

**RESOLUTION NO. 2023-3934**

**RESOLUTION AUTHORIZING ACQUISITION OF REAL PROPERTY BY ASSIGNMENT  
AND FORECLOSURE OF TAX SALE CERTIFICATE**

**WHEREAS**, Affordable You Save, LLC owns that certain real property located at 306 N. 12<sup>th</sup>, Centerville, Appanoose County, Iowa, 52544 more particularly described as follows (the "Property"):

THE NORTH ONE-HALF (1/2) OF LOT FOUR (4), IN BLOCK THREE (3), IN RANGE TWO (2), IN THE ORIGINAL TOWN OF CENTERVILLE, APPANOOSE COUNTY, IOWA;

**WHEREAS**, the City of Centerville (the "City") performed extensive nuisance abatement repair work on the building located on the Property (the "Repair Work") and certified the cost of such work to the Appanoose County Treasurer to be collected in the same manner as property taxes on the Property in the 2018-2019 tax year;

**WHEREAS**, said assessment has since gone unpaid and a tax sale certificate was issued to and remains held by Appanoose County at the June 2021 Tax Sale in (the "Tax Sale Certificate");

**WHEREAS**, the City of Centerville, Iowa (the "City") has the ability pursuant to Chapter 446.31, *Code of Iowa*, to take assignment to the Tax Sale Certificate;

**WHEREAS**, the City has the ability pursuant to Chapter 447.9, *Code of Iowa*, to then foreclose on the Tax Sale Certificate thereby taking title to the Property by treasurer's deed pursuant to Chapter 448.1, *Code of Iowa*; and


**WHEREAS**, it would be in the best interests of the City to obtain title to and sell the Property to be reimbursed for the cost of the Repair Work.

**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 and City Administrator are hereby authorized to execute any and all documents necessary to obtain title to the Property by taking assignment to and foreclosing on the Tax Sale Certificate.

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

**PASSED AND APPROVED** by the City Council this 16 day of January, 2023.

  
Michael O'Connor Mayor

Attest:

  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3934**

**RESOLUTION TRANSFERRING FUNDS  
FOR FISCAL YEAR 2023**

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

WHEREAS, the records should now indicate appropriate transfers;

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

**SECTION 1. Cash Transfers – Total \$128,034.90**

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

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

Total Transfer Amount: \$128,034.90

Explanation of Activity: This transfer will allow the L.O.S.T. share of the DNR surcharge to be used for capital improvements.

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

SECTION 3. This resolution shall be effective on January 3, 2023.

PASSED AND APPROVED by the City Council this 3<sup>rd</sup> day of January 2023.



Mike O'Connor, Mayor

ATTEST:

  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3935**

**RESOLUTION AUTHORIZING ABANDONMENT PROCESS AGAINST REAL PROPERTY**

**WHEREAS**, Cory Collins is shown as the record-titleholder of that certain real property located at 904 S. 16<sup>th</sup>, Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property");

THE EAST NINETY (90) FEET OF LOT EIGHT (8), IN BLOCK ONE (1) IN DRAKE AND STALEY'S ADDITION TO CENTERVILLE, APPANOOSE COUNTY, IOWA, EXCEPT THE COAL UNDERLYING 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:**

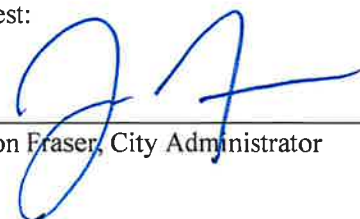
**Section 1.** On behalf of the City, the City Attorney is hereby authorized to execute any and all documents necessary to accomplish the abandonment process pursuant to Chapter 657A, *Code of Iowa*, in District Court.

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

**PASSED AND APPROVED** by the City Council this 16 day of January, 2023.

  
\_\_\_\_\_  
Michael G. O'Connor, Mayor

Attest:

  
\_\_\_\_\_  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3936**

**RESOLUTION AUTHORIZING ABANDONMENT PROCESS AGAINST REAL PROPERTY**

**WHEREAS**, Deborah K. Case is shown as the record-titleholder of that certain real property located at 908 S. 16<sup>th</sup>, Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property");

THE EAST ONE HUNDRED (100) FEET OF LOT NINE (9), IN BLOCK ONE (1) IN DRAKE AND STALEY'S ADDITION TO CENTERVILLE, APPANOOSE COUNTY, IOWA, EXCEPT THE COAL UNDERLYING 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 16 day of January, 2023.

  
\_\_\_\_\_  
Michael G. O'Connor, Mayor

Attest:

  
\_\_\_\_\_  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3937**

**RESOLUTION AUTHORIZING ABANDONMENT PROCESS AGAINST REAL PROPERTY**

**WHEREAS**, FIX PAD HOLDINGS, LLC, a South Carolina limited liability company is shown as the record-titleholder of that certain real property located at 620 N. 10<sup>th</sup> 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 16 day of January, 2023.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Clerk

**RESOLUTION NO. 2023-3938**

**RESOLUTION AUTHORIZING ABANDONMENT PROCESS AGAINST REAL PROPERTY**

**WHEREAS**, Jason Reece and Ashley Reece, husband and wife, are shown as the record-titleholder of that certain real property located at 509 E. Clark, Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property"):

LOT 23 IN CLARK AND PEATMAN'S ADDITION TO 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 16 day of January, 2023.

  
\_\_\_\_\_  
Michael G. O'Connor, Mayor

Attest:

  
\_\_\_\_\_  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3939**

**RESOLUTION AUTHORIZING ABANDONMENT PROCESS AGAINST REAL PROPERTY**

**WHEREAS**, Brandon Almond is shown as the record-titleholder of that certain real property located at 603 W. Jackson, Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property");

THE SOUTH 100 FEET OF THE EAST 50 FEET OF LOT 4 IN AUDITOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 69 NORTH, RANGE 18 WEST OF THE 5<sup>TH</sup> P.M., 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:**

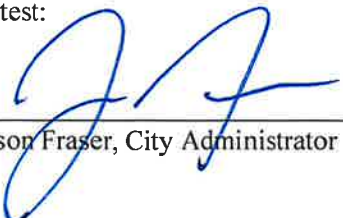
**Section 1.** On behalf of the City, the City Attorney is hereby authorized to execute any and all documents necessary to accomplish the abandonment process pursuant to Chapter 657A, *Code of Iowa*, in District Court.

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

**PASSED AND APPROVED** by the City Council this 16 day of January, 2023.

  
Michael G. O'Connor, Mayor

Attest:

  
Jason Fraser, City Administrator



**RESOLUTION NO. 2023-3940**

**RESOLUTION AUTHORIZING ABANDONMENT PROCESS AGAINST REAL PROPERTY**

**WHEREAS**, Christopher M. Brown is shown as the record-titleholder of that certain real property located at 411 N. 7th, Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property");

The South Fifty (50) feet of Lot 26 in Wilson's Addition to the City 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 16 day of January, 2023.

  
\_\_\_\_\_  
Michael G. O'Connor, Mayor

Attest:

  
\_\_\_\_\_  
Jason Fraser, City Administrator



**RESOLUTION NO. 2023-3941**

**RESOLUTION AUTHORIZING ABANDONMENT PROCESS AGAINST REAL PROPERTY**

**WHEREAS**, Jennifer E. Johnson is shown as the record-titleholder of that certain real property located at 649 N. Main, Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property");

THE SOUTH 66 FEET OF THE NORTH 116 FEET OF LOT 1, BLOCK 6, RANGE 4  
OF 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

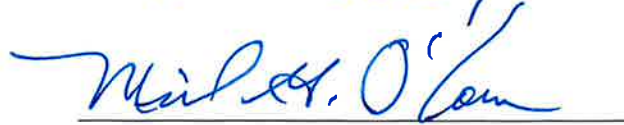
**WHEREAS**, it would be in the best interests of the City to declare the Property abandoned and obtain title in order to demolish the improvements on the Property.

**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 16 day of January, 2023.

  
Michael G. O'Connor, Mayor

Attest:

  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3942**

**RESOLUTION AUTHORIZING THE EMERGENCY DEMOLITION OF REAL PROPERTY**

**WHEREAS, James H. and Tina R. Zugg** own certain real property located at 515 N. Park. Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property"):

(LEGAL DESCRIPTION) The South One-half(½) of Lot (7), in Block five (5), in Range 1, in the Original Town of Centerville, Appanoose County, Iowa

**WHEREAS**, the Property has been condemned, deemed a nuisance, and represents a danger to the health and sanitation of the citizens of the City of Centerville by the building inspector for the City of Centerville.;

**WHEREAS**, the City of Centerville, Iowa (the "City") has the ability pursuant to Chapter 15.18.080, *Municipal Code of Centerville, Iowa*, to enforce the demolition of a property deemed a hazard to the Centerville Community; and

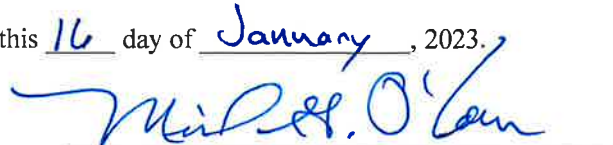
**WHEREAS**, it would be in the best interests of the City to demolish the improvements on the Property.

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

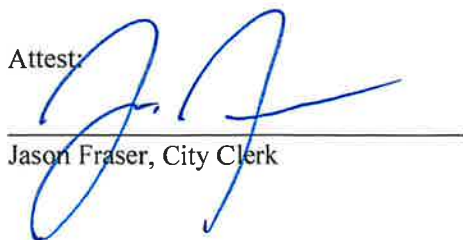
**Section 1.** On behalf of the City, the City Administrator is hereby authorized to execute the demolition of the property pursuant to the *Municipal Code of the City of Centerville*.

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

**PASSED AND APPROVED** by the City Council this 16 day of January, 2023.

  
\_\_\_\_\_  
Michael G. O'Connor Mayor

Attest:

  
\_\_\_\_\_  
Jason Fraser, City Clerk

**RESOLUTION NO. 2023-3943**

**RESOLUTION CONVEYING FIRETRUCK TO CITY OF MORAVIA**

WHEREAS, the City of Centerville purchased a new first-out fire response vehicle (2023 Freightliner VIN \*G2506) which was delivered in January 2023; and,

WHEREAS, deliver of the new truck replaces the current usage and need for the previous first-out truck (2000 Freightliner VIN \*07121);

WHEREAS, the old truck has useful life that could be beneficial to a smaller volunteer fire service in Appanoose County, and

WHEREAS, cities in Iowa are permitted to convey property to other cities in Iowa, and

WHEREAS, the City of Centerville established a fair market price of \$42,000 through the use of a firetruck sales broker; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, that the City Administrator be directed to convey the 2000 Freightliner Fire Engine to the City of Moravia for the amount of \$42,000.

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

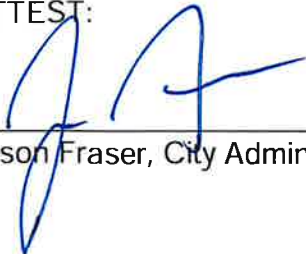
SECTION 3. This resolution shall be effective upon its passage by the City Council.

PASSED AND APPROVED by the City Council this 6th day of February, 2023.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3944**

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

**WHEREAS**, the City of Centerville (the "City") is the owner of that certain real estate located at 306 N. 12<sup>th</sup>, Centerville, Appanoose County, Iowa, 52544 (the "Property"), legally described as follows:

THE NORTH ONE-HALF (1/2) OF LOT FOUR (4), IN BLOCK THREE (3), IN  
RANGE TWO (2), IN THE ORIGINAL TOWN OF CENTERVILLE, APPANOOSE  
COUNTY, IOWA;

**WHEREAS**, the City Council of the City desires to sell the Property to FP LLC, an Iowa limited liability company ("Buyer"), for \$50,000.00 (the "Purchase Price"), pursuant to the terms and conditions contained in the proposed Real Estate Purchase Agreement, attached hereto as Exhibit "A" (the "Agreement");

**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 pursuant to the terms set forth in this Resolution and the Agreement (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 February 20, 2023, 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** the 6<sup>th</sup> day of February, 2023.



Michael G. O'Connor, Mayor

Attest:

  
\_\_\_\_\_  
Jason Fraser, City Clerk

2023-3945

## 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: Pub III LLC

Address of Owner: P.O. Box 1024 Centerville, IA 52544

Location of Improvement: 111 W. Van Buren Centerville

Legal Description of Property: W 19' Lot 7 Bk 4 Rge 3  
E 2' Lot 8 Bk 4 Rge 3 (Square)

Residential, Commercial, or Industrial Use: Commercial

Nature of Improvement: Refurbished Building into a restaurant.

