

RESOLUTION NO. 2025-4114

RESOLUTION AMENDING RESOLUTION #2024-4068 SETTING SALARIES FOR APPOINTED OFFICERS & EMPLOYEES OF THE CITY OF CENTERVILLE, IOWA FOR THE FISCAL YEAR COMMENCING JULY 1, 2024 & ENDING JUNE 30, 2025

WHEREAS, on the 17th day of June 2024, the City Council passed Resolution #2024-4068 setting salaries for appointed officers and employees in the City of Centerville, Iowa, for the fiscal year commencing July 1, 2024, and ending June 30, 2025; and

WHEREAS, both employees filling the customer service positions have completed one year of service since the passage of the original resolution; and

WHEREAS, both patrol officers have been promoted to the rank of Sergeant; and

WHEREAS, the City Council approved a contract extension and increase to base pay for the City Administrator at their December 2nd, 2024, meeting; and

WHEREAS, the City Council desires to amend the said Resolution as set forth herein:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

SECTION 1. The following persons and positions named shall be paid the salaries or wages indicated and the City Clerk is hereby authorized to issue warrants or checks, less the legally required or authorized deductions from the amount set out below on bi-weekly installments, and make such contributions to IPERS/MPFSRI and Social Security or other purposes as required by law or authorized by the City Council, all subject to audit and review by the Council:

| <u>POSITION</u> | <u>RATE</u> | <u>HOURS PER WEEK</u> |
|-----------------------------------|-----------------------|-----------------------|
| Customer Service, Shayleigh McCoy | \$22.28 per hour | 40 Hours |
| Customer Service, Lindsey Stevens | \$22.28 per hour | 40 Hours |
| Sergeant, Christopher Donahoo | \$32.57 per hour | 40 Hours |
| Sergeant, James Bates | \$32.57 per hour | 40 Hours |
| City Administrator, Jason Fraser | \$117,424.50 per year | As Required |

SECTION 2. All resolutions in conflict with the resolution are hereby repealed.

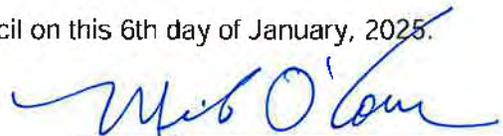
SECTION 3. This resolution shall be effective as of February 26th, 2025 for the customer service positions. This resolution shall be effective as of January 6th, 2025 for the Sergeant positions. This resolution shall be effective as of January 1st, 2025 for the City Administrator position.

PASSED AND APPROVED by the City Council on this 6th day of January, 2025.

ATTEST.



Jason Fraser, City Administrator



Mike O'Connor, Mayor

RESOLUTION NO. 2025-4115

RESOLUTION AUTHORIZING CONVEYANCE OF THAT PORTION OF THE ALLEY RUNNING EAST AND WEST LYING BETWEEN LOT 5, BLOCK 4 IN DRAKE'S FIRST ADDITION TO CENTERVILLE, APPANOOSE COUNTY, IOWA AND LOT 1, BLOCK 19 IN DRAKE'S FOURTH ADDITION TO CENTERVILLE, APPANOOSE COUNTY, IOWA

WHEREAS, an offer has been made by William Mark Hoffman and Sandra Joy Hoffman, husband and wife, to purchase the following-described real property (the "Property"):

Commencing at the Southeast corner of Lot 5 Block 4 in Drake's 1st Addition, thence South to the Northeast corner of Lot 1 Block 19 in Drake's 4th Addition, thence West to the Northwest corner of Lot 1 Block 19 in Drake's 4th Addition, thence Northeasterly to the Southwest corner of Lot 5 Block 4 in Drake's 1st Addition, thence East to Point of Beginning, all in the Town of Centerville, Appanoose County, Iowa.

All subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances,

for the sum of one dollar (\$1.00) and other valuable consideration, which shall include all costs incurred in connection with these proceedings; and

WHEREAS, a notice of the proposal to convey the above described real property to the said William Mark Hoffman and Sandra Joy Hoffman, husband and wife, was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in Appanoose Weekly, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to said notice a public hearing was held in the Council Chambers at City Hall in the City of Centerville, Iowa, at its regular meeting commencing at 6:00 p.m. on the 6th day of January, 2025; and

WHEREAS, no written or oral objections were made to the proposed conveyance the Property and it was deemed by the City Council to be in the best interests of the City of Centerville, Iowa that the Property be sold for the consideration offered.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. The offer for the purchase of the above described real estate is hereby accepted and approved.

Section 2. On behalf of the City of Centerville, Iowa, the Mayor and City Clerk are hereby authorized to convey and deed the Property to William Mark Hoffman and Sandra Joy Hoffman, husband and wife, upon receipt of the consideration offered for said real property.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED and APPROVED by the City Council this 7th day of January, 2025.



Michael G. O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4116

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by Appanoose County Homeless Coalition ("**Buyer**"), to purchase from the City of Centerville, Iowa (the "**City**") that certain real property located at 202 W. Wall, Centerville, Appanoose County, Iowa and legally described as follows (the "**Property**");

The East One-Half of Lot 1 and 2 in Block 10 in J.W. Lane's Third Addition to Centerville, Appanoose County, Iowa

subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances.
and maintenance of water, sewer and other utility lines and appurtenances.

for the sum of \$10.00 (the "**Purchase Price**"), and a copy of the executed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "**Agreement**");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "**Notice**") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Appanoose Weekly, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice, a public hearing was held in the Council Chambers at City Hall, 312 E. Maple, Centerville, IA 52544 at 6:00 p.m, January 6th, 2025; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price to Buyer pursuant to the terms of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the Mayor, City Administrator, City Attorney, and any other necessary City official is hereby authorized to execute any and all documents necessary to accomplish the sale of the Property to Buyer.

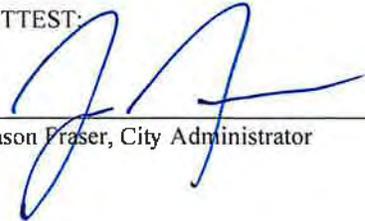
Section 3. This resolution shall become effective upon its passage and approval as provided by law.
PASSED AND APPROVED this 6th Day of January, 2025.

CITY OF CENTERVILLE, IOWA

By: 

Michael G. O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

RESOLUTION NO. 2025-4117

**RESOLUTION SETTING TIME AND PLACE OF HEARING ON ACCEPTANCE OF OFFER
TO PURCHASE REAL ESTATE**

WHEREAS, the City of Centerville, Iowa (the "City") is the owner of certain real estate locally known as being located at 620 N. 10th, Centerville, Appanoose County, Iowa, legally described as follows (the "Property"):

The East Half of the South Half of Lot 2, Block 6, Range 1 in the Original Town of Centerville, Appanoose County, Iowa.

WHEREAS, the City Council of the City desires to sell the Property to Austin Moorman ("Buyer") for \$500.00 (the "Purchase Price");

WHEREAS, the Property is being sold at fair market value;

WHEREAS, it would be in the best interests of the City to accept Buyer's offer to purchase the Property for the Purchase Price (the "Offer"); and

WHEREAS, in order to comply with Section 364.7, *Code of Iowa*, it is necessary to set a date, time and place of hearing on the acceptance of the Offer.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. The Offer will be considered by the City Council at a meeting to be held commencing at 6:00 P.M. on February 17, 2025, in the Council Chambers at City Hall located at 312 E. Maple St., Centerville, Iowa.

Section 2. The City Clerk is hereby directed to publish a notice of the Offer, said notice to be published not less than four (4) nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

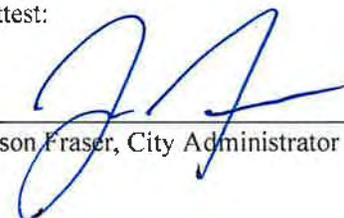
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 3rd day of February, 2025.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4119

**RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2025**

WHEREAS, the City Council approves transfers between funds; and,

WHEREAS, the records should now indicate appropriate transfers;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, that the City Administrator be directed to make such transfer(s) as follows:

SECTION 1. Cash Transfers – Total \$121,348.42

Transferred from: Utility Franchise – 008-910-6910

Transferred to: General Fund – 001-910-4830

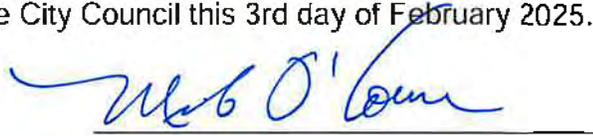
Total Transfer Amount: \$121,348.42

Explanation of Activity: These funds will be transferred to the General Fund from the Franchise Fee revenue to support general fund operations as permitted by the Franchise agreement.

SECTION 2. All resolutions in conflict with this resolution are hereby repealed.

SECTION 3. This resolution shall be effective on February 4, 2025.

PASSED AND APPROVED by the City Council this 3rd day of February 2025.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4120

**RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2025**

WHEREAS, the City Council approves transfers between funds; and,

WHEREAS, the records should now indicate appropriate transfers;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, that the City Administrator be directed to make such transfer(s) as follows:

SECTION 1. Cash Transfers – Total \$3,527.46

Transferred from: General Fund – 001-910-6910

Transferred to: Friends of Oakland Cemetery – 502-450-4715

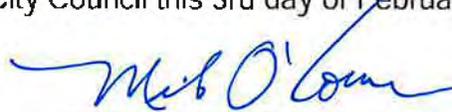
Total Transfer Amount: \$3,527.46

Explanation of Activity: These funds will be transferred to reimburse the Friends of Oakland Cemetery for concrete work related to the Veteran's Memorial Park in Oakland Cemetery.

SECTION 2. All resolutions in conflict with this resolution are hereby repealed.

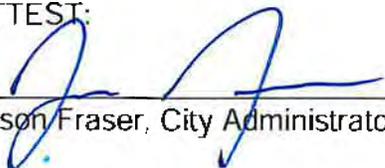
SECTION 3. This resolution shall be effective on February 4, 2025.

PASSED AND APPROVED by the City Council this 3rd day of February 2025.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4121

**RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2025**

WHEREAS, the City Council approves transfers between funds; and,

WHEREAS, the records should now indicate appropriate transfers;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, that the City Administrator be directed to make such transfer(s) as follows:

SECTION 1. Cash Transfers – Total \$400

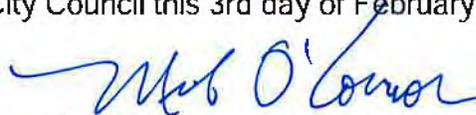
Transferred from: LOSST Infrastructure – 128-910-6910
Transferred to: Cap Project – State Street – 301-910-4830
Total Transfer Amount: \$400

Explanation of Activity: These funds will be transferred to cover expenses related to the debt service on the State Street Paving Project bond.

SECTION 2. All resolutions in conflict with this resolution are hereby repealed.

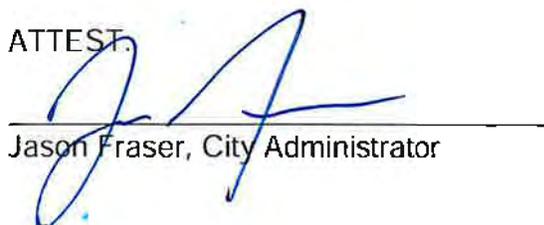
SECTION 3. This resolution shall be effective on February 4, 2025.

PASSED AND APPROVED by the City Council this 3rd day of February 2025.



Mike O'Connor, Mayor

ATTEST.



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4122

RESOLUTION CERTIFYING THE POPULATION OF RECENTLY ANNEXED TERRITORY TO THE STATE TREASURER

WHEREAS, the City of Centerville, Iowa, has completed an annexation of certain territory in accordance with applicable state laws; and

WHEREAS, pursuant to Section 312.3(4) of the Iowa Code, the City is required to certify the population of the annexed area to the Treasurer of the State of Iowa to update official records and determine state funding allocations; and

WHEREAS, the annexation of the territory includes a population of five (5) residents, as determined by official records and supporting documentation; and

WHEREAS, the City Council of Centerville, Iowa, finds it to be in the best interest of the City to approve this certification and submit it to the appropriate state authorities;

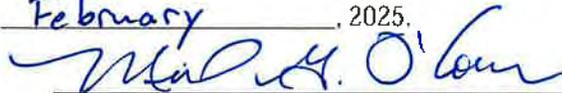
WHEREAS, in order to comply with Section 364.7, *Code of Iowa*, it is necessary to set a date, time and place of hearing on the acceptance of the Offer.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, that the population of the recently annexed territory is hereby certified as five (5) residents, and the total revised population of the City of Centerville is 5417 residents.

BE IT FURTHER RESOLVED that the City Clerk is directed to transmit a certified copy of this Resolution, along with all necessary supporting documentation, to the Treasurer of the State of Iowa in compliance with Iowa Code Section 312.3(4).

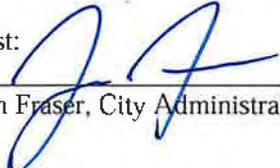
This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 18th day of February, 2025.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4123

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by Austin Moorman ("Buyer") to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 620 N. 10th, Centerville, Appanoose County, Iowa, more particularly described as follows (the "Property"):

The East Half of the South Half of Lot 2, Block 6, Range 1 in the Original Town of Centerville, Appanoose County, Iowa.

for the sum of \$500.00 (the "Purchase Price"), and a copy of the proposed Real Estate Purchase Agreement is attached hereto as Exhibit A (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in Appanoose Weekly, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice a public hearing was held in the Council Chambers at City Hall, 312 E. Maple St., Centerville, Iowa at 6:00 p.m. on the 17th day of February, 2025; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price, to Buyer pursuant to the terms of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the City Administrator and the Mayor are hereby authorized to execute any and all documents necessary to accomplish the sale of the Property to Buyer.

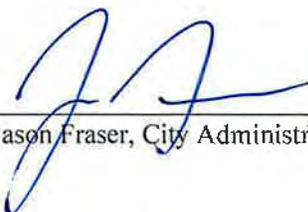
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 17th day of February, 2025.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

2025-4124

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF CENTERVILLE - PROPOSED PROPERTY TAX LEVY CITY #: 04-016
 CENTERVILLE Fiscal Year July 1, 2025 - June 30, 2026

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 4/7/2025 Meeting Time: 05:30 PM Meeting Location: Centerville City Hall, 312 E. Maple St, Centerville, IA

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
 www.centerville-ia.org

City Telephone Number
 (641) 437-4339

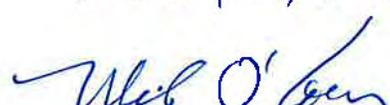
| Iowa Department of Management | Current Year Certified Property Tax 2024 - 2025 | Budget Year Effective Property Tax 2025 - 2026 | Budget Year Proposed Property Tax 2025 - 2026 |
|---|---|--|---|
| Taxable Valuations for Non-Debt Service | 149,046,865 | 150,929,887 | 150,929,887 |
| Consolidated General Fund | 1,250,257 | 1,250,257 | 1,266,053 |
| Operation & Maintenance of Public Transit | 0 | 0 | 0 |
| Aviation Authority | 0 | 0 | 0 |
| Liability, Property & Self Insurance | 175,324 | 175,324 | 181,486 |
| Support of Local Emergency Mgmt. Comm | 5,074 | 5,074 | 5,083 |
| Unified Law Enforcement | 0 | 0 | 0 |
| Police & Fire Retirement | 159,826 | 159,826 | 249,196 |
| PICA & IPERS (If at General Fund Limit) | 279,707 | 279,707 | 155,674 |
| Other Employee Benefits | 509,596 | 509,596 | 407,231 |
| Capital Projects (Capital Improv Reserve) | 0 | 0 | 0 |
| Taxable Value for Debt Service | 150,039,565 | 151,594,990 | 151,594,990 |
| Debt Service | 475,832 | 475,832 | 620,448 |
| CITY REGULAR TOTAL PROPERTY TAX | 2,855,616 | 2,855,616 | 2,885,171 |
| CITY REGULAR TAX RATE | 19.13806 | 18.90632 | 19.09793 |
| Taxable Value for City Ag Land | 296,675 | 304,754 | 304,754 |
| Ag Land | 891 | 891 | 916 |
| CITY AG LAND TAX RATE | 3.00375 | 2.92367 | 3.00375 |
| Tax Rate Comparison-Current VS. Proposed | | | |
| Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000 | Current Year Certified 2024/2025 | Budget Year Proposed 2025/2026 | Percent Change |
| City Regular Residential | 887 | 996 | 12.29 |
| Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000 | Current Year Certified 2024/2025 | Budget Year Proposed 2025/2026 | Percent Change |
| City Regular Commercial | 3,914 | 4,453 | 13.77 |

Note Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and Commercial properties have the same Rollback Percentage at \$100,000 Actual/Assessed Valuation

Reasons for tax increase if proposed exceeds the current:

The tax rate increase is due to a rise in the debt service levy, freeing up General Fund revenue to support essential services. This shift ensures the City meets its debt obligations while maintaining funding for public safety, infrastructure, and community programs

February 18th, 2025


February 18, 2025


RESOLUTION NO. 2025-4125

**Resolution Authorizing the Execution of an Engineering Agreement with McClure (Consultant)
for Professional Engineering Design and Bidding Services Regarding
FAA Project Number 3-19-0013-018 (BIL-AIG) -2025
(T-Hangar & T-Hangar Taxilanes Project)**

Moved by Creagan and seconded by Hamilton
that the following resolution be adopted:

WHEREAS, the FY2025 T-Hangar and T-Hangar Taxilane project was included in the Centerville Airport Commission Airport Capital Improvement Program (ACIP) submitted to the Federal Aviation Administration (FAA) for proposed funding; and

WHEREAS, on August 20, 2024, the City received notice from the FAA that funding for the project is favorable and an Engineering Agreement should be developed; and

WHEREAS, McClure has submitted an Engineering Agreement in the amount of:
The *Lump Sum Amount* for Design and Bidding Services is **\$99,900.00**

WHEREAS, the local match for engineering design and bidding services would be \$4,995.00, subject to release of federal funding.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Centerville, Iowa that the City Administrator is hereby authorized to execute the Engineering Agreement with McClure for professional design and bidding services for the T-Hangar and T-Hangar Taxilane project (AIP 3-19-0013-018-2025) at the Centerville Municipal Airport.

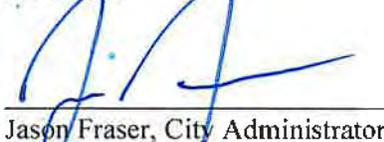
Passed and Approved this 3rd day of March, 2025.

CITY OF CENTERVILLE, IOWA



Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

Fiscal Note: The Sponsor is responsible for payment to the Consultant for design and bidding services not to exceed \$99,900.00. Upon, and subject to, the release of federal funding from FAA, the Sponsor will be reimbursed a total of 95% of the costs incurred for the project. Costs for construction of this project will be determined after bid letting and is not included as part of this grant.

RESOLUTION NO. 2025-4126

Resolution Authorizing the Execution of Geotechnical Analysis Agreement with Construction Materials Testing (CMT) for Professional Geotechnical Analysis Services Regarding FAA Project Number 3-19-0013-018 (BIL-AIG) -2025 (T-Hangar & T-Hangar Taxilanes Project)

Moved by Creagan and seconded by Hamilton that the following resolution be adopted:

WHEREAS, the FY2025 T-Hangar and T-Hangar Taxilane project was included in the Centerville Airport Commission Airport Capital Improvement Program (ACIP) submitted to the Federal Aviation Administration (FAA) for proposed funding; and

WHEREAS, on August 20, 2024, the City received notice from the FAA that funding for the project is favorable and an Engineering Agreement should be developed; and

WHEREAS, in addition to design and bidding services, geotechnical analysis services are required to determine existing and recommended soils conditions at the project site; and

WHEREAS, Construction Materials Testing (CMT) has submitted a Geotechnical Analysis Agreement in the amount of:

The *Lump Sum Amount* for Geotechnical Analysis Services is **\$8,885.00**

WHEREAS, the local match for geotechnical analysis services would be \$445.00, subject to release of federal funding.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Centerville, Iowa that the City Administrator is hereby authorized to execute the Geotechnical Analysis Agreement with CMT for geotechnical analysis services for the T-Hangar and T-Hangar Taxilane project (AIP 3-19-0013-018-2025) at the Centerville Municipal Airport.

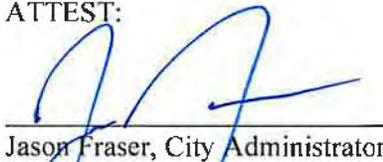
Passed and Approved this 3rd day of March, 2025.

CITY OF CENTERVILLE, IOWA



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

Fiscal Note: The Sponsor is responsible for payment to CMT for geotechnical analysis services not to exceed \$8,885.00. Upon, and subject to, the release of federal funding from FAA, the Sponsor will be reimbursed a total of 95% of the costs incurred for the project. Costs for construction of this project will be determined after bid letting and is not included as part of this grant.

RESOLUTION NO. 2025-4127

**Resolution Authorizing the Execution and Submittal of BIL-AIG Grant for
Centerville Municipal Airport Project 3-19-0013-018-2025**

Moved by Creagan and seconded by Hamilton
that the following resolution be adopted:

WHEREAS, the FY2025 t-hangar and t-hangar taxilane design and bidding services project was included in the Centerville Municipal Airport's Capital Improvement Program (ACIP) submitted to the Federal Aviation Administration (FAA) for proposed funding; and

WHEREAS, an engineering design and bidding services agreement and a proposal for geotechnical analysis have been approved for the project; and

WHEREAS, a Bipartisan Infrastructure Law – Airport Infrastructure Grant (BIL-AIG) application has been developed for reimbursement of up to 95% of said project costs; and

WHEREAS, the local match for engineering, geotechnical, and administrative services is estimated to be \$5,415.00, subject to approval of the BIL-AIG grant and release of federal funding.

NOW, THEREFORE, BE IT RESOLVED, by the Centerville (Iowa) City Council that the City Administrator is hereby authorized to execute and submit the BIL-AIG 3-19-0013-018 grant application for the FY2025 T-Hangar and T-Hangar Taxilane Project (Design and Bidding Only) at the Centerville Municipal Airport.

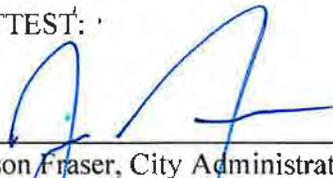
Passed and Approved this 3rd day of March, 2025.

