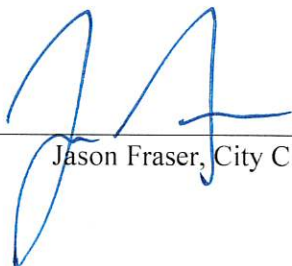
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 16th day of March, 2021.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Clerk

Fiscal Year July 1, 2021 - June 30, 2022

The City of: CENTERVILLE

The City Council will conduct a public hearing on the proposed budget as follows:

Location: 312 E. Maple St. and via Zoom Meeting at <https://us02web.zoom.us/j/92284366531?pwd=VWpPc3dtWngzWkt1VVFZbkZkc2REM0dz09> MEETING ID: 92284366531
 PASSWORD: 620695 Meeting Date: 3/1/2021 Meeting Time: 06:00 PM

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

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

17.72707

estimated tax levy rate per \$1000 valuation on Agricultural land is

3.00375

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

Phone Number
 (641) 437-4339

City Clerk/Finance Officer's NAME
 Jason Fraser

| | | Budget FY 2022 | Re-estimated FY 2021 | Actual FY 2020 |
|------------------------------------------------------------------------------------|----|----------------|----------------------|----------------|
| Revenues & Other Financing Sources | | | | |
| Taxes Levied on Property | 1 | 2,323,138 | 2,231,688 | 2,338,782 |
| Uncollected Property Taxes-Levy Year | 2 | 0 | 0 | 0 |
| Net Current Property Taxes | 3 | 2,323,138 | 2,231,688 | 2,338,782 |
| Inherent Property Taxes | 4 | 0 | 0 | 0 |
| Revenues | 5 | 0 | 0 | 0 |
| Inter City Taxes | 6 | 1,234,442 | 1,241,382 | 1,085,633 |
| Fees & Permits | 7 | 87,255 | 84,735 | 72,852 |
| Use of Money and Property | 8 | 88,972 | 109,065 | 106,840 |
| Intergovernmental | 9 | 1,936,458 | 1,836,958 | 1,533,231 |
| Charges for Fees & Service | 10 | 3,370,358 | 4,188,314 | 3,239,654 |
| Special Assessments | 11 | 15,000 | 30,000 | 31,635 |
| Miscellaneous | 12 | 87,420 | 279,306 | 524,968 |
| Other Financing Sources | 13 | 10,000,000 | 5,000 | 655,682 |
| Transfers In | 14 | 523,529 | 1,236,056 | 432,220 |
| Total Revenues and Other Sources | 15 | 19,671,072 | 11,242,504 | 10,026,209 |
| Expenditures & Other Financing Uses | | | | |
| Public Safety | 16 | 2,857,301 | 3,413,444 | 2,661,042 |
| Public Works | 17 | 1,908,838 | 1,711,294 | 1,070,241 |
| Health and Social Services | 18 | 0 | 0 | 0 |
| Culture and Recreation | 19 | 596,721 | 620,849 | 446,448 |
| Community and Economic Development | 20 | 743,543 | 131,250 | 172,955 |
| General Government | 21 | 232,654 | 336,799 | 325,525 |
| Post Service | 22 | 785,875 | 656,888 | 658,450 |
| Capital Projects | 23 | 0 | 15,500 | 22,761 |
| Total Government Activities Expenditures | 24 | 7,124,932 | 6,886,024 | 5,357,422 |
| Business Type / Enterprises | 25 | 12,815,552 | 4,298,111 | 3,710,820 |
| Total ALL Expenditures | 26 | 19,940,484 | 11,184,135 | 9,068,242 |
| Transfers Out | 27 | 523,529 | 1,236,056 | 432,220 |
| Total ALL Expenditures/Transfers Out | 28 | 20,464,013 | 12,420,191 | 9,500,462 |
| Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out | 29 | -792,941 | -1,177,687 | 525,747 |
| Beginning Fund Balance July 1 | 30 | 9,456,115 | 10,633,802 | 10,108,055 |
| Ending Fund Balance June 30 | 31 | 8,663,174 | 9,456,115 | 10,633,802 |



NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET

Fiscal Year July 1, 2021 - June 30, 2022

The City of: CENTERVILLE

The City Council will conduct a public hearing on the proposed budget as follows:

Location: 312 E. Maple St. and via Zoom Meeting at <https://us02web.zoom.us/j/92284366531?pwd=VGpPc3dtWngzWkt1VVFZbkc2REM0dz09> MEETING ID: 922 8436 6531 PASSWORD: 620695 Meeting Date: 3/1/2021 Meeting Time: 06:00 PM

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

estimated Total tax levy rate per \$1000 valuation on regular property 17.72707

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

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

Phone Number
641) 437-4339

City Clerk/Finance Officer's NAME
Jason Fraser

| | | Budget FY 2022 | Re-estimated FY 2021 | Actual FY 2020 |
|----------------------------------------------------------------------------------|----|----------------|----------------------|----------------|
| Revenues & Other Financing Sources | | | | |
| Taxes Levied on Property | 1 | 2,323,138 | 2,231,688 | 2,338,782 |
| Taxes: Uncollected Property Taxes-Levy Year | 2 | 0 | 0 | 0 |
| Net Current Property Taxes | 3 | 2,323,138 | 2,231,688 | 2,338,782 |
| Delinquent Property Taxes | 4 | 0 | 0 | 0 |
| Other Revenues | 5 | 0 | 0 | 0 |
| Inter City Taxes | 6 | 1,234,442 | 1,241,382 | 1,085,633 |
| Fees & Permits | 7 | 87,255 | 84,735 | 72,852 |
| Use of Money and Property | 8 | 88,972 | 109,065 | 106,840 |
| Intergovernmental | 9 | 1,936,458 | 1,836,958 | 1,533,231 |
| Charges for Fees & Service | 10 | 3,370,358 | 4,188,314 | 3,239,654 |
| Social Assessments | 11 | 15,000 | 30,000 | 31,635 |
| Miscellaneous | 12 | 87,420 | 279,306 | 524,968 |
| Other Financing Sources | 13 | 10,000,000 | 5,000 | 655,682 |
| Transfers In | 14 | 523,529 | 1,236,056 | 432,220 |
| Total Revenues and Other Sources | 15 | 19,671,072 | 11,242,504 | 10,026,209 |
| Expenditures & Other Financing Uses | | | | |
| Public Safety | 16 | 2,857,301 | 3,413,444 | 2,661,042 |
| Public Works | 17 | 1,908,838 | 1,711,294 | 1,070,241 |
| Health and Social Services | 18 | 0 | 0 | 0 |
| Culture and Recreation | 19 | 596,721 | 620,849 | 446,448 |
| Community and Economic Development | 20 | 743,543 | 131,250 | 172,955 |
| General Government | 21 | 232,654 | 336,799 | 325,525 |
| Post Service | 22 | 785,875 | 656,888 | 658,450 |
| Capital Projects | 23 | 0 | 15,500 | 22,761 |
| Total Government Activities Expenditures | 24 | 7,124,932 | 6,886,024 | 5,357,422 |
| Business Type / Enterprises | 25 | 12,815,552 | 4,298,111 | 3,710,820 |
| Total ALL Expenditures | 26 | 19,940,484 | 11,184,135 | 9,068,242 |
| Transfers Out | 27 | 523,529 | 1,236,056 | 432,220 |
| Total ALL Expenditures/Transfers Out | 28 | 20,464,013 | 12,420,191 | 9,500,462 |
| Less Revenues & Other Sources Over (Under) Expenditures/Transfers Out | 29 | -792,941 | -1,177,687 | 525,747 |
| Beginning Fund Balance July 1 | 30 | 9,456,115 | 10,633,802 | 10,108,055 |
| Ending Fund Balance June 30 | 31 | 8,663,174 | 9,456,115 | 10,633,802 |

RESOLUTION NO. 2021-3774

RESOLUTION APPROVING THE FY22 MAXIMUM PROPERTY TAX DOLLARS FOR THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA

WHEREAS, the City Council of the City of Centerville have considered the proposed FY 2022 city maximum property tax dollars for the affected levy total, and