Present Assessed Value: \$ 45,360 (2015)


Estimated Cost of Improvement (must increase assessed value more than 10% to qualify): \$ 130,000

Estimated Date of Completion of Improvement: NOV 22

  
Owner

### APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on February 6<sup>th</sup>, ~~2005~~ 2023

  
City Clerk

2023 - 394

## 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: Ultra 7 Development Storage LLC

Address of Owner: PO Box 1024 Centerville, IA

Location of Improvement: 905 E. Green ST

Legal Description of Property: See Attached

Residential, Commercial, or Industrial Use: Commercial

Nature of Improvement: Storage Warehouse (New Construction)  
60 x 192

Present Assessed Value: \$2190.00

Estimated Cost of Improvement (must increase assessed value more than 10% to qualify): \$320,000 Building

Estimated Date of Completion of Improvement: Feb 2023

[Signature] CEO  
Owner

### APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on February 6<sup>th</sup>, 2005, 2023

[Signature]  
City Clerk



**NOTICE OF PUBLIC HEARING - CITY OF CENTERVILLE - PROPOSED PROPERTY TAX LEVY**  
**Fiscal Year July 1, 2023 - June 30, 2024**

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

**Meeting Date:** 2/20/2023 **Meeting Time:** 06:00 PM **Meeting Location:** Centerville City Hall, 312 E. Maple

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)  
[www.centerville-ia.org](http://www.centerville-ia.org)

City Telephone Number  
 (641) 437-4339

	Current Year Certified Property Tax 2022 - 2023	Budget Year Effective Property Tax 2023 - 2024	Budget Year Proposed Maximum Property Tax 2023 - 2024	Annual % CHG
Regular Taxable Valuation	152,000,410	152,090,519	152,090,519	
Tax Levies:				
Regular General	1,231,203	1,231,203	1,231,933	
Contract for Use of Bridge	0	0	0	
Opr & Maint Publicly Owned Transit	0	0	0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.	0	0	0	
Opr & Maint of City-Owned Civic Center	0	0	0	
Planning a Sanitary Disposal Project	0	0	0	
Liability, Property & Self-Insurance Costs	111,386	111,386	123,108	
Support of Local Emer. Mgmt. Commission	5,412	5,412	5,412	
Emergency	41,040	41,040	41,064	
Police & Fire Retirement	205,100	205,100	172,574	
FICA & IPERS	251,835	251,835	271,786	
Other Employee Benefits	447,418	447,418	476,430	
<b>Total Tax Levy</b>	<b>2,293,394</b>	<b>2,293,394</b>	<b>2,322,307</b>	<b>1.26</b>
<b>Tax Rate</b>	<b>15.08808</b>	<b>15.07914</b>	<b>15.26924</b>	

**Explanation of significant increases in the budget:**

The increases in this proposed budget are a result of increases in the cost of medical/liability insurance, cost of materials and cost of fuel needed for basic operations. Additionally, changes to the tax structure have reduced funding that is generally used to backfill some of the levies that are captured in the Max Levy notification process. This Max Levy notification does not reflect all tax levies that are part of the City Budget. The total City tax levy rate may be higher than is shown on this document.

**If applicable, the above notice also available online at:**

[www.centerville-ia.org](http://www.centerville-ia.org), [www.facebook.com/CentervilleIA](https://www.facebook.com/CentervilleIA), [www.facebook.com/Drake-Public-Library-98532559595](https://www.facebook.com/Drake-Public-Library-98532559595), <https://www.facebook.com/centervillepd>, <https://www.facebook.com/profile.php?id=100064538149146>, <https://www.facebook.com/OaklandCemetery>

\*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

\*\*Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

Resolution 2023-3947

Setting the Time and Date for a Public Hearing on the Maxy Levy for Centerville FY24 Annual Budget

PASSED AND APPROVED the 6th day of February, 2023.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Clerk



**RESOLUTION NO. 2023-3948**

**RESOLUTION AUTHORIZING ABANDONMENT PROCESS AGAINST REAL PROPERTY**

**WHEREAS**, Jeff L. McDanel is shown as the record-titleholder of that certain real property located at 1727 S. Main, Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property");

Lot 8 and Lot 9 in Olson's Subdivision of part of Lot 3 in Spooner & Lankford's Addition to the City of Centerville, Appanoose County, Iowa, except that part of said Lot 9 contained in the following tract: Commencing 9 feet North of Southwest Corner of Lot 10 in said Subdivision, thence in an Easterly direction to a point 3.53 feet South of Northeast Corner of Lot 9 in said Subdivision, thence North 50 feet, thence Westerly to a point 50 feet North of the point of beginning, thence South to the point of beginning.

**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 6<sup>th</sup> day of February, 2023.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3949**

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

**WHEREAS**, the City of Centerville (the "City") is the owner of that certain real estate located at 2001 and 2003 Drake Ave., Centerville, Appanoose County, Iowa, 52544 (the "Property"), legally described as follows:

LOTS ONE (1) AND TWO (2) IN BLOCK THREE (3) COLUMBIA PARK, ADDITION  
TO THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA. EXCEPT COAL.

**WHEREAS**, the City desires to sell the Property to CHARITON VALLEY REGIONAL HOUSING TRUST FUND, INC. an Iowa non-profit corporation ("Buyer"), for \$10.00 and other valuable consideration (the "Purchase Price") and a copy of the proposed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

**WHEREAS**, it would be in the best interests of the City to accept Buyer's offer to purchase the Property for the Purchase Price pursuant to the terms set forth in this Resolution and the Agreement (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 February 20, 2023, 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** the 6<sup>th</sup> day of February, 2023.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Clerk

**RESOLUTION NO. 2023-3950**

**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 1400 Drake Ave, Centerville, Appanoose County, Iowa, 52544, Centerville, Appanoose County, Iowa, 52544, legally described as follows (the "Property"):

Commencing at the point where the former C.B. & Q.R.R. Right of way intersects with the West right of way of Drake Avenue, in Centerville, Appanoose County, Iowa; thence South 39.5 feet, thence West to the point of intersection with the former C.B. & Q.R.R. right of way; thence northeasterly along said R.R. right of way to the point of commencement, all in or directly North of Lot 10 in Auditor's Sub-division of the NW ¼ NE ¼ of Section 1, Township 68, Range 18 (being Tax Parcel 340011001300000).

**WHEREAS**, the City Council of the City desires to sell the Property to Alva L. Pratte and Alice Jean Pratte, husband and wife ("Buyer") for \$10.00 and other consideration (the "Purchase Price") and a copy of the proposed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement")

**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 February 20, 2023, 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 6<sup>th</sup> day of February, 2023.



Michael G. O'Connor, Mayor

Attest:

  
Jason Fraser, City Administrator

Resolution #2023-3951

Approval of FY2024 Maximum Property Tax Dollars

WHEREAS, the City Council of the City of Centerville have considered the proposed FY24city 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/or social media accounts if applicable,

WHEREAS, a public hearing concerning the proposed city maximum property tax dollars was held on February 20, 2023.

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 FY2024 shall not exceed the following total:

Total maximum levy for affected property tax levies: \$2,322,307

The Maximum Property Tax dollars requested in the total maximum levy for affected property tax levies for FY2024 does not represent greater than 102% of the Maximum Property Tax dollars requested for the current FY2023.

Roll Call Vote:

*Dillard, Creagan*

CREAGAN ☒ YEA/NAY

DILLARD ☒ YEA/NAY

HAMILTON ☒ YEA/NAY

SHERWOOD ☒ YEA/NAY

SPURGEON ☒ YEA/NAY

**PASSED AND APPROVED** by the City Council this 20 day of February, 2023.



Michael G. O'Connor, Mayor

Attest:

  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3953**

**RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY**

**WHEREAS**, an offer has been made by CHARITON VALLEY REGIONAL HOUSING TRUST FUND, INC. an Iowa non-profit corporation ("Buyer") to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 2001 and 2003 Drake Ave, Centerville, Appanoose County, Iowa, 52544, more particularly described as follows (the "Property");

LOTS ONE (1) AND TWO (2) IN BLOCK THREE (3) COLUMBIA PARK, ADDITION  
TO THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA. EXCEPT COAL.

for the sum of \$10.00 and other valuable consideration (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 Appanoose Weekly, 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 20<sup>th</sup> day of February, 2023; 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 20<sup>th</sup> day of February, 2023.



Michael G. O'Connor, Mayor

Attest:

  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3954**

**RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY**

**WHEREAS**, an offer has been made by FP LLC, an Iowa limited liability company ("Buyer"), to purchase from the City of Centerville, Iowa (the "City") that certain real estate located at 306 N. 12<sup>th</sup>, Centerville, Appanoose County, Iowa, 52544 more particularly described as follows (the "Property"):

THE NORTH ONE-HALF (1/2) OF LOT FOUR (4), IN BLOCK THREE (3), IN RANGE TWO (2), IN THE ORIGINAL TOWN OF CENTERVILLE, APPANOOSE COUNTY, IOWA;

for the sum of \$50,000.00 to cover the estimated costs related to this sale, and other valuable consideration (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 Appanoose Weekly, 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 20th day of February, 2023; 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 Buyers pursuant to the terms of the Agreement.

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

**Section 1.** Buyers' 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, City Administrator and City Attorney are hereby authorized to execute any and all documents necessary to accomplish the sale of the Property to Buyers.

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

**PASSED AND APPROVED** by the City Council this 20<sup>th</sup> day of February, 2023.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator



**RESOLUTION 2023-3955**

**RESOLUTION SETTING THE BID LETTING AND PUBLIC HEARING DATES FOR THE  
CENTERVILLE MUNICIPAL AIRPORT PAVEMENT REHAB PROJECT  
FAA AIP 3-19-0013-015 and FAA BIL-AIG 3-19-0013-016**

Moved by D. Harcl and seconded by Spurgeon that  
the following resolution be adopted:

**WHEREAS**, the Federal Aviation Administration (FAA) has recommended that the City of Centerville initiate actions necessary to obtain bids for FY2023 airport improvement program (AIP) 3-19-0013-015 (AIP) and 3-19-0013-016 (BIL-AIG); and

**WHEREAS**, McClure has been selected to complete construction plans and detailed specifications, form of contract, and cost estimate for the AIP Grant including work necessary to rehabilitate airfield pavements at the Centerville Municipal Airport; and

**WHEREAS**, a bid letting date of March 28, 2023 at 11:30 A.M. and a public hearing by the Centerville City Council on April 3, 2023 at 6:00 P.M. is recommended; and

**WHEREAS** plans, specifications, and engineer's estimate of cost are under review by the FAA with contract document revisions to be made as per FAA recommendations.

**NOW, THEREFORE, BE IT RESOLVED** that a March 28, 2023 Bid Letting date at 11:00 A.M. be established and an April 3, 2023 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 20<sup>th</sup> day of February, 2023, to authorize publication in the official City of Centerville newspaper of notices and advertisements per the Code of Iowa regarding the Bid Letting and the Public Hearing for AIP 3-19-0013-015 and BIL-AIG 3-19-0013-016.

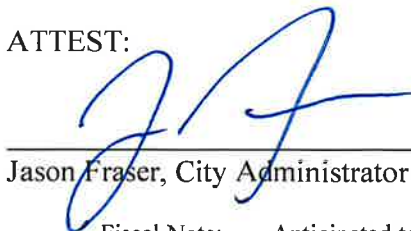
Passed and adopted this 20th day of February, 2022.

CITY OF CENTERVILLE, IOWA



Mike O'Connor, Mayor

ATTEST:

  
Jason Fraser, City Administrator

Fiscal Note: Anticipated total FAA eligible project costs are estimated at \$483,000. The FAA share is 90% and the local share is 10% (\$48,300). Anticipated total FAA ineligible costs are estimated at \$115,000. Anticipated Iowa DOT participation (not guaranteed) varies. Local share of 85% IDOT cost is \$17,250.



RES. 2023-3957

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:

Michael & Carol Belloma

Address of Owner:

25307 195<sup>th</sup> Ave, Centerville IA

Location of Improvement Legal

100 W. Jackson, Centerville

Description of Property:

2 story Commercial brick building  
on Centerville Square. Constructed 1915

Residential, Commercial, or Industrial Use:

Commercial

Nature of Improvement:

Replace brick front, New Windows, New  
entryway, Remodel interior

Present Assessed Value:

\$ 37,270 (2021 Accession report)

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

\$200,000.00

Estimated Date of Completion of Improvement:

6/1/2023

Carol Belloma

Owner

APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on April 3<sup>rd</sup>, 2023

Jason Fraser  
Jason Fraser, City Administrator/Zoning Administrator

**RESOLUTION RE RESOLUTION NO. 2023-3960**

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

**WHEREAS**, the City of Centerville, Iowa (the "City") is:

a) the owner of certain real estate locally known as being bare ground located at 1119 W. Van Buren and 1121 W. Van Buren, Centerville, Iowa 52544 (Assessor Parcel No. 340011035070000 and Parcel No. 340011021790000), legally described as follows:

THE EAST ONE-HALF OF LOT 12 AND WEST HALF OF LOT 13 IN  
THATCHER'S ADDITION TO THE CITY OF CENTERVILLE, APPANOOSE  
COUNTY, IOWA,

(the "W. Van Buren Property") and

b) the owner of certain real estate locally known as being located on W. Washington, Centerville, Appanoose County, Iowa, (Assessor Parcel No. 340011005390000 and Parcel No. 340011005380000), legally described as follows:

LOT 6 IN T.M. FEE'S FIRST ADDITION TO THE TOWN OF  
CENTERVILLE, APPANOOSE COUNTY, IOWA,

and

THE WEST 50 FEET OF LOT 10 IN THATCHER'S ADDITION TO THE  
CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA,

(the "W. Washington Property"), and

c) the owner of certain real estate at 1123 W. Van Buren, Centerville, Iowa 52544 (Assessor Parcel No. 340011006600000), legally described as follows:

LOT 7, 8, AND 9 IN T.M. FEE'S FIRST ADDITION TO THE TOWN OF  
CENTERVILLE, APPANOOSE COUNTY, IOWA,

and

LOT 11 & THE WEST HALF OF LOT 13 IN THATCHER'S ADDITION TO  
THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA,

(the "Old Law Center Property") and, together with the Old Law Center Property and the W. Van Buren Property and the W. Washington Property, referred to herein as the ("Property");

**WHEREAS**, the City of Centerville desires to sell the Property to the Castle Landing Limited Partnership, an Iowa limited partnership (the "Buyer") to be used for economic development purposes for \$80,000.00 and other valuable consideration (the "Purchase Price");

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

**WHEREAS**, it would be in the best interests of the City of Centerville County to accept Castle Landing Limited Partnership's offer to purchase the Property for the Purchase Price (the "Offer"); and

**WHEREAS**, in order to comply with Section 331.361, *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:**

**Section 1.** The Offer will be considered by the Centerville City Council at a meeting commencing at 6:00 P.M. on April 17th, 2023, in the Centerville Council Chambers at Centerville City Hall, 312 E. Maple St., Centerville, Iowa 52544.