CITY OF CENTERVILLE, IOWA



Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

Fiscal Note:

Costs of services for engineering design/bidding services, geotechnical analysis, and administrative services are included in the grant application. Upon, and subject to, the approval of the grant agreement and the release of federal funding from FAA, the Sponsor will be reimbursed up to 95% of the costs incurred for these services. The 5% local Sponsor match for these services is estimated at \$5,415.

RESOLUTION NO. 2025-4128

RESOLUTION APPOINTING KAYLA MOORMAN AS CITY CLERK FOR THE CITY OF CENTERVILLE, IOWA

WHEREAS, the City of Centerville, Iowa, recognizes the need for a qualified and dedicated individual to serve as City Clerk to effectively manage city records, finances, and administrative responsibilities; and

WHEREAS, Kayla Moorman has demonstrated the necessary qualifications, experience, and commitment to fulfill the duties of City Clerk for the City of Centerville; and

WHEREAS, the City Council of Centerville, Iowa, deems it in the best interest of the City to appoint Kayla Moorman to the position of City Clerk.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa:

Section 1. That Kayla Moorman is hereby appointed to serve as the City Clerk for the City of Centerville, Iowa, effective immediately upon passage of this resolution.

Section 2. That the City Clerk shall perform all duties and responsibilities as prescribed by the Code of Iowa, City ordinances, and as assigned by the City Council.

Section 3. That the City Clerk shall receive compensation and benefits as determined by the City's personnel policies and salary schedule.

Section 4. That this resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council this 3rd day of March, 2025.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4129

**RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2025**

WHEREAS, the City Council approves transfers between funds; and,

WHEREAS, the records should now indicate appropriate transfers;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, that the City Administrator be directed to make such transfer(s) as follows:

SECTION 1. Cash Transfers – Total \$99,931.60

Transferred from: Utility Franchise – 008-910-6910
Transferred to: General Fund – 001-910-4830
Total Transfer Amount: \$99,931.60

Explanation of Activity: These funds will be transferred from the Franchise Fee revenue to the General Fund to support general fund operations, as permitted by the Franchise Agreement.

SECTION 2. All resolutions in conflict with this resolution are hereby repealed.

SECTION 3. This resolution shall be effective on March 25, 2025.

PASSED AND APPROVED by the City Council this 7th day of April 2025.



Mike O'Connor, Mayor

ATTEST:



Kayla Moorman, City Clerk

Res. 2025-4130
NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
 Fiscal Year July 1, 2025 - June 30, 2026

City of: **CENTERVILLE**

The City Council will conduct a public hearing on the proposed Budget at: **Centerville City Hall, 312 E. Maple St., Centerville, IA 52544 Meeting Date: 4/21/2025 Meeting Time: 06:00 PM**

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

| | |
|--|----------|
| The estimated Total tax levy rate per \$1000 valuation on regular property | 19.09793 |
| The estimated tax levy rate per \$1000 valuation on Agricultural property is | 3 00375 |

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

| | |
|--------------------------------|---|
| Phone Number (641) 437-4339 | City Clerk/Finance Officer's NAME Jason Fraser |
|--------------------------------|---|

| | | Budget FY 2026 | Re-estimated FY 2025 | Actual FY 2024 |
|--|-----------|-------------------|----------------------|-------------------|
| Revenues & Other Financing Sources | | | | |
| Taxes Levied on Property | 1 | 2,886,087 | 3,236,773 | 2,806,961 |
| Less: Uncollected Property Taxes-Levy Year | 2 | 0 | 0 | 0 |
| Net Current Property Taxes | 3 | 2,886,087 | 3,236,773 | 2,806,961 |
| Delinquent Property Taxes | 4 | 0 | 0 | 0 |
| TIF Revenues | 5 | 0 | 30,889 | 21,035 |
| Other City Taxes | 6 | 1,540,254 | 1,448,541 | 1,460,323 |
| Licenses & Permits | 7 | 38,860 | 42,000 | 34,663 |
| Use of Money and Property | 8 | 77,500 | 45,310 | 141,583 |
| Intergovernmental | 9 | 1,099,043 | 1,042,456 | 1,078,713 |
| Charges for Fees & Service | 10 | 6,536,754 | 5,125,795 | 3,769,418 |
| Special Assessments | 11 | 0 | 18,000 | 44,678 |
| Miscellaneous | 12 | 93,752 | 120,126 | 496,031 |
| Other Financing Sources | 13 | 0 | 0 | 2,878,185 |
| Transfers In | 14 | 282,941 | 430,742 | 678,518 |
| Total Revenues and Other Sources | 15 | 12,555,191 | 11,540,632 | 13,410,308 |
| Expenditures & Other Financing Uses | | | | |
| Public Safety | 16 | 3,581,926 | 4,042,604 | 3,375,150 |
| Public Works | 17 | 1,974,170 | 1,754,090 | 1,144,390 |
| Health and Social Services | 18 | 0 | 0 | 0 |
| Culture and Recreation | 19 | 633,097 | 785,721 | 1,266,829 |
| Community and Economic Development | 20 | 315,100 | 330,925 | 306,020 |
| General Government | 21 | 354,493 | 368,352 | 501,556 |
| Debt Service | 22 | 660,363 | 688,000 | 659,613 |
| Capital Projects | 23 | 0 | 0 | 84,036 |
| Total Government Activities Expenditures | 24 | 7,519,149 | 7,969,692 | 7,337,594 |
| Business Type / Enterprises | 25 | 4,469,275 | 3,733,764 | 7,055,890 |
| Total A.L.L. Expenditures | 26 | 11,988,424 | 11,703,456 | 14,393,484 |
| Transfers Out | 27 | 282,941 | 430,742 | 678,518 |
| Total A.L.L. Expenditures/Transfers Out | 28 | 12,271,365 | 12,134,198 | 15,072,002 |
| Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out | 29 | 283,826 | -593,566 | -1,661,694 |
| Beginning Fund Balance July 1 | 30 | 8,024,920 | 8,618,486 | 10,280,180 |
| Ending Fund Balance June 30 | 31 | 8,308,746 | 8,024,920 | 8,618,486 |

Kayla Moormein

RESOLUTION NO. 2025-4131

RESOLUTION APPROVING BANKING SERVICES AGREEMENT WITH IOWA STATE BANK

WHEREAS, on February 17, 2025, the Centerville City Council authorized a Request for Proposals (RFP) for banking services, which was provided to six (6) local and regional banks; and,

WHEREAS, the RFP was also publicly posted on the City of Centerville's official website and the Iowa League of Cities website to ensure broad distribution to interested financial institutions; and,

WHEREAS, three (3) banks submitted timely and complete responses to the RFP; and,

WHEREAS, after review and consideration of the proposals, the City of Centerville has selected Iowa State Bank to provide primary banking services based on the strength of its proposal, service capabilities, and value to the City; and,

WHEREAS, the term of the agreement with Iowa State Bank shall be for a period of five (5) years, beginning July 1, 2025, and continuing through June 30, 2030, unless otherwise extended or terminated pursuant to the terms of the agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, as follows:

1. The City Council hereby approves the selection of Iowa State Bank as the City's primary banking services provider for the term beginning July 1, 2025.
2. The Mayor and City Clerk are hereby authorized to execute the agreements, documents, or instruments necessary to formalize the banking relationship with Iowa State Bank in accordance with the accepted proposal.
3. The City Administrator or their designee is authorized to oversee the transition of accounts and services to Iowa State Bank and ensure implementation by the effective date.

PASSED and APPROVED this 7th day of April, 2025.



Mike O'Connor, Mayor

ATTEST:


Kayla Moorman, City Clerk

RESOLUTION NO. 2025-4132

AUTHORIZING CATALYST GRANT APPLICATION SUBMISSION – PILL ROW
RENAISSANCE

Moved by Sherwood and seconded by Kruzik
that the following resolution be adopted:

WHEREAS, the Iowa Economic Development Authority (IEDA) administers the Community Catalyst Building Remediation Program, which provides financial assistance to cities for the redevelopment or rehabilitation of underutilized buildings to stimulate economic growth and revitalization; and

WHEREAS, 104 N. 13th, LLC, represented by Michael Matthes, is proposing the rehabilitation of the building located at 104 N. 13th Street in the City of Centerville, Iowa, to include redevelopment of commercial and residential space within Centerville's historic downtown district, specifically in an area locally known as "Pill Row"; and

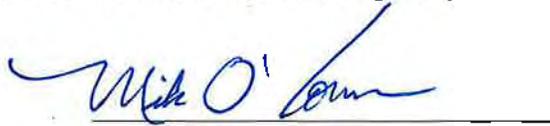
WHEREAS, the proposed Pill Row Renaissance project aligns with the City of Centerville's goals for downtown revitalization, historic preservation, and economic development as outlined in adopted plans and initiatives; and

WHEREAS, 104 N. 13th, LLC intends to apply for funding through the Catalyst Grant program for the rehabilitation project, which requires a resolution of support from the City; and

WHEREAS, the City of Centerville is willing to support the project and participate in the grant application process, including acting as the fiscal agent as required by IEDA, should the project be selected for funding.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Centerville, Iowa, that the City hereby expresses its support for the Catalyst Grant application submitted by 104 N. 13th, LLC and authorizes the City Administrator to sign all necessary documents related to the grant application and administration, including acting as the fiscal agent, contingent upon award of funds and execution of a development agreement with the applicant.

PASSED and APPROVED this 7th day of April, 2025.



Mike O'Connor, Mayor

ATTEST:



Kayla Moorman, City Clerk

FISCAL YEAR JULY 1, 2025 - JUNE 30, 2026
ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES
 The City of: **CENTERVILLE** County Name: **APPANOOSE COUNTY**
 Adopted On: **4/21/2025** Resolution: **2025-4133**

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

| | | With Gas & Electric | | Without Gas & Electric | |
|--------------|----|---------------------|----|------------------------|--|
| Regular | 2a | 160,682,501 | 2b | 150,929,887 | City Number: 04-016 Last Official Census: 5,412 |
| DEBT SERVICE | 3a | 161,347,604 | 3b | 151,594,990 | |
| Ag Land | 4a | 304,754 | | | |

Consolidated General Fund Levy Calculation

| | CGFL Rate | CGFL Dollars | Non-TIF Taxable w/ G&E | Taxable Growth % |
|-------------------------------------|-----------------------|------------------|------------------------|------------------|
| FY 2025 Budget Data | 8.38835 | 1,333,526 | 158,973,544 | 1.07 |
| | Limitation Percentage | | | |
| | 0 | | | |
| | CGFL Max Rate | CGFL Max Dollars | Revenue Growth % | |
| Max Allowed CGFL for FY 2026 | 8.38835 | 1,347,861 | 1.07 | |

TAXES LEVIED

| Code Sec. | Dollar Limit | Purpose | ENTER FIRE DISTRICT RATE BELOW | | (A) Request with Utility Replacement | (B) Property Taxes Levied | | (C) Rate |
|-----------|--------------|--|--------------------------------|--------------------|--------------------------------------|---------------------------|-----------|-------------------|
| 384 1 | 8.38835 | Consolidated General Fund | | | 5 | 1,347,861 | 1,266,053 | 43 8.38835 |
| | | Non-Voted Other Permissible Levies | | | | | | |
| 384 12(1) | 0.95000 | Opr & Maint publicly owned Transit | | | 7 | | 0 | 45 0.00000 |
| 384 12(2) | 0.27000 | Aviation Authority (under sec 330A.15) | | | 11 | | 0 | 49 0.00000 |
| 384 12(3) | Amt Nec | Liability, property & self insurance costs | | | 14 | 193,213 | 181,486 | 52 1.20245 |
| 384 12(5) | Amt Nec | Support of a Local Emerg Mgmt Comm | | | 462 | 5,412 | 5,083 | 465 0.03368 |
| | | Voted Other Permissible Levies | | | | | | |
| 28E 22 | 1.50000 | Unified Law Enforcement | | | 24 | | 0 | 62 0.00000 |
| | | Total General Fund Regular Levies (5 thru 24) | | | 25 | 1,546,486 | 1,452,622 | |
| 384 1 | 3.00375 | Ag Land | | | 26 | 916 | 916 | 63 3.00375 |
| | | Total General Fund Tax Levies (25 + 26) | | | 27 | 1,547,402 | 1,453,538 | Do Not Add |
| | | Special Revenue Levies | | | | | | |
| 384 6 | Amt Nec | Police & Fire Retirement | | | 29 | 265,298 | 249,196 | 1.65107 |
| | Amt Nec | FICA & IPERS (if general fund at levy limit) | | | 30 | 165,732 | 155,674 | 1.03143 |
| Rules | Amt Nec | Other Employee Benefits | | | 31 | 433,546 | 407,231 | 2.69815 |
| | | Subtotal Employee Benefit Levy (29,30,31) | | | 32 | 864,576 | 812,101 | 65 5.38065 |
| | | | Valuation | | | | | |
| 386 | As Req | With Gas & Elec | | Without Gas & Elec | | | | |
| | SSMID 1 (A) | 0 (B) | | 0 | 34 | | 0 | 66 0.00000 |
| | SSMID 2 (A) | 0 (B) | | 0 | 35 | | 0 | 67 0.00000 |
| | SSMID 3 (A) | 0 (B) | | 0 | 36 | | 0 | 68 0.00000 |
| | SSMID 4 (A) | 0 (B) | | 0 | 37 | | 0 | 69 0.00000 |
| | SSMID 5 (A) | 0 (B) | | 0 | 555 | | 0 | 565 0.00000 |
| | SSMID 6 (A) | 0 (B) | | 0 | 556 | | 0 | 566 0.00000 |
| | SSMID 7 (A) | 0 (B) | | 0 | 1177 | | 0 | 1179 0.00000 |
| | SSMID 8 (A) | 0 (B) | | 0 | 1185 | | 0 | 1187 0.00000 |
| | | Total Special Revenue Levies | | | 39 | 864,576 | 812,101 | |
| 384 4 | Amt Nec | Debt Service Levy 76.10(6) | | | 40 | 660,363 | 620,448 | 70 4.09280 |
| 384 7 | 0.67500 | Capital Projects (Capital Improv. Reserve) | | | 41 | | 0 | 71 0.00000 |
| | | Total Property Taxes (27+39+40+41) | | | 42 | 3,072,341 | 2,886,087 | 72 19.09793 |

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following: Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.



 (City Representative)

4/22/2025

 (Date)

 (County Auditor)

 (Date)

RESOLUTION NO. 2025-4134

**RESOLUTION ACKNOWLEDGING AND APPROVING THE DISSOLUTION OF
APPANOOSE COUNTY SERVICE AGENCY**

WHEREAS, the City of Centerville, Iowa (the "City") and Appanoose County, Iowa (the "County") entered into a joint agreement for the creation of the Appanoose County Service Agency (the "Agency") pursuant to Agreement authorized by Iowa Code Chapter 28E dated April 10, 1972 (the "Agreement");

WHEREAS, the Agreement was a voluntary, joint undertaking of the City and the County, for the purpose of coordinating the public safety and law enforcement activities of Appanoose County, Iowa, and to provide centralized law enforcement facilities and equipment and to provide the proper holding facilities of those in violation of the law;

WHEREAS, Article XIV of the Agreement provides for the dissolution of the Agency at any time by unanimous vote of the membership and all member Governmental units passing a resolution supporting such Agency action;

WHEREAS, the Agreement further provides that upon dissolution of the Agency, any and all assets of the commission shall be liquidated and the net proceeds so obtained distributed to the governmental units pro-rata upon the same basis that said members contributed to the operation of the Agency; and

WHEREAS, the City and County agree and acknowledge that the Agency is no longer necessary to manage City and County law enforcement services.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
CENTERVILLE, IOWA:**

Section 1. The City Council of the City of Centerville acknowledges and approves of the dissolution of the Agency pursuant to the terms and conditions of the Agreement.

Section 2. On behalf of the City, the City Administrator, Mayor and any other necessary City official are hereby authorized to execute any and all documents necessary to accomplish the dissolution of the Agency.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 22nd day of April, 2025.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NAMING DEPOSITORIES AND ESTABLISHING MAXIMUM DEPOSIT AMOUNTS FOR THE CITY OF CENTERVILLE

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. That the City Council of the City of Centerville, Iowa does hereby name the following as official depositories for City funds and sets the maximum amount of deposit opposite the name of each institution:

| <u>DEPOSITORY NAME</u> | <u>MAXIMUM DEPOSIT</u> |
|---|------------------------|
| Iowa State Bank 603 E. Maple Centerville, IA | \$15,000,000 |
| Iowa Trust and Savings Bank 200 N. 10 th St. Centerville, IA 52544 | \$15,000,000 |
| Iowa Public Agency Investment Trust IPAIT 4200 University Ave., Suite 114 West Des Moines, IA 50266 | \$15,000,000 |
| UMB Bank NA PO Box 414589 Kansas City, MO 64141-4589 | \$900,000 |

Passed this 21st day of April (month), 2025, and signed this 22nd day of April, 2025.

CITY OF Centerville, IOWA

Michael O'Connor

Michael O'Connor, Mayor

ATTEST:

Kayla Moorman

Kayla Moorman, City Clerk

RESOLUTION NO. 2025-4136

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO SIGN USDA TRANSFER DOCUMENTS ON BEHALF OF THE CITY OF CENTERVILLE, IOWA

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

WHEREAS, the City of Centerville, Iowa, owns land that is leased to Doug Ballenger for agricultural purposes; and

WHEREAS, Doug Ballenger has requested to transfer his USDA servicing from the Putnam County, MO, USDA field office to the Appanoose/Monroe County, IA, USDA field office; and

WHEREAS, the USDA administration policy handbook requires explicit authorization from the Centerville City Council to delegate signature authority for such transfers to a representative of the City; and

WHEREAS, it is in the best interest of the City to streamline the completion of this transfer by delegating authority to execute the USDA-required forms;

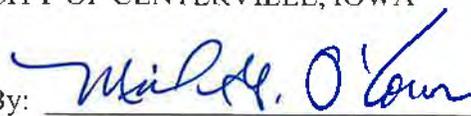
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, as follows:

The City Administrator, Jason Fraser, is hereby authorized to execute all necessary documents related to the USDA transfer on behalf of the City of Centerville.

This resolution shall take effect immediately upon its passage and approval.

PASSED AND APPROVED this 5th day of May, 2025.

CITY OF CENTERVILLE, IOWA

By: 
Michael G. O'Connor Mayor

ATTEST:


Jason Fraser, City Clerk

RESOLUTION NO. 2025 - 4137

**RESOLUTION AUTHORIZING THE PURCHASE AND UPFIT OF A POLICE
DEPARTMENT VEHICLE**

WHEREAS, the City of Centerville maintains a Police Department fleet to ensure the safety and protection of the community; and

WHEREAS, the Centerville Police Department has identified the need to replace a 2013 Chevrolet Tahoe currently in service, which has reached the end of its recommended primary duty lifecycle; and

WHEREAS, the purchase of a new Ford F-150 pickup truck has been quoted by Stivers Ford at the state bid price of \$49,900; and

WHEREAS, the upfitting of the new Ford F-150 with necessary police equipment has been quoted by Stivers Midwest Pro Upfitters in the amount of \$21,965.62, which includes installation of emergency lights, radar, interior equipment, vehicle console, power supply components, and mounting systems; and

WHEREAS, a quote reflecting current market prices for necessary radio and camera equipment based on a purchase in January 2025 estimates the purchase price for such equipment to be \$6142.78 for the dashcam system and \$7,472.91 for the Radio system, and

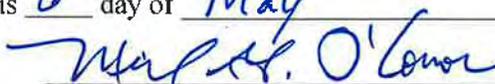
WHEREAS, funding is available in the current fiscal year budget for the purchase of the vehicle and the upfit of associated equipment; and

WHEREAS, the department intends to retain the current Tahoe as a backup vehicle and repurpose or sell a 2013 Chevrolet Impala currently in the City fleet; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa:

1. The City of Centerville hereby approves the purchase of the new Ford F-150 and installation of upfit equipment for the 2025 Ford F-150 Responder vehicle in an amount not to exceed \$85,500.
2. The City Administrator and/or Police Chief is authorized to take all necessary actions to complete the purchase and installation, including executing any agreements or documentation required for the transaction.

PASSED AND APPROVED this 6th day of May, 2025.



Michael G. O'Connor, Mayor

Attest:


Kayla Moorman, City Clerk

RESOLUTION NO. 2025-4138

RESOLUTION SETTING PUBLIC HEARING ON THE SALE OF REAL ESTATE BY PUBLIC BID

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

WHEREAS, the City of Centerville owns the property located at 513 W. Elm and 519 W. Elm, Centerville, Appanoose County, Iowa, legally described as follows (the "Property") (Appanoose County Assessor Parcel No. 340011012830000 and 340011025350000):

Lots 4 and 5 in Block 2 in Robert A. McKee's First Addition to Centerville, Appanoose County, Iowa, except the coal underlying the same.

And

Lot 6, Block 2, McKee's First Addition to Centerville, Appanoose County, Iowa, except the coal underlying the same.

subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances.

WHEREAS, the City Council of the City of Centerville has determined it would be appropriate to attempt to sell the Property by accepting sealed bids and pursuant to the terms and conditions of Iowa Law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE:

1. Authorization of Sale. The Property shall be sold pursuant to the sealed bid process set forth below.
2. Bid Process. Sealed bids will be received by the City Clerk of the City of Centerville, Iowa, at the City Hall in said City until 1:00 p.m. on **June 2, 2025** for the sale and conveyance of the Property.
3. Bid Requirements. Each bid shall be enclosed in a sealed envelope and include the following:
 - a. A copy of the Real Estate Purchase Agreement signed by the bidder with the purchase price/bid amount filled in. A copy of the form of Real Estate Purchase Agreement is attached hereto as Exhibit A and is available at Centerville City Hall; and
 - b. Check in the amount of the bidder's proposed purchase price (deposit) made payable to Cox Law Firm, LLP Trust Account. Checks of unsuccessful bidders will be returned after the canvass and tabulation of bids are completed.
4. Public Hearing and Award. At the City Council Meeting at 6:00 p.m. on **Monday, June 2, 2025**, bids shall be opened by the City Clerk, and a public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids

meeting the requirements listed above may increase their bids after all bids have been opened by the City and original bid amounts have been announced. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids at their sole and absolute discretion.

5. Implementation of Sale. The City Clerk, Mayor, City Attorney, and any other necessary City official, are authorized to take any and all actions necessary and incidental to scheduling and implementing said sale.