WHEREAS, a notice concerning the proposed city maximum property tax dollars was published as required and posted on city web site and social media accounts,

WHEREAS, a public hearing concerning the proposed city maximum property tax dollars was held on February 15, 2022.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Centerville that the maximum property tax dollars for the affected tax levies for FY2022 shall not exceed the following total:


Total maximum levy for affected property tax levies - \$2,163,473

The Maximum Property Tax dollars requested in the total maximum levy for affected property tax levies for FY2022 represent greater than 102% of the Maximum Property Tax dollars requested for the current FY2021.

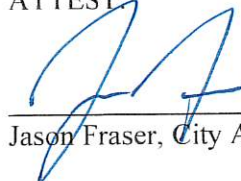
Roll Call Vote:

| | |
|------------------------|-----------|
| <u>Bon Creagan</u> | - YEA/NAY |
| <u>Jay Dillard</u> | - YEA/NAY |
| <u>Darrin Hamilton</u> | - YEA/NAY |
| <u>Doc Sold</u> | - YEA/NAY |
| <u>Jan Spurgeon</u> | - YEA/NAY |

PASSED and APPROVED by the City Council this 15th day of February, 2021.


Michael G O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

Resolution 2021-3773
A Resolution Adopting a Procurement Policy in Accordance with CDBG
Requirements.

PURPOSE

The purpose of this Procurement Policy is to ensure that sound business judgment is utilized in all procurement transactions and that supplies, equipment, construction, and services are obtained efficiently and economically and in compliance with applicable federal law and executive orders and to ensure that all procurement transactions will be conducted in a manner that provides full and open competition.

APPLICATION

This policy applies to the procurement of all supplies, equipment, construction, and services of and for The City of Centerville related to the implementation and administration of the CDBG award. All procurement will be done in accordance with the CDBG Procurement Policy and 2 CFR Part 200.

POLICY

GENERAL PROCUREMENT PRACTICES

The City of Centerville will adhere to the following general procurement practices: document procurement standards; maintain oversight of contractors to ensure performance in accord with standards; avoid acquisition of unnecessary or duplicative items; encourage procurement or use of shared goods and services; use Federal excess and surplus property when feasible; encourage value-engineering clauses in construction contracts; award contracts only to responsible contractors; limit use of time and materials contracting; and use good administrative judgment to settle all contractual and administrative issues.

COMPETITION

The City of Centerville will provide full and open competition; publishing (in newspaper) ; prohibit use of state or local geographical preferences; develop written procedures for procurement transactions to ensure competition is not restricted; and ensure that pre-qualified lists are current.

TYPES OF PROCUREMENT

1. **Small:** Estimated annual value does not exceed \$5,000 and does not exceed \$15,000 for multiyear contracts: For supplies and services only. The subrecipient does not need to solicit competitive quotations if the subrecipient considers the price to be reasonable. To the extent practicable, the subrecipient must distribute such procurement equitably among qualified suppliers.
2. **Simple:** Estimated annual value exceeds \$10,000 but less than \$50,000 per year and does not exceed \$150,000 for multiyear contracts: For non-engineering and architectural services and supplies only. The subrecipient may use an informal competitive selection process to engage a service provider. Informal selection

means price or rate quotations must be obtained from an adequate number of qualified sources. The subrecipient may contact the prospective service providers in person, by telephone, fax, email or letter. The subrecipient should solicit at least three prospective service providers. The sub recipient must justify, to IEDA's satisfaction, contacting fewer than three service providers. The justification shall be included in the contract file.

3. **Professional:** Estimated annual value exceeds \$50,000 per year and exceeds \$150,000 for multiyear contracts: For supplies and services and ALL engineering and architectural services, a subrecipient shall use a formal *competitive selection* process to procure the goods or services.
4. **Sealed bids:** (formal advertising): The sealed bid method is the preferred method for procuring construction. Bids are publicly solicited and a firm fixed price contract (lump sum or unit price) is awarded to the responsible bidder whose bid, conforming with all the material terms and conditions of the invitation for bids, is the lowest in price. The procurement lends itself to a firm fixed price contract and the selection of the successful bidder can be made principally on the basis of price. A complete, adequate, and realistic specification or purchase description will be developed before bidding.

