

City of Centerville
312 East Maple St.
PO Box 578
Centerville, IA 52544
(O) 641-437-4339
(F) 641-437-1498
(E) cityhall@centerville-ia.org



Mike O'Connor, Mayor
Brad Brauman, Councilmember
Ron Creagan, Councilmember
Darrin Hamilton, Councilmember
Kris Hoffman, Councilmember
Ahna Kruzic, Councilmember
www.centerville-ia.org

AMENDED: Regular Council Meeting Agenda of the City of Centerville Council
Monday, August 3, 2026, 6 pm
Centerville City Hall and Zoom Online Meeting

To access this meeting via Zoom, please use the following link or dial-in information:

zoom.us/join

Meeting ID: 772 014 7017 Password: JV8rPe
Dial-in: (312) 626 - 6799 Meeting ID: 772 014 7017

Notice to the Public: The Mayor and the City Council welcome you to the regular City Council meeting.

Public comments on agenda items may be submitted by email, by mail, or by dropping a note through the drop box at City Hall before the City Council meeting. Time is allotted during the “Public Forum” and “Public Hearing” sections for public comments on general business and public hearing items. The Mayor may limit each speaker to five minutes.

The usual process for any agenda item is that the Mayor presents the item to the Council; the Council may comment on the issue or address public concerns; a motion is placed on the floor; and the vote is taken.

Using obscene and vulgar language, hate speech, racial slurs, slanderous comments, and any other disruptive behavior during the Council meeting will not be tolerated. The presiding officer may bar offenders from further commenting and/or disconnecting from the meeting.

For in-person attendees at Centerville City Hall, all must be seated to ensure compliance with the fire code capacity for the City Council chambers. If the Council Chambers are at capacity, overflow attendees will be required to attend the meeting through one of the remote participation options.

1. Call to Order

- a. Roll Call
- b. Pledge of Allegiance
- c. Approval of Agenda

2. **Public Forum:** Time is set aside for public comments on city business topics. This is an opportunity for audience members to bring any item to the Council's attention, including items listed on the Agenda. Under Iowa Public Meeting laws, the Council cannot discuss business raised during the Public Forum. Still, it may address the questions during the Council's General Business discussion.

The Mayor will call for public comment for those wishing to comment during the meeting. Please state your name and address before making your comments. Public Forum speakers are limited to 5 minutes each, with a total of 30 minutes for the Public Forum. Speakers may not cede their time to other speakers.



3. **Consent Agenda:** These items will be enacted by one motion without separate discussion unless a request is made before the Council votes on the motion. (Any item on the Consent Agenda may be removed for separate consideration.) Approval of Consent Agenda to include:
- a. Approval of Minutes of July 20, 2026, Regular Council Meeting.
 - b. Approval of Committee/Board Minutes: N/A
 - c. Approval of Beer/Liquor License(s): Casey's Marketing Company (ownership amendment) A AMENDED – ADDED AFTER INITIAL AGENDA POSTING, REMOVED NOW & FOREVER CENTERVILLE LIQUOR APPLICATION
 - d. Approval of Cigarette/Tobacco License (s): Now & Forever Centerville #301803038
4. **Public Hearing**
- a. N/A – AMENDED – REMOVED PUBLIC HEARING ON 512 N. 10th
5. **Discussion/Action Items/General Business/Old Business**
- a. Approval of Bills
 - b. Departmental Reports
 - i. Police
 - ii. Fire and EMS
 - c. Approval of Res. 2026-4246 Approving the Acquisition of the Properties Located at 418, 420, and 422 E. Van Buren St. – AMENDED – ITEM ADDED AFTER INITIAL POSTING
 - d. Approval of Res. 2026-4245 Authorizing the Sale of Real Estate by Public Bid and Setting Time and Place of Public Hearing for the Conveyance of Real Property – 512 N. 10th AMENDED – ITEM ADDED AFTER INITIAL POSTING
 - e. Approval of Res. 2026-4241 Authorizing the Sale of Real Estate by Public Bid and Setting Time and Place of Public Hearing for the Conveyance of Real Property – 1410 S. 21st St.
 - f. Approval of Res. 2026-4242 Setting the Time and Place for a Public Hearing for the Submission of CDBG Upper Story Housing Conversion Application – August 10, 2026, at 5:30 PM.
 - g. Approval of Documents Related to CDBG Upper Story Housing Conversion Application for 2026
 - i. Approval of Res. 2026-4243 – Approving Use of Chariton Valley Planning & Development COG for Administrative/technical services if CDBG application is awarded.
 - ii. Approval of Res. 2026-4244 – Local Commitment Match
 - iii. Approval & Signature of Applicant/Disclosure Document HUD 2880
 - iv. Approval & Signature of Federal Assurance Form
 - v. Approval of Community Development & Housing Needs Assessment
 - vi. Approval of Prohibition of Excessive Force
 - vii. Approval of RARA statement
 - viii. Approval of Required CDBG Elements for Program Administration
6. **Adjourn** to 5:30 p.m. on Monday, August 10, 2026, for the Public Hearing on the Submission of the CDBG Upper Story Housing Grant.

Jason Fraser
City Administrator

Posted: 07/31/2026



CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES

July 20, 2026

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

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

Mayor O'Connor led the Pledge of Allegiance.

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

Hoffman moved, seconded by Kruzic, to approve the consent agenda as presented, which includes the following: Approval of Minutes of July 6, 2026, Regular Council Meeting. Approval of Committee/Board Minutes: Library Executive Committee Meeting 06-10-2026; Airport Commission Meeting 06-08-2026; Approval of Beer/Liquor License(s): Pub 111 LLC; Approval of Pay App No. 3 – A1A Sandblasting – Pool Painting Project Closeout; Approval of Issuance of Request for Proposal for Ambulance Financing; Approval of Res. 2026-4237 Authorizing the Sale of Real Estate by Public Bid and Setting Time and Place of Public Hearing for the Conveyance of Real Property – 512 N. 10th; Approval of Res. 2026-4239 – Tax Abatement for 19958 Bella Vista Cir – Twin State Builders. Roll Call Vote as follows. Ayes: Creagan, Hoffman, and Kruzic. Nays: None. Absent: Brauman and Hamilton. Motion passes.

Moved by Creagan, seconded by Kruzic, to open a public hearing on Conveyance of Real Property at 114 N. 15th - Hayes. Roll Call Vote as follows. Ayes: Creagan, Hoffman, and Kruzic. Nays: None. Absent: Brauman and Hamilton. Motion passes.

No Public Comments were received.

Moved by Hoffman, seconded by Creagan, to close the public hearing for the Conveyance of Real Property at 114 N. 15th - Hayes for the City of Centerville, Iowa. Ayes: All. Motion carried.

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

Kruzic moved, seconded by Hoffman, to approve the June 2026 Financial Report. Ayes: All. Motion carried.

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

Moved by Creagan, seconded by Hoffman, to approve Res. 2026-4238 Approving the Conveyance of Real Property at 114 N. 15th - Hayes. Roll Call Vote as follows. Ayes: Creagan, Hoffman, and Kruzic. Nays: None. Absent: Brauman and Hamilton. Motion passes.

Nichole Moore of Chariton Valley Planning and Development provided a tentative timeline for the City of Centerville's Comprehensive Plan update.

Moved by Kruzic, seconded by Creagan, to adjourn the meeting at 6:36 pm until 6:00 pm on Monday, August 3rd, 2026, for the regular City Council meeting. Ayes: All. Motion carried.