6. Effective Date of this Resolution. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 6th day of May, 2025.

CITY OF CENTERVILLE, IOWA

By: Michael G. O'Connor
Michael G. O'Connor Mayor

ATTEST:

Jason Fraser
Jason Fraser, City Clerk

RESOLUTION NO. 2025-4139

**RESOLUTION SETTING TIME AND PLACE OF HEARING ON ACCEPTANCE OF OFFER
TO PURCHASE REAL ESTATE**

WHEREAS, the City of Centerville, Iowa (the "City") is the owner of certain real estate locally known as being located at 717 N. 13th, Centerville, Appanoose County, Iowa, 52544, legally described as follows:

Lot 7, except the South 5 feet thereof, and the whole of Lot 8, except coal and minerals underlying the same, and the South 20 feet of Lot 9, except the coal underlying the same, all in Block 1, in Fairlawn Addition to the City of Centerville, Appanoose County, Iowa.

Subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances;

WHEREAS, the City Council of the City desires to sell the Property to CHARITON VALLEY REGIONAL HOUSING TRUST FUND, INC. an Iowa non-profit corporation ("Buyer") for \$10.00 and other valuable consideration (the "Purchase Price");

WHEREAS, the Property is being sold at fair market value;

WHEREAS, it would be in the best interests of the City to accept Buyer's offer to purchase the Property for the Purchase Price (the "Offer"); and

WHEREAS, in order to comply with Section 364.7, *Code of Iowa*, it is necessary to set a date, time and place of hearing on the acceptance of the Offer.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. The Offer will be considered by the City Council at a meeting to be held commencing at 6:00 P.M. on May 19th, 2025 at Centerville City Hall, 312 E. Maple St. in Centerville, IA

Section 2. The City Clerk is hereby directed to publish a notice of the Offer, said notice to be published not less than four (4) nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 6th day of May, 2025.



Michael G. O'Connor, Mayor

Attest:


Jason Fraser, City Administrator

Fee Schedule



Effective July 1, 2025
Resolution No. 2025-4140

Administrative Services/All Departments:

COPYING OF RECORDS

FY26

| | |
|--|-----------------|
| 8½" x 11" black and white | \$0.25 per page |
| 8½" x 11" color | \$0.50 per page |
| 8½" x 14" or 11" x 17" black and white | \$1 per page |
| 8½" x 14" or 11" x 17" color | \$2 per page |
| Fax - domestic | \$1 per page |
| Fax - international | \$2 per page |

MISCELLANEOUS FEES

| | |
|--------------------------------|--------------------------------|
| Records search (over one hour) | \$30 per hour plus copy charge |
| Non-sufficient funds check fee | \$30.00 |
| Civil service tests | Actual cost |
| Certified mailings | Actual cost |
| Personnel rates | Hourly rate plus benefits |

Public Safety:

Ambulance:

FY26

| | |
|--------------------------------|---------------|
| BLS Non -Emergency | \$667.00 |
| BLS Emergency | \$1,066.00 |
| ALS Non-Emergency | \$798.00 |
| ALS 1 Emergency | \$1,259.00 |
| ALS 2 Emergency | \$1,822.00 |
| ALS/BLS Mileage | \$20 per mile |
| Additional Attendant | \$125.00 |
| Specialty Care Transport | \$1,258.00 |
| Patient Refusal with Treatment | \$200.00 |
| DOA Transport | \$1,066.00 |

SUPPLIES FEE SCHEDULE

| | |
|---------------------------------|----------|
| BLS Routine Disposable Supplies | \$25.00 |
| ALS Routine Supplies | \$50.00 |
| Defibrillation Supplies | \$50.00 |
| ALS IV Supplies | \$50.00 |
| Intubation | \$100.00 |
| Oxygen & Supplies | \$30.00 |
| Ambulance Response & Treatment | \$250.00 |
| EKG 12 Lead | \$35.00 |
| EKG 3 Lead | \$25.00 |
| Intraosseous Supplies | \$150.00 |
| Dextrose | \$10.00 |

Fire Department:

RURAL FIRE CALLS

| | |
|---|------------------------------------|
| Initial Response (0-to-2 hours onsite) | \$500.00 |
| Continued Onsite Response (more than 2 hours) | \$500 per hour or fraction thereof |

MISCELLANEOUS FEES

| | |
|---|--|
| Fire report | \$25.00 |
| False alarms – 3 per calendar year (Resolution No. 2011-3049) | |
| Excess of 3 alarms in calendar year | \$1000 per alarm |
| Haz-Mat light response (w/2 personnel) | \$242.47 per hour |
| Haz-Mat heavy response (w/ 4 personnel) | \$303.09 per hour |
| Extra Response Personnel | \$24.27 per hour per person |
| Expended material | Replacement Cost, including shipping |
| Equipment Repair and/or cleaning | Cost (parts plus labor), including shipping |
| Damaged Equipment and/or property | Replacement and/or repair cost, including shipping |
| Other | Actual Cost |

Police Department:

MISCELLANEOUS FEES

| | |
|---|----------------|
| Bicycle license | \$1.00 |
| Golf Cart License | \$50 per year |
| UTV License | \$100 per year |
| Taxi Permit (City Code 5.48.030) | \$25.00 |
| Ambulance License (City Code 5.44.030) | \$5.00 |
| Transient merchant application fee (City Code 5.32.080) - Daily Permit | \$25.00 |
| Transient merchant application fee - Appanoose County or Centerville Resident (season) | \$100.00 |
| Firework Permit (Tent based operations must get transient merchant permit)* *zoning restrictions apply to fireworks permit | \$1.00 |

PARKING TICKETS

| | |
|--|---|
| Parking ticket (general) (City Code 10.06.040) | \$10 before 30 days \$15 after 30 days |
|--|---|

RECORDS

| | |
|---|-----------------|
| Crash-accident reports (up to 10 pages) | \$4.00 |
| Police reports | \$0.50 per page |
| DCAD Report | \$0.50 per page |

CODE/NUISANCE ENFORCEMENT

| | |
|--|---|
| Snow removal on private property (sidewalk)(11.16.030) | Actual Cost + \$6 Fee (\$75 Minimum Charge) |
| Nuisance grass, weeds, and debris (City Code 8.46.020) | Actual Cost + \$6 Fee (\$75 Minimum Charge) |
| Tree trimming on the right-of-way | Actual Cost |

ANIMAL CONTROL - (DOGS AND CATS)

| | |
|---|-------------|
| Animal License Fee (Paid on or before March 31st) | \$10.00 |
| Animal License Fee (Paid after March 31st)* | \$25.00 |
| Stray or Seized Animals | |
| Boarding Fee | \$10/day |
| Veterinarian Fees | Actual Cost |
| Administrative Fee | \$6.00 |
| 3rd Party Stray Collection | Actual Cost |
| 3rd Party Shelter Fees | Actual Cost |

Drake Avenue Public Library:

MISCELLANEOUS FEES

| | |
|--|-----------------|
| Photocopies or printing: black and white (self-service only) | \$0.10 per page |
| Photocopies or printing: color (self-service only) | \$0.50 per page |
| Adult replacement cards | \$5.00 |
| Inter-library loan fee | \$3.00 per item |

Parks and Recreation:

PARK SHELTER RENTAL

| | |
|--|---------|
| Park shelter (per day)* | \$25.00 |
| *Requires \$50 refundable deposit. No charge for park shelters for Centerville Schools | |

ALL PLAY FIELD RENTAL

| | |
|--|---------|
| Softball/Baseball Field - Per Field - Full Day | \$30.00 |
| Softball/Baseball Field - Per Field - Half Day | \$15.00 |
| Soccer Field - Per Field - Full Day | \$20.00 |
| Soccer Field - Per Field - Half Day | \$10.00 |

SWIMMING POOL RATES (Summer 2025 Rates)

| | |
|--|-------------|
| Daily admission | \$6.00 |
| Children under Two | Free |
| Season Pass – Individual | \$100 + tax |
| Season pass – Family (Maximum 4 people)* | \$200+ tax |
| *Season pass – Family add'l members | \$25 + tax |
| * Season Pass - Add Babysitter | \$25 + tax |
| Punch card (10 punches) | \$50+ tax |
| Punch card (25 punches) | \$120+ tax |
| Pool rental fee (7-9pm) 100 people or Less | \$240.00 |
| Pool rental fee (7-9pm) 100 people or more | \$290.00 |
| Pool rental fee : Add Slide | \$110.00 |

Public Works Department :

MISCELLANEOUS FEES

| | |
|--|------------------------------------|
| Sidewalk Removal | \$0.00 |
| Sanitary sewer Permit Fee (City Code 12.08.080) | \$25.00 |
| Sanitary Sewer Connection Fee (up to 30ft from connection to structure) | \$17.90/foot of width of structure |
| greater than 30 ft. but less than 45 ft. from connection | \$730.00 |
| greater than 45 ft, but less than 55 ft. from connection | \$1,210.00 |
| greater than 55 ft. but less than 65 ft. from connection | \$1,510.00 |
| greater than 65 ft, but less than 75 ft. from connection | \$1,670.00 |
| greater than 75 ft. | \$1,730.00 |
| Sanitary sewer inspection fee - Permit | \$100.00 |
| Private sewage disposal permit | \$100 per 1000 gallons |
| Notes: | |
| "Right-of-way" means that part of the street, avenue, or highway within city limits lying between the lot line and the curb line; or, on unpaved streets, that part of the street, avenue, or highway lying between the lot line and that portion of the street usually traveled by vehicular traffic. | |

Building Department:

PLANNING AND ZONING FEES

| | |
|---|--|
| Board of Adjustment | |
| Residential submittal | \$150.00 |
| Commercial submittal | \$150.00 |
| Planning and Zoning - Rezoning request | \$250.00 |
| Vacation of City Property (Alleyways and Streets) | Actual Cost of Legal Process plus \$10 |

PERMIT FEES - MISCELLANEOUS

| | |
|---|-----------------|
| Right of way permit (including but not limited to): | |
| Excavating | \$25.00 |
| Demolition building permit + Commercial | \$0.00 |
| Demolition building permit – Residential | \$0.00 |
| Driveway(Hard Surface) | \$25.00 |
| Driveway Culvert | Cost of Culvert |

PERMIT FEES - RESIDENTIAL BUILDING

| | |
|---|--|
| Total Valuation | |
| \$1 to \$5000 | \$30 for first \$5000 |
| \$5001 - \$25,000 | \$30 for first \$5000 plus \$1.50 for each additional \$1000, or fraction thereof, to and including \$25,000 |
| \$25,001 to \$50,000 | \$60 for first \$25,000 plus \$4 for each additional \$1000, or fraction thereof, to and including \$50,000 |
| \$50,001 to \$100,000 | \$160 for first \$50,000 plus \$3 for each additional \$1000, or fraction thereof, to and including \$100,000 |
| \$100,001 to \$500,000 | \$310 for first \$100,000 plus \$2 for each additional \$1000, or fraction thereof, to and including \$500,000 |
| \$500,001 and over | \$1,110 for first \$500,000 plus \$1 for each additional \$1000, or fraction thereof |
| Re-inspections (more than one re-inspection) | \$25 per hour or fraction thereof |
| Commercial Projects under \$1 Million = 1.5 times residential building permit fee | |

PERMIT FEES - COMMERCIAL BUILDING GREATER THAN \$1 MILLION

| | |
|--------------------------------|--|
| Plan Review Fee | |
| Total Valuation | |
| 1,000,001 and up | \$3000 for first \$1,000,000 plus \$1.65 for each additional \$1,000 or fraction thereof |
| Building Permit/Inspection Fee | \$25 per hour or fraction thereof determined by number of inspections established during plan review phase |

Notes:

Owner and/or contractor may be subject to an administrative penalty fee in addition to applicable permit fee if work commences prior to securing building permit of up to \$100/day (City Code 17.04.120)

The City of Centerville as a rule shall charge non-profit organizations for building permit and other related development fees for services provided by the public works and building department, including, but not limited to, plan review, inspection and permit issuance. Exemptions to this include municipal departments, specific legal and binding agreements with the city or when the waiver of fees is used as an economic

PERMIT FEES - DEMOLITION

| | |
|--|--------|
| Demolition building permit – Commercial | \$0.00 |
| Demolition building permit – Residential | \$0.00 |

Notes:
Proof of asbestos abatement or waiver required before issuance of demolition permit

PERMIT FEES - SIGN

| | |
|-------------------------|---------|
| Sign permit – Permanent | \$35.00 |
| Sign permit – Temporary | \$15.00 |

REGISTRATION FEES

| | |
|---|--------------------------|
| Rental Housing Inspection Program Annual Registration Fee | \$15.00 |
| Rental Housing Structure (including 1 unit) | Cost Paid to Third Party |
| Additional Units | Cost Paid to Third Party |

Oakland Cemetery and Memorials:

OAKLAND CEMETERY

| | |
|---|---------|
| Burial Plot | \$400 |
| Burial Plot - Shanahan Addition | \$770 |
| Columbarium Niche | \$1,000 |
| Deed Fee | \$10 |
| Locate Fee | \$100 |
| Non-resident Fee is an additional 100% of Base Rate | |

MEMORIALS (includes memorial plaque)

| | |
|-------------------------------|---------|
| Bench | \$2,500 |
| Picnic Table | \$7,200 |
| Native Tree (1" Caliper Tree) | \$700 |

Centerville Municipal Airport

HANGER RENTAL (Rates set by Airport Commission)

| | Rate per space per Month |
|--|--------------------------|
| Tee Hangar Space (8 Spaces) | \$85 |
| Big Hangar Space (4 Spaces) | \$90 |
| Maintenance Hangar Bay (3 Spaces) | \$90 |
| Small Hangar (2 Spaces) | \$120 |
| Business/Industrial Agreement Space | \$105 |
| Long-term (greater than 5 days) tie-down space | \$50 |
| Temporary Hangar Space | |
| Single | \$20 per night |
| Light Twin | \$30 per night |
| Turbo Prop | \$40 per night |
| Light Jet | \$50 per night |
| Long-term (greater than 5 days) tie-down space | \$50 per night |

Utility Billing July 1, 2025- June 30, 2026

Centerville Waterworks provides a single bill for Water, Wastewater, and Storm Water Utilities.

Estimated Average Utility Bill

\$76.96

Late Payment Penalty is 10% - Applied next business day after the 15th of the month

WASTEWATER: (City Code 12.04)(Ord. 1343 01/03/2022)

| | |
|--|---------------|
| Base User Charge (up to 294 cu. Ft./month) | \$15.48 |
| Each additional 134 Cu. Ft. or portion thereof | \$4.09 |
| Maintenance Fee (Residential) | \$3.02 |
| Maintenance Fee (Commercial) | \$4.54 |
| DNR Surcharge (\$28.00 less \$5.00 credit provided by LOST) | \$23.00 |
| Debt Service Charge (up-to 294 cu.ft./month) - Not currently Charged | \$0.66 |
| Debt Service Charge (Each additional 134 Cu. Ft. or portion thereof) Not Currently Charged | \$0.77 |
| Local Option Sales Tax (LOST) 7% on commercial and industrial Users | |
| Outside Corporate Limits is an Additional 100% for User Charge and DNR Fee | |
| Stormwater Charge | \$3.00 |

WATER: (WW Rules and Regulations approved April 11, 2022)

| | |
|--|-------------------------------|
| Base User Charge (up to 240 cu. ft./month) | \$26.62 |
| 240 to 560 Cubic Feet | .03691 per cubic foot |
| 560 to 3200 cubic feet | .02784 per cubic foot |
| 3200 to 5000 cubic feet | .02722 per cubic foot |
| 5000 to 9000 cubic feet | .02214 per cubic foot |
| 9000 to 999,999,999 cubic feet | .01891 per cubic foot |
| Flat Administration Fee - Water Service | \$4.00 |
| Water Excise Tax (WET) - 6% Water Usage Cost and Water Service Fee | \$1.84 based on minimum usage |
| Mailed Bill Fee | \$1.00 |
| ACH Credit | \$1.00 |

Deposits:

| | |
|------------------|----------|
| Consumer Deposit | \$150.00 |
| Tenant Deposit | \$150.00 |

Service Charges:

| | |
|---|-----------|
| Credit/Debit Card Fee (paid directly to processing company) | 2.5% - 3% |
| Online Check Fee | |
| Read-out Fee | \$10.00 |
| Stop Box Shut-off | \$10.00 |
| Meter Pulled/Installed | \$10.00 |
| 5/8", 3/4", and 1" Meter Set and Turn-on | \$15.00 |
| 1-1/2" and 2" Meter Set and Turn-on | \$20.00 |
| Frozen Water Meter | \$40.00 |
| Frozen Water Meter - After Hours | \$100.00 |
| Tapping Fee | \$100.00 |

Other Water Utility Charges (WW Rules and Regulations)

| | |
|--|-----------------------------------|
| Relocation of Service Connection | \$50 per hour |
| Change in Meter Size | Current Inventory Price plus \$15 |
| Emergency Reconnections | \$100 minimum |
| Material Costs | Cost plus 10% and Tax |
| Property Lien (County) | \$5.00 |
| Property Lien (State) | \$7.00 |
| Dishonored Checks | \$30.00 |
| Delinquency notice Fee | \$50.00 |
| Disconnect Fee | \$10.00 |
| Disconnect fee for non-payment | \$25.00 |
| Fee charged for each occurrence of a Consumer reactivating service without the consent of Centerville Municipal Waterworks | \$90.00 |
| Fee for Turn-off at Water Main | \$75.00 |

Now, Therefore, be it Resolved by the City Council of the City of Centerville, Iowa:

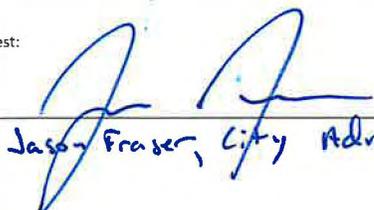
This resolution shall become effective upon its passage and approval as provided by law.

Passed and Approved by the City Council this 5th day of May, 2025.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4141

**RESOLUTION APPROVING PAYMENT OF PARTIAL PAYMENT APPLICATION #2
FOR THE CENTERVILLE MUNICIPAL AIRPORT
INSTALL 28.8 KW (DC) PHOTOVOLTAIC SOLAR ARRAY ON GROUND PROJECT**

Moved by Brauman and seconded by Hamilton that the following resolution be adopted:

WHEREAS, the City of Centerville, Iowa is under contract with 1 Source Solar (Contractor) of Ankeny, Iowa for FAA 3-19-0013-017 (SD22), the install 28.8 KW (DC) photovoltaic solar array on ground project (Project) at the Centerville Municipal Airport; and

WHEREAS, the Contractor has submitted a request for partial payment (#2) for the Project, requesting payment for work done on the project as of May 15, 2025 in the amount of \$59,261.00 (includes 5% retainage); and

WHEREAS, staff has reviewed the request and is in concurrence with the payment request; and

WHEREAS, the amount of Partial Payment Application #2 is \$59,261.00 after deducting the retainage of 5%, as required by the contract documents until the project receives final acceptance by the Airport Commission and City of Centerville.

NOW, THEREFORE, BE IT RESOLVED that the City of Centerville, Iowa approves the Partial Payment Application #2 in the amount of \$59,261.00 to 1 Source Solar of Ankeny, Iowa.

PASSED AND APPROVED, THIS 20th day of May, 2025.

CITY OF CENTERVILLE, IOWA



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

Fiscal Note: FAA AIP Grant Participation is 90%, Sponsor Match Participation is 10%.

RESOLUTION NO. 2025-4142

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by CHARITON VALLEY REGIONAL HOUSING TRUST FUND, INC. an Iowa non-profit corporation ("Buyer") to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 717 N. 13th, Centerville, Appanoose County, Iowa, 52544, legally described as follows:

Lot 7, except the South 5 feet thereof, and the whole of Lot 8, except coal and minerals underlying the same, and the South 20 feet of Lot 9, except the coal underlying the same, all in Block 1, in Fairlawn Addition to the City of Centerville, Appanoose County, Iowa,

Subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances;

for the sum of \$10.00 and other valuable consideration (the "Purchase Price"), and a copy of the proposed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Appanoose Weekly, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice a public hearing was held in the Council Chambers at City Hall, 312 E. Maple St., Centerville, Iowa at 6:00 p.m. on May 19th, 2025; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price, to Buyer pursuant to the terms of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the City Administrator, Mayor and City Attorney are hereby authorized to draft and execute any documents necessary to accomplish the sale of the Property to Buyer.

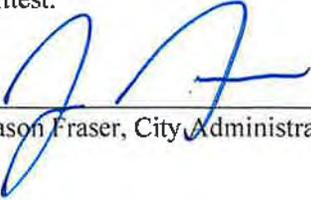
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 20th day of May, 2025.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4143

RESOLUTION SETTING TIME AND PLACE OF HEARING ON ACCEPTANCE OF OFFER TO PURCHASE REAL ESTATE

WHEREAS, the City of Centerville, Iowa (the "City") is the owner of certain real estate locally known as being located at 1337 Haynes, Centerville, Appanoose County, Iowa, 52544, legally described as follows:

The East 65 feet of the West 70 feet of Lot 7 in C.G. Wentworth's First Sub-division of the South half of the Southwest Quarter of Section 30, Township 69 North, Range 17 West of the 5th P.M., in the City of Centerville, Appanoose County, Iowa.

Subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances;

WHEREAS, the City Council of the City desires to sell the Property to NATHAN COLLINS and TINA LONG-COLLINS, a married couple ("Buyer") for \$2,000.00 and other valuable consideration (the "Purchase Price");

WHEREAS, the Property is being sold at fair market value;

WHEREAS, it would be in the best interests of the City to accept Buyer's offer to purchase the Property for the Purchase Price (the "Offer"); and

WHEREAS, in order to comply with Section 364.7, *Code of Iowa*, it is necessary to set a date, time and place of hearing on the acceptance of the Offer.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. The Offer will be considered by the City Council at a meeting to be held commencing at 6:00 P.M. on June 2nd, 2025 at Centerville City Hall, 312 E. Maple St. in Centerville, IA

Section 2. The City Clerk is hereby directed to publish a notice of the Offer, said notice to be published not less than four (4) nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

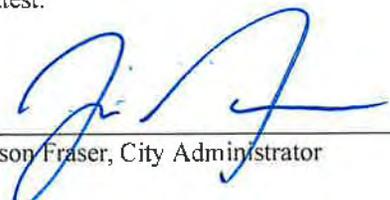
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 20th day of May, 2025.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4144

**RESOLUTION SETTING TIME AND PLACE OF HEARING ON ACCEPTANCE OF OFFER
TO PURCHASE REAL ESTATE**

WHEREAS, the City of Centerville, Iowa (the "City") is the owner of certain real estate locally known as being located at 541 N. 12th, Centerville, Appanoose County, Iowa, 52544, legally described as follows:

The South half of Lot 2 and the North 10 feet of Lot 3, in Block 5, Range 3 in the original Town of Centerville, Appanoose County, Iowa.

Subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances;

WHEREAS, the City Council of the City desires to sell the Property to KURT SCHALLITZ ("Buyer") for \$1,000.00 and other valuable consideration (the "Purchase Price");

WHEREAS, the Property is being sold at fair market value;

WHEREAS, it would be in the best interests of the City to accept Buyer's offer to purchase the Property for the Purchase Price (the "Offer"); and

WHEREAS, in order to comply with Section 364.7, *Code of Iowa*, it is necessary to set a date, time and place of hearing on the acceptance of the Offer.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. The Offer will be considered by the City Council at a meeting to be held commencing at 6:00 P.M. on June 2, 2025 at Centerville City Hall, 312 E. Maple St. in Centerville, IA

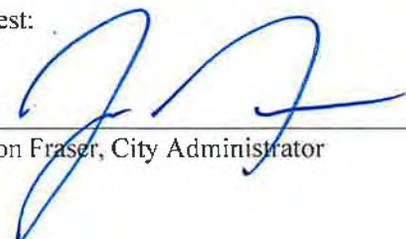
Section 2. The City Clerk is hereby directed to publish a notice of the Offer, said notice to be published not less than four (4) nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 20th day of May, 2025.


Michael G. O'Connor, Mayor

Attest:


Jason Fraser, City Administrator

RESOLUTION NO. 2025-4145

**RESOLUTION ACCEPTING FINAL COMPLETION OF THE
SWIMMING POOL REHABILITATION - 2024 PROJECT**

WHEREAS, A1A Sandblasting (Iowa) has substantially completed certain improvements described in general as the Swimming Pool Rehabilitation – 2024 project, (the “Project”); and

WHEREAS, the Engineer has submitted a Certificate of Completion,

NOW, THEREFORE, BE IT RESOLVED BY THE CENTERVILLE CITY COUNCIL:

That the work of constructing the Project has been completed in substantial compliance with the Plans, Specifications, and Contract Documents and is hereby accepted.

PASSED AND APPROVED this 19th day of May 2025.



Mike O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4146

A RESOLUTION TO MERGE EMS DIRECTOR DUTIES UNDER THE POSITION OF FIRE CHIEF FOR CENTERVILLE FIRE RESCUE

WHEREAS, the City of Centerville is committed to providing high-quality, efficient, and sustainable emergency services to its residents and surrounding communities; and

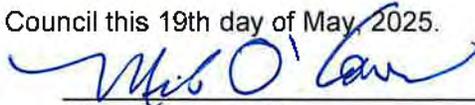
WHEREAS, Centerville Fire Department currently provides fire suppression, rescue, and hazardous materials response, and Centerville Fire Rescue Emergency Medical Services (EMS), based at the Centerville Fire Station, provides Emergency Medical services; and

WHEREAS, the City Council has determined that combining the administrative and operational responsibilities of the EMS Director with those of the Fire Chief will enhance coordination, streamline operations, and improve accountability within Centerville Fire Rescue; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, as follows:

1. **Consolidation of Duties:** Effective immediately, the administrative and operational responsibilities previously assigned to the EMS Director shall be consolidated under the position of **Chief of Centerville Fire Rescue**.
2. **Position Authority:** The Fire Chief shall assume full supervisory, fiscal, and programmatic authority over all EMS personnel, equipment, protocols, and services, in addition to existing fire-related responsibilities.
3. **Organizational Structure:** The City Administrator, in coordination with the Fire Chief, is hereby directed to update the City's organizational chart, job descriptions, and personnel policies to reflect this restructuring.
4. **Budgetary and Administrative Adjustments:** All EMS-related budget items, grant management responsibilities, and intergovernmental agreements shall be administered under Centerville Fire Rescue, under the leadership of the Fire Chief.
5. **Reporting and Evaluation:** The City Administrator shall review the performance and structure of the integrated Fire/EMS model annually and report findings and recommendations to the City Council.
6. All resolutions in conflict with this resolution are hereby repealed.
7. This resolution shall be effective on July 1, 2025.

PASSED AND APPROVED by the City Council this 19th day of May, 2025.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4147

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by Gerald and Kahla Johnson (individually or collectively, "Buyer"), to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 513 W. Elm and 519 W. Elm, Centerville, Appanoose County, Iowa, legally described as follows (the "Property") (Appanoose County Assessor Parcel No. 340011012830000 and 340011025350000):

Lots 4 and 5 in Block 2 in Robert A. McKee's First Addition to Centerville, Appanoose County, Iowa, except the coal underlying the same.

And

Lot 6, Block 2, McKee's First Addition to Centerville, Appanoose County, Iowa, except the coal underlying the same.

subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances.

for the sum of \$ 4000 (the "Purchase Price"), and a copy of the executed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Appanoose Weekly, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice, public hearing was held in the Council Chambers at City Hall, 312 E. Maple, Centerville, IA 52544 at 6:00 p.m, on June 2, 2025; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price to Buyer pursuant to the terms of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the Mayor, City Administrator, City Attorney, and any other necessary City official is hereby authorized to execute any and all documents necessary to accomplish the sale of the Property to Buyer.

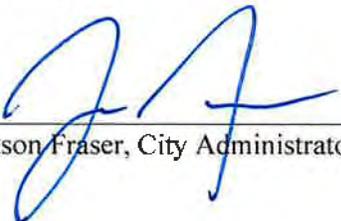
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this June 3rd, 2025.

CITY OF CENTERVILLE, IOWA

By: 
Michael G. O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

RESOLUTION NO. 2025-4148

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by NATHAN COLLINS and TINA LONG-COLLINS, a married couple ("Buyer") to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 1337 Haynes, Centerville, Appanoose County, Iowa, 52544, legally described as follows:

The East 65 feet of the West 70 feet of Lot 7 in C.G. Wentworth's First Sub-division of the South half of the Southwest Quarter of Section 30, Township 69 North, Range 17 West of the 5th P.M., in the City of Centerville, Appanoose County, Iowa.

Subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances;

for the sum of \$2,000.00 and other valuable consideration (the "Purchase Price"), and a copy of the proposed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Appanoose Weekly, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice a public hearing was held in the Council Chambers at City Hall, 312 E. Maple St., Centerville, Iowa at 6:00 p.m. on June 2nd, 2025; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price, to Buyer pursuant to the terms of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the City Administrator, Mayor and City Attorney are hereby authorized to draft and execute any documents necessary to accomplish the sale of the Property to Buyer.

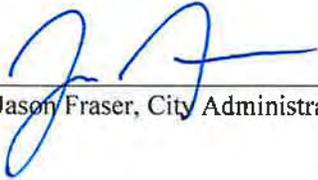
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 3rd day of June, 2025.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4149

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by KURT SCHALLITZ ("Buyer") to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 541 N. 12th, Centerville, Appanoose County, Iowa, 52544, legally described as follows:

The South half of Lot 2 and the North 10 feet of Lot 3, in Block 5, Range 3 in the original Town of Centerville, Appanoose County, Iowa.

Subject to easements of record and franchises; and reserving to the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances;

for the sum of \$1,000.00 and other valuable consideration (the "Purchase Price"), and a copy of the proposed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Appanoose Weekly, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice a public hearing was held in the Council Chambers at City Hall, 312 E. Maple St., Centerville, Iowa at 6:00 p.m. on June 2nd, 2025; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price, to Buyer pursuant to the terms of the Agreement.

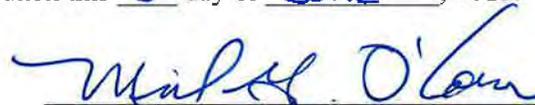
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the City Administrator, Mayor and City Attorney are hereby authorized to draft and execute any documents necessary to accomplish the sale of the Property to Buyer.

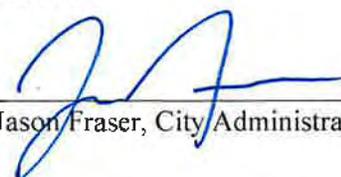
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 3rd day of June, 2025.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4150

**RESOLUTION RENAMING NORTH PARK TO ROTARY PARK IN HONOR OF THE
ROTARY CLUB OF CENTERVILLE'S 75TH ANNIVERSARY AND SERVICE TO THE
COMMUNITY**

WHEREAS, the Rotary Club of Centerville, Iowa, is celebrating its 75th anniversary of service in 2025, having been established in 1950; and

WHEREAS, for seventy-five years, the Rotary Club has exemplified the Rotary motto, "Service Above Self," through meaningful projects and civic engagement that have enriched the quality of life for residents and visitors alike; and

WHEREAS, the Rotary Club has played a significant role in the development and enhancement of what is currently known as North Park, located at the intersection of 4th Street and Madison Street in Centerville; and

WHEREAS, through its dedicated fundraising efforts and community partnerships, the Rotary Club has funded the construction of a modern shelter house and recently supported the installation of new pickleball courts at North Park; and

WHEREAS, the City Council of Centerville wishes to recognize the longstanding contributions and continued legacy of the Rotary Club in a manner that will inspire civic pride and community spirit for future generations;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
CENTERVILLE, IOWA:**

Section 1. That the park presently known as North Park, located at 4th Street and Madison Street, shall hereby be renamed Rotary Park.

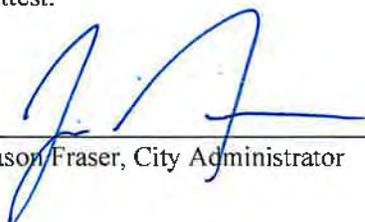
Section 2. That appropriate signage shall be installed, and city documents, maps, and references updated to reflect this change.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 3rd day of June, 2025.


Michael G. O'Connor, Mayor

Attest:


Jason Fraser, City Administrator

RESOLUTION NO. 2025-4151

RESOLUTION SUPPORTING THE SUBMISSION OF AN IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA) APPLICATION TO THE WORKFORCE HOUSING TAX CREDIT PROGRAM BY HUEGERICH CONSTRUCTION INC

WHEREAS, HUEGERICH CONSTRUCTION INC proposes to renovate Central Elementary into 19 rental apartment units and invest more than \$2,500,000; and

WHEREAS, the proposed project will support the City's efforts to create new housing opportunities for a growing workforce within the community; and

WHEREAS, HUEGERICH CONSTRUCTION INC has committed a significant amount of private financing to the project; and

WHEREAS, the City of Centerville created the "City of Centerville Urban Revitalization Area Plan" on October 1, 2007, pursuant to Ordinance No. 2007-0861, and subsequent amendments to the same on December 17, 2007, pursuant to Ordinance No. 2007-1125, June 7, 2010, pursuant to Ordinance No. 2010-0413, November 24, 2014, pursuant to Ordinance No. 2014-0862, and September 14, 2020, pursuant to Ordinance No. 2020-0698, which will provide assistance to the project in the form of residential property tax abatements, exceeding the \$1,000 per unit required by the Workforce Housing Tax Program; and

WHEREAS, HUEGERICH CONSTRUCTION INC's application to the Workforce Housing Tax Credit Program, a copy of which is attached hereto and by this reference made a part hereof, will provide necessary tax credits and other benefits which will directly contribute to the success of the development; and

WHEREAS, the City supports said application to the Workforce Housing Tax Credit Program by HUEGERICH CONSTRUCTION INC.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. the City Council of the City of Centerville hereby supports the submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program by HUEGERICH CONSTRUCTION INC, as referred to in the preamble hereof, for necessary tax credits and other benefits directly contributing to the success of the redevelopment of Central Elementary School.

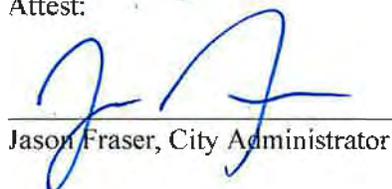
Section 2. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 3rd day of June, 2025.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4152

RESOLUTION AMENDING RESOLUTION #2024-4068 SETTING SALARIES FOR APPOINTED OFFICERS & EMPLOYEES OF THE CITY OF CENTERVILLE, IOWA FOR THE FISCAL YEAR COMMENCING JULY 1, 2024 & ENDING JUNE 30, 2025

WHEREAS, on the 17th day of June 2024, the City Council passed Resolution #2024-4068 setting salaries for appointed officers and employees in the City of Centerville, Iowa, for the fiscal year commencing July 1, 2024, and ending June 30, 2025; and

WHEREAS, the City has hired two new employees to fill vacant positions since the passage of the original resolution; and

WHEREAS, the City Council desires to amend the said Resolution as set forth herein:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

SECTION 1. The following persons and positions named shall be paid the salaries or wages indicated and the City Clerk is hereby authorized to issue warrants or checks, less the legally required or authorized deductions from the amount set out below on bi-weekly installments, and make such contributions to IPERS/MPFSRI and Social Security or other purposes as required by law or authorized by the City Council, all subject to audit and review by the Council:

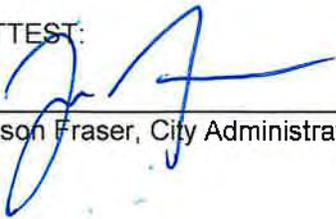
| <u>POSITION</u> | <u>RATE</u> | <u>HOURS PER WEEK</u> |
|--|------------------|-----------------------|
| Conditional Fire Chief, Chris Jennings | \$105,000 | As Required |
| Public Works I, Scott Kaster | \$23.62 per hour | 40 Hours |

SECTION 2. All resolutions in conflict with this resolution are hereby repealed.

SECTION 3. This resolution shall be effective as of June 9th, 2025 for the Conditional Fire Chief position. This resolution shall be effective as of June 16th, 2025 for the Public Works I position.

PASSED AND APPROVED by the City Council on this 16th day of June, 2025.

ATTEST:



Jason Fraser, City Administrator



Mike O'Connor, Mayor

RESOLUTION #2025-4153

A RESOLUTION SETTING SALARIES FOR APPOINTED OFFICERS &
EMPLOYEES FOR THE CITY OF CENTERVILLE, IOWA
FOR FISCAL YEAR COMMENCING JULY 1, 2025 & ENDING JUNE 30, 2026

SECTION 1. The following person and positions named shall be paid the salaries or wages indicated and the City Clerk is hereby authorized to issue warrants or checks, less the required or authorized deductions from the amount set out below in bi-weekly installments, and make such contributions to IPERS, FICA, MFPRSI, or other purposes as required by law or authorized by the Council, all subject to audit by the Council.

| POSITION | HIRE DATE | NAME | RATE | REGULAR HOURS PER WORK WEEK |
|---|-----------|----------------------|----------------|-----------------------------|
| Mayor | 1/1/18 | Mike O'Connor | 10,000.00 | As Required |
| Administrator | 1/12/17 | Jason Fraser | 117,424.50 | As Required |
| City Clerk | 9/6/22 | Kayla Moorman | 29.50/hr | 40 |
| Customer Service | 2/19/24 | Shayleigh McCoy | 23.00/hr | 40 |
| Customer Service | | Vacant | 20.00/hr | 20 |
| Building Official | 3/7/22 | Justin Doll | 28.90/hr | 40 |
| City Council Members - Paid Quarterly | | As Elected | 1,000.00 | Bi-Monthly Mtgs |
| Fire Chief/EMS Director | 6/16/25 | Christopher Jennings | 105,000.00 | As Required |
| Fire Captain | 11/1/12 | Ryan Moore | 27.75/hr | As Required |
| Firefighter | 7/24/23 | Jerod Powell | 25.75/hr | As Required |
| Firefighter | 7/30/25 | Vacant | 25.75/hr | As Required |
| Firefighter | 7/30/25 | Vacant | 25.75/hr | As Required |
| Volunteer Asst. Chiefs | | Various | 17.00/call | As Required |
| Volunteer Certified Firemen | | Various | 15.00/call | As Required |
| Volunteer Non-Certified Firemen | | Various | 12.00/call | As Required |
| Volunteer Fireman - Working Shift Weekday | | Various | 205.00/shift | As Required |
| Volunteer Fireman - Working Shift Weekend | | | 175.00/shift | As Required |
| Paramedic | 5/24/21 | Jayci Inman | 26.39/hr | As Required |
| Paramedic | 12/2/24 | Beth Davis | 25.75/hr | As Required |
| Paramedic | 11/26/18 | Catherine DeVoll | 27.05/hr | As Required |
| Paramedic Captain | 4/24/20 | Zackary Musgrove | 29.03/hr | As Required |
| Paramedic | 6/6/22 | Seth Sherwood | 26.39/hr | As Required |
| EMT | 11/26/18 | Jeremy Barber | 20.30/hr | As Required |
| EMT | 9/3/24 | Aisha Wells | 19.32/hr | As Required |
| EMT | 7/1/25 | Vacant | 19.32/hr | As Required |
| PRN-Paramedic | | | 25.75/hr | As Required |
| PRN-EMT | | | 19.32/hr | As Required |
| EMS ON CALL-All Levels | | | 115/shift | As Required |
| FD Volunteer as EMS Driver | | | 45.00/call | As Required |
| FD Volunteer as EMS Driver - Transfer | | | 90.00/Transfer | As Required |

1) Longevity Bonus Table Follows at End under Section 2.

| POSITION | HIRE DATE | NAME | RATE | REGULAR HOURS PER WORK WEEK |
|--------------------------------------|-----------|--------------------|-------------|-----------------------------|
| Public Works Director | 1/21/02 | Steve Hawkins | 96,329.80 | As Required |
| Public Works 5 | 9/4/01 | Kris Smothers | 35.54/hr | 40 |
| Public Works 1 | 7/11/22 | Dalton Ott | 26.67/hr | 40 |
| Public Works 1 | 7/1/13 | Jacob Smith | 26.67/hr | 40 |
| Public Works 2 | 9/16/19 | Dalton Lawson | 27.47/hr | 40 |
| Public Works 1 | 6/16/25 | Scott Kaster | 24.21/hr | 40 |
| Part-Time Laborer | | Vacant | 15.00/hr | As Required |
| Public Works 2 | 1/3/84 | David Moorman | 29.22/hr | 40 |
| Public Works 1 | 5/12/14 | Robert Beck | 26.67/hr | 40 |
| Public Works 1 | 8/17/15 | Robert Sands | 26.67/hr | 40 |
| Public Works 1 | 7/11/22 | Brandon Weibrenner | 26.67/hr | 40 |
| Part-Time Laborer | | Vacant | 15.00/hr | As Required |
| Public Works 5 | 5/31/05 | Joe Sivetis | 35.54/hr | 40 |
| Public Works 4 | 6/20/11 | Jacob Steele | 31.54/hr | 40 |
| Public Works 1 | 4/29/19 | Zachary Bedford | 26.67/hr | 40 |
| Public Works 1 | 7/1/25 | Vacant | 24.21/hr | 40 |
| Part-Time Laborer | | Vacant | 15.00/hr | As Required |
| Water Board Members - Paid Quarterly | | As Appointed | \$30.00/mtg | Monthly Mtg |

Certification Pay:

| | |
|-----------------|-----------|
| Grade 1 License | 175.00/mo |
| Grade 2 License | 200.00/mo |
| Grade 3 License | 225.00/mo |
| Grade 4 License | 250.00/mo |

If a waste water operator obtains a Collection License, they will receive 1/2 of Certification Pay.

2) Longevity Bonus Table Follows at End under Section 2.

| POSITION | HIRE | DATE | NAME | RATE | REGULAR HOURS PER WORK WEEK |
|-------------------|------|----------|----------------|--------------|-----------------------------|
| Police Chief | | 7/23/07 | Tom Derry | 96,074.31 | As Required |
| Patrolman | | 8/30/21 | Zack Burns | 31.95/hr | 40 |
| Sergeant | | 7/27/15 | Chris Donahoo | 33.39/hr | 40 |
| Patrolman | | | Vacant | 27.76/hr | 40 |
| Patrolman | | 8/20/18 | Joshua Hobbs | 31.95/hr | 40 |
| Patrolman | | 10/10/99 | Brandon Knapp | 33.45/hr | 40 |
| Patrolman | | 6/13/05 | Mike Moore | 33.45/hr | 40 |
| Sergeant | | 6/26/23 | James Bates | 33.39/hr | 40 |
| Patrolman | | 7/15/24 | Tobias Yoder | 27.76/hr | 40 |
| Patrolman | | 8/19/24 | Dalton Mosley | 27.76/hr | 40 |
| Patrolman | | 9/23/24 | Joshua Sinnott | 31.95/hr | 40 |
| Reserve Patrolman | | | Various | 100.00/Shift | As Required |

3) Longevity Bonus Table Follows at End under Section 2.

| | | | | |
|------------------|----------|-----------------|----------|----|
| Lead Dispatcher | 7/9/15 | Emilie Donahoo | 28.54/hr | 40 |
| Dispatcher | 11/4/08 | Linda Dotson | 27.89/hr | 40 |
| Dispatcher | 6/22/09 | Mickie Casteel | 27.89/hr | 40 |
| Dispatcher | 7/28/14 | Kaitlyn Wilson | 27.39/hr | 40 |
| Dispatcher | 12/21/21 | Skyler Morrison | 26.07/hr | 40 |
| Dispatcher | 9/9/24 | Aimee Houser | 25.31/hr | 40 |
| Office Assistant | 7/16/18 | Mallory Printy | 20.50/hr | 40 |

4) Longevity Bonus Table Follows at End under Section 2.

5) All Police hours worked between 8:00 p.m. and 6:00 a.m. shall be paid an additional \$1.00/hr for those hours.

6) All Dispatch hours worked between 10:00 p.m. and 6:00 a.m. shall be paid an additional \$1.00/hr for those hours.

| POSITION | HIRE | DATE | NAME | RATE | REGULAR HOURS PER WORK WEEK |
|-------------------|------|----------|-------------------|-----------|-----------------------------|
| Library Director | | 10/19/09 | JeNel Allen-Barth | 68,951.03 | As Required |
| Librarian | | 5/7/07 | Julie Buban | 22.60/hr | 25 |
| Youth Librarian | | 5/9/16 | Kristen Craver | 21.58/hr | 25 |
| Librarian | | 6/14/16 | Pamela Reed | 15.88/hr | 25 |
| Librarian-PT | | 4/28/23 | Erin Hetzler | 11.91/hr | 20 |
| Librarian-PT | | 8/17/20 | Tanya Henderson | 12.94/hr | 20 |
| Library Custodian | | 6/15/20 | Jared Johnson | 12.57/hr | 20 |

SECTION 2: A longevity bonus shall be paid as follows per the AFSCME and PPME Union Contract. This longevity bonus shall be paid in one lump sum by the 1st of December 2025, unless the individual ceases to be a full-time employee during the fiscal year prior to that date.

