
CITY OF CENTERVILLE

REGULAR COUNCIL MEETING MINUTES

October 2, 2023, at 6:00 P.M.

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

Roll Call - Present: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Absent: None

Mayor O'Connor led the Pledge of Allegiance.

Moved by Dillard, seconded by Hamilton to approve the agenda as presented. Ayes: All. Motion carried.

Moved by Dillard, seconded by Sherwood to approve the consent agenda as presented to include: Approval of Minutes of September 18th, 2023 Regular Council Meeting; Approval of Airport Commission Minutes for 09-11-2023; Approval of Library Minutes for 09-13-2023 Approval of Beer/Liquor License(s): Hy-Vee Fast Fresh Express, License Number: LE0003142; Mystique Vintage & Unique, License Number: WBN001066; Approval of Resolution 2023-3995 Setting the Time and Place for the Public Hearing on the Vacation of "A" Street; Approval of Resolution 2023-3996 Setting the Time and Place for the Public Hearing on the Vacation of Alleyway; Approval of Resolution 2023-3997 Changing the Dates of the First Council Meeting of January 2024 and September 2024. Roll Call Vote as follows: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Moved Dillard, seconded by Creagan to open a public hearing on the opening of bids and conveyance of property at 621 N. Park. Roll Call Vote as follows: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

No bids were received for the property at 621 N. Park.

Moved by Dillard, seconded by Spurgeon to close the public hearing on the opening of bids and conveyance of property at 621 N. Park. Ayes: All. Motion carried.

Moved Dillard, seconded by Hamilton to open a public hearing on opening bids and the conveyance of property at 18th and Green Street. Roll Call Vote as follows: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

One bid was received from Alejandro Alvarado (Alejandro Corporation) in the amount of \$80,200. The bid packet included the necessary documentation required for a complete application including a deposit in the amount of 10% of the bid, a signed purchase agreement, a signed option agreement, and a business plan. The business plan will include constructing a 6000-square-foot restaurant and commercial area.

Moved by Dillard, seconded by Creagan to close the public hearing on opening bids and the conveyance of property at 18th and Green Street. Ayes: All. Motion carried.

Moved by Dillard, seconded by Hamilton to approve the bills as presented. Ayes: All. Nays: None. Motion carried.

Moved by Dillard, seconded by Sherwood to approve the Financial Report for August 2023. Ayes: All. Nays: None. Motion carried.

Reports highlighting the activities of the Police Department, Fire Department, and the Building Official were presented.

Fox Strand Engineering provided a progress report on the Wastewater Facility Project.

Nutri-ject Systems, Inc. presented a request to consider a proposal for a change order to increase the cost of sludge removal due to sludge amounts in excess of the estimated quantity. After some discussion, the council opted not to take up the issue.

Moved by Dillard, seconded by Sherwood to Approve Change Order No. 11 for Locke AMI for the Wastewater Project. Roll Call Vote as follows: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Moved by Creagan, seconded by Hamilton to Approve Pay Application No. 22 for Locke AMI for the Wastewater Project. Roll Call Vote as follows: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

No action was taken on Resolution 2023-3998 Authorizing the Conveyance of Real Property at 621 N. Park due to a lack of bids.

Moved by Dillard, seconded by Sherwood to approve Resolution No. 2023-3999 authorizing the conveyance of Real Property at 18th and Green Street to Alejandro Alvarado (Alejandro Corporation). Roll Call Vote as follows: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Gaylyn Mercer provided information regarding an ongoing Early Childhood Needs Assessment that is currently underway. The council offered its support to the assessment. No formal action was taken.

Gary Burrows provided a statement to the Council that he does not support any possible closure or vacation of the alleyway behind his property on S. 22nd.

Melinda Thomas provided comments to the Council regarding the status of the liquor for Gordies Bar and Grill, specifically requesting a special council meeting to discuss the approval before the October 16th, 2023 regular council meeting. The council took the request under advisement but did not set a date for a special meeting.

Moved by Dillard, seconded by Hamilton, to adjourn at 7:24 p.m. until the next regular council meeting on October 16, 2023. Ayes: All. Nays: None. Motion carried.



Jason Fraser, City Administrator

Mike O'Connor, Mayor