Jason Fraser, City Administrator

Mike O'Connor, Mayor

City of Centerville
Regular Council Meeting
Bills Approved
August 3rd, 2026

ACCESS SYSTEMS	COPIER LEASE	\$508.03
ACCO	POOL CHEMICALS	\$1,834.40
AHLERS & COONEY PC	URW ASSISTANCE	\$120.00
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	\$1,592.05
AMAZON CAPITAL SERVICES	SUPPLIES	\$268.65
AMERICAN RESPONSE VEHICLES	SUPPLIES	\$495.00
BITUMINOUS MATERIALS AND SUPPLY	CRS OIL	\$530.27
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$2,200.47
CANTERA AGGREGATES LLC	ROCK	\$5,184.36
CENTERVILLE ABSTRACT COMPANY	LIEN SEARCH	\$161.00
CENTERVILLE AREA CHAMBER OF COMMERCE	HOTEL/MOTEL/LOSST	\$16,547.18
CENTERVILLE WATERWORKS	WATER PIT AT PARK	\$726.35
CHARITON VALLEY MEDICAL CENTER	PRE EMPLOYMENT PHYSICALS	\$150.00
CHARITON VALLEY PLANNING & DEVELOPMENT	FY27 TRANSPORATION PLAN. MATCH	\$3,635.91
CITY OF CENTERVILLE	WATER/SEWER	\$424.21
CLARK'S SEWER & ROOTER LLC	PLUMBING REPAIR	\$150.00
COLLECTION SERVICES CENTER	CHILD SUPPORT	\$451.72
DALTON LAWSON	BOOT REIMBURSEMENT	\$169.95
ENTENMANN ROVIN CO	BATES BADGE REPAIR	\$79.50
FBI-LEEDA	TRAINING	\$795.00
FOGLE TRUE VALUE	FITTINGS	\$5.98
FUREVER FRIENDS RESCUE OF APPANOOSE INC	AUGUST 2026 SHELTER AGREEMENT	\$600.00
HALL ENGINEERING COMPANY	FRANKLIN ST. PROJECT ENG.	\$10,342.00
HEIMAN INC	FIRE BOOTS	\$539.12
HILL'S SANITATION SERVICE	DUMPSTER	\$115.00
HINDERS, UPDEGRAFF & FRANKLIN PLC.	LEGAL EXPENSE	\$3,230.00
IDEAL READY MIX CO	STREET PATCHES	\$5,223.70
IMPRESSIVE DESIGNS STUDIO & PRINTING	FORMS	\$12.00
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	\$24,840.89
IOWA MEDIA NETWORK	PUBLICATIONS	\$286.29
IPERS	IPERS PENSION	\$42,949.49
KINETIC EDGE PHYSICAL THERAPY	PRE EMPLOYMENT PHYSICAL	\$105.00
LOCKRIDGE INC	SUPPLIES	\$25.28
MEDLINE INDUSTRIES INC	MEDICAL SUPPLIES	\$177.27
MFPRSI	MFPRSI PENSION	\$35,333.24
MIDWEST BREATHING AIR LLC	QUARTERLY TEST	\$956.76
MISSION SQUARE - 307140	ICMARC 457 PLAN	\$1,350.00
PRECISION LAWN CARE	MOWING AND NUISANCE	\$16,531.50
QUILL LLC	SUPPLIES	\$200.27
SINCLAIR NAPA	SERVICE 4-69	\$166.22
SJ SMITH CO INC	OXYGEN	\$37.22
STERICYCLE INC	SHRED	\$93.90
STRAND ASSOCIATES, INC	WW PROJECT - JUNE 2026	\$425.25
T-MOBILE	CELL/WIFI	\$1,096.71
TREASURER - STATE OF IOWA	STATE INCOME TAX	\$11,074.73
UNDERGROUND LOCATION COMPANY	LOCATES	\$107.10
VEENSTRA AND KIMM, INC.	BUILDING INSPECTION	\$1,200.75
WINDSTREAM COMMUNICATIONS	PHONE/INTERNET	\$330.59

ACCOUNTS PAYABLE	\$193,380.31
PAYROLL CHECKS	\$99,974.02
*****REPORT TOTAL*****	\$293,354.33
GENERAL FUND	\$184,551.99
ROAD USE TAX	\$33,565.72
EMPLOYEE BENEFIT	\$19,941.11
HOTEL/MOTEL TAX	\$12,430.68
LOST - ECONOMIC DEV	\$4,116.50
CITY WATER	\$19,108.97
SEWER UTILITY OPERATING	\$20,460.42
AIRPORT - CITY	\$35.33
FLEX ACCOUNT	-\$856.39
TOTAL FUNDS	\$293,354.33



Claims Report - Detail

By Fund

Payable Dates 7/21/2026 - 8/3/2026

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
Fund: 001 - GENERAL FUND				
Department: 050 - LIABILITY				
IPERS	IPERS PENSION	07/30/2026	INV0002348	4,980.73
IPERS	IPERS PROTECTED	07/30/2026	INV0002349	3,704.33
IPERS	IPERS PROTECTED	07/30/2026	INV0002350	499.62
MFPRSI	MFPRSI PENSION	07/30/2026	INV0002351	11,915.27
COLLECTION SERVICES CENTE	CASE # 1007883 - JOSHUA A HOBBS	07/30/2026	INV0002352	89.43
COLLECTION SERVICES CENTE	CASE # 1027046 DALTON L MOSLEY	07/30/2026	INV0002353	131.53
COLLECTION SERVICES CENTE	CASE # 1001879 - ZACKARY R MUSGROVE	07/30/2026	INV0002355	115.38
TREASURER - STATE OF IOWA	STATE INCOME TAX	07/30/2026	INV0002356	2,777.78
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/30/2026	INV0002357	6,954.90
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/30/2026	INV0002357	7,447.66
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/30/2026	INV0002357	2,864.56
Department 050 - LIABILITY Total:				41,481.19
Department: 110 - POLICE DEPT				
ENTENMANN ROVIN CO	BATES BADGE REPAIR	08/03/2026	0210291	79.50
T-MOBILE	CELL/WIFI	08/03/2026	08-2026	351.90
HINDERS, UPDEGRAFF & FRA	LEGAL EXPENSE - CITATIONS	08/03/2026	100775	220.00
HINDERS, UPDEGRAFF & FRA	LEGAL EXPENSE - CITATIONS	08/03/2026	1007786	45.00
AMAZON CAPITAL SERVICES	CAMERA AND MEMORY CARD	08/03/2026	14PF-NCJW-67VR	268.65
FBI-LEEDA	TRAINING - E. DONAHOO	08/03/2026	200153899	795.00
QUILL LLC	PAPER	08/03/2026	49539915	83.98
IMPRESSIVE DESIGNS STUDIO	GOLF CART/BIKE REGISTRATION FORMS	08/03/2026	7/20/2026	12.00
Department 110 - POLICE DEPT Total:				1,856.03
Department: 150 - FIRE DEPARTMENT				
SINCLAIR NAPA	HEAD LAMP FOR 4-75	08/03/2026	006956	14.99
KINETIC EDGE PHYSICAL THER	PRE EMPLOYMENT PHYSICAL - D. JENNINGS	08/03/2026	07/09/2026	105.00
T-MOBILE	CELL/WIFI	08/03/2026	08-2026	44.14
LOCKRIDGE INC	CHAIN SAW CHAIN	08/03/2026	08-2026	24.00
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/03/2026	08-2026 C1	10.64
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/03/2026	08-2026 C1	288.11
HEIMAN INC	FIRE BOOTS	08/03/2026	0958294-IN	539.12
MIDWEST BREATHING AIR LLC	QUARTERLY TEST	08/03/2026	12932	956.76
LOCKRIDGE INC	BUILDING MAINTENANCE	08/03/2026	2607-058220	1.28
CLARK'S SEWER & ROOTER LL	PLUMBING REPAIR	08/03/2026	4545	75.00
QUILL LLC	SUPPLIES	08/03/2026	49718679	29.07
ACCESS SYSTEMS	COPIER LEASE	08/03/2026	5039510638	63.54
IOWA MEDIA NETWORK	FIREFIGHTER POSITION	08/03/2026	I-9876	94.71
Department 150 - FIRE DEPARTMENT Total:				2,246.36
Department: 160 - EMS				
SINCLAIR NAPA	SERVICE 4-69	08/03/2026	007140	151.23
CHARITON VALLEY MEDICAL C	PHYSICAL - SNOW	08/03/2026	07072025	50.00
CHARITON VALLEY MEDICAL C	PRE EMPLOYMENT PHYSICALS	08/03/2026	08-2026	100.00
T-MOBILE	CELL/WIFI	08/03/2026	08-2026	190.53
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/03/2026	08-2026 C1	10.64
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/03/2026	08-2026 C1	288.10
AMERICAN RESPONSE VEHICL	CHARGING IND LIGHT	08/03/2026	19062	495.00
MEDLINE INDUSTRIES INC	MEDICAL SUPPLIES	08/03/2026	2435927174	177.27
CLARK'S SEWER & ROOTER LL	PLUMBING REPAIR	08/03/2026	4545	75.00