LONGEVITY BONUS FOR AFSCME AND PPME COVERED POSITIONS

| YEARS OF SERVICE | LONGEVITY PAY | YEARS OF SERVICE | LONGEVITY PAY |
|------------------|---------------|------------------|---------------|
| 5 | 520.00 | 23 | 2,392.00 |
| 6 | 624.00 | 24 | 2,496.00 |
| 7 | 728.00 | 25 | 2,600.00 |
| 8 | 832.00 | 26 | 2,704.00 |
| 9 | 936.00 | 27 | 2,808.00 |
| 10 | 1,040.00 | 28 | 2,912.00 |
| 11 | 1,144.00 | 29 | 3,016.00 |
| 12 | 1,248.00 | 30 | 3,120.00 |
| 13 | 1,352.00 | 31 | 3,224.00 |
| 14 | 1,456.00 | 32 | 3,328.00 |
| 15 | 1,560.00 | 33 | 3,432.00 |
| 16 | 1,664.00 | 34 | 3,536.00 |
| 17 | 1,768.00 | 35 | 3,640.00 |
| 18 | 1,872.00 | 36 | 3,744.00 |
| 19 | 1,976.00 | 37 | 3,848.00 |
| 20 | 2,080.00 | 38 | 3,952.00 |

| | | | |
|----|----------|----|----------|
| 21 | 2,184.00 | 39 | 4,056.00 |
| 22 | 2,288.00 | 40 | 4,160.00 |

- 1) BASED ON 2080 HOURS PER YEAR
- 2) OR FY26, PPME LONGEVITY WILL BE BASED ON 1040 HOURS PER YEAR

SECTION 3. A longevity bonus shall be awarded to the following non-union full-time employees calculated at \$.05 per hour per year following five years of continuous service. This longevity bonus shall be paid in one lump sum by the 1st of December 2025, unless the individual ceases to be a full-time employee during the fiscal year prior to that date. Longevity bonuses shall be paid as follows:

| EMPLOYEE | DATE HIRED | YEARS OF SERVICE | FY26 LONGEVITY |
|-------------------|------------|------------------|----------------|
| Steve Hawkins | 1/21/02 | 23 | 2,392.00 |
| Tom Derry | 7/23/07 | 18 | 1,872.00 |
| JeNel Allen-Barth | 4/11/16 | 9 | 936.00 |
| Jason Fraser | 1/12/17 | 8 | 832.00 |

SECTION 4. Any resolutions in conflict with this resolution are hereby repealed; provided however, that in all instances where the provisions of this resolution conflict with the terms, provisions and conditions set forth in collective bargaining agreements under which the City is a part, the terms, provisions and conditions of any collective bargaining shall control.

SECTION 5. This resolution shall become effective on the 1st day of July, 2025.

PASSED AND APPROVED by the City Council this 16th day of June, 2025.



Mike O'Connor
Mayor

ATTEST:



Jason Fraser
City Administrator

RESOLUTION NO. 2025-4154

**A RESOLUTION APPOINTING CHRISTOPHER JENNINGS AS FIRE CHIEF FOR CENTERVILLE
FIRE RESCUE**

WHEREAS, the City of Centerville, Iowa, is committed to delivering high-quality fire protection, emergency medical response, and rescue services through Centerville Fire Rescue; and

WHEREAS, the City conducted a formal recruitment and selection process to identify a qualified candidate to serve as Fire Chief, in accordance with applicable Civil Service requirements and City policies; and

WHEREAS, Christopher Jennings was determined to be the most qualified candidate for the position and was extended a conditional offer of employment by the City Administrator, subject to the successful completion of all pre-employment requirements; and

WHEREAS, Christopher Jennings has now met all conditional pre-employment requirements, including background and reference checks, verification of certifications, and other necessary documentation;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. Christopher Jennings is hereby formally appointed to the position of Fire Chief for Centerville Fire Rescue, effective June 16, 2025.

Section 2. The Fire Chief shall serve as a full-time, exempt department head under the direction of the City Administrator, with duties and responsibilities as set forth in the City's organizational policies and the job description for the position.

Section 3. Compensation and benefits shall be provided in accordance with the approved salary structure for department heads and the terms outlined in the employment offer.

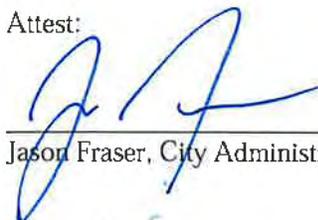
Section 4. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 17th day of June, 2025.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4155

A RESOLUTION OF THE CITY OF CENTERVILLE, IOWA, SUPPORTING THE YMCA RENOVATION PROJECT AND AUTHORIZING THE USE OF A PORTION OF THE CITY'S EXISTING FUNDING COMMITMENT TOWARD THE PROJECT TO SATISFY MATCHING FUND REQUIREMENTS FOR A COMMUNITY ATTRACTION AND TOURISM (CAT) GRANT

WHEREAS, the Centerville Community YMCA is a long-standing partner in providing youth development, healthy living, and community wellness programs to the residents of Centerville and the surrounding area; and

WHEREAS, the City of Centerville has historically provided annual financial support to the YMCA through a funding agreement to assist in the delivery of recreation and community wellness services; and

WHEREAS, the YMCA is seeking a Community Attraction and Tourism (CAT) grant from the Enhance Iowa Board to support the renovation of its facilities, which will provide significant community benefit through expanded programming and improved accessibility; and

WHEREAS, a key requirement of the CAT grant program is demonstrated financial support from local government entities; and

WHEREAS, the YMCA has requested that the City allocate a portion of its existing annual contribution, as outlined in the current funding agreement, to be designated specifically toward construction costs to satisfy local match requirements for the CAT grant; and

WHEREAS, the City Council finds that supporting the YMCA renovation project is in the best interest of the City and its residents and aligns with the City's goals of promoting recreation, wellness, and quality of life.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa:

Section 1. The City of Centerville hereby expresses its support for the Centerville Community YMCA's renovation project.

Section 2. The City authorizes the use of \$7,500 from the annual financial support already committed to the YMCA under the existing funding agreement to be designated toward construction costs associated with the renovation project.

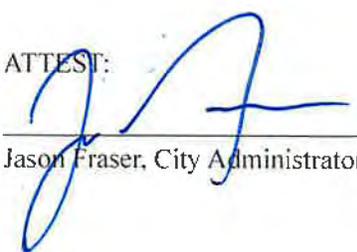
Section 3. All resolutions in conflict with this resolution are hereby repealed.

Section 4. This resolution shall be effective July 7, 2025.

PASSED AND APPROVED by the City Council this 7th day of July, 2025.


Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

RESOLUTION #2025-4156

RESOLUTION AUTHORIZING SALE OF REAL ESTATE BY PUBLIC BID AND SETTING TIME AND PLACE OF PUBLIC HEARING FOR THE CONVEYANCE OF REAL PROPERTY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

WHEREAS, City of Centerville, Iowa owns that certain real property located at 1001 W. Washington, Centerville, Appanoose County, Iowa legally described as follows (the "Property"):

Lot 18 in Oak Park Addition to Centerville, Appanoose County, Iowa.

WHEREAS, the City Council of the City of Centerville, Iowa has determined that it would be appropriate to attempt to sell the Property by accepting sealed bids and pursuant to the terms and conditions of Iowa Law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE:

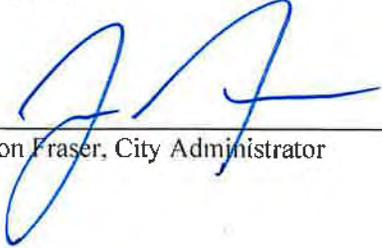
1. Authorization of Sale. The Property shall be sold pursuant to the sealed bid process set forth below.
2. Bid Process. Sealed bids will be received by the City Clerk, at City Hall, 312 E. Maple, Centerville, IA 52544, until 3:00 p.m. August 4, 2025 for the sale and conveyance of the Property.
3. Bid Requirements. **Each bid shall be enclosed in a sealed envelope and include:**
 - a. Real Estate Purchase Agreement **signed by the bidder** with the purchase price filled in with the amount of the bid for the Property (A copy of the form of Real Estate Purchase Agreement is attached hereto as Exhibit A and is also available at Centerville City Hall); and
 - b. Check in the amount of the bidder's proposed purchase price made payable to CITY OF CENTERVILLE. Checks of unsuccessful bidders will be returned after the canvass and tabulation of bids are completed.
4. Award. At the City Council Meeting at 6:00 p.m. August 4, 2025 bids shall be opened by the City Clerk and public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids.
5. Implementation of Sale. The City Clerk and any other necessary City official, are authorized to take any and all actions necessary and incidental to scheduling and implementing said sale.
6. Effective Date of this Resolution. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 7th of July, 2025.

CITY OF CENTERVILLE, IOWA

By: 
Michael G. O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (this "Agreement") is made and executed this Effective Date (hereinafter defined), by and between CITY OF CENTERVILLE, IOWA, an Iowa municipal corporation ("Seller") and _____, _____ (collectively or individually, "Buyer").

1. Offer to Buy. Buyer offers to buy that certain real property located at 1001 W. Washington, Centerville, Appanoose County, Iowa legally described as follows (the "Property"):

Lot 18 in Oak Park Addition to Centerville, Appanoose County, Iowa,

reserving for the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances (collectively, the "Property").

2. Purchase Price. The purchase price for the Property is \$_____. (the "Purchase Price"). Buyer has made a down payment in the amount of the Purchase Price, which will be applied to the Purchase Price at the Closing (hereinafter defined). Should the bid herein not be accepted by Seller, the Purchase Price will be returned to Buyer.

3. Condition of Property. Buyer agrees that it has had reasonable opportunity to inspect the Property, including the structures and improvements located upon the Property, and agrees to accept the same in an "AS-IS, WHERE-IS" condition.

4. Contingent on Council Action. The obligations of Seller to perform herein are contingent on the approval of this transaction by the Centerville City Council upon notice and hearing, which approval may be made by the City Council at its sole discretion. In the event Seller shall notify Buyer that the City Council has approved this Agreement, this contingency shall terminate. If Seller notifies Buyer that the City Council disapproved of this Agreement, then this Agreement shall be deemed null and void and this Agreement shall terminate without any other action by the parties to this Agreement and the Purchase Price shall be refunded to Buyer.

5. Abstract. Seller is not required to provide an abstract of title to the Property and the Property shall be conveyed by Quit Claim Deed only.

6. Fixtures and Personal Property. All property that integrally belongs to or is part of the Property, such as light fixtures, drapes, curtains, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items, and electrical service cable, outside television towers and antenna, fencing, gates and landscaping shall be considered a part of the Property and included in the sale. All personal property located on the Property on the Closing Date shall be considered a part of the Property and included in this sale.

7. Closing.

a. Date and Place. The sale and purchase of the Property shall be consummated at a closing (the "Closing") to be held at the office of Attorney Nicole Cox, Cox Law Firm, LLP, 105

W. Van Buren, Centerville, IA 52544. The Closing shall occur on or before the date (the "Closing Date") that is 30 days after the City Council's approval of this offer by resolution.

b. Items to be Delivered by Seller at the Closing. At the Closing, Seller shall deliver to Buyer each of the following items:

- i. Quit Claim Deed signed by Seller conveying unto Buyer any interest that Seller owns in the Property;
- ii. Groundwater Hazard Statement signed by Seller, if required;
- iii. Declaration of Value signed by Seller; and
- iv. Possession of the Property.

c. Items to be Delivered by Buyer at the Closing. At the Closing, Buyer shall deliver to Seller any remainder of the Purchase Price.

d. Adjustments and Prorations. Seller shall pay all real estate taxes through the Closing Date, including any unpaid real estate taxes for prior tax years. Buyer shall pay all subsequent real estate taxes. Seller shall pay all special assessments for improvements that have been installed as of the date of this Agreement.

e. Other Items. Except as otherwise provided herein, each party shall pay its share of all other closing costs as is normally paid by a seller or purchaser, respectively, in a transaction of this character in Appanoose County, Iowa.

8. Remedies of Parties.

a. Default by Seller. If Seller fails to timely perform its obligations under this Agreement, Buyer shall have the right to terminate this Agreement and have all payments made returned to Buyer.

b. Default by Buyer. If Buyer fails to perform its obligations under this Agreement, Seller may forfeit this Agreement as provided in Iowa Code (Chapter 656), in which case this Agreement shall be deemed null and void, or, at Seller's option, upon thirty days' written notice of intention to accelerate the payment of the entire balance due because of Buyer's default (during which thirty days the default is not corrected), Seller may declare the entire balance immediately due and payable. Thereafter, this Agreement may be foreclosed in equity and the Court may appoint a receiver.

c. Attorneys' Fees. In the event either party files a lawsuit in connection with this Agreement or any provisions contained herein, then the party that prevails in such action shall be entitled to recover from the non-prevailing party, in addition to all other remedies or damages as limited herein, reasonable attorneys' fees and court costs incurred in such lawsuit.

d. Other Remedies. Buyer and Seller are also entitled to utilize any and all other remedies or actions at law or in equity available to them, including specific performance and injunctive relief.

e. Survival. This Section shall survive the Closing or the earlier termination of this Agreement.

9. Miscellaneous.

a. Time is of the Essence. Time is of the essence in this Agreement.

b. Notices. Any notice required or permitted to be given under this Agreement (except any notice required by law) shall be void and of no effect unless given in accordance with the provisions of this Section. All notices (except as may otherwise be provided by law) must be in writing and delivered to the person to whom it is directed either (i) in person, (ii) by an overnight delivery service (such as FedEx or UPS) or (iii) by certified mail, return receipt requested. All notices so given shall be deemed delivered and received on, (i) if delivered in person, the date delivered, (ii) if sent via overnight delivery service, the next day after delivered to such overnight delivery service; and (iii) if sent via certified mail, three days after being deposited in the mail. All notices shall be given to the parties hereto at the addresses set forth below the signature of such party. Either party may change its address for notice from time to time by delivery of at least ten days' prior notice of such change to the other party hereto in the manner prescribed herein.

c. Entire Agreement. This Agreement and the exhibits attached hereto constitute the entire agreement of the parties with respect to the subject matter hereof, and supersedes all other oral or written agreements between the parties. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement, oral and written, are expressly merged into and superseded by this Agreement.

d. Amendment; Waiver. Except as specifically provided herein, no change, modification, amendment, addition or termination of this Agreement or any part thereof shall be valid unless in writing and signed by or on behalf of the party to be charged therewith. No provision of this Agreement or any default, misrepresentation, or breach of warranty or agreement under this Agreement may be waived except in a writing executed by the party against which such waiver is sought to be enforced.

e. Brokers. Each party represents and warrants to the other that no brokers or finders have been engaged by it, respectively, in connection with this Agreement. This covenant shall survive the Closing or termination of this Agreement.

f. Blocked Persons. Buyer and Seller each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation.

g. Assignment. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns. This Agreement may not be assigned by Buyer or Seller without the prior written consent of the other party. Notwithstanding the foregoing, this Agreement may be assigned in whole or in part by Buyer to any affiliate of Buyer.

h. Construction and Interpretation. The terms (i) "herein", "hereof", "hereunder", "hereby" and other similar references are construed to mean and include this Agreement and all amendments and supplements unless the context clearly indicates or requires otherwise, (ii) "day" means calendar day (i.e., not a business day), unless specified otherwise, (iii) "including" means including, without limitation, (iv) "terms" and "provisions" are deemed to be synonymous and (v) "sole discretion" and "sole and absolute discretion" are deemed to be synonymous. All references to "Sections" contained in this Agreement are, unless specifically indicated otherwise, references to articles, sections, subsections and paragraphs of this Agreement. Each reference to an "Exhibit" is, unless specifically indicated otherwise, a reference to a schedule or an exhibit to this Agreement, which is incorporated into this Agreement by each such reference. Whenever in this Agreement the singular number is used, the same shall include the plural as appropriate (and vice versa), and words of any gender shall include each other gender as appropriate. The captions in this Agreement are for convenience only and in no way affect the interpretation of this Agreement. The normal rule of construction that any ambiguities be resolved against the drafting party shall not apply to the interpretation of this Agreement.

i. Governing Law. This Agreement shall be construed, enforced and interpreted in accordance with the laws of the State of Iowa, without regard to principles of conflicts of law.

j. Counterparts and Electronic Signatures. This Agreement may be executed in one or more counterparts, each of which will be deemed an original, but all of which will constitute one and the same instrument and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other parties. Signatures hereon that are transmitted by electronic means such as telecopy and e-mail shall be binding as if they were original and counterparts hereof with electronic signatures shall be deemed originals for all purposes.

k. Severability. If any provision of this Agreement, or any application of any such provision to any party or circumstances, shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstances, other than the application as to which such provision is determined to be invalid or unenforceable, shall not be affected thereby, and each provision shall be valid and shall be enforced to the fullest extent permitted by law.

l. Authority. Buyer represents that Seller has the full right, power and authority to execute, deliver and carry out the terms of this Agreement and any and all documents and agreements necessary to give effect to the provisions of this Agreement and to consummate the transactions contemplated hereby. The execution, delivery and consummation of this Agreement, and all other agreements and documents executed in connection herewith by Buyer, have been duly authorized by all necessary actions on the part of Buyer. No other action, consent or approval on the part of Buyer or any other person or entity is necessary to authorize Buyer's due

and valid execution, delivery and consummation of this Agreement and all other agreements and documents executed in connection herewith. This Agreement and all other agreements and documents executed in connection herewith by Buyer, upon due execution and delivery thereof, shall constitute the valid and binding obligations of Buyer, enforceable in accordance with their terms, except as enforcement may be limited by general principles of equity. Seller's obligations under this agreement shall only be binding upon Seller should the City Council approve this Agreement as provided in Section 4.

THIS AGREEMENT is effective as of _____ (the "Effective Date").

SELLER:

CITY OF CENTERVILLE, IOWA,
an Iowa municipal corporation

Jason Fraser, City Administrator

Address of Seller: c/o City Hall, 312 E. Maple, Centerville, IA 52544

BUYER:

Address of Buyer(s): _____

Phone Number of Buyer(s): _____



Address: 1001 W WASHINGTON
 PIN: 340011020520000
 Owner: CITY OF CENTERVILLE
 Class: Residential

RESOLUTION NO. 2025- 4157

RESOLUTION TRANSFERRING FUNDS

FOR FISCAL YEAR 2025

WHEREAS, the City Council approves transfers between funds: and,

WHEREAS the records should now indicate appropriate transfer,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, that the City Administrator be directed to make such transfers as follows:

SECTION 1. Cash Transfer

Transferred from: Sewer Revenue Reserve Fund – 612-910-6910

Transferred to: Sewer Bond Sinking – 611-910-4830

Amount: \$670,198.74

Explanation of Activity: Per Auditor recommendation, the city is authorized and directed to transfer the amount of \$670,198.74 from the Sewer Revenue Reserve Fund to the Sewer Bond Sinking Fund for the purpose of covering expenses and obligations associated with Fiscal Year 2025.

Section 2. All resolutions in conflict with this resolution are hereby repealed.

Section 3. This resolution shall be effective June 20, 2025.

PASSED AND APPROVED by the City Council this 7th day of July, 2025.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4158
RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2025

WHEREAS, the City Council approves transfers between funds: and,

WHEREAS the records should now indicate appropriate transfer,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, that the City Administrator be directed to make such transfers as follows:

SECTION 1. Cash Transfer

Transferred from: Utility Franchise Fund– 008-910-6910

Transferred to: General Fund– 001-910-4830

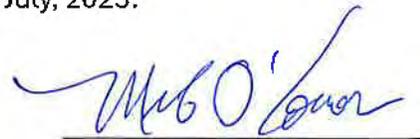
Amount: \$137,235.67

Explanation of Activity: Per Auditor recommendation, this is the year-to-date balance in the Utility Franchise Fund (\$137,235.67) that should be transferred to the General Fund at the Fiscal Year End.

Section 2. All resolutions in conflict with this resolution are hereby repealed.

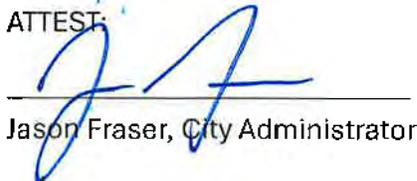
Section 3. This resolution shall be effective June 20, 2025.

PASSED AND APPROVED by the City Council this 7th day of July, 2025.



Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

RESOLUTION NO. 2025-4159

RESOLUTION AMENDING RESOLUTION #2025-4153 SETTING SALARIES FOR APPOINTED OFFICERS & EMPLOYEES OF THE CITY OF CENTERVILLE, IOWA FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 & ENDING JUNE 30, 2026

WHEREAS, on the 16th day of June 2025, the City Council passed Resolution #2025-4153 setting salaries for appointed officers and employees in the City of Centerville, Iowa, for the fiscal year commencing July 1, 2025, and ending June 30, 2026; and

WHEREAS, the roles of Part-time Customer Service, Part-time Firefighter/EMT, and EMT have all started since the passage of the original salary resolution; and

WHEREAS, the hourly rate listed for Firefighter/EMT, Ryan Moore, was incorrectly stated in the original resolution as \$27.75; and

WHEREAS, Dalton Ott and Dalton Lawson have been promoted to Public Works III roles in the Public Works Department; and

WHEREAS, the City Council desires to amend the said Resolution as set forth herein:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

SECTION 1. The following persons and positions named shall be paid the salaries or wages indicated and the City Clerk is hereby authorized to issue warrants or checks, less the legally required or authorized deductions from the amount set out below on bi-weekly installments, and make such contributions to IPERS/MPFSRI and Social Security or other purposes as required by law or authorized by the City Council, all subject to audit and review by the Council:

| <u>POSITION</u> | <u>RATE</u> | <u>HOURS</u> |
|---------------------------------|------------------|-----------------|
| Customer Service, Emily Deahl | \$20.00 per hour | 25 Hours/week |
| Firefighter/EMT, Jeremy Barber | \$27.31 per hour | As Required |
| PT Firefighter, Tim Wells | \$25.75 per hour | 1000 Hours/year |
| EMT, Calvin Welch | \$19.32 per hour | As Required |
| Firefighter/EMT, Ryan Moore | \$27.55 per hour | As Required |
| Public Works III, Dalton Ott | \$28.01 per hour | 40 Hours/week |
| Public Works III, Dalton Lawson | \$28.01 per hour | 40 Hours/week |

SECTION 2. All resolutions in conflict with this resolution are hereby repealed.