**Section 2.** The City Administrator 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 that meets the requirements of Section 618.14, Code of Iowa.

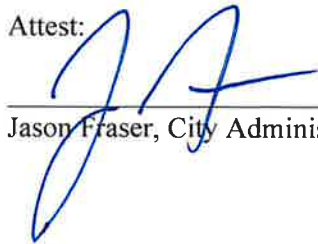
**Section 3.** This resolution shall become effective upon its passage and approval as provided by law.

**PASSED AND APPROVED** this 4<sup>th</sup> day of April, 2023.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3961**

**RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND  
ESTIMATE OF COSTS FOR FAA 3-19-0013-015 & 016 :**

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

**WHEREAS**, staff was authorized to publish notices for a March 28, 2023 bid letting at 11:30 a.m. and to advertise and publish notices to conduct a public hearing on April 3, 2023, at 6:00 p.m. to approve the plans, specifications, form of contract, and estimate of costs for the FAA Grant Project 3-19-0013-015 (AIP) & 016 (BIL-AIG); and

**WHEREAS**, notice of Public Hearing and Letting was published in an official City of Centerville newspaper in accordance with the public bid letting and public hearing notification requirements of the Code of Iowa; and

**WHEREAS**, a Public Hearing was held at the regularly scheduled meeting of the City of Centerville on April 3, 2023, to receive public comment on the plans, specifications, form of contract, and estimate of costs for FAA 3-19-0013-015 & 016.

**NOW, THEREFORE, BE IT RESOLVED** that the plans, specifications, form of contract, and estimate of costs for the Centerville Municipal Airport Airfield Pavement Rehabilitation project (FAA 3-19-0013-015 & 016) be approved.

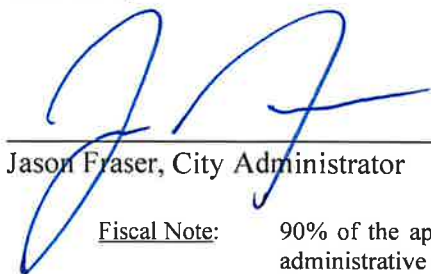
PASSED AND APPROVED, THIS 17<sup>th</sup> day of April, 2023.

CITY OF CENTERVILLE, IOWA



Mike O'Connor, Mayor

ATTEST:

  
\_\_\_\_\_  
Jason Fraser, City Administrator

Fiscal Note:

90% of the approved construction contract price, plus approved change orders, administrative costs, and engineering costs will be reimbursed by the FAA under the proposed AIP Grant agreement. The Sponsor will be responsible for the remaining 10% of the costs needed to complete the contract. A portion of this project is not eligible for FAA funding. Other funding sources will be applied for to cover the cost of ineligible work.

RESOLUTION NO. 2023-3962

**RESOLUTION APPROVING LOW RESPONSIVE BID AND AUTHORIZING EXECUTION OF  
CONTRACT FOR FAA 3-19-0013-015 & 016 (PAVEMENT REHABILITATION PROJECT),  
SUBJECT TO FEDERAL AVIATION ADMINISTRATION AIP & BIL-AIG FUNDING**

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

**WHEREAS**, at the March 22, 2023 City of Centerville Council meeting, staff was authorized to publish notices for a March 28, 2023 bid letting at 11:30 a.m. for the FAA Grant 3-19-0013-015 (AIP) & 016 (BIL-AIG); and

**WHEREAS**, notice of Public Hearing and Letting was published in an official City of Centerville newspaper in accordance with the public bid letting and public hearing notification requirements of the Code of Iowa; and

**WHEREAS**, a virtual bid letting was held on March 28, 2023 at 11:30 a.m.; and

**WHEREAS**, the Consultant recommended the award of contract to the lowest responsive bidder, being Fahrner Asphalt Sealers, LLC of Eau Claire, WI, in an amount not to exceed \$552,217.00.

**NOW, THEREFORE, BE IT RESOLVED** that the Base Bid of Fahrner Asphalt Sealers, LLC of Eau Claire, WI, in an amount of \$552,217.00, for the Airfield Pavement Rehabilitation 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 and responsible bid received for said work; and

**BE IT FURTHER RESOLVED** that the Mayor of the City of Centerville is hereby directed to execute each contract awarded above for the construction of said improvements, said contract for the FY2023 FAA Grant Project 3-19-0013-015 (AIP) & 016 (BIL-AIG), not to be binding on the Council until approved by the Federal Aviation Administration being within the budget amount of Non-Primary Entitlement Funding and Bipartisan Infrastructure Law AIG Funding available to the Sponsor.

PASSED AND APPROVED, THIS 17<sup>th</sup> day of April, 2023.

CITY OF CENTERVILLE, IOWA

Mike O'Connor  
Mike O'Connor, Mayor

ATTEST:

Jason Fraser  
Jason Fraser, City Administrator

**Fiscal Note:** Engineering Services (Design, Bidding, Closeout, & Construction Admin.)..... \$ 128,850  
Construction (Low Bid – Fahrner Asphalt Sealers, LLC) ..... \$ 552,217  
Total Project Costs (As of April 17, 2023, including \$500 Admin. Expense)..... \$ 681,567  
FAA AIP/BIL-AIG Funding of Project Eligible Areas (90%) ..... \$ 412,059  
Ineligible Areas (Will Apply for Iowa DOT AIP Funding at 75%) ..... \$ 167,792  
Centerville Funding of Project (10% of FAA and 25% of Iowa DOT) ..... \$ 101,715  
Funding breakdown is estimated at this time.

**RESOLUTION NO. 2023-3963**

**RESOLUTION AUTHORIZING THE EXECUTION OF ENGINEERING AGREEMENT  
WITH MCCLURE FOR CONSTRUCTION ADMINISTRATION SERVICES REGARDING  
FAA 3-19-0013-015 & 016 AT THE CENTERVILLE MUNICIPAL AIRPORT**

Moved by D. Harb and seconded by Spurgeon  
that the following resolution be adopted:

**WHEREAS**, on December 5, 2022 the City of Centerville tasked McClure with performing design and bidding services to rehabilitate the airfield pavements at the Centerville Municipal Airport (TVK) in Appanoose County, Iowa; and

**WHEREAS**, the project was designed and bid, thus requiring professional construction administrative and grant closeout services to complete FAA 3-19-0013-015 & 016; and

**WHEREAS**, McClure has submitted an Engineering Construction Services Agreement in the amount of:

The *Cost Plus Fixed Fee Amount* for Construction Administration Services is **\$59,890**

The *Lump Sum Amount* for Closeout Services is **\$10,010**

Resulting in a *Total Amount* for the Agreement of **\$69,900**

**WHEREAS**, the local match for construction administrative services would be \$6,990.00 (10%), subject to release of federal AIP and BIL-AIG funding covering 90% of the total project costs.

**NOW, THEREFORE, BE IT RESOLVED**, by the City of Centerville that the Mayor is hereby authorized to execute the Engineering Services Agreement with McClure for professional construction administration and grant closeout services for the airfield pavement rehabilitation project at the Centerville Municipal Airport.

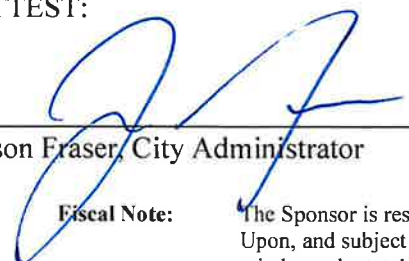
Passed and Approved this 17<sup>th</sup> day of April, 2023.

CITY OF CENTERVILLE, IOWA



Mike O'Connor, Mayor

ATTEST:

  
\_\_\_\_\_  
Jason Fraser, City Administrator

**Fiscal Note:**

The Sponsor is responsible for payment to the Consultant for services not to exceed \$69,900. Upon, and subject to, the release of federal funding from FAA, the Sponsor will be reimbursed a total of 90% of the costs incurred for the project.



**RESOLUTION 2023-3964**

**RESOLUTION TO APPROVE SUBMITTAL OF  
FAA 3-19-0013-015 AIP GRANT APPLICATION  
FAA 3-19-0013-016 BIL-AIG GRANT APPLICATION**

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

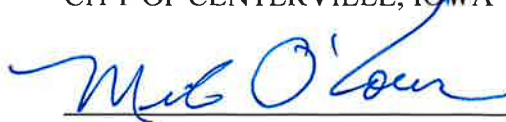
**WHEREAS**, the City of Centerville has awarded the airfield pavement rehabilitation project to the lowest responsive bidder for FAA Grant 3-19-0013-015 & 016 and completed grant applications to submit to the Federal Aviation Administration (FAA) for AIP and BIL-AIG funding to complete the project at 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 for federally eligible work) if awarded grant offers from the FAA for the amount equal to 90% of the eligible project costs.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Centerville, Iowa, authorizes the submittal of the FAA grant application for the airfield pavement rehabilitation project, FAA No. 3-19-0013-015 & 016 and authorizes the City Administrator to sign the grant agreement applications upon final approval of the funding amounts in conformance with the Non-Primary Entitlement and Bipartisan Infrastructure Law AIG funding available from the Federal Aviation Administration.

PASSED AND APPROVED, THIS 17<sup>th</sup> day of April, 2023.

CITY OF CENTERVILLE, IOWA

  
Mike O'Connor, Mayor

ATTEST:

  
Jason Fraser, City Administrator

**Fiscal Summary:** *Anticipated* FAA AIP 3-19-0013-015 & 016 Grant Project costs:

Engineering Services (Design, Bidding, Closeout, & Construction Admin.).....	\$ 128,850
Construction (Low Bid – Fahrner Asphalt Sealers, LLC) .....	\$ 552,217
Total Project Costs (As of April 17, 2023, including \$500 Admin. Expense) .....	\$ 681,567
FAA AIP/BIL-AIG Funding of Project Eligible Areas (90%) .....	\$ 412,059
Ineligible Areas (Will Apply for Iowa DOT AIP Funding at 75%) .....	\$ 167,792
Centerville Funding of Project (10% of FAA and 25% of Iowa DOT) .....	\$ 101,715

Funding breakdown is estimated at this time.



RESOLUTION 2023-3965

RESOLUTION TO APPROVE SUBMITTAL OF  
IOWA DOT STATE AIP GRANT APPLICATION

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

**WHEREAS**, the City of Centerville has awarded the airfield pavement rehabilitation project to the lowest responsive bidder for FAA Grant 3-19-0013-015 & 016 and has completed an Iowa DOT State AIP grant application to submit to the Iowa Department of Transportation (Iowa DOT) to complete the portion of the pavement rehabilitation project at the Centerville Municipal Airport that is not eligible for federal funding; and

**WHEREAS**, the City of Centerville has budgeted the necessary local funding (25% of the federally ineligible portion of construction, engineering, and administrative costs) if awarded an Iowa DOT AIP grant for the amount equal to 75% of the federally ineligible project costs.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Centerville, Iowa, authorizes the submittal of the FY24 Iowa DOT AIP State grant application for federally ineligible portion of the airfield pavement rehabilitation project, FAA No. 3-19-0013-015 & 016 and authorizes the City Administrator to sign the grant application and submit the application to the Iowa DOT.

PASSED AND APPROVED, THIS 17<sup>th</sup> day of April, 2023.

CITY OF CENTERVILLE, IOWA



Mike O'Connor, Mayor

ATTEST:

  
Jason Fraser, City Administrator

**Fiscal Summary:** Anticipated FAA AIP 3-19-0013-015 & 016 Grant Project costs:

Engineering Services (Design, Bidding, Closeout, & Construction Admin.).....	\$ 128,850
Construction (Low Bid – Fahmer Asphalt Sealers, LLC).....	\$ 552,217
Total Project Costs (As of April 17, 2023, including \$500 Admin. Expense) .....	\$ 681,567
FAA AIP/BIL-AIG Funding of Project Eligible Areas (90%) .....	\$ 412,059
Ineligible Areas (Will Apply for Iowa DOT AIP Funding at 75%).....	\$ 167,792
Centerville Funding of Project (10% of FAA and 25% of Iowa DOT).....	\$ 101,715

Funding breakdown is estimated at this time.

RESOLUTION NO. 2023-3967

Resolution Setting a  
Public Hearing of  
Necessity for  
Improvements to  
Woodland Drive

WHEREAS, the City Council of the City of Centerville, Iowa (the "City"), has adopted a preliminary resolution in accordance with Section 384.42 of the Code of Iowa, covering the Woodland Drive Reconstruction project (the "Project"); and

WHEREAS, pursuant thereto, the Project Engineers have prepared preliminary plans and specifications, an estimated total cost of the work and a plat and schedule, including the valuation of each lot as determined by this Council, and the same have been duly adopted and are now on file with the City Clerk; and

WHEREAS, a public hearing is required prior to the consideration of the resolution of Necessity for a voluntary assessment of project costs;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Centerville, Iowa:

Section 1. The City Administrator is hereby directed to publish notice of hearing on the necessity of a tax assessment on the properties of Woodland View Drive and that any person interested therein may appear and make objections thereto. The Council will meet in the Council Chambers at City Hall at 312 E. Maple Steet, Centerville, Iowa 52544 at 6:00 pm local time on the 15th day of May 2023, for the purpose of hearing all of said objections so made and for taking final action on the resolution of necessity.

Section 2. Unless a property owner files objections with the City Clerk at the time of the hearing on this resolution of necessity, the property owner shall be deemed to have waived all objections pertaining to the regularity of the proceedings and the legality of using the special assessment procedure.

Section 3. All resolutions, parts of resolutions, or actions of the Council in conflict herewith are hereby repealed, to the extent of such conflict.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved on May 1, 2023.



