
CITY OF CENTERVILLE

REGULAR COUNCIL MEETING MINUTES

May 16, 2016 at 6:00 P.M.

Mayor Neil MacArthur called the meeting to order at 6:00 p.m.

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

The Mayor led those in attendance in the Pledge of Allegiance.

Moved by Spurgeon, seconded by Senior to approve the agenda as amended with item "m" being moved from the regular agenda items to item "c" under Public Hearings. Ayes: All. Motion carried.

Moved by Senior, seconded by Hamilton to approve the consent agenda to include: Minutes of the Regular City Council meeting on May 2, 2016, Special Council meeting on May 4, 2016 and Special Council meeting on May 11, 2016; Minutes of the Appanoose County Service Agency meeting on May 12, 2016 and Centerville Airport Commission meeting on May 11, 2016; Approval of Beer/Liquor License for Gordies Bar & Grill #LC0037651 and Centerville Iowa Chamber of Commerce; Approval of Resolution No. 2016-3432 Transferring Funds for Fiscal Year 2016 from Road Use and the Sewer fund to Debt Service \$166,085.21, Approval of Resolution No. 2016-3433 Transferring Funds for Fiscal Year 2016 from TIF to Debt Service fund \$151,550.00; Approval of Delinquent Sewer Accounts to be Turned Over to Collections; Approval of Resolution No. 2016-3435 Streetlight Resolution. Roll Call Vote as Follows – Ayes: Creagan, Dillard, Hamilton, Senior and Spurgeon. Nays: None. Motion carried.

Moved by Dillard, seconded by Hamilton to open the public hearing on Resolution No. 2016-3430 City Budget Amendment and Certification. Roll Call Vote as Follows – Ayes: Creagan, Dillard, Hamilton, Senior and Spurgeon. Nays: None. Motion carried. The Mayor asked if there had been any written or oral concerns at City Hall, there being none it was moved by Creagan, seconded by Senior to close the public hearing on Resolution No. 2016-3430 City Budget Amendment and Certification. Ayes: All. Motion carried.

Moved by Hamilton, seconded by Dillard to approve Resolution No. 2016-3430 City Budget Amendment and Certification. Roll Call Vote as Follows – Ayes: Creagan, Dillard, Hamilton, Senior and Spurgeon. Nays: None. Motion carried.

Moved by Senior, seconded by Spurgeon to open the public hearing on the Sanitary Sewer Rehabilitation Phase VII. Roll Call Vote as Follows – Ayes: Creagan, Dillard, Hamilton, Senior and Spurgeon. Nays: None. Motion carried. The Mayor asked if there had been any written or oral concerns at City Hall, there being none it was moved by Spurgeon, seconded by Senior to close the public hearing on the Sanitary Sewer Rehabilitation Phase VII. Ayes: All. Motion carried.

Moved by Senior, seconded by Spurgeon to approve the Sanitary Sewer Rehabilitation Phase VII. Roll Call Vote as Follows – Ayes: Creagan, Dillard, Hamilton, Senior and Spurgeon. Nays: none. Motion carried.

Moved by Senior, seconded by Hamilton to open the public hearing on the Community Development Block Grant for financial and program progress updates regarding the targeted homes for the CDBG Housing Rehabilitation. Roll Call Vote as follows – Creagan, Dillard, Hamilton, Senior and Spurgeon. Nays: None. Motion carried.

Comments were shared by Nichole Moore of Chariton Valley Planning & Development Council.

Moore explained that the city had determined that there is a need for housing rehabilitation efforts throughout the city last year and narrowed down a smaller target area along North 6th Street over to Main Street, and along E. Franklin, W. Madison, and W. Washington Street. The city then submitted a CDBG housing rehabilitation application for funding which included the hard construction costs, lead abatement and lead carrying costs, technical assistance, temporary relocation funding and general administration. The grant was awarded the spring of 2015 and efforts started once the contract was signed with IEDA and the City. CVPD & Alloy Specialty identified the homes and completed the Environmental review & SHPO requirements for each home, individual lead testing, and individual hard construction bid specifications identify the work needed. Through this rehabilitation effort the city has provided the funding needed to improve 8 low to moderate owner-occupied homes in the community. Areas that were identified for the greatest need of housing assistance were new roofing & gutters & downspouts, siding/painting, windows, along with interior insulation, electrical and basement support concerns. The program works in bringing those homes up to the Minimum Housing Standards set for the State of Iowa.

All 8 homes have identify the required ownership of property and that the participant will meet the financial guideline requirements. The city identifies that low to moderate income level at 57% for the community. CVPD is working with 3 local contractors to complete the required work per each contract. It is estimated that all work will be completed by mid-June.

