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# CITY OF CENTERVILLE

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## REGULAR COUNCIL MEETING MINUTES

May 6th, 2024, at 6:00 P.M.

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

Roll Call - Present: Brauman, Creagan, Hamilton, Kruzic (via Zoom), and Sherwood. Absent: None

Hamilton moved, seconded by Creagan, to approve the agenda as amended, removing item 4I, "Kenneling Agreement with Furever Friends." Ayes: All. Motion carried.

Kruzic moved, seconded by Brauman, to approve the consent agenda as presented, which includes the following: Approval of Minutes of April 15, 2024, Regular Council Meeting; Minutes of April 22, 2024, Special Council Meeting; Approval of Committee/Board Minutes: Airport Commission, April 8<sup>th</sup>, 2024; Library Board, April 10, 2024; Approval of Res. 2024-4054 – Tax Abatement – 1312 S. 11<sup>th</sup> - Terrones. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Moved by Creagan, seconded by Brauman to open a public hearing on the Airport Solar Project. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

No public comments were received.

Hamilton moved, and Brauman seconded to close the public hearing on the Airport Solar Project. All. Motion carried.

Hamilton moved, seconded by Creagan, to open a public hearing on the Conveyance of Real Property at 801 S. Main St. – Finch. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

No public comments were received.

Hamilton moved, seconded by Creagan, to close the public hearing on the Conveyance of Real Property at 801 S. Main St. – Finch. Ayes: All. The motion carried.

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

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

The monthly Wastewater project report for April 2024 was provided to the Council.

Moved by Brauman, seconded by Sherwood to approve Pay Application No. 28 for the Wastewater project. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Creagan moved, seconded by Hamilton, to approve resolution 2024-4055 conveying real property at 801 S. Main St. to FP, LLC - Finch. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Hamilton moved, seconded by Brauman, to approve resolution 2024-4057, setting a public hearing for the conveyance of Real Property at 217 E. State St. – L. Nails, LLC. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Creagan moved, seconded by Brauman, to approve resolution 2024-4058, setting a public hearing for the conveyance of Real Property at 629 W. Maple - Danielson. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

City Administrator Fraser provided an overview of the new STAR Contractor Program. The adoption of the program will create a contractor registry to provide priority notification on housing that the City acquires and a database of contractors that meet a minimum registration standard.

Creagan motioned, seconded by Hamilton, to adopt the STAR Contractor Program to review it in 12 months for reauthorization. Roll Call Vote: Ayes: Creagan, Hamilton, Kruzic, and Sherwood. Nays: Brauman. Motion carried.

City Administrator Fraser provided an initial plan to sell the Old Law Center property and adjacent lots. The Council reached a consensus to move forward with acquiring sole title to jointly held lots for possible residential redevelopment and to draft the documents for the public bidding process for the sale of the old Law Center building.

City Administrator Fraser provided a plan for enacting Mandatory City-wide Trash pickup. The council asked for more information and a better plan before any action was taken.

Hamilton moved, seconded by Creagan, to approve resolution 2024-4059 approving the emergency demolition of the property at 904 S. 16<sup>th</sup> St. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Sherwood moved, seconded by Hamilton, to approve Res. 2024-4060 Approval of Plans and Specifications FAA 3-19-0013-017-2024. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

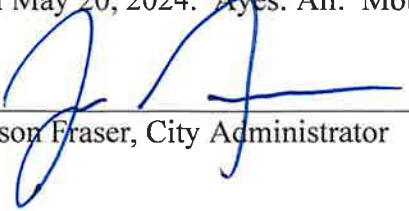
Sherwood moved, seconded by Hamilton to approve Res. 2024-4061 Approving Low Bid and Contract - Install 28.8 KW (DC) Photovoltaic Solar Array on Ground. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Sherwood moved, seconded by Creagan, to approve Res. 2024-4062 to submit the grant application for FAA 3-19-0013-017. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Item 4Q, “Felix Herrera—Denial of Building Permit,” was skipped because the agenda item requestor did not attend the meeting.

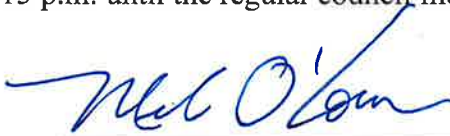
Kris Koestner, Steve Stiles, and Brad Brauman provided public comments regarding the rental inspection program. All three stated their concerns over their owned or managed properties having to be reinspected because they failed to meet minimum housing standards.

Kruzic moved, seconded by Sherwood, to adjourn at 7:15 p.m. until the regular council meeting on May 20, 2024. Ayes: All. Motion carried.



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Jason Fraser, City Administrator



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Mike O'Connor, Mayor