Mayor

Attest:

  
City Clerk

RESOLUTION NO. 2023-3968

RESOLUTION ORDERING CONSTRUCTION OF THE WOODLAND VIEW DRIVE RECONSTRUCTION  
PROJECT IN THE CITY OF CENTERVILLE, IOWA,  
SETTING PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS,  
AND FORM OF CONTRACT

WHEREAS there is now on file in the office of the City Administrator proposed plans, specifications, form of contract and estimated costs for the construction of the Woodland View Drive Reconstruction project in the City of Centerville, Iowa, as is fully set forth in the plans and specifications, and

WHEREAS the cost of the said improvement is in excess of the amount required to hold a public bid and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law, and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes.

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

Section 1. This Council does hereby order the construction of the Woodland View Drive Reconstruction project, which public improvement is fully and particularly described in the plans and specifications, now on file in the office of the City Administrator of Centerville, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed as set out in the Request for Bids. The project shall begin on or near the appropriate starting date as specified in the Request for Bids and shall be completed by the completion date also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes.

Section 5. The City Administrator is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto. The Council will meet in the Council Chambers at City Hall at 312 E. Maple Street, Centerville, Iowa 52544 at 6:00 pm local time on the 15th day of May, 2023, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Passed this 1<sup>st</sup> day of May 2023.

CITY OF CENTERVILLE, IOWA



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Mike O'Connor, Mayor

ATTEST:



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Jason Fraser, City Administrator

RESOLUTION NO. 2023-3969  
RESOLUTION SETTING THE RURAL FIRE CALL RESPONSE FEES

WHEREAS the City of Centerville provides Fire support to rural areas outside the city limits of Centerville; and

WHEREAS, the City reviews its fees from time to time to ensure that they are sufficient to meet the operating costs of the services; and

WHEREAS, the City Council has been provided a recommendation for a revised fee structure based on a review of the costs of operation.

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

SECTION 1. A new rate for the provision of fire response to rural areas outside the City of Centerville to:

Initial response (0 to 2 hours onsite)	\$500.00
Onsite more than 2 hours	\$500.00 additional


Examples:	Response plus 2 hrs onsite	\$500.00 fee
	Response plus 2.5 hours onsite	\$1,000.00 fee

SECTION 2. Onsite means from the time of response until back in service status.

SECTION 3. All resolutions in conflict with the resolution are hereby repealed.

SECTION 4. This resolution shall be effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 15<sup>h</sup> day of May 2023.

  
Michael G. O'Connor, Mayor

ATTEST:

  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3970**

**RESOLUTION SETTING TIME AND PLACE OF HEARING ON A PROPOSAL TO VACATE  
THE ALLEY RUNNING EAST WEST LYING BETWEEN LOT 33 AND LOT 34 IN COTTAGE  
GROVE ADDITION TO THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA**

**WHEREAS**, the City of Centerville, Iowa (the "City") has received a request to vacate the following-described alley, to-wit (the "Alley"):

The alley running east west lying between Lot 33 and Lot 34 in Cottage Grove Addition to the City of Centerville, Appanoose County, Iowa.

All 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.

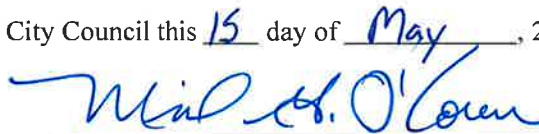
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:**

**Section 1.** The proposal to vacate the Alley will be considered by the City Council at a meeting to be held on the 5<sup>th</sup> day of June, 2023, commencing at 6:00 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.

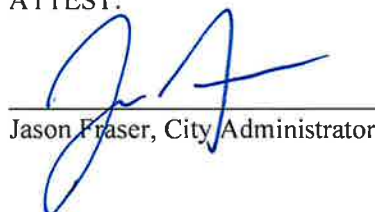
**Section 3.** This resolution shall become effective upon its passage and approval as provided by law.

**PASSED and APPROVED** by the City Council this 15 day of May, 2023.



Michael G. 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: Appco Investments, LLC

Address of Owner: 606 W Wall St

Location of Improvement Legal 105 + 107 W Van Buren

Description of Property: Original Town of Centerville Lot  
6 Block 3

Residential, Commercial, or Industrial Use: Residential

Nature of Improvement: Renovation of second story for  
use as apartments and repairs to foundation and facade

Present Assessed Value: \$123,060 (2022) \$274,880 (2023 after completion of  
apartments)

Estimated Cost of Improvement (must increase assessed value more than 10% to Qualify): \$302,000.00

Estimated Date of Completion of Improvement: 06/30/2023

Edward Cox  
Owner

APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on May 15, 2023

Jason Fraser  
Jason Fraser, City Administrator/Zoning Administrator



RESOLUTION NO. 2023-3972

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

**BE IT RESOLVED BY THE CITY OF CENTERVILLE, IOWA** that the quote of TK Concrete, Inc. in the amount of \$177,753.00 for construction of the proposed Woodland View Drive Reconstruction project be and is hereby accepted, the same being the lowest responsible quote received for said work.

**BE IT FURTHER RESOLVED** that the mayor is hereby directed to execute the contract with said contractor for the construction of said improvements.

**PASSED AND APPROVED** this 15th day of May, 2023



Mike O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2023-3973

Resolution of Necessity  
for Improvements to  
Woodland Drive

WHEREAS, the City Council of the City of Centerville, Iowa (the "City"), has adopted a preliminary resolution in accordance with Section 384.42 of the Code of Iowa, covering the Woodland Drive Reconstruction project (the "Project"); and

WHEREAS, pursuant thereto, the Project Engineers have prepared preliminary plans and specifications, an estimated total cost of the work and a plat and schedule, including the valuation of each lot as determined by this Council, and the same have been duly adopted and are now on file with the City Clerk; and

WHEREAS, a public hearing has been held on the proposed Resolution of Necessity on May 15, 2023, at 6:00 o'clock p.m. at Centerville City Hall;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Centerville, Iowa:

Section 1. It is hereby found and determined to be necessary and for the best interest of the City and its inhabitants to proceed with the Project, and to assess a portion of the cost to the property benefited thereby.

Section 2. The Project shall consist of the replacement of PCC roadway on portions of Woodland Drive. Other work includes, PCC driveway removal/replacement, PCC sidewalk/sidewalk ramp removal/replacement, PCC curb/gutter, excavation, topsoil borrow, traffic control, and seeding.

The Project shall be constructed on and along the following segments of street in the City of Centerville, Appanoose County, Iowa:

- Woodland Drive, from 5<sup>th</sup> St. to a point 633 ft. west

Section 3. It is considered that the properties abutting the above-described segments of street to be improved will be specially benefitted by this improvement and should be specially assessed.

Section 4. It is hereby found and determined that there are now on file in the office of the City Clerk an estimated total cost of the proposed work and a preliminary plat and schedule showing the amount proposed to be assessed to each lot by reason of the Project.

Section 5. Unless a property owner files objections with the City Clerk at the time of the hearing on this resolution of necessity, the property owner shall be deemed to have waived all objections pertaining to the regularity of the proceedings and the legality of using the special assessment procedure.

Section 6. All resolutions, parts of resolutions, or actions of the Council in conflict herewith are hereby repealed, to the extent of such conflict.

Section 7. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved on May 15, 2023.



Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

**RESOLUTION NO. 2023-3974**

**RESOLUTION TRANSFERRING FUNDS  
FOR FISCAL YEAR 2023**

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 Clerk be directed to make such transfer(s) as follows:

**SECTION 1. Cash Transfers – Total \$175,654.63**

Transferred from:	Emergency Levy	119-910-6910	\$ 23,504.63
	LOST Pool	122-910-6910	\$152,150.00

Transferred to: Debt Service Fund – 200-910-4830

Total Transfer Amount: \$175,654.63

Explanation of Activity: This transfer to the Debt Service Fund will cover the UMB Bank loan payments.

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

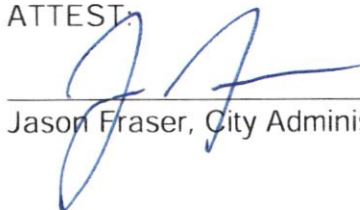
SECTION 3. This resolution shall be effective on May 15, 2023.

PASSED AND APPROVED by the City Council this 15<sup>th</sup> day of May 2023.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3975**

**RESOLUTION TRANSFERRING FUNDS  
FOR FISCAL YEAR 2023**

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 Clerk be directed to make such transfer(s) as follows:

**SECTION 1. Cash Transfers – Total \$273,893.44**

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

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

Total Transfer Amount: \$273,893.44

Explanation of Activity: This transfer will allow the L.O.S.T. share of the DNR surcharge to be used for capital improvements.

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

SECTION 3. This resolution shall be effective on May 15, 2023.

PASSED AND APPROVED by the City Council this 15<sup>th</sup> day of May 2023.



Mike O'Connor, Mayor

ATTEST:

  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3985**

**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 1413 S. 22<sup>nd</sup> St. and 1415 S. 22<sup>nd</sup> St., both in Centerville, Appanoose County, Iowa 52544 (Appanoose County Assessor Parcel Numbers 341011005260000, 341011005280000, 341011019580000 and 341011019590000), legally described as follows (the "Property");

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 5 IN JOS. GOSS ADDITION TO THE CITY OF  
CENTERVILLE, APPANOOSE COUNTY, IOWA. EXCEPT THE COAL AND  
MINERALS UNDERLYING THE SAME;

**WHEREAS**, the City Council of the City desires to sell the Property to EMPIRE BUILDER INVESTMENTS, INC , a Minnesota corporation ("Buyer") for \$4,000.00 (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 September 5<sup>th</sup>, 2023, 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 21<sup>st</sup> day of August, 2023.



Michael G. O'Connor, Mayor

Attest:

  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3986**

**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 500 W. Jackson, Centerville, Appanoose County, Iowa, legally described as follows (the "Property"):

The East One-Half of Lot 3 in D.L. Strickler's First Addition to Centerville, Appanoose County, Iowa.

**WHEREAS**, the City Council of the City desires to sell the Property to DAVID L. FRASHER and SHELLEY K. FRASHER, husband and wife ("Buyer") for \$2,000.00 (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 September 5th, 2023, 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.

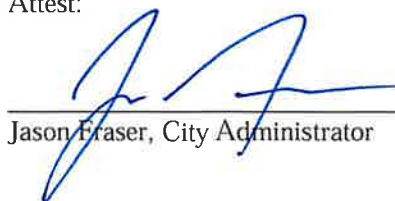
**Section 3.** This resolution shall become effective upon its passage and approval as provided by law.

**PASSED AND APPROVED** this 21<sup>st</sup> day of August, 2023.



Michael G. O'Connor, Mayor

Attest:

  
Jason Fraser, City Administrator



RESOLUTION NO. 2023-3987

RESOLUTION AMENDING RESOLUTION #2023-3976 SETTING SALARIES FOR APPOINTED OFFICERS & EMPLOYEES OF THE CITY OF CENTERVILLE, IOWA FOR THE FISCAL YEAR COMMENCING JULY 1, 2022 & ENDING JUNE 30, 2023

WHEREAS, on the 5<sup>th</sup> day of June, 2023, the City Council passed Resolution #2023-3976 setting salaries for appointed officers and employees in the City of Centerville, Iowa for the fiscal year commencing July 1, 2023 and ending June 30, 2024; and

WHEREAS, the Customer Service 1 position has completed one year of service since the original Resolution, and

WHEREAS, a new police officer has been hired since the original resolution, and

WHEREAS, the salary listed for two positions was incorrectly stated in the original resolution for the Library Director position and Other position, 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>
Customer Service 1, Kayla Moorman	\$22.00 per hour	40 Hours
Patrolman, James Bates	\$30.27 per hour	40 Hours
Other, Mike Bogle	\$28.48 per hour	32.5 Hours
Library Director, JeNel Barth	\$65,310 per year	As Needed

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

SECTION 3. This resolution shall be effective as of July 1, 2023, for the Patrolman position, the Other position, and the Library Director position, and shall be effective as of September 4<sup>th</sup>, 2023 for the Customer Service 1 position.

PASSED AND APPROVED by the City Council this 5th day of September, 2023.

ATTEST

  
Jason Fraser, City Administrator

  
Mike O'Connor, Mayor

**RESOLUTION NO. 2023-3988**

**RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY**

**WHEREAS**, an offer has been made by APPANOOSE COUNTY COMMUNITY RAILROAD, INC., an Iowa non-profit corporation ("Buyer"), to purchase from the City of Centerville, Iowa (the "City") that certain real estate locally known as being located at 1413 S. 22<sup>nd</sup> St. and 1415 S. 22<sup>nd</sup> St., both in Centerville, Appanoose County, Iowa 52544 (Appanoose County Assessor Parcel Numbers 341011005260000, 341011005280000, 341011019580000 and 341011019590000) legally described as follows (the "Property");

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 5 IN JOS. GOSS ADDITION TO THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA. EXCEPT THE COAL AND MINERALS UNDERLYING THE SAME;

for the sum of \$4,000.00 to cover the estimated costs related to this sale, and other valuable consideration (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 Appanoose Weekly, 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 City Hall on September 5<sup>th</sup>, 2023 commencing at 6:00 p.m. in the Council chambers at City Hall, 312 E. Maple St., Centerville, Iowa; 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.** Buyers' 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, City Clerk and City Attorney are 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 5<sup>th</sup> day of September, 2023.

  
Michael G. O'Connor, Mayor

Attest:

  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3989**

**RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY**

**WHEREAS**, an offer has been made by DAVID L. FRASHER and SHELLEY K. FRASHER, husband and wife ("Buyer") to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 500 W. Jackson, Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property"):

The East One-Half of Lot 3 in D.L. Strickler's First Addition to Centerville, Appanoose County, Iowa.

for the sum of \$2,000.00 (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 Appanoose Weekly, 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 September, 2023; 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 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<sup>th</sup> day of September, 2023.