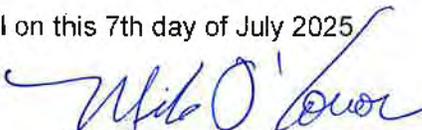
SECTION 3. This resolution shall be effective for the Customer Service position as of June 30, 2025. This resolution shall be effective as of July 1, 2025, for the Firefighter/EMT Moore and Public Works III positions. This resolution shall be effective on the latter of July 1, 2025, or completion of pre-employment requirements for the Firefighter/EMT and PT Firefighter position.

PASSED AND APPROVED by the City Council on this 7th day of July 2025

ATTEST:



Jason Fraser, City Administrator



Mike O'Connor, Mayor

RESOLUTION NO. 2025-4160

RESOLUTION CONFIRMING ESTABLISHMENT OF THE CITY OF CENTERVILLE

WHEREAS, the City of Centerville was officially incorporated on January 23, 1857, by the State of Iowa; and

WHEREAS, the City of Centerville City Council officially enacted the current Charter on July 1, 1975; and

WHEREAS, the City of Centerville is located at Centerville City Hall at 312 E. Maple St., Centerville, IA 52544; and

WHEREAS, the City of Centerville has been issued EIN 42-6004350 by the US Internal Revenue Service.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

SECTION 1. The City of Centerville affirms that the above statements are a true record of the incorporation of the City of Centerville.

SECTION 2. The legal address for the City of Centerville is City Hall at 312 E. Maple St, Centerville, IA 52544.

SECTION 3. This Resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 7th day of July, 2025.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4161

RESOLUTION AUTHORIZING EMERGENCY HOUSING SUPPORT FOR OAK TREE ESTATES RESIDENTS

WHEREAS, Addressing dilapidated structures is an essential corporate purpose under Iowa Code Section 383.24.3.f; and

WHEREAS, essential corporate purposes allow for the expenditure of public funds; and

WHEREAS, while addressing dilapidated structures at the Oak Tree Estates Trailer court, an emergency condition was created through the condemnation of several trailers, which displaced their residents; and

WHEREAS, the City Council wishes to provide financial assistance to those displaced as a result of this emergency condition, to allow them to be sheltered until long-term housing can be established; and

WHEREAS, the Chariton Valley Regional Housing Trust Fund (CVRHTF) was established in partnership with the City of Centerville to provide a conduit for funding housing-related issues, including addressing homelessness, and

WHEREAS, the City Council wishes to develop policies to enable City employees to address similar issues in the future.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. The City Council approves the expenditure of \$10,000 funds from the economic development line item of the general fund (001-599-6796) to provide Emergency Housing Support for those residents displaced by the condemnation of units at Oak Tree Estates through the Chariton Valley Regional Housing Trust Fund (CVRHTF) on a reimbursement basis.

Section 2. The City Administrator is directed to draft an ordinance proposal to establish a rental displacement fund framework as part of the City's rental code to assist in similar events.

Section 3. The City Administrator is directed to allocate \$ 1,500 of discretionary funds to support the Centerville Police Department in responding to future incidents that may arise from the execution of their duties. .

Section 4. On behalf of the City, the Mayor and City Administrator is hereby authorized to execute any and all documents required to support this action.

Section 5. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this July 18th, 2025.
CITY OF CENTERVILLE, IOWA

By: Michael G. O'Connor
Michael G. O'Connor, Mayor

ATTEST:

Jason Fraser
Jason Fraser, City Administrator

RESOLUTION # 2025-4162**RESOLUTION AUTHORIZING SALE OF REAL ESTATE BY PUBLIC BID AND SETTING TIME AND PLACE OF PUBLIC HEARING FOR THE CONVEYANCE OF REAL PROPERTY****BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:**

WHEREAS, City of Centerville, Iowa owns that certain real property located at 1701 S. 19th, Centerville, Appanoose County, Iowa legally described as follows (the "Property"):

LOT 2 IN BLOCK 2 OF G. W. STEWART'S ADDITION TO THE TOWN (NOW CITY) OF CENTERVILLE, APPANOOSE COUNTY, IOWA.

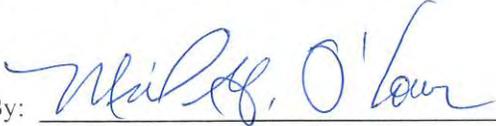
WHEREAS, the City Council of the City of Centerville, Iowa has determined that it would be appropriate to attempt to sell the Property by accepting sealed bids and pursuant to the terms and conditions of Iowa Law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE:

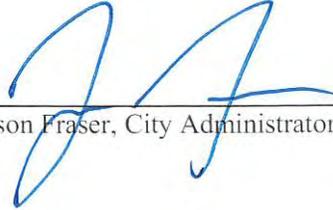
1. Authorization of Sale. The Property shall be sold pursuant to the sealed bid process set forth below.
2. Bid Process. Sealed bids will be received by the City Clerk, at City Hall, 312 E. Maple, Centerville, IA 52544, until 2:00 p.m, August 4, 2025 for the sale and conveyance of the Property.
3. Bid Requirements. **Each bid shall be enclosed in a sealed envelope and include:**
 - a. Real Estate Purchase Agreement **signed by the bidder** with the purchase price filled in with the amount of the bid for the Property (A copy of the form of Real Estate Purchase Agreement is attached hereto as Exhibit A and is also available at Centerville City Hall); and
 - b. Check in the amount of the bidder's proposed purchase price made payable to CITY OF CENTERVILLE. Checks of unsuccessful bidders will be returned after the canvass and tabulation of bids are completed.
4. Award. At the City Council Meeting at 6:00 p.m., August 4, 2025, bids shall be opened by the City Clerk, and a public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids.
5. Implementation of Sale. The City Clerk and any other necessary City official, are authorized to take any and all actions necessary and incidental to scheduling and implementing said sale.
6. Effective Date of this Resolution. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this July 21, 2025.

CITY OF CENTERVILLE, IOWA

By: 
Michael G. O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

**REAL ESTATE PURCHASE AGREEMENT
(Sale By Public Bid)**

THIS REAL ESTATE PURCHASE AGREEMENT (this "Agreement") is made and executed this Effective Date (hereinafter defined), by and between CITY OF CENTERVILLE, IOWA, an Iowa municipal corporation ("Seller") and _____, _____ (collectively or individually, "Buyer").

1. Offer to Buy. Buyer offers to buy that certain real property located at 1701 S. 19th, Centerville, Appanoose County, Iowa legally described as follows (the "Property"):

LOT 2 IN BLOCK 2 OF G. W. STEWART'S ADDITION TO THE TOWN (NOW CITY) OF CENTERVILLE, APPANOOSE COUNTY, IOWA.

reserving for the City of Centerville, Iowa, or its assignees, a perpetual easement over, across and through said real estate for the construction, repair and maintenance of water, sewer and other utility lines and appurtenances (collectively, the "Property").

2. Purchase Price. The purchase price for the Property is \$ _____ (the "Purchase Price"). Buyer has made a down payment in the amount of the Purchase Price, which will be applied to the Purchase Price at the Closing (hereinafter defined). Should the bid herein not be accepted by Seller, the Purchase Price will be returned to Buyer.

3. Condition of Property. Buyer agrees that it has had reasonable opportunity to inspect the Property, including the structures and improvements located upon the Property, and agrees to accept the same in an "AS-IS, WHERE-IS" condition.

4. Contingent on Council Action. The obligations of Seller to perform herein are contingent on the approval of this transaction by the Centerville City Council upon notice and hearing, which approval may be made by the City Council at its sole discretion. In the event Seller shall notify Buyer that the City Council has approved this Agreement, this contingency shall terminate. If Seller notifies Buyer that the City Council disapproved of this Agreement, then this Agreement shall be deemed null and void and this Agreement shall terminate without any other action by the parties to this Agreement and the Purchase Price shall be refunded to Buyer.

5. No Abstract, Conveyance by Quit Claim Deed. Seller is not required to provide an abstract of title to the Property and the Property shall be conveyed by Quit Claim Deed only.

6. Fixtures and Personal Property. All property that integrally belongs to or is part of the Property, such as light fixtures, drapes, curtains, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items, and electrical service cable, outside television towers and antenna, fencing, gates and landscaping shall be considered a part of the Property and included in the sale. All personal property located on the Property on the Closing Date shall be considered a part of the Property and included in this sale.

7. Closing.

a. Date and Place. The sale and purchase of the Property shall be consummated at a closing (the "Closing") to be held at the office of Attorney Nicole Cox, Cox Law Firm, LLP, 105 W. Van Buren, Centerville, IA 52544. The Closing shall occur on or before the date (the "Closing Date") that is 30 days after the City Council's approval of this offer by resolution.

b. Items to be Delivered by Seller at the Closing. At the Closing, Seller shall deliver to Buyer each of the following items:

i. Quit Claim Deed signed by Seller conveying unto Buyer any interest that Seller owns in the Property;

ii. Groundwater Hazard Statement signed by Seller, if required;

iii. Declaration of Value signed by Seller; and

iv. Possession of the Property.

c. Items to be Delivered by Buyer at the Closing. At the Closing, Buyer shall deliver to Seller any remainder of the Purchase Price.

d. Adjustments and Prorations. Seller shall pay all real estate taxes through the Closing Date, including any unpaid real estate taxes for prior tax years. Buyer shall pay all subsequent real estate taxes. Seller shall pay all special assessments for improvements that have been installed as of the date of this Agreement.

e. Other Items. Except as otherwise provided herein, each party shall pay its share of all other closing costs as is normally paid by a seller or purchaser, respectively, in a transaction of this character in Appanoose County, Iowa.

8. Remedies of Parties.

a. Default by Seller. If Seller fails to timely perform its obligations under this Agreement, Buyer shall have the right to terminate this Agreement and have all payments made returned to Buyer.

b. Default by Buyer. If Buyer fails to perform its obligations under this Agreement, Seller may forfeit this Agreement as provided in Iowa Code (Chapter 656), in which case this Agreement shall be deemed null and void, or, at Seller's option, upon thirty days' written notice of intention to accelerate the payment of the entire balance due because of Buyer's default (during which thirty days the default is not corrected), Seller may declare the entire balance immediately due and payable. Thereafter, this Agreement may be foreclosed in equity and the Court may appoint a receiver.

c. Attorneys' Fees. In the event either party files a lawsuit in connection with this Agreement or any provisions contained herein, then the party that prevails in such action shall be

entitled to recover from the non-prevailing party, in addition to all other remedies or damages as limited herein, reasonable attorneys' fees and court costs incurred in such lawsuit.

d. Other Remedies. Buyer and Seller are also entitled to utilize any and all other remedies or actions at law or in equity available to them, including specific performance and injunctive relief.

e. Survival. This Section shall survive the Closing or the earlier termination of this Agreement.

9. Miscellaneous.

a. Time is of the Essence. Time is of the essence in this Agreement.

b. Notices. Any notice required or permitted to be given under this Agreement (except any notice required by law) shall be void and of no effect unless given in accordance with the provisions of this Section. All notices (except as may otherwise be provided by law) must be in writing and delivered to the person to whom it is directed either (i) in person, (ii) by an overnight delivery service (such as FedEx or UPS) or (iii) by certified mail, return receipt requested. All notices so given shall be deemed delivered and received on, (i) if delivered in person, the date delivered, (ii) if sent via overnight delivery service, the next day after delivered to such overnight delivery service; and (iii) if sent via certified mail, three days after being deposited in the mail. All notices shall be given to the parties hereto at the addresses set forth below the signature of such party. Either party may change its address for notice from time to time by delivery of at least ten days' prior notice of such change to the other party hereto in the manner prescribed herein.

c. Entire Agreement. This Agreement and the exhibits attached hereto constitute the entire agreement of the parties with respect to the subject matter hereof, and supersedes all other oral or written agreements between the parties. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement, oral and written, are expressly merged into and superseded by this Agreement.

d. Amendment; Waiver. Except as specifically provided herein, no change, modification, amendment, addition or termination of this Agreement or any part thereof shall be valid unless in writing and signed by or on behalf of the party to be charged therewith. No provision of this Agreement or any default, misrepresentation, or breach of warranty or agreement under this Agreement may be waived except in a writing executed by the party against which such waiver is sought to be enforced.

e. Brokers. Each party represents and warrants to the other that no brokers or finders have been engaged by it, respectively, in connection with this Agreement. This covenant shall survive the Closing or termination of this Agreement.

f. Blocked Persons. Buyer and Seller each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to

any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation.

g. Assignment. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns. This Agreement may not be assigned by Buyer or Seller without the prior written consent of the other party. Notwithstanding the foregoing, this Agreement may be assigned in whole or in part by Buyer to any affiliate of Buyer.

h. Construction and Interpretation. The terms (i) "herein", "hereof", "hereunder", "hereby" and other similar references are construed to mean and include this Agreement and all amendments and supplements unless the context clearly indicates or requires otherwise, (ii) "day" means calendar day (i.e., not a business day), unless specified otherwise, (iii) "including" means including, without limitation, (iv) "terms" and "provisions" are deemed to be synonymous and (v) "sole discretion" and "sole and absolute discretion" are deemed to be synonymous. All references to "Sections" contained in this Agreement are, unless specifically indicated otherwise, references to articles, sections, subsections and paragraphs of this Agreement. Each reference to an "Exhibit" is, unless specifically indicated otherwise, a reference to a schedule or an exhibit to this Agreement, which is incorporated into this Agreement by each such reference. Whenever in this Agreement the singular number is used, the same shall include the plural as appropriate (and vice versa), and words of any gender shall include each other gender as appropriate. The captions in this Agreement are for convenience only and in no way affect the interpretation of this Agreement. The normal rule of construction that any ambiguities be resolved against the drafting party shall not apply to the interpretation of this Agreement.

i. Governing Law. This Agreement shall be construed, enforced and interpreted in accordance with the laws of the State of Iowa, without regard to principles of conflicts of law.

j. Counterparts and Electronic Signatures. This Agreement may be executed in one or more counterparts, each of which will be deemed an original, but all of which will constitute one and the same instrument and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other parties. Signatures hereon that are transmitted by electronic means such as telecopy and e-mail shall be binding as if they were original and counterparts hereof with electronic signatures shall be deemed originals for all purposes.

k. Severability. If any provision of this Agreement, or any application of any such provision to any party or circumstances, shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstances, other than the application as to which such provision is determined to be invalid or unenforceable, shall not be affected thereby, and each provision shall be valid and shall be enforced to the fullest extent permitted by law.

l. Authority. Buyer represents that Seller has the full right, power and authority to execute, deliver and carry out the terms of this Agreement and any and all documents and agreements necessary to give effect to the provisions of this Agreement and to consummate the transactions contemplated hereby. The execution, delivery and consummation of this Agreement,

and all other agreements and documents executed in connection herewith by Buyer, have been duly authorized by all necessary actions on the part of Buyer. No other action, consent or approval on the part of Buyer or any other person or entity is necessary to authorize Buyer's due and valid execution, delivery and consummation of this Agreement and all other agreements and documents executed in connection herewith. This Agreement and all other agreements and documents executed in connection herewith by Buyer, upon due execution and delivery thereof, shall constitute the valid and binding obligations of Buyer, enforceable in accordance with their terms, except as enforcement may be limited by general principles of equity. Seller's obligations under this agreement shall only be binding upon Seller should the City Council approve this Agreement as provided in Section 4.

*THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGE TO FOLLOW*

THIS AGREEMENT is effective as of _____ (the "Effective Date").

SELLER:

CITY OF CENTERVILLE, IOWA,
an Iowa municipal corporation

Jason Fraser, City Administrator

Address of Seller:

c/o City Hall, 312 E. Maple
Centerville, IA 52544

Phone Number of Seller:

641.437.4339

BUYER:

Address of Buyer(s):

Phone Number of Buyer(s):

RESOLUTION NO. 2025-4165

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by Jonathan Matkovic – Sapphire Repair Center (individually or collectively, "Buyer"), to purchase from the City of Centerville, Iowa (the "City") that certain real property located at 1701 S. 19th, Centerville, Appanoose County, Iowa and legally described as follows (the "Property");

LOT 2 IN BLOCK 2 OF G. W. STEWART'S ADDITION TO THE TOWN (NOW CITY) OF CENTERVILLE, APPANOOSE COUNTY, IOWA.

for the sum of \$ 2500 (the "Purchase Price"), and a copy of the executed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Appanoose Weekly, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice, public hearing was held in the Council Chambers at City Hall, 312 E. Maple, Centerville, IA 52544 at 6:00 p.m. August 4, 2025; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price to Buyer pursuant to the terms of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the Mayor and any other necessary City official is hereby authorized to execute any and all documents necessary to accomplish the sale of the Property to Buyer.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this August 4th, 2025.

CITY OF CENTERVILLE, IOWA

By: Michael G. O'Connor
Michael G. O'Connor, Mayor

ATTEST:

Jason Fraser
Jason Fraser, City Administrator

RESOLUTION # 2025-4166

RESOLUTION AUTHORIZING PUBLIC BID PROCEDURE AND SETTING TIME AND PLACE OF PUBLIC HEARING FOR THE CONVEYANCE OF REAL PROPERTY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

WHEREAS, City of Centerville, Iowa owns real property located on W. Washington and W. Van Buren Streets, Centerville, Appanoose County, Iowa legally described as follows (the "Property"):

W. Van Buren (Parcel No. 340011006600000):

LOT 11 AND THE WEST ONE-HALF OF LOT 12, THATCHER'S ADDITION TO CENTERVILLE, APPANOOSE COUNTY, IOWA.

AND

LOTS SEVEN (7), EIGHT (8) AND NINE (9) IN T. M. FEE'S ADDITION TO THE CITY OF CENTERVILLE, APPANOOSE, APPANOOSE COUNTY, IOWA. SUBJECT TO EASEMENTS OF RECORD.

W. Washington (Parcel No. 340011005390000):

Lot 6, T.M. Fee's Addition to the City of Centerville, Iowa.

W. Washington (Parcel No. 340011005380000):

The West 50 feet of Lot 10, Thatcher's Addition to the City of Centerville, Iowa.

WHEREAS, the City Council of the City of Centerville, Iowa has determined that it would be appropriate to attempt to sell the Property by accepting sealed bids and pursuant to the terms and conditions of Iowa Law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE:

1. Authorization of Sale. The Property shall be sold pursuant to the sealed bid process set forth below.
2. Bid Process. Sealed bids will be received by the City Clerk, at City Hall, 312 E. Maple, Centerville, IA 52544, until 2:00 p.m, September 2nd, 2025, for the sale and conveyance of the Property.
3. Bid Requirements. **Each bid shall be enclosed in a sealed envelope and include:**
 - a. Real Estate Purchase Agreement **signed by the bidder** with the purchase price filled in with the amount of the bid for the Property (A copy of the form of Real Estate Purchase Agreement is attached hereto as Exhibit A and is also available at Centerville City Hall); and

- b. Deposit Check in the amount of 10% of the bidder's proposed purchase price made payable to CITY OF CENTERVILLE. Checks of unsuccessful bidders will be returned after the canvass and tabulation of bids are completed.

- 4. Award. At the City Council Meeting at 6:00 p.m, September 2nd, 2025 bids shall be opened by the City Clerk and public hearing will be held. Anyone wishing to object to the sale of the Property may do so at that time. Those bidders who have submitted timely bids meeting the requirements listed above may increase their bids after all bids have been opened by the City. The highest bidder shall be awarded the Property; provided, however, the City reserves the right to reject any or all bids.

- 5. Implementation of Sale. The City Clerk and any other necessary City official, are authorized to take any and all actions necessary and incidental to scheduling and implementing said sale.

- 6. Effective Date of this Resolution. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this August 6th, 2025.

CITY OF CENTERVILLE, IOWA

By: Michael G. O'Connor
Michael G. O'Connor, Mayor

ATTEST:

Jason Fraser
Jason Fraser, City Administrator

Res. 2025-4167

APPLICATION FOR TAX ABATEMENT

TO: CENTERVILLE CITY COUNCIL

The undersigned does hereby apply for the tax abatement established by the Centerville Urban Revitalization Plan in accordance with Chapter 404, *Code of Iowa*, and does hereby submit the following information relating thereto:

Name of Owner:

Tammy Cassidy

Address of Owner:

1212 S 15th Centerville

Location of Improvement Legal

Description of Property:

New build home

Residential, Commercial, or Industrial Use:

Residential

Nature of Improvement:

Present Assessed Value:

207,500

Estimated Cost of Improvement (must increase assessed value more than 10% to Qualify):

Estimated Date of Completion of Improvement:

Tammy Cassidy
Owner

APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on August 18, 2025

Mil O'Connell 8/18/25
MAYOR

Jason Fraser 8/18/25
Jason Fraser, City Administrator/Zoning Administrator

RESOLUTION NO. 2025-4168

RESOLUTION SETTING TIME AND PLACE OF HEARING ON A PROPOSAL TO VACATE THAT CERTAIN ALLEY RUNNING EAST WEST LYING BETWEEN LOT 2 AND LOT 3, BLOCK 3, WOODEN'S SECOND ADDITION TO THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA

WHEREAS, the City of Centerville, Iowa (the "City") has received a request to vacate the following-described alley, to-wit (the "Alley"):

Commencing at the Southwest Corner of Lot 3, Block 3, Wooden's Second Addition to the City of Centerville, Iowa, thence South to the Northwest Corner of Lot 2, Block 3, Wooden's Second Addition to the City of Centerville, Iowa, thence East to the Northeast corner of said Lot 2, Block 3, thence North to the Southeast Corner of said Lot 3, Block 3, thence West to point of beginning, subject to easements of record and franchises and reserving to the City of Centerville or its designee to the right to erect, construct and maintain water and sewer lines and other utilities upon, across and over the above described real estate; and

WHEREAS, Section 354.23, *Code of Iowa*, permits the City Council to vacate a part of an official plat by resolution or ordinance that had been conveyed to the city or dedicated to the public which is deemed by the City Council to be of no benefit to the public following a public hearing.

