

---

# CITY OF CENTERVILLE

---

## REGULAR COUNCIL MEETING MINUTES

**April 3, 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.

Mayor O'Connor led the Pledge of Allegiance.

Moved by Dillard, seconded by Sherwood to approve the agenda as amended to remove item 4G "Acceptance of Airport Paving Project Bid." Ayes: All. Motion carried.

Moved by Hamilton, seconded by Dillard to approve the consent agenda as presented to include: Approval of Minutes of the March 20, 2023, Regular Council Meeting; Approval of Committee/Board Minutes: Airport Commission Minutes for March 13, 2023, Planning and Zoning Commission Minutes for March 27, 2023; Approval of Beer/Liquor License(s): Gordie's Bar & Grill, Inc. #LC0037651, STANSBEARY'S, LLC #WBN001346, Dollar General App-174507; Appointment of Tanya Clawson to the Airport Commission with a term ending on April 1, 2028; Approval of Res. 2023-3957 – Tax Abatement for 100 W. Jackson – Belloma. Roll Call Vote as follows: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Moved by Dillard, seconded by Sherwood to open a public hearing on the adoption of the Annual FY24 Budget. Roll Call Vote as follows: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Moved By Dillard, seconded by Sherwood to close the public hearing on the adoption of the Annual FY24 Budget. Ayes: All. Motion carried.

Moved by Dillard, seconded by Creagan to open a public hearing on the Airport Paving Rehab Project FAA AIP 3-19-0013 and FAA BIL-AIG-3-19-0013-016. Roll Call Vote as follows: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Moved By Dillard, seconded by Sherwood to close the public hearing on Airport Paving Rehab Project FAA AIP 3-19-0013 and FAA BIL-AIG-3-19-0013-016. Ayes: All. Motion carried.

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

Moved by Dillard, seconded by Sherwood to approve the February 2023 Financial Report. Ayes: All. Motion carried.

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

An update on the Wastewater Project was provided by Fox Strand

Moved by Sherwood, seconded by Creagan to Approve Pay Application No. 16 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 Dillard, seconded by Spurgeon to approve Resolution 2023-3958 adopting the FY24 Annual Budget. Roll Call Vote as follows: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Moved by Dillard, seconded by Creagan to approve Resolution 2023-3959 ordering construction of the Woodland View Drive Reconstruction Project in the City of Centerville, Iowa, Setting Public Hearing on Proposed Plans, Specification, form of contract and estimated cost and directing publication of notice to bidders. Roll Call Vote as follows: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Barry Accountis of Woda Cooper provided an overview of the planned redevelopment of the old law center site.

Moved by Dillard, seconded by Sherwood to Approve Development Agreement with Woda Cooper/Castle Landing Limited Partnership for the redevelopment of the old Law Center. Roll Call Vote as follows: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Moved by Dillard, seconded by Sherwood to Approve the Site Plan for the redevelopment of the old Law Center. Roll Call Vote as follows: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Moved by Dillard, seconded by Hamilton to approve Resolution 2023-3960 setting the time and place for a public hearing for the Conveyance of Real Property – Old Law Center Campus – Castle Landing Limited Partnership. to Approve Development Agreement with Woda Cooper/Castle Landings, LLC for the redevelopment of the old Law Center. Roll Call Vote as follows: Ayes: Creagan, Dillard, Hamilton, Sherwood, and Spurgeon. Nays: None. Motion carried.

Public Forum comments were provided by Ron Creagan, Mark Hoffman, and Jason Fraser regarding the status of the city brush dump a Lelah Bradley.

Moved by Dillard, seconded by Hamilton to adjourn at 6:57 p.m. until the next regular council meeting on April 17, 2023. Ayes: All. Nays: None. Motion carried.

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

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