Michael G. O'Connor, Mayor

Attest:

  
Jason Fraser, City Administrator

**RESOLUTION #2023-3991**

**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 Corner of 18<sup>th</sup> and Green St., Centerville, Appanoose County, Iowa and legally described as follows (the "Property"):

The East 283 Feet of Lot 4 in the Southeast Quarter of the Southeast Quarter of Section 1, Township 68 North, Range 18 West of the 5th P.M., Appanoose County, Iowa.

AND

Beginning at the Northeast Corner of Lot 4 in the Southeast Quarter of the Southeast Quarter of Section 1, Township 68 North, Range 18 West of the 5th P.M., thence East 100 feet, thence South 743.4 feet, thence West 100 feet to the Southeast corner of said Lot 4, thence North 743.4 feet to the place of beginning, being a strip of land 100 feet in width being 50 feet wide on either side of the main track centerline of the Appanoose County Community Railroad, Inc. (formerly C.R.I. & P. Railroad Company) located along the East side of Lot 4, all in Appanoose County, Iowa—subject to roads and highways, except the coal underlying 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 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 listed below and 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 Centerville City Hall, 312 E. Maple, Centerville, IA 52544, until **4:30 p.m. on October 2, 2023** 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 and Option **signed by the bidder** with the purchase price/bid amount (**to be not less than \$72,270.00**) filled in with the amount of the bid for the Property (A copy of the form of Real Estate Purchase Agreement and Option is available at Centerville City Hall); and

- b. Proposed Development Plan: The City is offering the Property for sale with the requirement to construct a stand-alone structure intended for commercial or industrial use on or before 2 years from the closing date. Each bid shall include a written description of the structure bidder will construct, including but not limited to, the general design and intended use of the structure. Said written description will be considered by the Council during the canvass and tabulation of bids.
  - c. Check in the amount of 10% of the bidder's proposed purchase price (earnest money) made payable to Cox Law Firm, LLP Trust Account. 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, October 2, 2023, bids shall be opened by the Mayor and public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. The Council shall consider the combination of bid amount and proposed development in determining their acceptance of the successful bid. The City reserves the right to reject any or all bids relating to the sale of the Property at their sole discretion.
  - 5. Implementation of Sale. The City Clerk, Mayor, City Attorney, 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 5<sup>th</sup> day of September 2023.

CITY OF CENTERVILLE, IOWA

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

ATTEST:

Jason Fraser  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3993**

**RESOLUTION ACCEPTING FINAL COMPLETION OF THE  
WOODLAND VIEW DRIVE RECONSTRUCTION PROJECT**

**WHEREAS**, TK Concrete, Inc. has substantially completed certain improvements described in general as the Woodland View Drive Reconstruction project, (the "Project"); and

**WHEREAS**, the Engineer has submitted a Final Report,

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

That the work of constructing the Project has been completed in substantial compliance with the Plans, Specifications, and Contract Documents and is hereby accepted.

**PASSED AND APPROVED** this 5<sup>th</sup> day of September 2023.



Mike O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3994**

**RESOLUTION APPROVING RESERVE OFFICERS TO CARRY WEAPONS**

**WHEREAS**, the Centerville City Council authorized the establishment of a reserve police force under Iowa Code section 80D; and

**WHEREAS**, all officers of the reserve police force are required to successfully complete weapons training prior to the use of said weapon;s and

**WHEREAS**, the Iowa Law Enforcement Academy (ILEA) requires cities to specifically authorize the carrying of weapons by reserve officers.

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

**SECTION 1.** Reserve police officers for the City of Centerville are authorized to carry weapons for which they have been specifically trained and successfully certified in the use of as required by their position.

**SECTION 2.** This authorization specifically recognizes the carrying of the following weapons by Reserve Police Officers: Handgun, Rifle, Shotgun, Less Lethal Shotgun, TASER, ASP Baton, and OC Spray.

**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<sup>th</sup> day of September, 2023.



Mike O'Connor, Mayor

ATTEST:

  
\_\_\_\_\_  
Jason Fraser, City Administrator



**RESOLUTION NO. 2023-3995**

**RESOLUTION SETTING TIME AND PLACE OF HEARING ON A PROPOSAL TO VACATE THAT PORTION OF NORTH A STREET LYING BETWEEN LOT 80 AND LOT 81, AND THAT PORTION OF NORTH A STREET LYING BETWEEN LOT 75 AND LOT 76, ALL IN CENTRAL PARK SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 69, RANGE 18 WEST IN THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA**

**WHEREAS**, the City of Centerville, Iowa (the "City") has received a request to vacate the following-described real property, to-wit (the "Property"):

That portion of North A Street lying between Lot 80 and Lot 81 in Central Park Subdivision of the Northeast Quarter of the Northeast Quarter of Section 35, Township 69 North, Range 18 West of the 5<sup>th</sup> P.M., (also known as Central Park Addition) in the City of Centerville, Appanoose County, Iowa.

AND

That portion of North A Street lying between Lot 75 and Lot 76 in Central Park Subdivision of the Northeast Quarter of the Northeast Quarter of Section 35, Township 69 North, Range 18 West of the 5<sup>th</sup> P.M., (also known as Central Park Addition) in the City of Centerville, Appanoose County, Iowa.

All 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 Property will be considered by the City Council at a meeting to be held on October 16, 2023, commencing at 6:00 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 Property, 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.

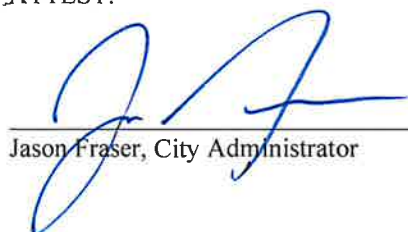
**Section 3.** This resolution shall become effective upon its passage and approval as provided by law.

**PASSED and APPROVED** by the City Council this 2 day of October, 2023.



Michael G. O'Connor, Mayor

ATTEST:

  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3996**

**RESOLUTION SETTING TIME AND PLACE OF HEARING ON A PROPOSAL TO VACATE  
THE ALLEY RUNNING NORTH SOUTH LYING BETWEEN LOT 79 AND THE EAST 42  
FEET OF LOT 80, AND THE ALLEY RUNNING NORTH SOUTH LYING BETWEEN LOT 74  
AND LOT 75, BOTH IN CENTRAL PARK SUBDIVISION OF THE NORTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 69, RANGE 18 WEST IN  
THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA**

**WHEREAS**, the City of Centerville, Iowa (the "City") has received a request to vacate the following-described real property, to-wit (the "Alley"):

The alley running north south lying between Lot 79 and the East 42 feet of Lot 80 in Central Park Subdivision of the Northeast Quarter of the Northeast Quarter of Section 35, Township 69, Range 18 West in the City of Centerville, Appanoose County, Iowa.

AND

The alley running north south lying between Lot 74 and Lot 75 in Central Park Subdivision of the Northeast Quarter of the Northeast Quarter of Section 35, Township 69, Range 18 West in Centerville, Appanoose County, Iowa.

All 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 October 16, 2023, commencing at 6:00 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 2 day of October, 2023.

  
\_\_\_\_\_  
Michael G. O'Connor, Mayor

ATTEST:

  
\_\_\_\_\_  
Jason Fraser, City Administrator

**RESOLUTION No. 2023-3997**

**RESOLUTION CHANGING THE DATE OF THE FIRST CITY COUNCIL  
MEETING OF JANUARY and SEPTEMBER 2024**

Whereas, the first Monday of January and the first Monday in September are holidays 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:

1. The first Council meeting of January 2024 will be held on Tuesday, January 2<sup>nd</sup>, 2024
2. The first Council meeting of September 2024 will be held on Tuesday, September 3<sup>rd</sup>, 2024.

PASSED AND APPROVED this 2nd day of October, 2023.

Attest:

  
\_\_\_\_\_  
Jason Fraser, City Administrator

  
\_\_\_\_\_  
Mike O'Connor, Mayor

**RESOLUTION NO. 2023-4008**

**RESOLUTION AUTHORIZING CONVEYANCE OF THE ALLEY RUNNING NORTH SOUTH  
LYING BETWEEN LOT 79 AND THE EAST 42 FEET OF LOT 80, AND THE ALLEY  
RUNNING NORTH SOUTH LYING BETWEEN LOT 74 AND LOT 75, BOTH IN CENTRAL  
PARK SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER  
OF SECTION 35, TOWNSHIP 69, RANGE 18 WEST IN THE CITY OF CENTERVILLE,  
APPANOOSE COUNTY, IOWA**

**WHEREAS**, an offer has been made by Rodney C. Bogle and Lori A. Bogle, husband and wife, to purchase the following-described real property (the "Property");

The alley running north south lying between Lot 74 and Lot 75 in Central Park Subdivision of the Northeast Quarter of the Northeast Quarter of Section 35, Township 69, Range 18 West in Centerville, Appanoose County, Iowa.

All 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, which shall include all costs incurred in connection with these proceedings; and

**WHEREAS**, an offer has been made by Joseph Mikels, to purchase the following-described real property (the "Property");

The alley running north south lying between Lot 79 and the East 42 feet of Lot 80 in Central Park Subdivision of the Northeast Quarter of the Northeast Quarter of Section 35, Township 69, Range 18 West in the City of Centerville, Appanoose County, Iowa.

All 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, which shall include all costs incurred in connection with these proceedings; and

**WHEREAS**, a notice of proposal to convey the above described real property to said grantees, was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Appanoose Weekly, 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 p.m. on the 6<sup>th</sup> day of November, 2023; and

**WHEREAS**, no written or oral objections were made to the proposed conveyance the Property and it was deemed by the City Council to be in the best interests of the City of Centerville, Iowa that the 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 Property to as stated above, upon receipt of the consideration offered for said real property.

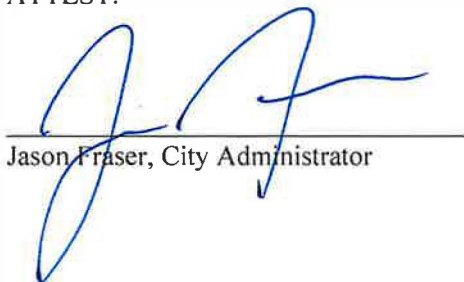
**Section 3.** This resolution shall become effective upon its passage and approval as provided by law.

**PASSED and APPROVED** by the City Council this 8<sup>th</sup> day of November, 2023.



Michael G. O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator



RES. 2023-4014

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:

Bradley Brauman

Address of Owner:

PO Box 1681 Centerville IA 52544

Location of Improvement Legal

Parcel # 341011001450000

Description of Property:

212 East Jackson

Centerville Iowa 52544

Residential, Commercial, or Industrial Use:

Commercial

Nature of Improvement:

Renovation

Present Assessed Value:

\$ 161,300

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

-

Estimated Date of Completion of Improvement:

3/1/2024

Brad Brauman

Owner

APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on November 20<sup>th</sup>, 2023

Jason Fraser  
Jason Fraser, City Administrator/Zoning Administrator

**RESOLUTION NO. 2023-4019**  
**RESOLUTION AUTHORIZING SALE OF REAL ESTATE BY PUBLIC BID**

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

WHEREAS, the City of Centerville owns the property located at 621 N. Park, Centerville, Appanoose County, Iowa, legally described as follows: (the "Property"):

The South One-Half (S ½) of the West One-Half (W ½) of the South One-Half (S ½) of Lot 2, Block 6, Range 1 in the Original Town of Centerville, Appanoose County, State of Iowa.

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 of Centerville has determined 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 be sold pursuant to the sealed bid process set forth below.

2. Bid Process. Sealed bids will be received by the City Clerk of the City of Centerville, Iowa, at the City Hall in said City until 4:30 p.m. on the **18th** day of **December 2023** for the sale and conveyance of the Property. Each bid shall be enclosed in a sealed envelope and include the following:

A. A copy of the Real Estate Purchase Agreement signed by the bidder with the purchase price filled in the amount of the bid for the Property. A copy of the form of Real Estate Purchase Agreement is attached hereto as Exhibit A.

3. Public Hearing At its meeting to be held commencing at 6:00 p.m. on the **18th** day of **December 2023**, the City Council will also hold a hearing and consider the proposed sale and conveyance of the Property. At said hearing, any interested person may appear and file objections thereto. Subsequent to said hearing, bids received shall be opened and acted upon by the City Council at said meeting to be held at the City Hall, Centerville, Iowa, on the hour and day above specified, or at such later time and place as may then be fixed

4. Award. At the City Council Meeting at 6:00 p.m. on **Monday, December 18th, 2023**, bids shall be opened by the City Clerk, and a public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City and original



bid amounts have been announced. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids at their sole and absolute discretion.

5. Implementation of Sale. The City Clerk is 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 4 day of December, 2023.

CITY OF CENTERVILLE, IOWA

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

ATTEST:

Jason Fraser  
Jason Fraser, City Clerk

**RESOLUTION NO. 2023-4022**

**RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY**

**WHEREAS**, an offer has been made by Becky Ewing, an individual, ("Buyer"), to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 505 E. State St., Centerville, Appanoose County, Iowa and legally described as follows (the "Property"):

The East Half of Lot 13 and the South 20 Feet of the East Half of Lot 4 in Block 3, Range 7, in the Original Town of Centerville, Appanoose County, Iowa

for the sum of \$500 (the "Purchase Price"), and other valuable consideration, which shall include all costs incurred in connection with these proceedings;

**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 Appanoose Weekly, 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, December 18th, 2023; 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, City Administrator, City Attorney, 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 December 18, 2023.

CITY OF CENTERVILLE, IOWA

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

ATTEST.