The following requirements apply:

1. Bids must be solicited from an adequate number of known suppliers, providing them sufficient response time prior to the date set for opening the bids, and the invitation for bids must be publicly advertised (not required for nonprofit entities);
2. The invitation for bids, which will include any specifications and pertinent attachments, must define the items or services in order for the bidder to properly respond;
3. All bids will be opened at the time and place prescribed in the invitation for bids, and the bids must be opened publicly;
4. The subrecipient shall enter into a firm fixed price contract award with the lowest responsive and responsible bidder. Where specified in bidding documents, factors such as discounts, transportation cost, and life cycle costs must be considered in determining which bid is lowest. Payment discounts will only be used to determine the low bid when prior experience indicates that such discounts are usually taken advantage of; and
5. Any or all bids may be rejected if there is a sound documented reason.

Competitive Selection Process: The technique of competitive proposals is normally conducted with more than one source submitting an offer, and either a fixed price or cost-reimbursement type contract is awarded. It is generally used when a sealed bidding process is not appropriate. If this method is used, the following requirements apply:

1. Requests for proposals must be publicized and identify all evaluation factors and their relative importance. Any response to publicized requests for proposals must be considered to the maximum extent practical;

2. Proposals must be solicited from an adequate number of qualified sources;
3. The subrecipient must have a written method for conducting technical evaluations of the proposals received and for selecting recipients;
4. Contracts must be awarded to the responsible firm whose proposal is most advantageous to the program, with price and other factors considered; and
5. The subrecipient may use competitive proposal procedures for qualifications-based procurement of architectural/engineering (A/E) professional services whereby competitors' qualifications are evaluated, and the most qualified competitor is selected, subject to negotiation of fair and reasonable compensation. The method, where price is not used as a selection factor, can only be used in procurement of A/E professional services. It cannot be used to purchase other types of services though A/E firms are a potential source to perform the proposed effort.

Noncompetitive proposals: Procurement by noncompetitive proposals is procurement through solicitation of a proposal from only one source and may be used only when one or more of the following circumstances apply:

- (1) The item is available only from a single source. This type of procurement is referred to as sole-source procurement;
- (2) The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation;
- (3) The Federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the non-Federal entity; or
- (4) After solicitation of a number of sources, competition is determined inadequate. This type of procurement is referred to as single-source procurement.

RECYCLED MATERIALS

The City of Centerville will procure items with recycled content following the requirements of Code of Iowa chapter 8A.315-317 and Iowa Administrative Code chapter 11-117.6(5) — Recycled Product and Content.

BID LANGUAGE - PROCUREMENT OF RECOVERED MATERIALS

The City of Centerville shall include in all request for proposals and bid documents the following language.

"The contractor agrees to comply with all the requirements of Code of Iowa chapter 8A.315-317 and Iowa Administrative Code chapter 11-117.6(5) — Recycled Product and Content."

CONTRACT PRICING

- A. The cost plus a percentage of cost and percentage of construction cost method of contracting shall not be used.
- B. The City of Centerville shall perform some form of cost/price analysis for every procurement action, including modifications, amendments or change orders.

PROCUREMENT RECORDS

The City of Centerville shall maintain records sufficient to detail the significant history of a procurement, including the rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price. The City of Centerville shall make technical specifications and procurement documents available for review upon request.

BONDING REQUIREMENTS

Bonding requirements for construction or facility improvement contracts must meet the federal minimum requirements or receive a determination that the federal interest is adequately protected.

Passed and adopted this 15th day of February, 2021.