Claims Report - Detail
Payable Dates: 7/21/2026 - 8/3/2026

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
QUILL LLC	SUPPLIES	08/03/2026	49718679	29.07
ACCESS SYSTEMS	COPIER LEASE	08/03/2026	5039510638	63.54
SJ SMITH CO INC	OXYGEN	08/03/2026	6954866	37.22
STERICYCLE INC	SHRED	08/03/2026	8014939263	93.90
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	08/03/2026	86285394	2,074.53
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	08/03/2026	86297665	125.94
Department 160 - EMS Total:				3,961.97
Department: 170 - BUILDING INSPECTION				
PRECISION LAWN CARE	MOWING AND NUISANCE	08/03/2026	0016-2026	65.00
PRECISION LAWN CARE	MOWING AND NUISANCE	08/03/2026	0017-2026	656.50
T-MOBILE	CELL/WIFI	08/03/2026	08-2026	22.07
HINDERS, UPDEGRAFF & FRA	LEGAL EXPENSE	08/03/2026	100774	340.00
VEENSTRA AND KIMM, INC.	BUILDING INSPECTION	08/03/2026	6901-39	1,200.75
Department 170 - BUILDING INSPECTION Total:				2,284.32
Department: 190 - ANIMAL CONTROL				
FUREVER FRIENDS RESCUE OF	AUGUST 2026 SHELTER AGREEMENT	08/03/2026	08-2026	600.00
Department 190 - ANIMAL CONTROL Total:				600.00
Department: 430 - PARKS				
PRECISION LAWN CARE	MOWING AND NUISANCE	08/03/2026	0016-2026	4,190.00
PRECISION LAWN CARE	MOWING AND NUISANCE	08/03/2026	0017-2026	3,650.00
PRECISION LAWN CARE	MOWING AND NUISANCE	08/03/2026	0017-2026	4,320.00
T-MOBILE	CELL/WIFI	08/03/2026	08-2026	144.40
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/03/2026	08-2026 C1	12.94
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/03/2026	08-2026 C1	67.25
Department 430 - PARKS Total:				12,384.59
Department: 450 - CEMETERY				
PRECISION LAWN CARE	MOWING AND NUISANCE	08/03/2026	0016-2026	3,650.00
Department 450 - CEMETERY Total:				3,650.00
Department: 499 - POOL				
ACCO	POOL CHEMICALS	08/03/2026	0265428-IN	1,834.40
CENTERVILLE WATERWORKS	WATER PIT AT PARK	08/03/2026	08-2026	726.35
ALLIANT ENERGY	ELECTRIC UTILITIES	08/03/2026	08-2026 ALL PLAY 1	57.31
ALLIANT ENERGY	ELECTRIC UTILITIES	08/03/2026	08-2026 ALL PLAY 2	43.61
CITY OF CENTERVILLE	WATER/SEWER	08/03/2026	08-2026 C	29.54
Department 499 - POOL Total:				2,691.21
Department: 530 - HOUSING REHAB 1				
CENTERVILLE ABSTRACT COM	LIEN SEARCH - 814 S 20TH	08/03/2026	3996	161.00
Department 530 - HOUSING REHAB 1 Total:				161.00
Department: 599 - ECONOMIC DEVELOPMENT				
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/03/2026	08-2026 C1	46.42
CHARITON VALLEY PLANNING	FY27 TRANSPORATION PLAN. MATCH	08/03/2026	INV-0168	3,635.91
Department 599 - ECONOMIC DEVELOPMENT Total:				3,682.33
Department: 650 - CITY HALL & GEN BLDGS				
HILL'S SANITATION SERVICE	CITY HALL DUMPSTER - JUNE 2026	08/03/2026	07-13-26	60.00
T-MOBILE	CELL/WIFI	08/03/2026	08-2026	187.96
CITY OF CENTERVILLE	WATER/SEWER	08/03/2026	08-2026 C	49.79
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/03/2026	08-2026 C1	21.28
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/03/2026	08-2026 C1	576.23
HINDERS, UPDEGRAFF & FRA	LEGAL EXPENSE	08/03/2026	100773	2,625.00
QUILL LLC	SUPPLIES	08/03/2026	49718679	29.08
ACCESS SYSTEMS	COPIER LEASE	08/03/2026	5039510638	126.76
ACCESS SYSTEMS	COPIER LEASE	08/03/2026	5039510638	63.57
AHLERS & COONEY PC	URW ASSISTANCE	08/03/2026	916690	120.00
IOWA MEDIA NETWORK	JUNE 2026 REVENUE REPORT	08/03/2026	I-9857	34.50

Claims Report - Detail

Payable Dates: 7/21/2026 - 8/3/2026

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
IOWA MEDIA NETWORK	NOTICE OF PUBLIC HEARING - 114 N 15TH	08/03/2026	I-9880	27.16
IOWA MEDIA NETWORK	COUNCIL BILLS/MINUTES 7/06/26	08/03/2026	I-9882	129.92
Department 650 - CITY HALL & GEN BLDGS Total:				4,051.25
Fund 001 - GENERAL FUND Total:				79,050.25

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

IPERS	IPERS PENSION	07/30/2026	INV0002348	1,341.99
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	07/30/2026	INV0002354	54.72
TREASURER - STATE OF IOWA	STATE INCOME TAX	07/30/2026	INV0002356	245.22
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/30/2026	INV0002357	643.73
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/30/2026	INV0002357	245.28
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/30/2026	INV0002357	1,048.60
Department 050 - LIABILITY Total:				3,579.54

Department: 210 - STREET DEPT

DALTON LAWSON	BOOT REIMBURSEMENT	08/03/2026	08-2026	84.98
CITY OF CENTERVILLE	WATER/SEWER	08/03/2026	08-2026 C	93.68
HALL ENGINEERING COMPAN	FRANKLIN ST. PROJECT ENG.	08/03/2026	100880-26	10,342.00
BITUMINOUS MATERIALS AN	CRS OIL	08/03/2026	2213418922	530.27
UNDERGROUND LOCATION C	LOCATES	08/03/2026	283641	35.70
CANTERA AGGREGATES LLC	ROCK	08/03/2026	28508	585.56
CANTERA AGGREGATES LLC	ROCK	08/03/2026	28537	821.86
CANTERA AGGREGATES LLC	ROCK	08/03/2026	28595	1,377.29
CANTERA AGGREGATES LLC	ROCK	08/03/2026	28623	447.21
CANTERA AGGREGATES LLC	ROCK	08/03/2026	28664	1,952.44
ACCESS SYSTEMS	COPIER LEASE	08/03/2026	5039510638	63.54
IDEAL READY MIX CO	STREET PATCHES - 4	08/03/2026	698196	862.20
IDEAL READY MIX CO	STREET PATCHES	08/03/2026	698440	595.75
IDEAL READY MIX CO	STREET PATCHES	08/03/2026	698564	2,482.25
IDEAL READY MIX CO	STREET PATCHES	08/03/2026	698677	1,283.50
Department 210 - STREET DEPT Total:				21,558.23

Department: 240 - STREET LIGHTS & ELECTRIC

ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/03/2026	08-2026 C1	83.78
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/03/2026	08-2026 C1	51.35
ALLIANT ENERGY	ELECTRIC/GAS UTILITIES	08/03/2026	08-2026 C1	34.39
Department 240 - STREET LIGHTS & ELECTRIC Total:				169.52
Fund 110 - ROAD USE TAX FUND Total:				25,307.29