Jason Fraser  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-4024**

**RESOLUTION TRANSFERRING FUNDS  
FOR FISCAL YEAR 2024**

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 Clerk be directed to make such transfer(s) as follows:

**SECTION 1. Cash Transfers – Total \$500.00**

Transferred from:	LOST Pool - 122-910-6910	\$250.00
	Utility Franchise – 008-910-6910	\$250.00

Transferred to: Debt Service Fund – 200-910-4830

Total Transfer Amount: \$500.00

Explanation of Activity: This transfer to the Debt Service Fund will cover the UMB Bank Bond Registration Fees.

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


SECTION 3. This resolution shall be effective on December 18, 2023.

PASSED AND APPROVED by the City Council this 18<sup>th</sup> day of December 2023.



Mike O'Connor, Mayor

ATTEST



Jason Fraser, City Administrator

RESOLUTION NO. 2023-3959

RESOLUTION ORDERING CONSTRUCTION OF THE WOODLAND VIEW DRIVE RECONSTRUCTION  
PROJECT IN THE CITY OF CENTERVILLE, IOWA,  
SETTING PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS,  
FORM OF CONTRACT AND ESTIMATED COST AND DIRECTING  
PUBLICATION OF NOTICE TO BIDDERS

WHEREAS there is now on file in the office of the City Administrator proposed plans, specifications, form of contract and estimated costs for the construction of the Woodland View Drive Reconstruction project in the City of Centerville, Iowa, as is fully set forth in the plans and specifications, and

WHEREAS the cost of the said improvement is in excess of the amount required to hold a public bid and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law, and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes.

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

Section 1. This Council does hereby order the construction of the Woodland View Drive Reconstruction project, which public improvement is fully and particularly described in the plans and specifications, now on file in the office of the City Administrator of Centerville, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed as set out in the Request for Bids. The project shall begin on or near the appropriate starting date as specified in the Request for Bids and shall be completed by the completion date also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes.

Section 5. The City Administrator is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto. The Council will meet in the Council Chambers at City Hall at 312 E. Maple Steet, Centerville, Iowa 52544 at 6:00 pm local time on the 1<sup>st</sup> day of May, 2023, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Administrator is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received by the office of the City Administrator of Centerville, Iowa, up to 2:00 pm, local time, on the 25<sup>th</sup> day of April, 2023. The bids will be opened, read, and tabulated by the Project Engineer at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers at City Hall at 312 E. Maple Street, Centerville, Iowa 52544 at 6:00 pm local time on the 1<sup>st</sup> day of May, 2023, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 3<sup>rd</sup> day of April, 2023.

CITY OF CENTERVILLE, IOWA



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Mike O'Connor, Mayor

ATTEST:



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Jason Fraser, City Administrator

# RESOLUTION #2023-3976

## A RESOLUTION SETTING SALARIES FOR APPOINTED OFFICERS & EMPLOYEES FOR THE CITY OF CENTERVILLE, IOWA FOR FISCAL YEAR COMMENCING JULY 1, 2023 & ENDING JUNE 30, 2024

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
Administrator	1/12/17	Jason Fraser	109,150.00	As Required
City Clerk	3/28/22	Sonia Smith	34.49/hr	40
Customer Service	11/15/12	Deb Sornson	26.68/hr	40
Customer Service	9/6/22	Kayla Moorman	20.81/hr	40
Building Official	3/7/22	Justin Doll	27.38/hr	40
City Council Members - Paid Quarterly		As Elected	1,000.00	Bi-Monthly Mtgs
Fire Chief	10/13/96	Vern Milburn	80,000.00	As Required
Fire Captain	11/1/12	Ryan Moore	24.39/hr	40
Other	10/21/99	Mike Bogle	24.39/hr	32.5
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
Paramedic	11/26/18	Catherine DeVoll	24.39/hr	As Required
Paramedic	11/26/18	Justin Hudson	24.39/hr	As Required
Paramedic	11/26/18	Jeremy Hudson	24.39/hr	As Required
Paramedic Captain	4/24/20	Zackary Musgrove	26.83 hr	As Required
Paramedic	5/24/21	Jayci Beukema	24.39/hr	As Required
EMT		Vacant	18.30/hr	As Required
EMT	11/26/18	Jeremy Barber	18.30/hr	As Required
Paramedic	6/6/22	Seth Sherwood	24.39/hr	As Required
PRN-Paramedic			24.39/hr	As Required
PRN-EMT			18.30/hr	As Required
ON CALL-All Levels			5.00/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	91,243.00	As Required
Public Works 4	9/4/01	Kris Smothers	29.87/hr	40
Public Works 1	7/11/22	Dalton Ott	22.93/hr	40
Public Works 1	7/1/13	Jacob Smith	25.26/hr	40
Public Works 1	9/16/19	Dalton Lawson	25.26/hr	40
Part-Time Laborer		Vacant	10.00/hr	As Required
Public Works 2	1/3/84	David Moorman	26.02/hr	40
Public Works 1	5/12/14	Robert Beck	25.26/hr	40
Public Works 1	8/17/15	Robert Sands	25.26/hr	40
Public Works 1	7/11/22	Brandon Weilbrenner	22.93/hr	40
Part-Time Laborer		Vacant	10.00/hr	As Required
Public Works 5	5/31/05	Joe Sivetts	33.66/hr	40
Public Works 4	6/20/11	Jacob Steele	29.87/hr	40
Public Works 1	4/29/19	Zachary Bedford	25.26/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 Public Works Department Employee 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	91,001.00	As Required
Patrolman	8/30/21	Zack Burns	30.27/hr	40
Patrolman	7/27/15	Chris Donahoo	30.27/hr	40
Patrolman	9/9/19	Seth Gray	30.27/hr	40
Patrolman	8/20/18	Joshua Hobbs	30.27/hr	40
Patrolman	10/10/99	Brandon Knapp	30.27/hr	40
Patrolman	6/13/05	Mike Moore	30.27/hr	40
Patrolman		Vacant	26.29/hr	40
Patrolman		Vacant	26.29/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 Donahoo	27.03/hr	40
Dispatcher	11/4/08	Linda Dotson	25.47/hr	40
Dispatcher	6/22/09	Mickie Casteel	25.47/hr	40
Dispatcher	7/28/14	Kaitlyn Wilson	25.47/hr	40
Dispatcher	12/21/21	Skyler Morrison	24.69/hr	40
Office Assistant	7/16/18	Mallory Logston	17.41/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	63,310.00	As Required
Librarian	5/7/07	Julie Buban	21.41/hr	25
Youth Librarian	5/9/16	Kristen Craver	20.43/hr	25
Librarian	6/14/16	Pamela Reed	15.03/hr	25
Librarian-PT	4/28/23	Erin Hetzler	11.28/hr	20
Librarian-PT	8/17/20	Tanya Henderson	12.25/hr	20
Library Custodian	6/15/20	Jared Johnson	11.90/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 2023, 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 2023, 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	FY23 LONGEVITY
Mike Bogle	10/21/1999	24	1497.6
Steve Hawkins	1/21/02	21	1,310.40
Tom Demry	7/23/07	16	998.40
Debra Sornson	11/15/12	11	686.40
JeNel Allen-Barth	6/26/17	6	374.40
Jason Fraser	1/12/17	6	374.40

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, 2023.

PASSED AND APPROVED by the City Council this 5th day of June, 2023.

  
Mike O'Connor  
Mayor

ATTEST:

  
Jason Fraser  
City Administrator

**RESOLUTION NO. 2023-3978**

**A RESOLUTION APPOINTING FIRE CHIEF**

WHEREAS, on October 17<sup>th</sup>, 2022, the City Council approved Vern Milburn as interim Fire Chief via Resolution 2022-3919; and,

WHEREAS, in the subsequent months, Interim Chief Milburn has successfully filled the role of Fire Chief; and

WHEREAS, the City Council is responsible for appointing a Fire Chief per City Code Section 2.68.020; and

WHEREAS, Mayor Mike O'Connor and City Administrator Jason Fraser support the appointment of Vern Milburn to the role of permanent Fire Chief for the Centerville Fire Department, and

WHEREAS, the City Council wishes to appoint Vern Milburn to the role of permanent Fire Chief for the Centerville Fire Department, and

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


1. The City Council appoints Interim Chief Vern Milburn to the role of Fire Chief effective July 3, 2023.

PASSED AND APPROVED by the City Council this 5th day of June, 2023.



Mike O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3979**

**RESOLUTION SETTING TIME AND PLACE OF HEARING ON A PROPOSAL TO CONVEY  
THE ALLEY RUNNING EAST WEST LYING BETWEEN LOT 33 AND LOT 34 IN COTTAGE  
GROVE ADDITION TO THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA**

**WHEREAS**, an offer has been made to purchase the following-described real property (the "Property");

The alley running east west lying between Lot 33 and Lot 34 in Cottage Grove Addition to the City of Centerville, Appanoose County, Iowa.

All 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,

by Gary Allen Buckallew and Marcella Pauletta Buckallew, husband and wife, for the sum of One Dollar (\$1.00) and other valuable consideration, which shall include all costs incurred in connection with these proceedings including attorney fees, publication fees and abstracting; 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 Property to Gary Allen Buckallew and Marcella Pauletta Buckallew, husband and wife, for the sum of One Dollar (\$1.00) and other valuable consideration, which shall include all costs incurred in connection with these proceedings, will be considered by the City Council at a meeting to be held on the 3<sup>rd</sup> day of July, 2023, commencing at 6:00 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 the Property, 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 19<sup>th</sup> day of June, 2023.



Michael G. O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3980**

**RESOLUTION TRANSFERRING FUNDS  
FOR FISCAL YEAR 2023**

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 Clerk be directed to make such transfer(s) as follows:

**SECTION 1. Cash Transfers – Total \$18,729.89**

Transferred from:   Emergency Levy   119-910-6910       \$ 18,729.89

Transferred to:   General Fund 001-910-4830

Total Transfer Amount: \$ 18,729.89

Explanation of Activity: This transfer is the end-of-year transfer of the Emergency Levy Fund to General Fund which is the purpose of the Emergency Levy Fund.

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

SECTION 3. This resolution shall be effective on June 19, 2023.

PASSED AND APPROVED by the City Council this 19<sup>th</sup> day of June 2023.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3981**

**RESOLUTION TRANSFERRING FUNDS  
FOR FISCAL YEAR 2023**

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 Clerk be directed to make such transfer(s) as follows:

**SECTION 1. Cash Transfers – Total \$330,830.09**

Transferred from: Utility Franchise – 008-910-6910 \$ 330,830.09

Transferred to: General Fund 001-910-4830

Total Transfer Amount: \$ 330,830.09

Explanation of Activity: This transfer is the end-of-year transfer of the Utility Franchise Fund to the General Fund, which is the purpose of the Utility Franchise Fund.

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

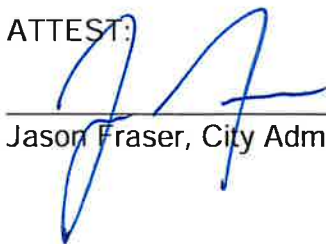
SECTION 3. This resolution shall be effective on June 19, 2023.

PASSED AND APPROVED by the City Council this 19<sup>th</sup> day of June 2023.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

**RESOLUTION NO. 2023-3982**

**RESOLUTION AUTHORIZING CONVEYANCE OF THE ALLEY RUNNING EAST WEST  
LYING BETWEEN LOT 33 AND LOT 34 IN COTTAGE GROVE ADDITION TO THE CITY  
OF CENTERVILLE, APPANOOSE COUNTY, IOWA**

**WHEREAS**, an offer has been made by Gary Allen Buckallew and Marcella Pauletta Buckallew, husband and wife, to purchase the following-described real property (the "Property"):

The alley running east west lying between Lot 33 and Lot 34 in Cottage Grove Addition to the City of Centerville, Appanoose County, Iowa.

All 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, which shall include all costs incurred in connection with these proceedings; and

**WHEREAS**, a notice of the proposal to convey the above described real property to the said Gary Allen Buckallew and Marcella Pauletta Buckallew, husband and wife, was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Appanoose Weekly, 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 p.m. on the 3<sup>rd</sup> day of July, 2023; and

**WHEREAS**, no written or oral objections were made to the proposed conveyance the Property and it was deemed by the City Council to be in the best interests of the City of Centerville, Iowa that the 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 Property to Gary Allen Buckallew and Marcella Pauletta Buckallew, 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 3<sup>rd</sup> day of July, 2023.

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. 2023-3984**

**A RESOLUTION APPOINTING  
CITY ATTORNEY**

WHEREAS, the Craver, Grothe & Cox Law firm has announced that it will be changing its partnership structure; and

WHEREAS, Nicole Cox has provided City Attorney support for the daily operational proceeding for the City of Centerville on behalf of Craver, Grothe & Cox Firm; and

WHEREAS, Nicole Cox has joined the Cox Law Law firm as of July 1, 2023; and

WHEREAS, City Administrator Fraser has recommended continuing to work with Nicole Cox of the Cox Law through her appointment as City Attorney.

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

Section 1. The City Council hereby appoints Nicole Cox of the Cox Law firm to the position of City Attorney

Section 2. Compensation for this work will be at the prevailing billing rate for the Cox Law Firm.

Said additional compensation shall commence on August 7, 2021 and terminate upon the start of employment of a permanent City Administrator.

Section 3. This appointment is effective upon passage and signature by the Mayor until resignation or removal by the City Council.

Section 4. All resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 3<sup>rd</sup> day of July, 2023.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Attorney

**RESOLUTION NO. 2023-3990**  
**RESOLUTION AUTHORIZING SALE OF REAL ESTATE BY PUBLIC BID**

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

WHEREAS, the City of Centerville owns the property located at 621 N. Park, Centerville, Appanoose County, Iowa, legally described as follows: (the "Property"):

The East Half of Lot 13 and the South 20 Feet of the East Half of Lot 4 in Block 3, Range 7, in the Original Town of Centerville, Appanoose County, Iowa

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 of Centerville has determined 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 be sold pursuant to the sealed bid process set forth below.