Mike O'Connor
(signature)

Mike O'Connor, Mayor
(typed name), (title)

ATTEST

JA
(signature)

Jason Fraser City Administrator
(typed name), (title)

RESOLUTION NO. 2021-3772

RESOLUTION AUTHORIZING ABANDONMENT PROCESS AGAINST REAL PROPERTY

WHEREAS, Alan Investments III, LLC, is shown as record-titleholder of that certain real property located at 620 N. 10th St., Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property");

The East Half of the South Half of Lot 2, Block 6, Range 1 in the Original Town of Centerville, Appanoose County, Iowa;

WHEREAS, the Property has been abandoned by such owner and as a result of such abandonment has become a nuisance;

WHEREAS, the City of Centerville, Iowa (the "City") has the ability pursuant to Chapter 657A, *Code of Iowa*, to pursue an action in District Court to declare the Property abandoned and take title to the Property; and

WHEREAS, it would be in the best interests of the City to declare the Property abandoned and obtain title in order to demolish the improvements on the Property.

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

Section 1. On behalf of the City, the City Attorney is hereby authorized to execute any and all documents necessary to accomplish the abandonment process pursuant to Chapter 657A, *Code of Iowa*, in District Court.

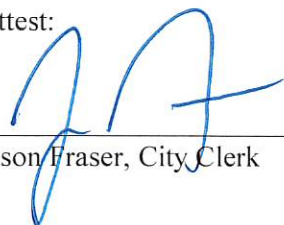
Section 2. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 1 day of February, 2021.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Clerk

RESOLUTION NO. 2021-3771

RESOLUTION AUTHORIZING CONVEYANCE OF THE ALLEY RUNNING BETWEEN LOT 36 AND LOT 37 IN CENTRAL PARK ADDITION TO THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA

WHEREAS, an offer has been made by Mark McClain and Geraldine McClain, husband and wife, to purchase the following-described real property:

The Alley between Lots 36 and 37, Central Park Addition, to the City of Centerville, Appanoose County, Iowa, described as commencing at the Northwest corner of Lot 36, thence South to the Northern boundary line of Iowa Highway No. 2 as it currently lies running through said Lot, thence West along said Northern boundary line of Iowa Highway No. 2 as it currently lies to East boundary line of Lot 37, thence North to the Northeast corner of Lot 37, thence East to the point of beginning.

Subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances,

for the sum of One Dollar (\$1.00) and other valuable consideration;

WHEREAS, a notice of the proposal to convey the above described real property to the said Mark McClain and Geraldine McClain, husband and wife, was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Ad-Express and Daily Iowegian & Citizen, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to said notice a public hearing was held in the Council Chambers at City Hall in the City of Centerville, Iowa, at its regular meeting commencing at 6:00 o'clock p.m. on the 15th day of February, 2021; and

WHEREAS, no written or oral objections were made to the proposed conveyance of said real property and it was deemed by the City Council to be in the best interests of the City of Centerville, Iowa that said real property be sold for the consideration offered.


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

Section 1. The offer for the purchase of the above described real estate is hereby accepted and approved.

Section 2. On behalf of the City of Centerville, Iowa, the Mayor and City Clerk are hereby authorized to convey and deed the above-described real property to Mark McClain and Geraldine McClain, husband and wife, upon receipt of the consideration offered for said real property.


Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED and APPROVED by the City Council this 15th day of February, 2021.



Michael G O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

RESOLUTION NO. 2021-3771

**RESOLUTION SETTING TIME AND PLACE OF HEARING ON A PROPOSAL TO CONVEY
THE ALLEY RUNNING BETWEEN LOT 36 AND LOT 37 IN CENTRAL PARK ADDITION TO
THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA**

WHEREAS, a request has been filed by Mark McClain and Geraldine McClain, husband and wife, with the City Clerk to convey the following-described alley, to-wit:

The Alley between Lots 36 and 37, Central Park Addition, to the City of Centerville, Appanoose County, Iowa, described as commencing at the Northwest corner of Lot 36, thence South to the Northern boundary line of Iowa Highway No. 2 as it currently lies running through said Lot, thence West along said Northern boundary line of Iowa Highway No. 2 as it currently lies to East boundary line of Lot 37, thence North to the Northeast corner of Lot 37, thence East to the point of beginning.

Subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances.

for the sum of One Dollar (\$1.00) and other valuable consideration; and

WHEREAS, Section 364.7, *Code of Iowa*, permits the City Council to dispose of interests in real estate subsequent to the publication of notice and a public hearing on the proposal,

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

Section 1. The proposal to convey the above described alley to Mark McClain and Geraldine McClain, husband and wife, for the sum of One Dollar (\$1.00) and other valuable consideration, will be considered by the City Council at a meeting to be held on the 15th day of February, 2021, commencing at 6:00 o'clock p.m. in the Council chambers at the City Hall in Centerville, Iowa.

Section 2. The City Clerk is hereby directed to publish a notice of said proposal to convey a portion of said street, said notice to be published not less than four (4), nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

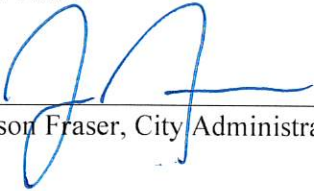
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED and APPROVED by the City Council this 1 day of February, 2021.

A handwritten signature in blue ink, appearing to read "Michael G O'Connor", written over a horizontal line.

Michael G O'Connor, Mayor

ATTEST:

A stylized handwritten signature in blue ink, likely reading "Jason Fraser", written over a horizontal line.

Jason Fraser, City Administrator

RESOLUTION NO. 2021-3770

RESOLUTION ADOPTING THREE-YEAR DISADVANTAGED BUSINESS ENTERPRISE (DBE) PROGRAM FOR FEDERAL AVIATION ADMINISTRATION FUNDED PROJECTS

Moved by Creagan and Seconded Sokol by that the following Resolution be adopted:

WHEREAS, the **City of Centerville, Iowa** has received Federal financial assistance from the U.S. Department of Transportation (DOT) for improvements at the **Centerville Municipal Airport**; and

WHEREAS, as a condition of receiving this assistance, the **City of Centerville, Iowa** has signed an assurance that it will comply with the regulations of U.S. DOT, 49 CFR Part 26 regarding a Disadvantaged Business Enterprise (DBE) Program; and

WHEREAS, it is the policy of the **City of Centerville, Iowa** to ensure that DBE's, as defined in Part 26, have an equal opportunity to receive and participate in the DOT assisted contracts at the **Centerville Municipal Airport**; and

WHEREAS, it is necessary to officially adopt a DBE Program containing a Policy Statement to be included in the contract documents for all federally funded projects.

NOW, THEREFORE, BE IT RESOLVED that the **City of Centerville, Iowa** officially adopts the attached Disadvantaged Business Enterprise (DBE) Program and is hereby authorized to implement all aspects of the DBE Program for Federal DOT assisted projects; and

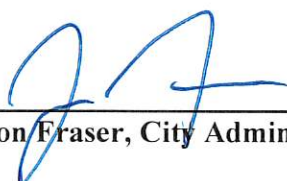
BE IT FURTHER RESOLVED that the **City of Centerville Mayor** is hereby authorized to sign the official copy of the DBE Program covering FY2019, FY2020, and FY2021 in accordance with §26.45(f).

CITY OF CENTERVILLE, IOWA



Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

**CITY OF CENTERVILLE, IOWA
DBE PROGRAM – 49 CFR PART 26
APPONOOSE COUNTY, IOWA
OCTOBER 1, 2018 – SEPTEMBER 30, 2021**

POLICY STATEMENT

Section 26.1, 26.23

Objectives/Policy Statement

The **City of Centerville** has established a Disadvantaged Business Enterprise (DBE) program in accordance with regulations of the United States Department of Transportation (U.S. DOT), 49 CFR Part 26. The **City of Centerville** has received Federal financial assistance from the U.S. Department of Transportation, and as a condition of receiving this assistance, the **City of Centerville** has signed an assurance that it will comply with 49 CFR Part 26.