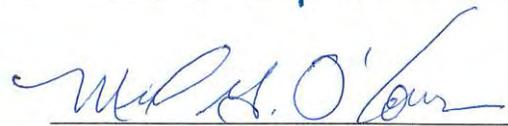
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. The proposal to vacate the Alley will be considered by the City Council at a meeting to be held on the 15th day of September, 2025, commencing at 6:00 p.m. in the Council chambers at the City Hall in Centerville, Iowa.

Section 2. The City Clerk is hereby directed to publish a notice of said proposal to vacate the Alley, said notice to be published not less than four (4), nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

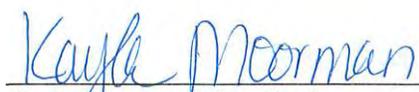
Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED and APPROVED by the City Council this 3rd day of September, 2025.



Michael G. O'Connor, Mayor

ATTEST:



Kayla Moorman, City Clerk

RESOLUTION NO. 2025-4169

RESOLUTION AUTHORIZING CONVEYANCE OF REAL PROPERTY

WHEREAS, an offer has been made by Ronnie Sales (individually or collectively, "Buyer"), to purchase from the City of Centerville, Iowa (the "City") real property located on W. Washington and W. Van Buren Streets, Centerville, Appanoose County, Iowa legally described as follows (the "Property"):

W. Van Buren (Parcel No. 340011006600000):

LOT 11 AND THE WEST ONE-HALF OF LOT 12, THATCHER'S ADDITION TO CENTERVILLE, APPANOOSE COUNTY, IOWA.

AND

LOTS SEVEN (7), EIGHT (8) AND NINE (9) IN T. M. FEE'S ADDITION TO THE CITY OF CENTERVILLE, APPANOOSE, APPANOOSE COUNTY, IOWA. SUBJECT TO EASEMENTS OF RECORD.

W. Washington (Parcel No. 340011005390000):

Lot 6, T.M. Fee's Addition to the City of Centerville, Iowa.

W. Washington (Parcel No. 340011005380000):

The West 50 feet of Lot 10, Thatcher's Addition to the City of Centerville, Iowa.

for the sum of \$ 55,000.00 (the "Purchase Price"), and a copy of the executed Real Estate Purchase Agreement is attached hereto as Exhibit "A" (the "Agreement");

WHEREAS, a notice of the proposal to convey the Property to Buyer (the "Notice") was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Appanoose Weekly, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to the Notice, public hearing was held in the Council Chambers at City Hall, 312 E. Maple, Centerville, IA 52544 at 6:00 p.m, September 2nd, 2025; and

WHEREAS, no written or oral objections were made to the proposed conveyance of the Property, and it was deemed by the City Council to be in the best interests of the City that the Property be sold for the Purchase Price to Buyer pursuant to the terms of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. Buyer's offer of the Purchase Price for the purchase of the Property pursuant to the terms of the Agreement is hereby accepted and approved.

Section 2. On behalf of the City, the Mayor and any other necessary City official is hereby authorized to execute any and all documents necessary to accomplish the sale of the Property to Buyer.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED this September 3rd, 2025.

CITY OF CENTERVILLE, IOWA

By: Michael G. O'Connor
Michael G. O'Connor, Mayor

ATTEST:

Jason Fraser
Jason Fraser, City Administrator

RESOLUTION NO. 2025-4170

RESOLUTION SETTING TIME AND PLACE OF HEARING ON A PROPOSAL TO CONVEY THAT CERTAIN ALLEY RUNNING EAST WEST LYING BETWEEN LOT 2 AND LOT 3, BLOCK 3, WOODEN'S SECOND ADDITION TO THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA

WHEREAS, an offer has been made to purchase the following-described real property (the "Property"):

Commencing at the Southwest Corner of Lot 3, Block 3, Wooden's Second Addition to the City of Centerville, Iowa, thence South to the Northwest Corner of Lot 2, Block 3, Wooden's Second Addition to the City of Centerville, Iowa, thence East to the Northeast corner of said Lot 2, Block 3, thence North to the Southeast Corner of said Lot 3, Block 3, thence West to point of beginning, subject to easements of record and franchises and reserving to the City of Centerville or its designee to the right to erect, construct and maintain water and sewer lines and other utilities upon, across and over the above described real estate,

by David E. Tubbs, Trustee of the David E. Tubbs Revocable Trust U/A/D September 21, 2023 (the "Tubbs Trust"), for the sum of One Dollar (\$1.00) and other valuable consideration, which shall include all costs incurred in connection with these proceedings including attorney fees, publication fees and abstracting; and

WHEREAS, Section 364.7, *Code of Iowa*, permits the City Council to dispose of interests in real estate subsequent to the publication of notice and a public hearing on the proposal,

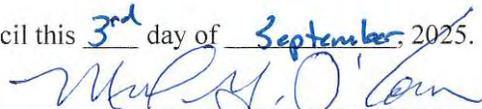
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. The proposal to convey the Property to the Tubbs Trust, for the sum of One Dollar (\$1.00) and other valuable consideration, which shall include all costs incurred in connection with these proceedings, will be considered by the City Council at a meeting to be held on the 15th day of September, 2025, commencing at 6:00 p.m. in the Council chambers at the City Hall in Centerville, Iowa.

Section 2. The City Clerk is hereby directed to publish a notice of said proposal to convey the Property, said notice to be published not less than four (4), nor more than twenty (20) days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED and APPROVED by the City Council this 3rd day of September, 2025.



Michael G. O'Connor, Mayor

ATTEST:



Kayla Moorman, City Clerk

RESOLUTION NO. 2025-4171

RESOLUTION AUTHORIZING CONVEYANCE OF THAT CERTAIN ALLEY RUNNING EAST WEST LYING BETWEEN LOT 2 AND LOT 3, BLOCK 3, WOODEN'S SECOND ADDITION TO THE CITY OF CENTERVILLE, APPANOOSE COUNTY, IOWA

WHEREAS, an offer has been made David E. Tubbs, Trustee of the David E. Tubbs Revocable Trust U/A/D September 21, 2023, to purchase the following-described real property (the "Property"):

Commencing at the Southwest Corner of Lot 3, Block 3, Wooden's Second Addition to the City of Centerville, Iowa, thence South to the Northwest Corner of Lot 2, Block 3, Wooden's Second Addition to the City of Centerville, Iowa, thence East to the Northeast corner of said Lot 2, Block 3, thence North to the Southeast Corner of said Lot 3, Block 3, thence West to point of beginning, subject to easements of record and franchises and reserving to the City of Centerville or its designee to the right to erect, construct and maintain water and sewer lines and other utilities upon, across and over the above described real estate.

for the sum of one dollar (\$1.00) and other valuable consideration, which shall include all costs incurred in connection with these proceedings; and

WHEREAS, a notice of the proposal to convey the above described real property to the said David E. Tubbs, Trustee of the David E. Tubbs Revocable Trust U/A/D September 21, 2023, was published once, not less than four (4) nor more than twenty (20) days before the date of hearing in the Appanoose Weekly, a newspaper of general circulation and published at least once weekly in the City;

WHEREAS, pursuant to said notice a public hearing was held in the Council Chambers at City Hall in the City of Centerville, Iowa, at its regular meeting commencing at 6:00 p.m. on the 15th day of September, 2025; and

WHEREAS, no written or oral objections were made to the proposed conveyance the Property and it was deemed by the City Council to be in the best interests of the City of Centerville, Iowa that the Property be sold for the consideration offered.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. The offer for the purchase of the above described real estate is hereby accepted and approved.

Section 2. On behalf of the City of Centerville, Iowa, the Mayor and City Clerk are hereby authorized to convey and deed the Property to David E. Tubbs, Trustee of the David E. Tubbs Revocable Trust U/A/D September 21, 2023, upon receipt of the consideration offered for said real property.

Section 3. This resolution shall become effective upon its passage and approval as provided by law.

PASSED and APPROVED by the City Council this 15th day of September, 2025.



Michael G. O'Connor, Mayor

ATTEST:



Kayla Moorman, City Clerk

Resolution 2025-4172
RESOLUTION ORDERING CONSTRUCTION OF CERTAIN PUBLIC
IMPROVEMENTS, AND FIXING A DATE FOR HEARING THEREON AND
TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the West Washington Street Sanitary Sewer Lateral Rehabilitation; and

WHEREAS, the City Council of the City of Centerville has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Administrator for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26 of the Code of Iowa, to hold a public hearing and to advertise for bids:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, STATE OF IOWA:

Section 1. That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the West Washington Street Sanitary Sewer Lateral Rehabilitation, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Hearing; the public improvements being more generally described as follows:

West Washington Street Sanitary Sewer Lateral Rehabilitation

Cleaning and televising of 8-inch sanitary sewer main, cleaning and televising of 4-inch and 6-inch sanitary sewer laterals, cured-in-place lining of 4-inch and 6-inch sanitary sewer laterals, installation of sewer clean-outs by vacuum insertion (Vac-A-Tee by LMK Technologies, Inc.), and all other miscellaneous work required to complete the project in accordance with the plans and specifications.

Section 2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as a part of the specifications.

Section 3. That the City Administrator be and is hereby directed to post a notice to bidders once in each of the following: (i) a relevant contractor plan room service with statewide

circulation; (ii) a relevant construction lead generating service with statewide circulation; and (iii) on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to October 15, 2025, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 2:00 P.M., on such date.

Section 4. That the City Council hereby delegates to the Engineer the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the notice to bidders and the results of the bids shall be considered at the meeting of this City Council on October 20, 2025, at 6:00 P.M.

Section 5. That the City Administrator be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. The publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 6:00 P.M. on October 20, 2025.

Section 6. That the City Administrator shall cause the notices described in Section 3 and Section 5 hereof to be posted and published, the posting and publication to be within the posting and publication timeline for each notice outlined above.

Section 7. That the Notice to Bidders and Notice of Public Hearing shall be substantially in the forms attached hereto:

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS AND SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE WEST WASHINGTON STREET SANITARY SEWER LATERAL REHABILITATION PROJECT FOR THE CITY OF CENTERVILLE, IOWA

Notice is hereby given that the City Council of Centerville, Iowa, will meet at City Hall, 312 E. Maple Street, Centerville, Iowa on the October 20, 2025 at 6:00 p.m. at which time and place a hearing will be held on the proposed plans and specifications, form of contract and estimate of cost for the West Washington Street Sanitary Sewer Lateral Rehabilitation project, in and for said City. Any interested person may appear at said hearing and file objections to the proposed plans, specifications, form of contract and estimated cost for said improvements.

The general description of types of work for which bids will be received is as follows:

Cleaning and televising of 8-inch sanitary sewer main, cleaning and televising of 4-inch and 6-inch sanitary sewer laterals, cured-in-place lining of 4-inch and 6-inch sanitary sewer laterals, installation of sewer clean-outs by vacuum insertion (Vac-A-Tee by LMK Technologies, Inc.), and all other miscellaneous work required to complete the project in accordance with the plans and specifications.

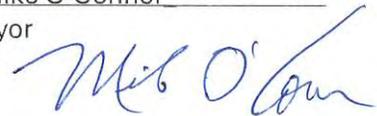
The project is located on West Washington Street, between N. 7th Street and N. 10th Street, in the City of Centerville.

Plans and specifications governing the construction of the proposed improvements have been prepared by the Engineer. These plans and specifications, and the proceedings of the City referring to and defining said improvements, are hereby made a part of this Notice, and the proposed contract by reference, shall be executed to comply therewith.

Published upon order of the City of Centerville, Iowa.

CITY OF CENTERVILLE, IOWA

BY /s/ Mike O'Connor
Mayor



ATTEST:

BY /s/ Jason Fraser
City Administrator

(end of notice)

NOTICE TO BIDDERS

WEST WASHINGTON STREET
SANITARY SEWER LATERAL REHABILITATION
CITY OF CENTERVILLE, IOWA

Sealed bids will be received by the City Administrator of Centerville, Iowa at City Hall, 312 E. Maple Street, Centerville, Iowa, 52544 until 2:00 p.m. on October 15, 2025, for the West Washington Street Sanitary Sewer Lateral Rehabilitation project in and for the City of Centerville, Iowa. At the above time and place all bids received by the City will be opened and publicly read with the results being reported to the Centerville City Council at their meeting at 6:00 p.m. on October 20, 2025 at City Hall, 312 E. Maple Street, Centerville, Iowa, at which time the Council will consider and may take action on the proposals submitted or at such time as may then be fixed.

The general description of the work for which bids will be received is as follows:

Cleaning and televising of 8-inch sanitary sewer main, cleaning and televising of 4-inch and 6-inch sanitary sewer laterals, cured-in-place lining of 4-inch and 6-inch sanitary sewer laterals, installation of sewer clean-outs by vacuum insertion (Vac-A-Tee by LMK Technologies, Inc.), and all other miscellaneous work required to complete the project in accordance with the plans and specifications.

A more detailed description of the kinds and approximate quantities of materials and types of construction for which bids will be received are set forth in the Bid Form included in the Project Manual prepared by Hall Engineering Company, which, together with the proposed form of contract, are now on file for public examination in the office of the City Administrator, and are by this reference made part hereof as though fully set out and incorporated herein.

The project is located on West Washington Street, from N. 7th Street to N. 10th Street in the City of Centerville.

Site visits can be arranged by contacting Nancy Buss at Hall Engineering Company by phone at (641) 437-4477 or by email at nbuss@hall-engineering.us.

All Bids shall be made on official proposal forms furnished by the Engineer and must be enclosed in a separate sealed envelope and plainly identified and addressed to the City of Centerville, Iowa.

Each Bid shall be accompanied by a cashier's check or certified check drawn on a state- chartered or federally chartered bank, or a certified share draft drawn on a state-chartered or federally chartered credit union, or a bidder's bond with corporate surety satisfactory to the City in an amount equal to Five percent (5%) of the total amount of the proposal. If bid bond is submitted, it must be in the form provided in the specifications. Said check or share draft may be cashed, or the bid bond forfeited as liquidated damages in the event the successful bidder fails or refuses to enter into a contract within fifteen (15) days of issuance of a Notice of Award and post bond satisfactory to the City insuring the faithful fulfillment of the contract and maintenance of said improvements

as required by law. The bid bond should be executed by a corporation authorized to contract as a surety in the State of Iowa, and must not contain any conditions either in the body or as an endorsement thereon.

The successful bidder will be required to furnish a corporate surety bond in an amount equal to one hundred per cent (100%) of the contract price, said bond to be issued by a responsible surety approved by the City, and shall guarantee the faithful performance of the contract and the terms and conditions therein contained, the payment for materials used in the project and the maintenance of said improvements in good repair for not less than one (1) year from the time of acceptance of said improvements by the City.

The City reserves the right to defer acceptance of any bid for a period not to exceed thirty (30) calendar days from the date of receipt of bids. The City reserves the right to reject any or all bids and to waive informalities and irregularities in the form of the bid and to enter into such contract, or contracts, as it shall deem to be in the best interests of the City.

Payment of the cost of said project will be made from such cash funds of the City as may be legally used for said purpose at the discretion of the City, including but not limited to, the proceeds from the sale of Revenue or General Obligation Bonds, and/or the proceeds from the sale of warrants, as authorized by Section 384.57 of the Code of Iowa, made payable from any or all of the above-mentioned sources.

The Contractor will be paid ninety-seven per cent (97%) of the value of acceptable work completed at the end of the preceding month. Final payment will be made not less than thirty-one (31) days after completion of the work and acceptance by the City, subject to the conditions and in accordance with the provisions of Chapter 573 of the Code of Iowa.

No such final payment will be due until the Contractor certifies to the City that the materials, labor, and services involved in the final estimate have been paid for in accordance with the requirements stated in the specifications. The City of Centerville is exempt from paying Sales and Use Tax and will supply Contractor with an "Iowa Sales Tax Exemption Certificate".

The work on this project may commence after receipt by the contractor of a written notice to proceed. All work shall be substantially completed by May 1, 2026. All work shall be completed and ready for final payment by June 1, 2026.

The Contractor shall pay the City liquidated damages in the amount of \$250 for each day that expires after the time specified above for substantial completion.

If the Contractor fails to complete the remaining work, after the date of substantial completion, the Contractor shall pay the City liquidated damages in the amount of \$500 for each day that expires after such work is completed and ready for final payment by the time specified above.

To the extent allowed by Federal law and regulation, by virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

To the extent required by Iowa law and allowed by federal law, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

Plans and specifications governing the proposed improvements have been prepared by the Engineer. These plans and specifications, and the proceedings of the City referring to and defining said improvements, are hereby made a part of this Notice, and the proposed contract by reference, shall be executed to comply therewith.

Copies of said plans and specifications and form of contract are now on file in the office of the City Administrator, for examination by bidders. Copies may be obtained from Hall Engineering Company, 300 E. Sheridan Ave., Centerville, Iowa 52544, upon deposit of \$100.00, by contacting Nancy Buss by telephone at (641) 437-4477 or by email at nbuss@hall-engineering.us. Plans and Specifications may also be obtained in an electronic format at no cost. Plans and specifications shall be refunded upon return in a reusable condition within fourteen (14) days after award of the project. If the plans and specifications are not returned within fourteen (14) days after award of the project and in a reusable condition, the deposit shall be forfeited.

Published upon order of the City of Centerville, Iowa.

CITY OF CENTERVILLE, IOWA

BY /s/ Mike O'Connor
Mayor

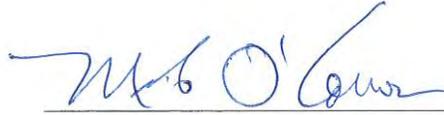
ATTEST:

BY /s/ Jason Fraser
City Administrator

(end of notice)

Section 8. All resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed insofar as the conflicting portions thereof are concerned.

PASSED AND APPROVED, this 15th day of September 2025.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4173

RESOLUTION APPROVING THE PAYMENT OF PARTIAL PAYMENT APPLICATION
#3 FOR THE CENTERVILLE MUNICIPAL AIRPORT
INSTALL 28.8 KW (DC) PHOTOVOLTAIC SOLAR ARRAY ON GROUND PROJECT

Moved by Branman and seconded by Hamilton that
the following resolution be adopted:

WHEREAS, the City of Centerville, Iowa is under contract with 1 Source Solar (Contractor) of Ankeny, Iowa for FAA 3-19-0013-017 (SD22), the install 28.8 KW (DC) photovoltaic solar array on ground project (Project) at the Centerville Municipal Airport; and

WHEREAS, the Contractor has submitted a request for partial payment (#3) for the Project, requesting payment for work done on the project as of August 11, 2025 in the amount of \$29,630.50 (includes 5% retainage); and

WHEREAS, staff has reviewed the request and is in concurrence with the payment request; and

WHEREAS, the amount of Partial Payment Application #3 is \$29,630.50 after deducting the retainage of 5%, as required by the contract documents until the project receives final acceptance by the Airport Commission and City of Centerville.

NOW, THEREFORE, BE IT RESOLVED that the City of Centerville, Iowa approves Partial Payment Application #3 in the amount of \$29,630.50 to 1 Source Solar of Ankeny.

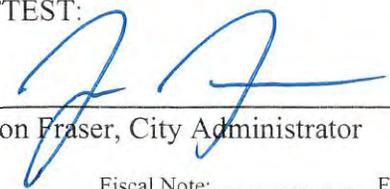
PASSED AND APPROVED, THIS 15th day of September, 2025.

CITY OF CENTERVILLE, IOWA



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

Fiscal Note: FAA AIP Grant Participation is 90%, Sponsor Match Participation is 10%.

RESOLUTION NO. 2025-4174

RESOLUTION ACCEPTING PROJECT AND APPROVING PAYMENT OF PARTIAL
PAYMENT APPLICATION #4 FOR THE CENTERVILLE MUNICIPAL AIRPORT
PHOTOVOLTAIC SOLAR ARRAY PROJECT

Moved by Braunman and seconded by Hamilton that
the following resolution be adopted:

WHEREAS, the City of Centerville, Iowa is under contract with 1 Source Solar (Contractor) of Ankeny, IA for FAA 3-19-0013-017 SD22, the photovoltaic solar array installation project (Project) at the Centerville Municipal Airport; and

WHEREAS, the Contractor has addressed all outstanding items identified from the final project walkthrough by the Owner, Engineer, and Contractor; and

WHEREAS, the Contractor has submitted all remaining documentation as required by the contract and the FAA; and the Engineer has submitted a STATEMENT OF COMPLETION dated August 8, 2025; and

WHEREAS, the remaining balance owed to the Contractor is the 5% retainage of \$30,664.85;

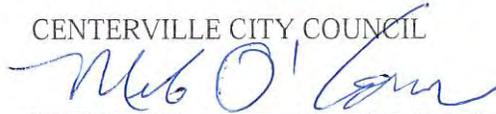
and **WHEREAS**, the amount of Partial Payment Application #4 is \$6,238.00.

NOW, THEREFORE, BE IT RESOLVED that the City of Centerville accepts the Photovoltaic Solar Array Installation Project (FAA 3-19-0013-017 SD22) at the Centerville Municipal Airport and authorizes the City Administrator to sign the STATEMENT OF COMPLETION; and

BE IT FURTHER RESOLVED that the City of Centerville, Iowa approves Partial Payment Application #4 in the amount of \$6,238.00 (final project retainage) to 1 Source Solar of Ankeny, IA, after 30 days from the date of final acceptance (or early release as approved by Owner).

PASSED AND APPROVED, THIS 15th day of September, 2025.

CENTERVILLE CITY COUNCIL



Mike O'Connor, Mayor

ATTEST:


Jason Fraser, City Administrator

| | | |
|---------------------|---|------------|
| <u>Fiscal Note:</u> | (Costs subject to minor revisions based on final FAA approvals) | |
| | 1 Source Solar Original Contract | \$ 124,760 |
| | Engineering Costs | \$ 60,760 |
| | Administrative Costs | \$ NONE |
| | Total Project Costs | \$ 185,520 |
| | 90% FAA Participation (SD22 Funding) | \$ 166,968 |
| | 10% Centerville Participation | \$ 18,552 |

RESOLUTION NO. 2025-4175

**A RESOLUTION APPOINTING
CITY ATTORNEY**

WHEREAS, the City's current City Attorney, Nicole Cox of Cox Law, has notified the City that her firm will no longer provide municipal legal services after December 31, 2025; and

WHEREAS, Hopkins & Huebner, P.C. has provided legal support to the City of Centerville on multiple occasions over the past several years; and

WHEREAS, the City Administrator has recommended appointing Hopkins & Huebner, P.C. to serve as City Attorney; and

WHEREAS, the City Council finds that appointing Hopkins & Huebner, P.C. is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. The City Council hereby appoints Hopkins & Huebner, P.C. to the position of City Attorney.