Fund: 120 - HOTEL/MOTEL TAX
Department: 659 - HOTEL/MOTEL

CENTERVILLE AREA CHAMBER	HOTEL/MOTEL	08/03/2026	07-2026	12,430.68
Department 659 - HOTEL/MOTEL Total:				12,430.68
Fund 120 - HOTEL/MOTEL TAX Total:				12,430.68

Fund: 127 - LOST - ECONOMIC DEV
Department: 520 - COMMUNITY BEAUTIFICATION

CENTERVILLE AREA CHAMBER	LOST	08/03/2026	07-2026 LOST	4,116.50
Department 520 - COMMUNITY BEAUTIFICATION Total:				4,116.50
Fund 127 - LOST - ECONOMIC DEV Total:				4,116.50

Fund: 609 - CITY WATER
Department: 050 - LIABILITY

IPERS	IPERS PENSION	07/30/2026	INV0002348	1,917.47
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	07/30/2026	INV0002354	57.69
TREASURER - STATE OF IOWA	STATE INCOME TAX	07/30/2026	INV0002356	361.40
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/30/2026	INV0002357	861.42
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/30/2026	INV0002357	349.64

Claims Report - Detail

Payable Dates: 7/21/2026 - 8/3/2026

Vendor Name	Description (Payable)	Payment Date	Payable Number	Amount
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/30/2026	INV0002357	1,494.98
Department 050 - LIABILITY Total:				5,042.60
Department: 810 - WATER				
T-MOBILE	CELL/WIFI	08/03/2026	08-2026	43.21
DALTON LAWSON	BOOT REIMBURSEMENT	08/03/2026	08-2026	84.97
UNDERGROUND LOCATION C	LOCATES	08/03/2026	283641	35.70
QUILL LLC	SUPPLIES	08/03/2026	49718679	29.07
ACCESS SYSTEMS	COPIER LEASE	08/03/2026	5039510638	63.54
Department 810 - WATER Total:				256.49
Fund 609 - CITY WATER Total:				5,299.09
Fund: 610 - SEWER UTILITY OPERATING				
Department: 050 - LIABILITY				
IPERS	IPERS PENSION	07/30/2026	INV0002348	1,899.86
COLLECTION SERVICES CENTE	CASE # 849554 - ZACHARY J BEDFORD	07/30/2026	INV0002354	2.97
TREASURER - STATE OF IOWA	STATE INCOME TAX	07/30/2026	INV0002356	370.10
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/30/2026	INV0002357	1,103.44
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/30/2026	INV0002357	1,480.52
INTERNAL REVENUE SERVICE	FEDERAL INCOME TAX	07/30/2026	INV0002357	346.16
Department 050 - LIABILITY Total:				5,203.05
Department: 815 - SEWER				
STRAND ASSOCIATES, INC	WW PROJECT - JUNE 2026	08/03/2026	0240759	425.25
T-MOBILE	CELL/WIFI	08/03/2026	08-2026	77.17
WINDSTREAM COMMUNICATI	PHONE/INTERNET	08/03/2026	08-2026 C	250.34
CITY OF CENTERVILLE	WATER/SEWER	08/03/2026	08-2026 C	251.20
WINDSTREAM COMMUNICATI	PHONE/INTERNET	08/03/2026	08-2026 C	80.25
UNDERGROUND LOCATION C	LOCATES	08/03/2026	283641	35.70
ACCESS SYSTEMS	COPIER LEASE	08/03/2026	5039510638	63.54
HILL'S SANITATION SERVICE	DUMPSTER- WW PLANT JUNE 2026	08/03/2026	7-14-26	55.00
FOGLE TRUE VALUE	FITTINGS	08/03/2026	A895400	5.98
Department 815 - SEWER Total:				1,244.43
Fund 610 - SEWER UTILITY OPERATING Total:				6,447.48
Fund: 660 - AIRPORT-CITY				
Department: 280 - AIRPORT - CITY				
T-MOBILE	CELL/WIFI	08/03/2026	08-2026	35.33
Department 280 - AIRPORT - CITY Total:				35.33
Fund 660 - AIRPORT-CITY Total:				35.33
Grand Total:				132,686.62

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL FUND	79,050.25
110 - ROAD USE TAX FUND	25,307.29
120 - HOTEL/MOTEL TAX	12,430.68
127 - LOST - ECONOMIC DEV	4,116.50
609 - CITY WATER	5,299.09
610 - SEWER UTILITY OPERATING	6,447.48
660 - AIRPORT-CITY	35.33
Grand Total:	132,686.62

Account Summary

Account Number	Account Name	Payment Amount
001-050-2120	FEDERAL W/H PAYABLE	6,954.90
001-050-2121	FICA W/H PAYABLE	10,312.22
001-050-2122	STATE W/H PAYABLE	2,777.78
001-050-2123	IPERS PAYABLE	9,184.68
001-050-2126	CHILD SUPPORT PAYABL	336.34
001-050-2129	MFPRSI RETIREMENT PA	11,915.27
001-110-6230	SCHOOL & TRAINING	795.00
001-110-6373	TELECOMMUNICATION S	351.90
001-110-6411	LEGAL EXPENSE	265.00
001-110-6490	PROFESSIONAL SERVICE	268.65
001-110-6506	OFFICE SUPPLIES	95.98
001-110-6546	UNIFORM EXPENSE	79.50
001-150-6310	BUILDING MAINTENANC	75.00
001-150-6333	REPAIR & MAINTENANC	14.99
001-150-6350	EQUIPMENT REPAIR &	956.76
001-150-6370	HEATING FUEL	10.64
001-150-6371	ELECTRICITY	288.11
001-150-6373	TELECOMMUNICATION S	44.14
001-150-6490	PROFESSIONAL SERVICE	199.71
001-150-6504	MINOR TOOLS & EQUIP	24.00
001-150-6506	OFFICE SUPPLIES	29.07
001-150-6520	BUILDING & GROUND S	1.28
001-150-6546	UNIFORM EXPENSE	539.12
001-150-6725	CAPITAL OUTLAY - OFFIC	63.54
001-160-6198	PHYSICALS	150.00
001-160-6310	BUILDING MAINTENANC	75.00
001-160-6333	REPAIR & MAINTENANC	646.23
001-160-6370	HEATING FUEL	10.64
001-160-6371	ELECTRICITY	288.10
001-160-6373	TELECOMMUNICATION S	190.53
001-160-6490	PROFESSIONAL SERVICE	93.90
001-160-6505	MEDICAL SUPPLIES	2,414.96
001-160-6506	OFFICE SUPPLIES	29.07
001-160-6725	CAPITAL OUTLAY - OFFIC	63.54
001-170-6373	TELECOMMUNICATION S	22.07
001-170-6411	LEGAL EXPENSE	340.00
001-170-6490	PROFESSIONAL SERVICE	1,200.75
001-170-6499	OTHER CONTRACTUAL S	721.50
001-190-6499	OTHER CONTRACTUAL S	600.00
001-430-6370	HEATING FUEL	12.94
001-430-6371	ELECTRICITY	67.25
001-430-6373	TELECOMMUNICATION S	144.40
001-430-6499	OTHER CONTRACTUAL S	12,160.00
001-450-6499	OTHER CONTRACTUAL S	3,650.00
001-499-6320	GROUNDS MAINTENAN	726.35
001-499-6371	ELECTRICITY	100.92