Through the efforts of this grant we have completed as of today 5 of the 8 homes that applied for a Community Development Housing Rehabilitation Block Grant (CDBG) funding. To date roofing, gutters & downspouts, siding, windows, electrical, foundation work, insulation, new furnace, hot water heaters, flooring, and bathroom upgrades. Remaining work to complete is additional roofing, siding, inside work includes, hot water heater, wall putty and completion of painting, additional foundation support. Site review with IEDA, CVPD and the City is scheduled for May 26 to review the program files and overall project.

Total award amount is \$ 314,992 and we have spent \$ 192,081 with construction and general administration. The local commitment will be shown on the final draw request.

2 homeowners/family were displaced for less than 1 week while inside work conditions were a health concern and no water was available. A local motel was utilized for this relocation. All

information regarding the relocation assistance was discussed with each homeowner and the contractor and details specific to their home were reviewed.

The nature of the proposed project is for the community of Centerville and the residents therein are to assist in providing a safe and healthier living situation. This will also help in promoting the communities efforts according to the Community Development and Housing Needs Assessment. Should homeowners have an interest in potential future programs, please contact city hall and leave your name and contact information.

Should anyone have questions regarding the program can contact Chariton Valley Planning & Development at 641-437-4359.

The Mayor asked if there had been any written or oral concerns at City Hall, there being none it was moved by Spurgeon, seconded by Hamilton to close the public hearing on the Community Development Block Grant for financial and program progress updates regarding the targeted homes for the CDBG Housing Rehabilitation. Ayes: All. Motion carried.

Moved by Spurgeon, seconded by Hamilton to approve the financial and program progress updates regarding the targeted homes for the CDBG housing rehabilitation. Roll Call Votes as follows – Ayes: Creagan, Dillard, Hamilton, Senior and Spurgeon. Nays: None. Motion carried.

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

Moved by Creagan, seconded by Dillard to approve the financial statement as presented. Ayes: All. Motion carried.

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

Moved by Hamilton, seconded by Dillard to approve Change Order No. 2 for the Centerville City Pool. Ayes: All. Motion carried.

Nancy Huisman of Hall Engineering requested approval of Change Order No. 5 for State Street Improvements Moved by Spurgeon, seconded by Hamilton to approve Change Order No. 5 for West State Street Improvements. Ayes: All. Motion carried.

Moved by Dillard, seconded by Hamilton to approve the bid tabulation for the Sanitary Sewer Pipe Rehabilitation Phase VII. Ayes: All. Motion carried.

Moved by Spurgeon, seconded by Hamilton to approve Resolution No. 2016-3434 ordering award of contract and authorizing execution of contract with Hydro-Klean, LLC. Roll Call Vote as follows – Ayes: Creagan, Dillard, Hamilton, Senior and Spurgeon. Motion carried.

Sarah Revers of the Centerville Chamber of Commerce requested approval to use the Centerville square for Winefest on Saturday, June 11, 2016. Moved by Dillard, seconded by Creagan to allow the Centerville Chamber of Commerce to the use the Centerville square for Winefest on Saturday, June 11, 2016. Ayes: All. Motion carried.

Sarah Revers of the Centerville Chamber of Commerce gave a Hotel/Motel tax tourism funds report.

Tod Faris of Appanoose Economic Development Corporation gave an Local Option Sales Service Tax economic development funds report.

Discussed Centerville Volunteer Firefighters community grant application for sustaining funds from the City of Centerville. Moved by Dillard, seconded by Hamilton to approve the Centerville Volunteer Firefighters grant application to use towards the annual car show. Ayes: All. Motion carried.

Vern Milburn of the Centerville Fire Department requested approval to use the Centerville square for the Annual Centerville Fire Department Car Show to be held on Saturday, August 6, 2016. Moved by Dillard, seconded by Senior to approve the use of the Centerville square for the Annual Centerville Fire Department Car Show to be held on Saturday, August 6, 2016. Ayes: All. Motion carried.


Kelley Steubs of the Rathbun Lake Area YMCA requested approval of closing off West Grand Street, by the YMCA for the Community Awareness Day to be held on Sunday, June 5, 2016. Moved by Hamilton, seconded by Spurgeon to allow the YMCA to close off West Grand Street, by the YMCA for the Community Awareness Day to be held on Sunday, June 5, 2016. Ayes: All. Motion carried.

An update was given on the city wide clean up days. It was determined that June 25, 2016 will be a cleanup day for yard waste only and that July 11, 2016 will be a cleanup day for appliances only. With citizens calling City Hall to make appointments for appliances and yard waste. Moved by Senior, seconded by Spurgeon to approve the dates for the cleanup days. Ayes: All. Motion carried.

A discussion was held about adding security cameras at City Hall. After some discussion it was moved by Dillard, seconded by Hamilton to move ahead with the installation of security cameras at City Hall. Ayes: All. Motion carried.

Moved by Dillard, seconded by Hamilton to adjourn at 7:27 p.m. until the Regular Meeting the City Council at 6:00 p.m. of June 6, 2016. Ayes: All. Motion carried.


Patrick Antonen, City Administrator


Neil MacArthur, Mayor