
CITY OF CENTERVILLE

REGULAR COUNCIL MEETING MINUTES

November 20, 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 Spurgeon to approve the agenda as presented. Ayes: All. Motion carried.

Moved by Dillard, seconded by Hamilton to approve the consent agenda to include Approval of Minutes of November 6, 2023, Regular Council Meeting; Approval of Committee/Board Minutes – Library Board Meeting 11-08-2023; Approval of Beer/Liquor License(s): Yesway #1031 – LE003187; Convenience Korner Centerville – App-191008; Approval of Cigarette Permit: Convenience Korner – *Change of Owner*; Appointment of Annette Harvey to the Airport Commission with a term ending April 1, 2028; Approval of Resolution 2023-4011- Transferring funds from LOST POOL (122) to Debt Service (200); Approval of Resolution 2023-4012 Transferring funds from LOST SEWER (129) to Sewer Sinking Fund (611); Approval of Resolution 2023-4013 Setting the time and place for a public hearing on the acceptance of bids and Conveyance of Real Property – 621 N. Park; Approval of Resolution 2023-4014 tax abatement for 212 E. Jackson – Douglas Fir Apartments. Roll Call Vote: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Moved by Dillard, seconded by Sherwood to open a public hearing on the Submission of CDBG Upper Story Housing Grant for the Farrington Building Project and Housing Needs Assessment. Roll Call Vote: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

City Administrator Fraser presented information on the redevelopment of the Farrington Building by CeMa Development LLC. Administrator Fraser presented the following information:

- How the need for the activities was identified: The need was identified through the housing needs assessment that was presented to the Council as part of this public hearing.
- How the Proposed activities will be funded and sources of funds: This project will be funded through CDBG grant funds, City of Centerville Housing Rehabilitation Grant, and Private Funds.
- The date of the CDBG Application will be on or about November 22, 2023.
- The project is requesting \$330,000 of Federal Funds.
- This project will rehabilitate apartments that will meet LMI qualifications. As such, 100% of the Federal Funds will support LMI persons.
- This project will rehabilitate existing vacant spaces and will not displace any persons or businesses.
- Assistance to displaced persons is not applicable to this project due to the current building being vacant.
- The nature of the proposed activity is rehabilitating up to six upper-story housing units. Additionally, the lower story of the buildings will be rehabilitated for commercial use.

There were six members of the public in attendance at the public hearing. No additional public comments were received.

Moved by Dillard, seconded by Creagan to close a public hearing on the Submission of CDBG Upper Story Housing Grant for the Farrington Building Project and Housing Needs Assessment. Ayes: All. Motion carried.

Moved by Dillard, seconded by Creagan to open a public hearing on the Conveyance of 537 N. 4th Street to Sulser. Roll Call Vote: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

No public comments were received.

Moved by Dillard, seconded by Spurgeon to close the public hearing on the Conveyance of 537 N. 4th Street to Sulser. Ayes: All. Motion carried.

Moved by Dillard, seconded by Hamilton to open a public hearing on the Conveyance of Real Property – Lelah Bradley Cabin Area to Appanoose Conservation Foundation. Roll Call Vote: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

City Administrator Fraser provided comments that the Appanoose County Conservation Board had not terminated the 28E management agreement for the area as of the time of the meeting. Additionally, the Appanoose Conservation Foundation had not signed the purchase agreement due to the 28E not being terminated yet. Fraser advised that acting on the Conveyance would not be impacted by these factors as the contract for conveyance would not be effective until all conditions of the purchase agreement are met.

Moved by Dillard, seconded by Spurgeon to close a public hearing on the Conveyance of Real Property – Lelah Bradley Cabin Area to Appanoose Conservation Foundation. Ayes: All. Motion carried.

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

Moved by Creagan, seconded by Spurgeon to approve the Financial Reports for September 2023 and October 2023. Ayes: All. Motion carried.

Reports highlighting the activities of the City Administrator, Public Works, and Library were presented.

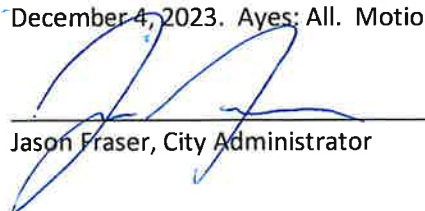
Moved by Dillard, seconded by Creagan to approve the submission of CDBG Upper Story Housing Grant for Farrington Building Project. Roll Call Vote: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Moved by Dillard, seconded by Hamilton to approve resolution 2023-4015 for the conveyance of 537 N. 4th to Sulser. Roll Call Vote: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Moved by Creagan, seconded by Dillard, to approve the 28E Agreement between the City of Centerville and Appanoose County for the maintenance of boundary roads. Roll Call Vote: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Moved by Dillard, seconded by Hamilton to approve resolution 2023-4016 for the conveyance of Real Property – Lelah Bradley Cabin Area – Appanoose Conservation Foundation. Roll Call Vote: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Moved by Dillard, seconded by Spurgeon to adjourn at 6:33 p.m. until the regular council meeting on December 4, 2023. Ayes: All. Motion carried.



Jason Fraser, City Administrator



Mike O'Connor, Mayor