Account Summary

Account Number	Account Name	Payment Amount
001-499-6374	WATER/SEWER UTILITIES	29.54
001-499-6501	POOL CHEMICALS	1,834.40
001-530-6490	PROFESSIONAL SERVICE	161.00
001-599-6371	ELECTRICITY	46.42
001-599-6796	ECONOMIC MISC	3,635.91
001-650-6320	GROUNDS MAINTENAN	60.00
001-650-6370	HEATING FUEL	21.28
001-650-6371	ELECTRICITY	576.23
001-650-6373	TELECOMMUNICATION S	187.96
001-650-6374	WATER/SEWER UTILITIES	49.79
001-650-6411	LEGAL EXPENSE	2,745.00
001-650-6414	OFFICIAL PUBLICATIONS	191.58
001-650-6506	OFFICE SUPPLIES	29.08
001-650-6725	CAPITAL OUTLAY - OFFIC	190.33
110-050-2120	FEDERAL W/H PAYABLE	643.73
110-050-2121	FICA W/H PAYABLE	1,293.88
110-050-2122	STATE W/H PAYABLE	245.22
110-050-2123	IPERS PAYABLE	1,341.99
110-050-2126	CHILD SUPP/GARNISHM	54.72
110-210-6374	WATER/SEWER UTILITIES	93.68
110-210-6437	ONE CALL LOCATES	35.70
110-210-6525	ROCK	5,184.36
110-210-6546	UNIFORMS	84.98
110-210-6559	ASPHALT	530.27
110-210-6725	CAPITAL OUTLAY - OFFIC	63.54
110-210-6761	CAPITAL OUTLAY-STREET	5,223.70
110-210-6766	CONSTRUCTION PROJEC	10,342.00
110-240-6365	ELECTRICITY-STOP LIGHT	169.52
120-659-6499	OTHER CONTRACTUAL S	12,430.68
127-520-6499	OTHER CONTRACTUAL S	4,116.50
609-050-2120	FEDERAL W/H PAYABLE	861.42
609-050-2121	FICA W/H PAYABLE	1,844.62
609-050-2122	STATE W/H PAYABLE	361.40
609-050-2123	IPERS PAYABLE	1,917.47
609-050-2126	CHILD SUPP/GARNISHM	57.69
609-810-6373	TELECOMMUNICATION S	43.21
609-810-6437	ONE CALL LOCATES	35.70
609-810-6506	OFFICE SUPPLIES	29.07
609-810-6546	UNIFORMS	84.97
609-810-6725	CAPITAL OUTLAY - OFFIC	63.54
610-050-2120	FEDERAL W/H PAYABLE	1,103.44
610-050-2121	FICA W/H PAYABLE	1,826.68
610-050-2122	STATE W/H PAYABLE	370.10
610-050-2123	IPERS PAYABLE	1,899.86
610-050-2126	CHILD SUPP/GARNISHM	2.97
610-815-6372	GARBAGE/RECYCLING FE	55.00
610-815-6373	TELECOMMUNICATION S	327.51
610-815-6374	WATER/SEWER UTILITIES	251.20
610-815-6378	INTERNET SERVICE	80.25
610-815-6407	ENGINEERING SERVICES	425.25
610-815-6437	ONE CALL LOCATES	35.70
610-815-6524	PLANT MAINTENANCE S	5.98
610-815-6725	CAPITAL OUTLAY - OFFIC	63.54
660-280-6373	TELECOMMUNICATION S	35.33
Grand Total:		132,686.62

Project Account Summary

Project Account Key
None

Payment Amount
132,686.62
132,686.62

Grand Total:



Distribution Report

Payroll Set: 01

Expense Range -

Payment Range 07/20/2026-08/3/2026

			Amount
Payroll Department: 110 - POLICE DEPT			
Fund: 001 - GENERAL FUND			
001-110-6010	SALARIES & LONGEVITY PAY		32,751.49
001-110-6012	DISPATCHERS SALARIES & LONGEVI		16,017.40
		Fund 001 - GENERAL FUND Total:	1,503.25 48,768.89
		Payroll Department 110 - POLICE DEPT Total:	1,503.25 48,768.89
Payroll Department: 150 - FIRE DEPT			
Fund: 001 - GENERAL FUND			
001-150-6010	SALARIES & LONGEVITY PAY		7,466.67
001-150-6035	VOLUNTEER FIRE SALARIES		2,375.00
001-160-6036	PARTTIME/PRN EMS SALARIES		165.00
		Fund 001 - GENERAL FUND Total:	335.00 10,006.67
		Payroll Department 150 - FIRE DEPT Total:	335.00 10,006.67
Payroll Department: 160 - EMS			
Fund: 001 - GENERAL FUND			
001-160-6010	SALARIES & LONGEVITY PAY		21,842.67
001-160-6036	PARTTIME/PRN EMS SALARIES		3,240.20
		Fund 001 - GENERAL FUND Total:	961.55 25,082.87
		Payroll Department 160 - EMS Total:	961.55 25,082.87
Payroll Department: 410 - LIBRARY			
Fund: 001 - GENERAL FUND			
001-410-6010	SALARIES & LONGEVITY PAY		2,806.46
001-410-6020	PART TIME SALARY		4,504.05
		Fund 001 - GENERAL FUND Total:	348.75 7,310.51
		Payroll Department 410 - LIBRARY Total:	348.75 7,310.51
Payroll Department: 610 - MAYOR & COUNCIL			
Fund: 001 - GENERAL FUND			
001-610-6010	SALARIES & LONGEVITY PAY		384.62
		Fund 001 - GENERAL FUND Total:	384.62
		Payroll Department 610 - MAYOR & COUNCIL Total:	384.62
Payroll Department: 815 - SEWER DEPT			
Fund: 110 - ROAD USE TAX FUND			
110-210-6010	SALARIES & LONGEVITY PAY		160.00
		Fund 110 - ROAD USE TAX FUND Total:	64.00 160.00
Fund: 609 - CITY WATER			
609-810-6010	SALARIES & LONGEVITY PAY		320.00
		Fund 609 - CITY WATER Total:	128.00 320.00
Fund: 610 - SEWER UTILITY OPERATING			
610-815-6010	SALARIES & LONGEVITY PAY		7,820.85
		Fund 610 - SEWER UTILITY OPERATING Total:	312.00 7,820.85
		Payroll Department 815 - SEWER DEPT Total:	504.00 8,300.85
Payroll Department: 99999 - SPLIT PAY			
Fund: 001 - GENERAL FUND			
001-210-6010	SALARIES & LONGEVITY PAY		5,007.84
001-610-6011	ADMIN SALARY/LONGEVITY		1,162.95
001-651-6010	SALARIES & LONGEVITY PAY		1,561.33
		Fund 001 - GENERAL FUND Total:	401.36 7,732.12

Distribution Report

Expense Range: - Payment Range: 07/20/2026-08/3/2026

			Amount
Fund: 110 - ROAD USE TAX FUND			
110-210-6010	SALARIES & LONGEVITY PAY		7,208.42
110-210-6011	ADMIN SALARY/LONGEVITY		1,162.95
		Fund 110 - ROAD USE TAX FUND Total:	297.16
			8,371.37
Fund: 609 - CITY WATER			
609-810-6010	SALARIES & LONGEVITY PAY		10,706.95
609-810-6011	ADMIN SALARY/LONGEVITY		1,162.95
		Fund 609 - CITY WATER Total:	575.56
			11,869.90
Fund: 610 - SEWER UTILITY OPERATING			
610-815-6010	SALARIES & LONGEVITY PAY		3,094.37
610-815-6011	ADMIN SALARY/LONGEVITY		1,162.96
		Fund 610 - SEWER UTILITY OPERATING Total:	170.92
			4,257.33
		Payroll Department 99999 - SPLIT PAY Total:	1,445.00
			32,230.72

Fund Summary

Fund	Units	Amount
001-GENERAL FUND	3,549.91	99,285.68
110-ROAD USE TAX FUND	361.16	8,531.37
609-CITY WATER	703.56	12,189.90
610-SEWER UTILITY OPERATING	482.92	12,078.18
Grand Total:	5,097.55	132,085.13

RESOLUTION NO. 2026-4246

A RESOLUTION APPROVING THE ACQUISITION OF THE PROPERTIES LOCATED AT 418, 420, AND 422 E. VAN BUREN STREET

WHEREAS, the City of Centerville, Iowa, has identified the properties located at 418, 420, and 422 E. Van Buren Street as properties suitable for acquisition in furtherance of the City's neighborhood revitalization efforts; and

WHEREAS, acquisition of these properties will provide the City with the opportunity to evaluate the sites for future redevelopment, nuisance abatement, housing initiatives, or other public purposes consistent with the goals of the City's Stabilization, Tear-down, and Rehabilitation (STAR) Program; and

WHEREAS, the current owner has agreed to convey the properties to the City of Centerville for the purchase price of Ten Dollars (\$10.00); and

WHEREAS, the City Council finds that acquisition of the properties serves a valid public purpose by supporting neighborhood revitalization, reducing blight, encouraging future redevelopment, and advancing the objectives of the STAR Program.