2. Bid Process. Sealed bids will be received by the City Clerk of the City of Centerville, Iowa, at the City Hall in said City until 4:30 p.m. on the 2nd day of October, 2023, for the sale and conveyance of the Property. Each bid shall be enclosed in a sealed envelope and include the following:

A. A copy of the Real Estate Purchase Agreement signed by the bidder with the purchase price filled in the amount of the bid for the Property with a minimum bid of \$15,000. A copy of the form of Real Estate Purchase Agreement is attached hereto as Exhibit A.

B. A check in the amount of the proposed purchase price, made payable to the Cox Law Firm, LLP Real Estate Trust. Checks of unsuccessful bidders will be returned after the canvass and tabulation of bids are completed.

3. Public Hearing At its meeting to be held commencing at 6:00 p.m. on the 2nd day of October, 2023, the City Council will also hold a hearing and consider the proposed sale and conveyance of the Property. At said hearing, any interested person may appear and file objections thereto. Subsequent to said hearing, bids received shall be opened and acted upon by the City Council at said meeting to be held at the City Hall, Centerville, Iowa, on the hour and day above specified, or at such later time and place as may then be fixed

4. Award. At 6:00 p.m. on the 2nd day of October 2023, bids shall be opened by the City Clerk. The highest bidder of the Property 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 is 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 5<sup>th</sup> day of September, 2023.

CITY OF CENTERVILLE, IOWA

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

ATTEST:

Jason Fraser  
Jason Fraser, City Clerk

**RESOLUTION NO. 2023-3999**

**RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY**

**WHEREAS**, an offer has been made by Alejandro Alvarado (individually or collectively, "Buyer"), to purchase from the City of Centerville, Iowa (the "City") that certain real property located at the Corner of 18<sup>th</sup> and Green St., Centerville, Appanoose County, Iowa and legally described as follows (the "Property");

The East 283 Feet of Lot 4 in the Southeast Quarter of the Southeast Quarter of Section 1, Township 68 North, Range 18 West of the 5th P.M., Appanoose County, Iowa.

AND

Beginning at the Northeast Corner of Lot 4 in the Southeast Quarter of the Southeast Quarter of Section 1, Township 68 North, Range 18 West of the 5th P.M., thence East 100 feet, thence South 743.4 feet, thence West 100 feet to the Southeast corner of said Lot 4, thence North 743.4 feet to the place of beginning, being a strip of land 100 feet in width being 50 feet wide on either side of the main track centerline of the Appanoose County Community Railroad, Inc. (formerly C.R.I. & P. Railroad Company) located along the East side of Lot 4, all in Appanoose County, Iowa—subject to roads and highways, except the coal underlying 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 \$ 80,200.00 (the "Purchase Price"), and a copy of the executed Real Estate Purchase Agreement and Option 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 Appanoose Weekly, 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, October 2, 2023; 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, City Administrator, City Attorney, 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 2<sup>nd</sup> of October, 2023.

CITY OF CENTERVILLE, IOWA

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

ATTEST:

Jason Fraser  
Jason Fraser, City Administrator



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year 2023

Centerville

10/10/2023 8:29:39 AM

### 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		\$324,815					\$324,815
Benefits - Roads/Streets		\$13	\$131,878				\$131,891
Building & Grounds Maint. & Repair	\$39,000	\$767					\$39,767
Vehicle & Office Equip Operation and Repair		\$41,639					\$41,639
Operational Equipment Repair		\$36,770					\$36,770
Street Lights		\$16,886					\$16,886
Other Utilities		\$3,064					\$3,064
Engineering		\$15,020			\$800		\$15,820
Insurance		\$18,438					\$18,438
Legal		\$670					\$670
Street Maintenance Expense		\$27,535					\$27,535
Technology Expense		\$1,200					\$1,200
Other Professional Services		\$746					\$746
Other Contract Services		\$3,564					\$3,564
Chemicals		\$149					\$149
Office Supplies		\$197					\$197
Operating Supplies		\$37					\$37



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year 2023  
Centerville  
10/10/2023 8:29:39 AM

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Postage & Safety		\$1,139					\$1,139
Heavy Equipment		\$159,875					\$159,875
Office Equipment		\$752					\$752
Street - New Roadway		\$199,200					\$199,200
Street - Preservation		\$2,780					\$2,780
Street - Safety/ Environment		\$150					\$150
Other Capital Outlay		\$36,349					\$36,349
Principal Payment				\$455,000			\$455,000
Interest Payment				\$49,938			\$49,938
Traffic Control/Safety		\$110,742					\$110,742
Snow Removal		\$28,899					\$28,899
Depreciation & Building Utilities		\$13,354					\$13,354
<b>Total</b>	\$39,000	\$1,044,750	\$131,878	\$504,938	\$800		\$1,721,366





Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year 2023

Centerville

10/10/2023 8:29:39 AM

### 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		\$131,878	\$504,938			\$636,816
State Revenues - Road Use Taxes		\$744,752					\$744,752
Other State Grants - IDOT	\$2,027						\$2,027
Charges/fees						\$0	\$0
Contributions	\$46,112						\$46,112
Fuel Tax Refund	\$851						\$851
<b>Total</b>	<b>\$48,990</b>	<b>\$744,752</b>	<b>\$131,878</b>	<b>\$504,938</b>		<b>\$0</b>	<b>\$1,430,558</b>



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year 2023

Centerville

10/10/2023 8:29:39 AM

### 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	\$1,900,000	\$455,000	\$49,938	\$455,000	\$49,938	\$1,445,000
<b>Total</b>	\$1,900,000	\$455,000	\$49,938	\$455,000	\$49,938	\$1,445,000



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year 2023  
Centerville  
10/10/2023 8:29:39 AM

### Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Flink Reversible Snow Plow #11PA38	1999	Purchased	\$5,408	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	Sold
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
Power Screenshot	1993	Purchased	\$6,873	No Change
International Dump Truck, Plow, Sander	2019	Purchased	\$75,493	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
11 ft. Flink Snow Plow	1990	Purchased	\$3,500	No Change
John Deere 544K Wheel Loader	2020	Purchased	\$110,000	No Change
Pentax Transit	1998	Purchased	\$3,500	No Change
Hercules Sheeps Foot Roller Model SW112	1995	Purchased	\$7,000	No Change



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year 2023  
Centerville  
10/10/2023 8:29:39 AM

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 Motograder	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	Junked
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



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year 2023  
Centerville  
10/10/2023 8:29:39 AM

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



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year 2023

Centerville

10/10/2023 8:29:39 AM

### Street Projects

Project Description	Contract Price	Final Price	Contractor Name
Woodland Drive Reconstruction	\$177,753	\$186,842	TK Concrete



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year 2023  
Centerville  
10/10/2023 8:29:39 AM

### Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Beginning Balance	\$0	\$319,471	\$0	\$0	\$0	\$0	\$319,471
SubTotal Expenses (-)	\$39,000	\$1,044,750	\$131,878	\$504,938	\$800		\$1,721,366
Subtotal Revenues (+)	\$48,990	\$744,752	\$131,878	\$504,938		\$0	\$1,430,558
Ending Balance	\$9,990	\$19,473	\$0	\$0	(\$800)	\$0	\$28,663

Resolution Number: 2023-4000

Execution Date: Monday, October 16, 2023

Signature: Jason Fraser



**RESOLUTION NO. 2023-4004**

**RESOLUTION ACCEPTING FINAL COMPLETION OF  
PCC SIDEWALK/TRAIL PROJECT**

**WHEREAS**, TK Concrete, Inc. has completed certain improvements described in general as the PCC Sidewalk project, (the "Project"); and

**WHEREAS**, the Engineer has submitted a Final Report,

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

That the work of constructing the Project has been completed in substantial compliance with the Plans, Specifications, and Contract Documents and is hereby accepted.

**PASSED AND APPROVED** this 16<sup>th</sup> day of October 2023.

  
Mike O'Connor, Mayor

Attest:

  
Jason Fraser, City Administrator

RESOLUTION NO. 2023-4003  
RESOLUTION APPROVING THE CARRY-OVER AND PAYOUT OF ANNUAL LEAVE AND  
COMPENSATION TIME FOR THE CHIEF OF THE CENTERVILLE FIRE DEPARTMENT

WHEREAS, the City of Centerville transitioned the duty hours of the Fire Chief position from a rotating shift to a 40-hour per week schedule on July 1, 2023; and

WHEREAS, Vern Milburn was appointed the Chief of the Centerville Fire Department on June 5, 2023; and

WHEREAS, Chief Milburn has a work anniversary date of October 13; and

WHEREAS, Chief Milburn has a total leave balance of more than the maximum allowable hours for rollover on his work anniversary of October 13, 2023; and

WHEREAS, due to the job requirements of the Fire Chief, it would not be sustainable to allow the Fire Chief to carry over personal leave more than 40 hours and previously earned compensation time without negatively impacting the operational readiness of the Centerville Fire Department

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

**Section 1.** Approves the carry-over of forty (40) hours of paid time off as allowed by the employee handbook to be used no later than October 13, 2024.

**Section 2.** Approves the payout of remaining comp time and PTO more than the forty (40) hours authorized by the employee handbook. The amount of personal leave to be paid out shall be as follows:

- a. Compensation Time - 96 hours
- b. Paid Time Off – 201 hours

**Section 3.** THIS RESOLUTION SHALL BE EFFECTIVE AS OF OCTOBER 12, 2023.

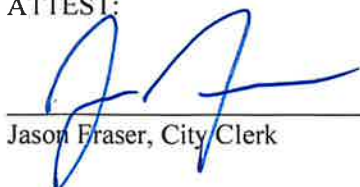
PASSED AND APPROVED, THIS 16<sup>th</sup> day of October 2023.

CITY OF CENTERVILLE, IOWA



Michael G. O'Connor, Mayor

ATTEST:

  
Jason Fraser, City Clerk

**RESOLUTION NO. 2023-4005**

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

WHEREAS, the City of Centerville owns the property located at 621 N. Park, Centerville, Appanoose County, Iowa, legally described as follows: (the "Property"):

The East Half of Lot 13 and the South 20 Feet of the East Half of Lot 4 in Block 3, Range 7, in the Original Town of Centerville, Appanoose County, Iowa

WHEREAS, the City Council of the City desires to sell the Property to 5B Properties, LLC, an Iowa corporation ("Buyer") for \$2,500 (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 November 6, 2023, 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 16<sup>th</sup> day of October, 2023.

  
\_\_\_\_\_  
Michael G. O'Connor, Mayor

Attest:

  
\_\_\_\_\_  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-4006**

**RESOLUTION SETTING TIME AND PLACE OF HEARING ON A PROPOSAL TO CONVEY  
APPROXIMATELY 50 ACRES OF THE LELAH BRADLEY ACTIVE LIVING CAMPUS IN  
APPANOOSE COUNTY, IOWA**

**WHEREAS**, an offer has been made by APPANOOSE CONSERVATION FOUNDATION, an Iowa non-profit corporation ("Buyer"), to purchase the following-described real property:

All that part of the East one-half of the Southwest Quarter of Section 1, Township 68 North, Range 18 West of the 5<sup>th</sup> P.M. in Appanoose County, Iowa, except that part lying West and North of the line described as follows:

Commencing at a point on the South line of the Southeast Quarter of the Southwest Quarter of said Section 1, 350 feet East of the Southwest Corner thereof; thence North 410 feet; thence North 69° West 200 feet; thence North 16° 45' East 266.5 feet; thence South 83° 15' East 560.5 feet; thence North 6° 45' East 250 feet; thence North 83° 15' West 425.5 feet; thence North 26° 25' West 384.5 feet; thence West 149 feet; thence North 596 feet; thence North 84° 45' East 505 feet; thence North 5° 10' East 144.5 feet; thence South 74° 40' 57" East 265.57 feet; thence South 75° 31' 41" East 484.25 feet to the East line of the Southwest Quarter of said Section 1;

and

Commencing at the North Quarter Corner of Section 12, Township 68 North, Range 18 West of the 5<sup>th</sup> Principal Meridian, Appanoose County, Iowa, and proceeding thence West 970 feet along the North line of said Section 12; thence South 150 feet; thence South 88° 22' 08" East 448.90 feet; thence South 02° 20' 52" West 84.61 feet; thence South 88° 22' 08" East 534.40 feet to the East line of the Northeast Quarter of the Northwest Quarter of said Section 12; thence North along the East line of the Northeast Quarter of the Northwest Quarter of said Section 12 to the point of beginning;

Save and except the property depicted on Exhibit A-1 attached to the Purchase Agreement (Attachment 1), the exact boundaries of which shall be determined by a survey.

All 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 an amount equal to the REAP Payment as defined in the Purchase Agreement (Attachment 1) and other valuable consideration, which shall include all costs incurred in connection with these proceedings; 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 property to Buyer as stated above, for an amount equal to the REAP Payment as defined in the Purchase Agreement and other valuable consideration, which shall include all costs incurred in connection with these proceedings, will be considered by the City Council at a meeting to be held on the 20th day of November 2023, commencing at 6:00 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 the Property, 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 8<sup>th</sup> day of November, 2023.



Michael G. O'Connor, Mayor

ATTEST:

  
\_\_\_\_\_  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-4007**

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

WHEREAS, the City of Centerville owns the property located at 537 N. 4th, Centerville, Appanoose County, Iowa, legally described as follows: (the "Property"):

LOT 10 IN THE OAK PARK ADDITION TO THE CITY OF CENTERVILLE,  
APPANOOSE COUNTY, IOWA,

WHEREAS, the City Council of the City desires to sell the Property to TATUM MARIE SULSER, an individual ("Buyer") for \$1,000 (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 November 20, 2023, 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 8<sup>th</sup> day of November, 2023.