It is the policy of the **City of Centerville** to ensure that DBEs are defined in part 26, have an equal opportunity to receive and participate in U.S. DOT–assisted contracts. It is also **City of Centerville** policy to engage in the following actions on a continuing basis:

1. To ensure nondiscrimination in the award and administration of U.S. DOT – assisted contracts;
2. To create a level playing field on which DBEs can compete fairly for U.S. DOT- assisted contracts;
3. To ensure that the DBE Program is narrowly tailored in accordance with applicable law;
4. To ensure that only firms that fully meet 49 CFR Part 26 eligibility standards are permitted to participate as DBEs;
5. To help remove barriers to the participation of DBEs in U.S. DOT assisted contracts;
6. To promote the use of DBEs in all types of federally-assisted contracts and procurement activities;
7. To assist the development of firms that can compete successfully in the market place outside the DBE Program; and
8. To make appropriate use of the flexibility afforded to recipients of Federal financial assistance in establishing and providing opportunities for DBEs.

Mr. Jason Fraser, Centerville City Administrator, has been delegated as the DBE Liaison Officer. In that capacity, **Jason Fraser** is responsible for implementing all aspects of the DBE program. Implementation of the DBE program is accorded the same priority as compliance with all other legal obligations incurred by the **City of Centerville** in its financial assistance agreements with the Department of Transportation.

The **City of Centerville** has disseminated this policy statement to the **Centerville City Council**, the **Centerville Airport Commission**, and all of the components of our organization. We have distributed this statement to DBE and non-DBE business communities that may perform work for us on U.S. DOT-assisted contracts. This Policy Statement will be included in the contract documents of each FAA funded project.



Mike O'Connor, Mayor
City of Centerville, Iowa

Date



RESOLUTION NO. 2021-3769

**A RESOLUTION VOLUNTARILY EXTENDING THE FAMILIES
FIRST CORONAVIRUS RESPONSE ACT (FFCRA) FOR THE CITY OF
CENTERVILLE, IOWA**

WHEREAS, pursuant to the Families First Coronavirus Response Act (FFCRA), that was passed on March 18, 2020, setting guidelines for Emergency Paid Sick Leave and the Emergency Expanded Family & Medical Leave Act; and

WHEREAS, these changes expired December 31, 2020, and it is recommended that they be extended.

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

Section 1. The City Council directs that the guidelines outlined in the Family First Coronavirus Response Act (FFCRA) are hereby voluntarily extended through March 31, 2021.

Section 2. The City Council hereby grants the authority to the Interim City Manager to authorize employees to convert regular sick leave to COVID Sick Leave on a case-by-case basis.

Section 3. Should the U.S. Government take action to extend or amend the FFCRA, this resolution is hereby amended to the extent necessary to ensure compliance with that action.

PASSED AND APPROVED this 1st day of February, 2021.



Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Clerk

Resolution No. 2021-37168

Meeting Date: 2/15/2021 **Meeting Time:** 06:00 PM

Meeting Date: 2/15/202

Meeting Location:

Meeting Date: 2/15/202

922 8436 6531 PASSWORD: 620695

At the public hearing any

City website (if available)
www.centerville-ia.org

Explanation of significant increases in the budget:

Explanation of increases that were greater than 2% of

**Budget year

Mic O'Connor

RESOLUTION NO. 2021-3766

**RESOLUTION SETTING TIME AND PLACE OF HEARING ON A PROPOSAL TO CONVEY
THE ALLEY RUNNING BETWEEN LOT 36 AND LOT 37 IN CENTRAL PARK ADDITION TO
THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA**

WHEREAS, a request has been filed by Mark McClain and Geraldine McClain, husband and wife, with the City Clerk to convey the following-described alley, to-wit:

The Alley between Lots 36 and 37, Central Park Addition, to the City of Centerville, Appanoose County, Iowa, described as commencing at the Northwest corner of Lot 36, thence South to the Northern boundary line of Iowa Highway No. 2 as it currently lies running through said Lot, thence West along said Northern boundary line of Iowa Highway No. 2 as it currently lies to East boundary line of Lot 37, thence North to the Northeast corner of Lot 37, thence East to the point of beginning.

Subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances.

for the sum of One Dollar (\$1.00) and other valuable consideration; and

WHEREAS, Section 364.7, *Code of Iowa*, permits the City Council to dispose of interests in real estate subsequent to the publication of notice and a public hearing on the proposal,

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

Section 1. The proposal to convey the above described alley to Mark McClain and Geraldine McClain, husband and wife, for the sum of One Dollar (\$1.00) and other valuable consideration, will be considered by the City Council at a meeting to be held on the 1st day of February, 2021, commencing at 6:00 o'clock p.m. in the Council chambers at the City Hall in Centerville, Iowa.

Section 2. The City Clerk is hereby directed to publish a notice of said proposal to convey a portion of said street, said notice to be published not less than four (4), nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED and APPROVED by the City Council this 18 day of January, 2021.

A handwritten signature in blue ink, appearing to read "Michael G O'Connor", written over a horizontal line.

Michael G O'Connor, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Jason Fraser", written over a horizontal line.

Jason Fraser, City Administrator

RESOLUTION NO. 2021-3766

**RESOLUTION SETTING TIME AND PLACE OF HEARING ON A PROPOSAL TO VACATE
THE ALLEY RUNNING BETWEEN LOT 36 AND LOT 37 IN CENTRAL PARK ADDITION TO
THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA**

WHEREAS, a request has been filed with the City Clerk of the City of Centerville, Iowa (the "City") to vacate the following-described alley, to-wit (the "Alley"):

The Alley between Lots 36 and 37, Central Park Addition, to the City of Centerville, Appanoose County, Iowa, described as commencing at the Northwest corner of Lot 36, thence South to the Northern boundary line of Iowa Highway No. 2 as it currently lies running through said Lot, thence West along said Northern boundary line of Iowa Highway No. 2 as it currently lies to East boundary line of Lot 37, thence North to the Northeast corner of Lot 37, thence East to the point of beginning.

Subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances; and

WHEREAS, Section 354.23, *Code of Iowa*, permits the City Council to vacate a part of an official plat by resolution or ordinance that had been conveyed to the city or dedicated to the public which is deemed by the City Council to be of no benefit to the public following a public hearing.

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

Section 1. The proposal to vacate the Alley will be considered by the City Council at a meeting to be held on the 1st day of February, 2021, commencing at 6:00 o'clock p.m. in the Council chambers at the City Hall in Centerville, Iowa.

Section 2. The City Clerk is hereby directed to publish a notice of said proposal to vacate the Alley, said notice to be published not less than four (4), nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED and APPROVED by the City Council this 18th day of January, 2021.



Michael G. O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

RESOLUTION NO. 2021-3767

RESOLUTION AUTHORIZING ABANDONMENT PROCESS AGAINST REAL PROPERTY

WHEREAS, Roger Davenport, is shown as record-titleholder of that certain real property located at 1510 Drake Ave., Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property");

LOTS 3, 4, 5 AND 26 FEET OFF THE NORTH SIDE OF LOT 6 ALL IN BLOCK 2,
SPOONER & LANKFORD'S FIRST ADDITION TO THE CITY OF
CENTERVILLE, IOWA EXCEPT THE COAL UNDERLYING THE SAME WITH
THE RIGHT TO MINE AND REMOVE THE SAME;

WHEREAS, the Property has been abandoned by such owner and as a result of such abandonment has become a nuisance;

WHEREAS, the City of Centerville, Iowa (the "City") has the ability pursuant to Chapter 657A, *Code of Iowa*, to pursue an action in District Court to declare the Property abandoned and take title to the Property; and

WHEREAS, it would be in the best interests of the City to declare the Property abandoned and obtain title in order to demolish the improvements on the Property.

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

Section 1. On behalf of the City, the City Attorney is hereby authorized to execute any and all documents necessary to accomplish the abandonment process pursuant to Chapter 657A, *Code of Iowa*, in District Court.

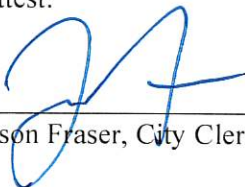
Section 2. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 18th day of January, 2021.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Clerk