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

Section 1. The City Council hereby approves the acquisition of the properties located at 418, 420, and 422 E. Van Buren Street for a purchase price not to exceed Ten Dollars (\$10.00).

Section 2. The City Administrator is hereby authorized and directed to execute all purchase agreements, deeds, closing documents, and any other instruments necessary to complete the acquisition of the properties.

Section 3. Upon acquisition, the properties shall be evaluated to determine the most appropriate course of action, including stabilization, rehabilitation, demolition, redevelopment, or other public use, in accordance with the City's Stabilization, Tear-down, and Rehabilitation (STAR) Program.

Section 4. The City Administrator is further authorized to take such additional actions as may be necessary to secure, maintain, insure, and manage the properties pending final disposition or redevelopment.

Section 5. This resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED by the City Council of the City of Centerville, Iowa, this ____ day of _____, 2026.

Mike O'Connor, Mayor

ATTEST:

Jason Fraser, City Administrator

RESOLUTION # 2026-4245

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

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

WHEREAS, City of Centerville, Iowa owns that certain real property located at 512 N. 10th, Centerville, Appanoose County, Iowa legally described as follows (the "Property"):

THE NORTH ONE-HALF OF LOT 9 IN BLOCK 5 IN RANGE 1 IN THE ORIGINAL
TOWN OF CENTERVILLE, APPANOOSE COUNTY, IOWA

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

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

1. Authorization of Sale. The Property shall be sold pursuant to the sealed bid process set forth below.
2. Bid Process. Sealed bids will be received by the City Clerk, at City Hall, 312 E. Maple, Centerville, IA 52544, until 1:00 PM on August 17, 2026 for the sale and conveyance of the Property.
3. Bid Requirements. **Each bid shall be enclosed in a sealed envelope and include:**
 - a. Real Estate Purchase Agreement **signed by the bidder** with the purchase price filled in with the amount of the bid for the Property (A copy of the form of Real Estate Purchase Agreement is attached hereto as Exhibit A and is also available at Centerville City Hall); and
 - b. Check in the amount of the bidder's proposed purchase price made payable to CITY OF CENTERVILLE. Checks of unsuccessful bidders will be returned after the canvass and tabulation of bids are completed.
4. Award. At the City Council Meeting at 6:00 pm on August 17, 2026, bids shall be opened by the City Clerk, and a public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids.
5. Implementation of Sale. The City Clerk and any other necessary City officials 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 _____, 2026.

CITY OF CENTERVILLE, IOWA

By: _____
Michael G. O'Connor, Mayor

ATTEST:

Jason Fraser, City Administrator

RESOLUTION # 2026-4241

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

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

WHEREAS, City of Centerville, Iowa owns that certain real property located at 1410 S. 21st, Centerville, Appanoose County, Iowa legally described as follows (the "Property"):

LOT 3 IN BLOCK 11 OF ADAMSONS ADDITION TO THE CITY OF CENTERVILLE,
APPANOOSE COUNTY, IOWA

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

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

1. Authorization of Sale. The Property shall be sold pursuant to the sealed bid process set forth below.
2. Bid Process. Sealed bids will be received by the City Clerk, at City Hall, 312 E. Maple, Centerville, IA 52544, until 1:00 PM on August 17, 2026 for the sale and conveyance of the Property.
3. Bid Requirements. **Each bid shall be enclosed in a sealed envelope and include:**
 - a. Real Estate Purchase Agreement **signed by the bidder** with the purchase price filled in with the amount of the bid for the Property (A copy of the form of Real Estate Purchase Agreement is attached hereto as Exhibit A and is also available at Centerville City Hall); and
 - b. Check in the amount of the bidder's proposed purchase price made payable to CITY OF CENTERVILLE. Checks of unsuccessful bidders will be returned after the canvass and tabulation of bids are completed.
4. Award. At the City Council Meeting at 6:00 pm on August 17, 2026, bids shall be opened by the City Clerk, and a public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids.
5. Implementation of Sale. The City Clerk and any other necessary City officials 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 _____, 2026.

CITY OF CENTERVILLE, IOWA

By: _____
Michael G. O'Connor, Mayor

ATTEST:

Jason Fraser, City Administrator

RESOLUTION # 2026-4242

**A RESOLUTION AUTHORIZING THE SUBMISSION OF A COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) UPPER STORY HOUSING CONVERSION APPLICATION TO THE
IOWA ECONOMIC DEVELOPMENT AUTHORITY**

WHEREAS, the City of Centerville, Iowa, desires to encourage the rehabilitation of vacant or underutilized upper-story commercial buildings into quality residential housing within the community; and

WHEREAS, the Iowa Economic Development Authority administers the Community Development Block Grant (CDBG) Upper Story Housing Conversion Program to assist communities in creating housing opportunities through the rehabilitation and conversion of upper-story spaces; and

WHEREAS, the City Council has determined that participation in the CDBG Upper Story Housing Conversion Program is in the best interests of the City and its residents by supporting downtown revitalization, expanding housing opportunities, and promoting economic development; and

WHEREAS, pursuant to applicable federal and state requirements, the City Council held a public hearing on August 10, 2026, after providing proper notice, to receive public comment regarding the proposed submission of a CDBG Upper Story Housing Conversion grant application.

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

1. The City Council hereby authorizes the submission of an application to the Iowa Economic Development Authority for funding through the Community Development Block Grant (CDBG) Upper Story Housing Conversion Program.
2. The Mayor and City Administrator are hereby authorized and directed to execute all applications, certifications, assurances, contracts, and other documents necessary to submit the application and administer the grant if awarded.
3. The City agrees to comply with all applicable federal and state laws, regulations, and program requirements governing the Community Development Block Grant Program.
4. The City acknowledges its commitment to administer the project in accordance with the approved application and any grant agreement entered into with the Iowa Economic Development Authority.

PASSED AND APPROVED this _____, 2026.

CITY OF CENTERVILLE, IOWA

By: _____
Michael G. O'Connor, Mayor

ATTEST:

Jason Fraser, City Administrator

City of Centerville
Resolution Authorizing Administrative & Technical Services

RESOLUTION NO. 2026-4243

A resolution of the City Council of City of Centerville, Iowa agreeing to hire Chariton Valley Planning & Development Council of Governments for the CDBG grant General Administration and Technical Services for the Iowa Economic Development Authority – Community Development Block Grant for Upper Story Housing Conversion program.

Be it further resolved that the City Council of the City of Centerville, Iowa shall enter into an agreement if awarded funding from the Iowa Economic Development Authority for the CDBG Upper Story Housing Conversion project.

PASSED and APPROVED this _____ day of _____, 2026.

Mayor

Attest:

RESOLUTION NO. 2026-4244

**A RESOLUTION AUTHORIZING THE LOCAL COMMITMENT OF FUNDS
FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) UPPER
STORY HOUSING CONVERSION PROGRAM**

WHEREAS, the City of Centerville, Iowa, is submitting an application to the Iowa Economic Development Authority for funding through the Community Development Block Grant (CDBG) Upper Story Housing Conversion Program; and

WHEREAS, the City Council finds that the proposed project will promote housing opportunities, encourage downtown revitalization, and further the public interest; and

WHEREAS, the City Council desires to demonstrate its financial commitment to the project should the grant be awarded.