Michael G. O'Connor, Mayor

Attest:

  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-4009**

**RESOLUTION AUTHORIZING CONVEYANCE OF THAT PORTION OF NORTH A STREET  
LYING BETWEEN LOT 80 AND LOT 81, AND THAT PORTION OF NORTH A STREET  
LYING BETWEEN LOT 75 AND LOT 76, ALL IN CENTRAL PARK SUBDIVISION OF THE  
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 69,  
RANGE 18 WEST IN THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA**

**WHEREAS**, an offer has been made by Rodney C. Bogle and Lori A. Bogle, husband and wife, to purchase the following-described real property (the "Property"):

The East Half of that portion of North A Street lying between Lot 75 and Lot 76 in Central Park Subdivision of the Northeast Quarter of the Northeast Quarter of Section 35, Township 69 North, Range 18 West of the 5<sup>th</sup> P.M., (also known as Central Park Addition) in the City of Centerville, Appanoose County, Iowa.

All 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, which shall include all costs incurred in connection with these proceedings; and

**WHEREAS**, an offer has been made by Mark Mosley, to purchase the following-described real property (the "Property"):

That portion of North A Street lying between Lot 80 and Lot 81 in Central Park Subdivision of the Northeast Quarter of the Northeast Quarter of Section 35, Township 69 North, Range 18 West of the 5<sup>th</sup> P.M., (also known as Central Park Addition) in the City of Centerville, Appanoose County, Iowa.

**AND**

The West Half of that portion of North A Street lying between Lot 75 and Lot 76 in Central Park Subdivision of the Northeast Quarter of the Northeast Quarter of Section 35, Township 69 North, Range 18 West of the 5<sup>th</sup> P.M., (also known as Central Park Addition) in the City of Centerville, Appanoose County, Iowa.

All 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, which shall include all costs incurred in connection with these proceedings; and

**WHEREAS**, a notice of proposal to convey the above described real property to said grantees, was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Appanoose Weekly, 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 p.m. on the 6<sup>th</sup> day of November, 2023; and

**WHEREAS**, no written or oral objections were made to the proposed conveyance the Property and it was deemed by the City Council to be in the best interests of the City of Centerville, Iowa that the 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 Property to as stated above, upon receipt of the consideration offered for said real property.

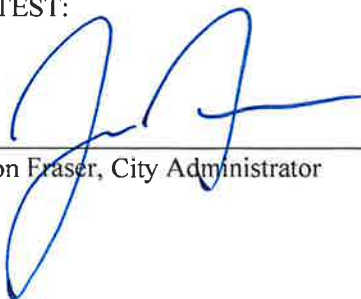
**Section 3.** This resolution shall become effective upon its passage and approval as provided by law.

**PASSED and APPROVED** by the City Council this 8<sup>th</sup> day of November, 2023.



Michael G. O'Connor, Mayor

ATTEST:

  
\_\_\_\_\_  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-4011**

**RESOLUTION TRANSFERRING FUNDS  
FOR FISCAL YEAR 2024**

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 Clerk be directed to make such transfer(s) as follows:

SECTION 1. Cash Transfers – Total \$41,806.25

Transferred from: LOST Pool - 122-910-6910

Transferred to: Debt Service Fund – 200-910-4830

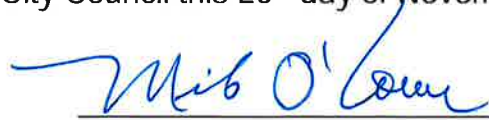
Total Transfer Amount: \$41,806.25

Explanation of Activity: This transfer to the Debt Service Fund will cover the UMB Bank loan payments.

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

SECTION 3. This resolution shall be effective on November 20, 2023.

PASSED AND APPROVED by the City Council this 20<sup>th</sup> day of November 2023.

  
Mike O'Connor, Mayor

ATTEST:

  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-4012**

**RESOLUTION TRANSFERRING FUNDS  
FOR FISCAL YEAR 2024**

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 Clerk be directed to make such transfer(s) as follows:

**SECTION 1. Cash Transfers – Total \$82,764.53**

Transferred from: LOST Sewer Fund – 129-910-6910

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

Total Transfer Amount: \$82,764.53

Explanation of Activity: This transfer will allow the LOST share of the DNR surcharge to be used for capital improvements.

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

SECTION 3. This resolution shall be effective on November 20, 2023.

PASSED AND APPROVED by the City Council this 20<sup>th</sup> day of November 2023.



Mike O'Connor, Mayor

ATTEST:

  
\_\_\_\_\_  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-4013**  
**RESOLUTION AUTHORIZING SALE OF REAL ESTATE BY PUBLIC BID**

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

WHEREAS, the City of Centerville owns the property located at 621 N. Park, Centerville, Appanoose County, Iowa, legally described as follows: (the "Property"):

The East Half of Lot 13 and the South 20 Feet of the East Half of Lot 4 in Block 3, Range 7, in the Original Town of Centerville, Appanoose County, Iowa

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 of Centerville has determined 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 be sold pursuant to the sealed bid process set forth below.

2.     Bid Process. Sealed bids will be received by the City Clerk of the City of Centerville, Iowa, at the City Hall in said City until 4:30 p.m. on the **4th** day of **December 2023** for the sale and conveyance of the Property. Each bid shall be enclosed in a sealed envelope and include the following:

A.     A copy of the Real Estate Purchase Agreement signed by the bidder with the purchase price filled in the amount of the bid for the Property with a minimum bid of \$5,000. A copy of the form of Real Estate Purchase Agreement is attached hereto as Exhibit A.

3.     Public Hearing At its meeting to be held commencing at 6:00 p.m. on the **4th** day of **December 2023**, the City Council will also hold a hearing and consider the proposed sale and conveyance of the Property. At said hearing, any interested person may appear and file objections thereto. Subsequent to said hearing, bids received shall be opened and acted upon by the City Council at said meeting to be held at the City Hall, Centerville, Iowa, on the hour and day above specified, or at such later time and place as may then be fixed

4.     Award. At the City Council Meeting at 6:00 p.m. on **Monday, December 4th, 2023**, bids shall be opened by the City Clerk, and a public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City and original

bid amounts have been announced. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids at their sole and absolute discretion.

5. Implementation of Sale. The City Clerk is 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 21 day of November, 2023.

CITY OF CENTERVILLE, IOWA

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

ATTEST:

Jason Fraser  
Jason Fraser, City Clerk

**RESOLUTION NO. 2023-4015**

**RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY**

**WHEREAS**, an offer has been made by TATUM MARIE SULSER (individually or collectively, "Buyer"), to purchase from the City of Centerville, Iowa (the "City") that particular real property located at 537 N. 4<sup>th</sup> St, Centerville, Appanoose County, Iowa and legally described as follows (the "Property");

LOT 10 IN THE OAK PARK ADDITION TO THE CITY OF  
CENTERVILLE, APPANOOSE COUNTY, IOWA,

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 Appanoose Weekly, 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, November 20, 2023; 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, City Administrator, City Attorney, 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 November 20, 2023.

CITY OF CENTERVILLE, IOWA

By: 

Michael G. O'Connor, Mayor

ATTEST:

  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-4016**

**RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY**

**WHEREAS**, an offer has been made by APPANOOSE CONSERVATION FOUNDATION, an Iowa non-profit corporation ("Buyer"), to purchase the following-described real property:

All that part of the East one-half of the Southwest Quarter of Section 1, Township 68 North, Range 18 West of the 5<sup>th</sup> P.M. in Appanoose County, Iowa, except that part lying West and North of the line described as follows:

Commencing at a point on the South line of the Southeast Quarter of the Southwest Quarter of said Section 1, 350 feet East of the Southwest Corner thereof; thence North 410 feet; thence North 69° West 200 feet; thence North 16° 45' East 266.5 feet; thence South 83° 15' East 560.5 feet; thence North 6° 45' East 250 feet; thence North 83° 15' West 425.5 feet; thence North 26° 25' West 384.5 feet; thence West 149 feet; thence North 596 feet; thence North 84° 45' East 505 feet; thence North 5° 10' East 144.5 feet; thence South 74° 40' 57" East 265.57 feet; thence South 75° 31' 41" East 484.25 feet to the East line of the Southwest Quarter of said Section 1;

and

Commencing at the North Quarter Corner of Section 12, Township 68 North, Range 18 West of the 5<sup>th</sup> Principal Meridian, Appanoose County, Iowa, and proceeding thence West 970 feet along the North line of said Section 12; thence South 150 feet; thence South 88° 22' 08" East 448.90 feet; thence South 02° 20' 52" West 84.61 feet; thence South 88° 22' 08" East 534.40 feet to the East line of the Northeast Quarter of the Northwest Quarter of said Section 12; thence North along the East line of the Northeast Quarter of the Northwest Quarter of said Section 12 to the point of beginning.

All 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 an amount equal to the REAP Payment as defined in the Purchase Agreement (Attachment 1) and other valuable consideration, which shall include all costs incurred in connection with these proceedings; and

**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 Appanoose Weekly, 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, November 20, 2023; 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.

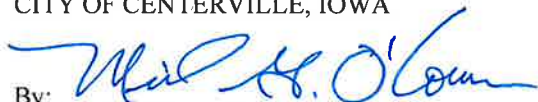
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:**

**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, City Administrator, City Attorney, 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 November 21, 2023.

CITY OF CENTERVILLE, IOWA

By:   
Michael G. O'Connor, Mayor

ATTEST:

  
Jason Fraser, City Administrator



2023-4018

## 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:

Shona Varese

Address of Owner:

1216 South 15th St. Centerville, Ia

Location of Improvement Legal

1216 South 15th St Centerville Ia 52544

Description of Property:

New build 52544

Residential, Commercial, or Industrial Use:

Residential

Nature of Improvement:

New Build

Present Assessed Value:

\$3,200-

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

\$250,000

Estimated Date of Completion of Improvement:

11/27/2023

Shona Varese

Owner

### APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on 12/04/2023

Jason Fraser  
Jason Fraser, City Administrator/Zoning Administrator

**RESOLUTION NO. 2023-4020**  
**RESOLUTION AUTHORIZING SALE OF REAL ESTATE BY PUBLIC BID**

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

WHEREAS, the City of Centerville owns the property located at 505 E. State, Centerville, Appanoose County, Iowa, legally described as follows: (the "Property"):

The East Half of Lot 13 and the South 20 Feet of the East Half of Lot 4 in Block 3, Range 7, in the Original Town of Centerville, Appanoose County, Iowa

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 of Centerville has determined 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 be sold pursuant to the sealed bid process set forth below.

2. Bid Process. Sealed bids will be received by the City Clerk of the City of Centerville, Iowa, at the City Hall in said City until 4:30 p.m. on the **18th** day of **December 2023** for the sale and conveyance of the Property. Each bid shall be enclosed in a sealed envelope and include the following:

A. A copy of the Real Estate Purchase Agreement signed by the bidder with the purchase price filled in the amount of the bid for the Property with a minimum bid of \$5,000. A copy of the form of Real Estate Purchase Agreement is attached hereto as Exhibit A.

3. Public Hearing At its meeting to be held commencing at 6:00 p.m. on the **18th** day of **December 2023**, the City Council will also hold a hearing and consider the proposed sale and conveyance of the Property. At said hearing, any interested person may appear and file objections thereto. Subsequent to said hearing, bids received shall be opened and acted upon by the City Council at said meeting to be held at the City Hall, Centerville, Iowa, on the hour and day above specified, or at such later time and place as may then be fixed

4. Award. At the City Council Meeting at 6:00 p.m. on **Monday, December 18th, 2023**, bids shall be opened by the City Clerk, and a public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City and original

bid amounts have been announced. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids at their sole and absolute discretion.

5. Implementation of Sale. The City Clerk is 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 4 day of December, 2023.

CITY OF CENTERVILLE, IOWA

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

ATTEST:

Jason Fraser, City Clerk

**RESOLUTION NO. 2023-4021**

**RESOLUTION OF SUPPORT AND FINANCIAL COMMITMENT FOR THE MAIN STREET PROGRAM  
IN CENTERVILLE**

**WHEREAS**, an Agreement between the Iowa Economic Development Authority, PACT (Promoting Appanoose & Centerville Together), and the City of Centerville for the purpose of continuing the Main Street Iowa 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:**

**Section 1.** The City of Centerville hereby agrees to support the work of PACT both financially and philosophically.

**Section 2.** The City of Centerville designates the Main Street Board to supervise the Executive Director.

**Section 3.** The City of Centerville commits to appointing a city official to represent the city on the local Main Street Board.

**Section 4.** This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this December 18<sup>th</sup>, 2023.

CITY OF CENTERVILLE, IOWA

By:   
Michael G. O'Connor, Mayor

ATTEST:

  
Jason Fraser, City Administrator

**RESOLUTION NO. 2023-4023**

**RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY**

**WHEREAS**, an offer has been made by 5B Properties, LLC, an Iowa Corporation, ("**Buyer**"), to purchase from the City of Centerville, Iowa (the "**City**") that certain real property located at 621 N. Park St., Centerville, Appanoose County, Iowa and legally described as follows (the "**Property**");

The South One-Half (S ½) of the West One-Half (W ½) of the South One-Half (S ½) of Lot 2, Block 6, Range 1 in the Original Town of Centerville, Appanoose County, State of Iowa.

for the sum of \$2500 (the "**Purchase Price**"), and other valuable consideration, which shall include all costs incurred in connection with these proceedings;

**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 Appanoose Weekly, 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., November 6th, 2023; 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, City Administrator, City Attorney, 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 December 18, 2023.

CITY OF CENTERVILLE, IOWA

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

ATTEST:

Jason Fraser  
Jason Fraser, City Administrator