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

1. The City of Centerville commits local matching funds in an amount not to exceed \$40,000 for the Community Development Block Grant Upper Story Housing Conversion Project, contingent upon award of the CDBG grant.
2. The City's local match shall be paid from the Tax Increment Finance Fund and Economic Development Funds, with expenditures to be made only upon execution of the necessary grant agreements and in accordance with all applicable federal and state requirements.
3. The local match commitment shall be available to assist the approved building owner/developer with financing eligible project costs under the CDBG Upper Story Housing Conversion Program.
4. The City Administrator and City Clerk are authorized to execute all documents and take such actions as are necessary to carry out the intent of this resolution.

PASSED AND APPROVED by the City Council of the City of Centerville, Iowa, this ____ day of _____, 2026.

Mike O'Connor, Mayor

ATTEST:

Jason Fraser, City Administrator

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Public Reporting Burden Statement: This collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of the requested information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed HUD-2880 forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. This agency is authorized to collect this information under Section 102 of the Department of Housing and Urban Development Reform Act of 1989. The information you provide will enable HUD to carry out its responsibilities under this Act and ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. This information is required to obtain the benefit sought in the grant program. Failure to provide any required information may delay the processing of your application and may result in sanctions and penalties including of the administrative and civil money penalties specified under 24 CFR §4.38. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552). The information contained on the form is not retrieved by a personal identifier, therefore it does not meet the threshold for a Privacy Act Statement.

Applicant/Recipient Information	* UEI Number:	* Report Type: INITIAL
1. Applicant/Recipient Name, Address, and Phone (include area code)		
* Applicant Name:		
* Street 1:		
Street 2:		
City:	State Abbreviation:	* Zip Code:
County:		
* Country:		
* Phone:		
2. Employer ID Number (do not include individual social security numbers):		
3. HUD Program Name:		
4. Amount of HUD Assistance Requested/Received: \$		
5. State the name and location (street address, City and State) of the project or activity		
Project Name:		
* Street 1:		
Street 2:		
City:	State Abbreviation:	* Zip Code:
County:		
* Country: USA: UNITED STATES		

Part I Threshold Determinations

- | | |
|---|--|
| 1. Are you applying for assistance for a specific project or activity?
These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. For further information see 24 CFR Sec. §4.3. | 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR §4.9. |
| ☐ Yes ☐ No | ☐ Yes ☐ No |

If you answered "**No**" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form. However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested/Expected Sources and Use of Funds. Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name	Department/State/Local Agency Name
* Government Agency Name:	* Government Agency Name:
Government Agency Address:	Government Agency Address:
* Street 1:	* Street 1:
Street 2:	Street 2:
City: State Abbreviation: * Zip Code:	City: State Abbreviation: * Zip Code:
County:	County:
Country:	Country:
* Type of Assistance:	* Type of Assistance:
* Amount Requested/Provided: \$	* Amount Requested/Provided: \$
* Expected Uses of the Funds:	* Expected Uses of the Funds:

Note: For Part 1, use additional pages if necessary. Add Attachment:

Part III Interested Parties. You must disclose:

1. All developers, contractors, or consultants involved in the application for assistance or in the planning, development, or implementation of the project or activity.

* Alphabetical list of all persons with a reportable financial interest in the project or activity (for individuals, give the last name first)	* Unique Entity ID	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)			
			\$			%
			\$			%
			\$			%

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (for individuals, give the last name first)	* City of Residence	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)			
			\$			%
			\$			%
			\$			%

Note: For Part 2, use additional pages if necessary. Add Attachment:

Certification:

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy):

Instructions

Overview.

A. Coverage.

You must complete this report if:

- (1) You are applying for assistance from HUD for a specific project or activity **and** you have received, or expect to receive, assistance from HUD in excess of \$200,000 during the fiscal year;
- (2) You are updating a prior report as discussed below; or
- (3) You are submitting an application for assistance to an entity other than HUD, a State or local government if the application is required by statute or regulation to be submitted to HUD for approval or for any other purpose.

B. Update reports (filed by "Recipients" of HUD Assistance):

General. All recipients of covered assistance must submit update reports to the Department to reflect substantial changes to the initial applicant disclosure reports.

Line-by-Line Instructions.

Applicant/Recipient Information.

All applicants for HUD competitive assistance, must complete the information required in blocks 1-5 of form HUD-2880:

1. Enter the full name, address, city, State, zip code, and telephone number (including area code) of the applicant/recipient. Where the applicant/recipient is an individual, the last name, first name, and middle initial must be entered.
2. Entry of the applicant/recipient's EIN, as appropriate, is optional. Individuals must not include social security numbers on this form.
3. Applicants enter the HUD program name under which the assistance is being requested.
4. Applicants enter the amount of HUD assistance that is being requested. Recipients enter the amount of HUD assistance that has been provided and to which the update report relates. The amounts are those stated in the application or award documentation. NOTE: In the case of assistance that is provided pursuant to contract over a period of time (such as project-based assistance under section 8 of the United States Housing Act of 1937), the amount of assistance to be reported includes all amounts that are to be provided over the term of the contract, irrespective of when they are to be received.
5. Applicants enter the name and full address of the project or activity for which the HUD assistance is sought. Recipients enter the name and full address of the HUD-assisted project or activity to which the update report relates. The most appropriate government identifying number must be used (e.g., RFP No.; IFB No.; grant announcement No.; or contract, grant, or loan No.) Include prefixes.

Part I. Threshold Determinations - Applicants Only

Part I contains information to help the applicant determine whether the remainder of the form must be completed. Recipients filing Update Reports should not complete this Part.

If the answer to **either** questions 1 or 2 is No, the applicant need not complete Parts II and III of the report, but must sign the certification at the end of the form.

Part II. Other Government Assistance and Expected Sources and Uses of Funds.

A. Other Government Assistance. This Part is to be completed by both applicants and recipients for assistance and recipients filing update reports. Applicants and recipients must report any other government assistance involved in the project or activity for which assistance is sought. Applicants and recipients must report any other government assistance involved in the project or activity. Other government assistance is defined in note 4 on the last page. For purposes of this definition, other government assistance is expected to be made available if, based on an assessment of all the circumstances involved, there are reasonable grounds to anticipate that the assistance will be forthcoming.

Both applicant and recipient disclosures must include all other government assistance involved with the HUD assistance, as well as

any other government assistance that was made available before the request, but that has continuing vitality at the time of the request. Examples of this latter category include tax credits that provide for a number of years of tax benefits, and grant assistance that continues to benefit the project at the time of the assistance request.

The following information must be provided:

1. Enter the name and address, city, State, and zip code of the government agency making the assistance available.
2. State the type of other government assistance (e.g., loan, grant, loan insurance).
3. Enter the dollar amount of the other government assistance that is, or is expected to be, made available with respect to the project or activities for which the HUD assistance is sought (applicants) or has been provided (recipients).
4. Uses of funds. Each reportable use of funds must clearly identify the purpose to which they are to be put. Reasonable aggregations may be used, such as "total structure" to include a number of structural costs, such as roof, elevators, exterior masonry, etc.

B. Non-Government Assistance. Note that the applicant and recipient disclosure report must specify all expected sources and uses of funds - both from HUD and any other source - that have been or are to be, made available for the project or activity. Non-government sources of Form HUD-2880 funds typically include (but are not limited to) foundations and private contributors.

Part III. Interested Parties.

This Part is to be completed by both applicants and recipients filing update reports. Applicants must provide information on:

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity; and
2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower). Note: A financial interest means any financial involvement in the project or activity, including (but not limited to) situations in which an individual or entity has an equity interest in the project or activity, shares in any profit on resale or any distribution of surplus cash or other assets of the project or activity, or receives compensation for any goods or services provided in connection with the project or activity. Residency of an individual in housing for which assistance is being sought is not, by itself, considered a covered financial interest.

The information required below must be provided.

1. Enter the full names and addresses. If the person is an entity, the listing must include the full name and address of the entity as well as the CEO. Please list all names alphabetically.
2. Entry of the Unique Entity Identifier (UEI), for non-individuals, or city of residence, for individuals, for each organization and person listed is **optional**.
3. Enter the type of participation in the project or activity for each person listed: i.e., the person's specific role in the project (e.g., contractor, consultant, planner, investor).
4. Enter the financial interest in the project or activity for each person listed. The interest must be expressed both as a dollar amount and as a percentage of the amount of the HUD assistance involved.

Note that if any of the source/use information required by this report has been provided elsewhere in this application package, the applicant need not repeat the information, but need only refer to the form and location to incorporate it into this report. (It is likely that some of the information required by this report has been provided on SF 424A, or on various budget forms accompanying the application.) If this report requires information beyond that provided elsewhere in the application package, the applicant must include in this report all the additional information required. Recipients must submit an update report for any change in previously disclosed sources and uses of funds as provided in Section I.D.5., above.

Notes:

1. All citations are to 24 CFR Part 4, which was published in the Federal Register. [April 1, 1996, at 63 Fed. Reg. 14448.]
2. Assistance means any contract, grant, loan, cooperative agreement, or other form of assistance, including the insurance or guarantee of a loan or mortgage, that is provided with respect to a specific project or activity under a program administered by the Department. The term does not include contracts, such as procurements contracts, that are subject to the Fed. Acquisition Regulation (FAR) (48 CFR Chapter 1).
3. See 24 CFR §4.9 for detailed guidance on how the threshold is calculated.
4. "Other government assistance" is defined to include any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or

any other form of direct or indirect assistance from the Federal government (other than that requested from HUD in the application), a State, or a unit of general local government, or any agency or instrumentality thereof, that is, or is expected to be made, available with respect to the project or activities for which the assistance is sought.

5. For the purpose of this form and 24 CFR Part 4, "person" means an individual (including a consultant, lobbyist, or lawyer); corporation; company; association; authority; firm; partnership; society; State, unit of general local government, or other government entity, or agency thereof (including a public housing agency); Indian tribe; and any other organization or group of people.

FEDERAL ASSURANCES SIGNATURE PAGE

I, Mike O'Connor, (applicant official) hereby certify that in carrying out the activities funded under the CDBG Program, the City of Centerville:

- A. will minimize displacement of persons as a result of such activities;
- B. will conduct and administer the program in conformity with Public Law 88-352 (Title VI of the Civil Rights Act of 1964), and Public Law 90-284 (Title VIII of the Civil Rights Act of 1968) and will affirmatively further fair housing);
- C. will provide for opportunities for citizen participation, hearings, and access to information with respect to our community development program comparable to the requirements found under sections 104(a)(2) and 104(a)(3) of Title I of the Housing and Community Development Act of 1975 as amended through 1987; and
- D. will not attempt to recover any capital costs of public improvements assisted in whole or part under the CDBG Program by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless (i) funds received under the CDBG Program are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under Public Law 93-383, as amended, or (ii) for purposes of assessing any amount against properties owned and occupied by persons of low and moderate income who are not of very low income, the city/county has certified to the State that it lacks sufficient funds received under the CDBG Program to comply with the requirements of clause (i) above.

I also certify that to the best of my knowledge and belief, data in the application is true and correct, including commitment of local resources; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all applicable federal and state requirements, including the following, if assistance is approved:

- A. Civil Rights Acts;
- B. Housing and Community Development Acts of 1974, as amended;
- C. Age Discrimination Act of 1975;
- D. Section 504 of the Rehabilitation Act of 1973;
- E. Davis-Bacon Act, as amended, where applicable under Section 110 of the Housing and Community Development Act of 1974, as amended; Contract Work Hours and Safety Standards Act; the Copeland Anti-kickback Act; the Department of Defense Reauthorization Act of 1986 and the Fair Labor Standards Act.
- F. National Environmental Policy Act of 1969 and 24 CFR 58 (Environmental Review).
- G. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended;
- H. State of Iowa Citizen Participation Plan;
- I. Lead-based Paint Poisoning Prevention Act;
- J. Residential Anti-displacement and Relocation Assistance Plan;
- K. Government-wide Restriction on Lobbying and the Hatch Act; and
- L. Prohibition on the Use of Excessive Force.

Mike O'Connor, Mayor

Date

Jason Fraser, City Administrator

Date

Community Development and Housing Needs Assessment – 2026

Community Name: Centerville, Iowa

Community Development and Housing Needs of LMI Persons

1. Increase rehabilitation efforts for owner-occupied homes
2. Improve the quality of rental units – Minimize substandard properties
3. Make available more affordable housing for low-to-moderate-income owner-occupied participants
4. Make available lots to purchase for new construction buildings
 - a. Abatements – city taxes only
5. Make new home construction affordable
6. To build one (1) new home per year w/Chariton Valley Regional Housing Trust funding.
7. Work with regional housing trust for housing needs through grants/loans
8. Continue rehabilitation efforts throughout community on housing needs with local partners such as USDA, Chariton Valley Regional Housing Trust Fund, and Chariton Valley Planning & Development Council of Gov.

Other Community Development & Housing Needs

1. Rehabilitate streets using a capital improvement plan
2. Replace water distribution lines/values
3. Continue upgrades on wastewater system – sewer lining
4. Continue upgrades to the stormwater system improvements
5. Improve sidewalk and pedestrian lighting
6. Approved Safe Routes to School – funding available now
7. Continuation of Safe Routes to School in different locations – when funding is available
8. Continued exploration of City Investment to Address Homelessness, Mental Health, and Drug Addiction.
9. Develop recreational opportunities to promote family image/quality of life such as park improvements, trails and recreational venues & other family-oriented activities.

Planned or Potential Activities to Address Housing and Community Needs

1. Continue to upgrade and maintain the wastewater system
2. Continuing to rehabilitate housing & owner-occupied housing
3. Complete street projects - using phased improvements
 - a. Work with Chariton Valley Transportation Planning Affiliation for funds
4. Upgrade and install stormwater system improvements
5. Upgrade and replace/install water distribution lines
6. Improve the quality of rental units/ minimize substandard rental properties.
7. Improve & stimulate compliance with the city property maintenance requirements.
8. Work with removing derelict/blighted structures
9. Make available lots to purchase for new construction buildings
 - a. Abatements – city taxes only
10. Make new home construction affordable
11. Review of community needs through current/updated Comprehensive Plan
12. Continue funding efforts throughout community with local partners such as USDA, SRF, IDNR, Chariton Valley Regional Housing Trust Fund and Chariton Valley Planning & Development Council of Governments.

Date and Location Assessment was prepared: _____, 2026, Centerville City Hall, 312 East Maple Street, Centerville, Iowa 52544

Number of local residents attending: _____

NOTICE OF PUBLIC HEARING ON THE SUBMISSION OF A COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG) UPPER STORY HOUSING
CONVERSION APPLICATION

CITY OF CENTERVILLE, IOWA

YOU ARE HEREBY NOTIFIED that the City Council of the City of Centerville, Iowa, will conduct a public hearing and consider a proposal to authorize the submission of a Community Development Block Grant (CDBG) Upper Story Housing Conversion application to the Iowa Economic Development Authority at its regular meeting on Monday, August 10, 2026, at 5:30 p.m., in the Council Chambers at City Hall, 312 East Maple Street, Centerville, Iowa.

The purpose of the proposed application is to seek Community Development Block Grant funding to assist in the rehabilitation and conversion of underutilized upper-story commercial space into residential housing within the City of Centerville. The project is intended to increase the availability of quality housing, support downtown revitalization, encourage private investment, and benefit low- and moderate-income persons in accordance with the objectives of the Community Development Block Grant Program.

The City intends to submit an application to the Iowa Economic Development Authority for funding assistance. If awarded, grant funds will be administered in accordance with all applicable federal and state requirements.

At the public hearing, interested persons will be afforded an opportunity to present comments, either orally or in writing, concerning the proposed application, the City's community development and housing needs, the proposed activities, and the estimated project budget. Written comments may be submitted to the City Clerk prior to the hearing and will be considered by the City Council.

Persons requiring special accommodations to participate in the hearing should contact City Hall at (641) 437-4339 prior to the meeting to make appropriate arrangements.

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