Section 2. Compensation shall be at Hopkins & Huebner, P.C.'s prevailing municipal billing rates, consistent with the terms of an engagement letter. The City Administrator is authorized to execute any necessary engagement documents.

Section 3. This appointment is effective upon the passage of this Resolution and the Mayor's signature, and shall continue until resignation by the firm or removal by the City Council.

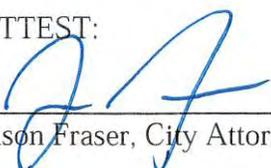
Section 4. All resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 6th day of October, 2025.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Attorney

RESOLUTION NO. 2025-4176
RESOLUTION TRANSFERRING FUNDS
FOR FISCAL YEAR 2026

WHEREAS, the City Council approves transfers between funds: and,

WHEREAS the records should now indicate appropriate transfer,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Centerville, Iowa, that the City Administrator be directed to make such transfers as follows:

SECTION 1. Cash Transfer

Transferred from: Utility Franchise Fund– 008-910-6910

Transferred to: General Fund– 001-910-4830

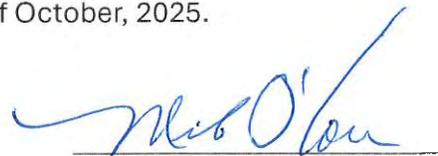
Amount: \$88,701.71

Explanation of Activity: These funds will be transferred from the Franchise Fee Revenue to the General Fund to support general fund operations, as permitted by the Franchise Agreement.

Section 2. All resolutions in conflict with this resolution are hereby repealed.

Section 3. This resolution shall be effective October 6, 2025.

PASSED AND APPROVED by the City Council this 6th day of October, 2025.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4177

**RESOLUTION MAKING AWARD OF CONTRACT
AND AUTHORIZING EXECUTION**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

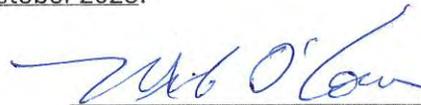
Section 1. That the following bid for the construction of certain public improvements described in general as the West Washington Street Sanitary Sewer Lateral Rehabilitation project, described in the plans, specifications, and contract heretofore adopted by this Council on September 15, 2025, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: Musson Bros., Inc. of Waukesha, WI

Amount of Bid: \$184,165.00

Section 2. That the Mayor and City Administrator are hereby directed to execute the contract with the contractor for the construction of the public improvements, such contract not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 20th day of October 2025.



Mike O'Connor, Mayor

Attest:



Jason Fraser, City Administrator



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Centerville

11/12/2025 3:00:34 PM

Expenses

| | General Fund Streets (001) | Road Use (110) | Other Special Revenues | Debt Service (200) | Capital Projects (300) | Utilities (600 & U0) | Grand Total |
|------------------------------------|----------------------------|----------------|------------------------|--------------------|------------------------|----------------------|-------------|
| Salaries - Roads/Streets | \$54,738 | \$296,343 | | | | | \$351,081 |
| Benefits - Roads/Streets | | \$900 | | | | | \$900 |
| Training & Dues | | \$496 | | | | | \$496 |
| Building & Grounds Maint. & Repair | | \$61 | | | | | \$61 |
| Operational Equipment Repair | \$16,148 | \$39,318 | | | | | \$55,466 |
| Other Utilities | \$1,839 | \$10,029 | | | | | \$11,868 |
| Other Maintenance and Repair | | \$22,785 | | | | | \$22,785 |
| Insurance | | \$30,282 | | | | | \$30,282 |
| Legal | | \$1,390 | | | | | \$1,390 |
| Medical | \$42 | \$63 | | | | | \$105 |
| Printing | \$69 | | | | | | \$69 |
| Street Maintenance Expense | \$7,988 | \$44,459 | | | | | \$52,447 |
| Technology Expense | \$98 | \$11,034 | | | | | \$11,132 |
| Other Professional Services | \$2,889 | \$300 | | | | | \$3,189 |
| Other Contract Services | \$20,998 | \$451 | | | | | \$21,449 |
| Minor Equipment Purchases | \$1,074 | \$6,532 | | | | | \$7,606 |



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Centerville

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| | General Fund Streets (001) | Road Use (110) | Other Special Revenues | Debt Service (200) | Capital Projects (300) | Utilities (600 & U0) | Grand Total |
|------------------------|----------------------------|------------------|------------------------|--------------------|------------------------|----------------------|--------------------|
| Office Supplies | \$239 | \$96 | | | | | \$335 |
| Operating Supplies | \$88 | \$98,149 | | | | | \$98,237 |
| Postage & Safety | | \$150 | | | | | \$150 |
| Heavy Equipment | | \$47,581 | | | | | \$47,581 |
| Office Equipment | | \$772 | | | | | \$772 |
| Bridges & Culverts | | \$16,725 | | | | | \$16,725 |
| Principal Payment | | | | \$480,000 | | | \$480,000 |
| Interest Payment | | | | \$26,813 | | | \$26,813 |
| Bond Registration Fees | | | | \$500 | | | \$500 |
| Street Lighting | | \$106,407 | | | | | \$106,407 |
| Traffic Control/Safety | | \$2,877 | | | | | \$2,877 |
| Snow Removal Salaries | | \$2,000 | | | | | \$2,000 |
| Total | \$106,210 | \$739,200 | | \$507,313 | | | \$1,352,723 |



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Centerville

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Revenue

| | General Fund Streets (001) | Road Use (110) | Other Special Revenues | Debt Service (200) | Capital Projects (300) | Utilities (600 & 00) | Grand Total |
|---------------------------------|----------------------------|------------------|------------------------|--------------------|------------------------|----------------------|--------------------|
| Levied on Property | \$106,210 | | \$0 | \$507,313 | | | \$613,523 |
| State Revenues - Road Use Taxes | | \$768,847 | | | | | \$768,847 |
| Charges/fees | | | | | | \$0 | \$0 |
| Total | \$106,210 | \$768,847 | \$0 | \$507,313 | | \$0 | \$1,382,370 |



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Centerville

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Bonds/Loans

| Bond/Loan Description | Principal Balance As of 7/1 | Total Principal Paid | Total Interest Paid | Principal Roads | Interest Roads | Principal Balance As of 6/30 |
|-----------------------|-----------------------------|----------------------|---------------------|------------------|-----------------|------------------------------|
| State Street Project | \$870,000 | \$480,000 | \$26,813 | \$480,000 | \$26,813 | \$390,000 |
| Total | \$870,000 | \$480,000 | \$26,813 | \$480,000 | \$26,813 | \$390,000 |



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Centerville

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Equipment

| Description | Model Year | Usage Type | Cost | Purchased Status |
|---|------------|------------|-----------|------------------|
| Freightliner Dump Truck | 2023 | Purchased | \$126,000 | No Change |
| International Dump Truck, Plow, Sander | 2019 | Purchased | \$75,493 | No Change |
| International 7300 SFA 4x2 | 2018 | Purchased | \$75,493 | No Change |
| Chevy Silverado 4x4 Pickup | 2017 | Purchased | \$33,415 | No Change |
| Western Snow Pusher | 2015 | Purchased | \$4,100 | No Change |
| Elgin Pelican Street Sweeper | 2014 | Purchased | \$149,053 | No Change |
| JD 2755 Tractor | 1985 | Purchased | \$34,591 | No Change |
| LeRoi Air Compressor | 1991 | Purchased | \$11,000 | No Change |
| BDC Pressure Washer | 1992 | Purchased | \$4,000 | No Change |
| 11 ft Flink Snow Plow # 272 | 1990 | Purchased | \$5,408 | No Change |
| 11 ft Flink Snow Plow #273 | 1990 | Purchased | \$5,408 | No Change |
| Power Screed | 1993 | Purchased | \$6,873 | No Change |
| 100' of 12" forms & hdwr | 1992 | Purchased | \$5,300 | No Change |
| HP Trailer - tilt 26' | 2018 | Purchased | \$7,800 | No Change |
| Flink Reversible Snow Plow #11PA38 | 1999 | Purchased | \$5,408 | No Change |
| 300' of 6" forms & hdwr | 1992 | Purchased | \$3,600 | No Change |
| Coates 11ft Snow Plow | 1998 | Purchased | \$3,000 | No Change |
| 11 ft. Flink Snow Plow | 1990 | Purchased | \$3,500 | No Change |
| John Deere 544K Wheel Loader | 2020 | Purchased | \$110,000 | No Change |
| Pentax Transit | 1998 | Purchased | \$3,500 | No Change |
| Hercules Sheeps Foot Roller Model SW112 | 1995 | Purchased | \$7,000 | No Change |



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Centerville

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| Description | Model Year | Usage Type | Cost | Purchased Status |
|-------------------------------|------------|------------|-----------|------------------|
| Okado Paving Breaker #303B | 2004 | Purchased | \$7,000 | No Change |
| Okado Tamper | 2001 | Purchased | \$4,000 | No Change |
| JD 670C Motograder | 2000 | Purchased | \$132,664 | No Change |
| Bobcat 773 Skid Steer | 2001 | Purchased | \$18,508 | No Change |
| Husqvarna Concrete Saw | 2019 | Purchased | \$15,076 | No Change |
| International Dump Truck | 2011 | Purchased | \$67,986 | No Change |
| John Deere Skid Loader 325G | 2018 | Purchased | \$70,000 | Traded |
| Mikita Cut Off Saw | 2006 | Purchased | \$900 | No Change |
| Mikasa Walk Behind Tamper | 1988 | Purchased | \$1,500 | No Change |
| Milwaukee Concrete Drill | 2006 | Purchased | \$1,600 | No Change |
| Mig Welder | 1995 | Purchased | \$2,300 | No Change |
| Safety Cage & Forks | 2000 | Purchased | \$900 | No Change |
| Post Hole Digger (2 Augers) | 1998 | Purchased | \$600 | No Change |
| Pacer Water Pump | 2005 | Purchased | \$300 | No Change |
| Wacker Concrete Vibrator | 1998 | Purchased | \$2,500 | No Change |
| Monroe Sander (4) | 1988 | Purchased | \$2,500 | No Change |
| JD Brush Cutter | 1990 | Purchased | \$3,500 | No Change |
| Proforce Powermate Generator | 2005 | Purchased | \$3,500 | No Change |
| Bush Hog | 1985 | Purchased | \$3,500 | No Change |
| Crafco Crack Sealer | 2006 | Purchased | \$27,500 | No Change |
| International 7300 Dump Truck | 2011 | Purchased | \$67,986 | No Change |
| Chevy Silverado | 2010 | Purchased | \$26,087 | No Change |
| H & H Trailer | 2024 | Purchased | \$106,000 | No Change |



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Centerville

11/12/2025 3:00:34 PM

| Description | Model Year | Usage Type | Cost | Purchased Status |
|-----------------------------|------------|------------|-----------|------------------|
| John Deere 335 P | 2024 | Purchased | \$106,000 | No Change |
| John Deere 85 P | 2024 | Purchased | \$148,000 | No Change |
| John Deere Skid Loader 325G | 2025 | Purchased | \$75,000 | No Change |



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Centerville

11/12/2025 3:00:34 PM

Street Projects

| Project Description | Contract Price | Final Price | Contractor Name |
|---------------------|----------------|-------------|-----------------|
|---------------------|----------------|-------------|-----------------|



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Centerville

11/12/2025 3:00:34 PM

Summary

| | General Fund Streets (001) | Road Use (110) | Other Special Revenues | Debt Service (200) | Capital Projects (300) | Utilities (600 & U0) | Grand Total |
|-----------------------|----------------------------|----------------|------------------------|--------------------|------------------------|----------------------|-------------|
| Beginning Balance | \$188,918 | \$19,473 | \$0 | \$214,609 | \$0 | \$0 | \$423,000 |
| SubTotal Expenses (-) | \$106,210 | \$739,200 | | \$507,313 | | | \$1,352,723 |
| Subtotal Revenues (+) | \$106,210 | \$768,847 | \$0 | \$507,313 | | \$0 | \$1,382,370 |
| Ending Balance | \$188,918 | \$49,120 | \$0 | \$214,609 | \$0 | \$0 | \$452,647 |

Mike O'Connor

Resolution Number: *2025-4178*
 Execution Date: *11/17/2025*
 Signature: *JF*

RES. 2025-4179

APPLICATION FOR TAX ABATEMENT

TO: CENTERVILLE CITY COUNCIL

The undersigned does hereby apply for the tax abatement established by the Centerville Urban Revitalization Plan in accordance with Chapter 404, Code of Iowa, and does hereby submit the following information relating thereto:

Name of Owner: Dennis Curtis

Address of Owner: 114 E Garfield St Centerville

Location of Improvement Legal 114 E Garfield St Centerville

Description of Property: 340011034550000

Residential, Commercial, or Industrial Use: Residential Garage

Nature of Improvement: New Garage

Present Assessed Value: 113,630⁰⁰

Estimated Cost of Improvement (must increase assessed value more than 10% to Qualify): \$32,000⁰⁰

Estimated Date of Completion of Improvement: 10-01-2026

Dennis Curtis
Owner

APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on November 17, 2025

Mil O'Leary

Jason Fraser
Jason Fraser, City Administrator/Zoning Administrator

RESOLUTION NO. 2025-4180

**A RESOLUTION APPROVING A CHANGE IN ZONING FOR PARCELS
341011002890000 AND 341011003330000 FROM RESIDENTIAL 2 (R-2) TO
URBAN CORRIDOR COMMERCIAL (UC)**

WHEREAS, a request has been made to the City of Centerville, Iowa, to change the zoning classification of Parcels 341011002890000 and 341011003330000 from Residential 2 (R-2) to Urban Corridor Commercial (UC); and

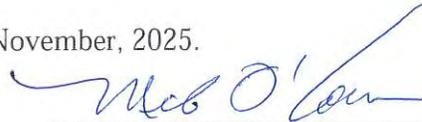
WHEREAS, the Planning and Zoning Commission of the City of Centerville, Iowa, after due consideration, has recommended to the City Council that the zoning of said parcels be changed from Residential 2 (R-2) to Urban Corridor Commercial (UC); and

WHEREAS, notice of a public hearing before the City Council on the proposed zoning change was given as required by law, and said public hearing was held on the 17th day of November, 2025, at which time all interested persons were given the opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF CENTERVILLE, IOWA:**

1. That the proposed change in zoning for Parcels 341011002890000 and 341011003330000 from Residential 2 (R-2) to Urban Corridor Commercial (UC) is hereby approved.
2. That the Official Zoning Map of the City of Centerville, Iowa, shall be and is hereby amended to reflect said change in zoning for Parcels 341011002890000 and 341011003330000 from Residential 2 (R-2) to Urban Corridor Commercial (UC).

PASSED AND APPROVED this 17th day of November, 2025.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4181

RESOLUTION AMENDING RESOLUTION #2025-4153 SETTING SALARIES FOR APPOINTED OFFICERS & EMPLOYEES OF THE CITY OF CENTERVILLE, IOWA FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 & ENDING JUNE 30, 2026

WHEREAS, on the 16th day of June 2025, the City Council passed Resolution #2025-4153 setting salaries for appointed officers and employees in the City of Centerville, Iowa, for the fiscal year commencing July 1, 2025, and ending June 30, 2026, and

WHEREAS, the salary resolution was previously amended once on 07 JULY 2025 via 2025-4159; and

WHEREAS, the roles of Part-time Customer Service and Part-Time Firefighter have moved to full-time since the passage of the original salary resolution; and

WHEREAS, the City Council desires to amend the said Resolution to reflect the additional working hours for the referenced positions as set forth herein:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

SECTION 1. The following persons and positions named shall be paid the salaries or wages indicated and the City Clerk is hereby authorized to issue warrants or checks, less the legally required or authorized deductions from the amount set out below on bi-weekly installments, and make such contributions to IPERS/MPFSRI and Social Security or other purposes as required by law or authorized by the City Council, all subject to audit and review by the Council:

| <u>POSITION</u> | <u>RATE</u> | <u>HOURS</u> |
|-------------------------------|------------------|---------------|
| Customer Service, Emily Deahl | \$20.00 per hour | 40 Hours/week |
| Firefighter, Tim Wells | \$25.75 per hour | As Required |

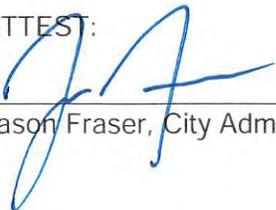
SECTION 2. All resolutions in conflict with this resolution are hereby repealed.

SECTION 3. This resolution shall be effective for the Customer Service position as of November 17, 2025.

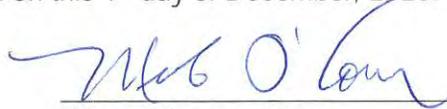
SECTION 4. This resolution shall be effective as of July 1, 2025, for Firefighter Tim Wells.

PASSED AND APPROVED by the City Council on this 1st day of December, 2025.

ATTEST:



Jason Fraser, City Administrator



Mike O'Connor, Mayor

APPLICATION FOR TAX ABATEMENT

TO: CENTERVILLE CITY COUNCIL

The undersigned does hereby apply for the tax abatement established by the Centerville Urban Revitalization Plan in accordance with Chapter 404, Code of Iowa, and does hereby submit the following information relating thereto:

Name of Owner: The Continental Hotel, L.L.C.

Address of Owner: 217 N. 13th Street

Location of Improvement Legal 209 N. 13th Street

Description of Property: Orig Town S 1/2 Lot 5 BLK
2 RGE 5

Residential, Commercial, or Industrial Use: Commercial

Nature of Improvement: rehabilitate original floor plan
office use

Present Assessed Value: total of \$79,000

Estimated Cost of Improvement (must increase assessed value more than 10% to Qualify): \$295,436.70

Estimated Date of Completion of Improvement: 4/30/2026

[Signature]
Owner

APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on 12/01/2025

[Signature]
Jason Fraser, City Administrator/Zoning Administrator
Mike O'Connor Mayor

JA
12/2/25

RESOLUTION NO. 2025-4183

**A RESOLUTION APPOINTING MIKE MOORE AS POLICE CHIEF FOR THE CITY OF
CENTERVILLE**

WHEREAS, the City of Centerville, Iowa, is committed to delivering high-quality police protection through the Centerville Police Department; and

WHEREAS, Centerville Police Chief Tom Demry will retire as Centerville Police Chief effective March 15, 2025; and

WHEREAS, the City conducted a formal recruitment and selection process to identify a qualified candidate to serve as Police Chief, in accordance with applicable Civil Service requirements and City policies; and

WHEREAS, Mike Moore was determined to be the most qualified candidate for the position; and

WHEREAS, Iowa Code Section 400.13 and Centerville Municipal Code Section 2.64.010 authorize the city council to appoint the police chief, and;

WHEREAS, Mike Moore shall be appointed by subject to the confirmation of the Centerville City Council, employment requirements, including background and reference checks, verification of certifications, and other necessary documentation for a term commencing as of the date of the appointment and expiring upon such person's removal by the Centerville City Council or retirement or resignation;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

Section 1. Mike Moore is hereby formally appointed to the position of Police Chief for Centerville Police Department, effective February 2nd, 2026.

Section 2. The Police Chief shall serve as a full-time, exempt department head under the direction of the City Administrator, with duties and responsibilities as set forth in the Iowa Code, the City's Code of Ordinances, the City's organizational policies and the job description for the position.

Section 3. Compensation and benefits shall be provided in accordance with the approved salary structure for department heads and the terms outlined in the employment offer and as specified by resolution by the city council

Section 4. This resolution shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED by the City Council this 1st day of December, 2025.



Michael G. O'Connor, Mayor

Attest:



Jason Fraser, City Administrator

RESOLUTION NO. 2025-4184

Moved by Sherwood and seconded by Braunman that the following resolution be adopted:

WHEREAS, as a condition to receiving State and Federal aid for the Centerville Municipal Airport, the following provisions must be met:

- Approved 5-Year Airport Capital Improvement Program (ACIP); and
- Approved ACIP Data Sheets with the Sponsor’s Signature; and
- Certification that the local match funding exists if the grant is awarded; and
- Authorization to submit the proposed ACIP to FAA; and

WHEREAS, the FY2027 Five-Year Airport Capital Improvement Program and the ACIP Data Sheets are attached listing projects deemed to be in the best interest to the Centerville Municipal Airport; and

WHEREAS, the proposed FY2027 ACIP was reviewed and has been, or is being approved by the FAA Planner for Iowa.

NOW, THEREFORE, BE IT RESOLVED that the City of Centerville, Iowa authorizes the submittal of the FY2027 Airport Capital Improvement Program and associated ACIP Data Sheets for possible FY2027-2031 Federal Aviation Administration Grants and certifies that the local match of 10% is available for each project awarded a grant subject to minor revisions based on final FAA review comments.

CITY OF CENTERVILLE, IOWA



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator

12/15/2025

| | | |
|---------------------|---|-----------|
| <u>Fiscal Note:</u> | FY2027 Estimated Local Match Amount | \$ 00 |
| | FY2028 Estimated Local Match Amount | \$ 00 |
| | FY2029 Estimated Local Match Amount | \$ 36,000 |
| | FY2030 Estimated Local Match Amount | \$ 00 |
| | FY2031 Estimated Local Match Amount | \$ 00 |

APPLICATION FOR TAX ABATEMENT

TO: CENTERVILLE CITY COUNCIL

The undersigned does hereby apply for the tax abatement established by the Centerville Urban Revitalization Plan in accordance with Chapter 404, Code of Iowa, and does hereby submit the following information relating thereto:

Name of Owner: Ron Creagan

Address of Owner: 921 E Cross

Location of Improvement Legal 543 Hayes Richard St Place

Description of Property: Residential 1 story Ranch
Brick Court

Residential, Commercial, or Industrial Use: Residential

Nature of Improvement: Complete Interior & Exterior
New windows Doors Same Floor Garage

Present Assessed Value: \$64,776

Estimated Cost of Improvement (must increase assessed value more than 10% to Qualify): \$223,802

Estimated Date of Completion of Improvement: 11/2025

Ronald Creagan
Owner

APPROVAL

The foregoing application was approved by resolution of the Centerville City Council on December 15th, 2023

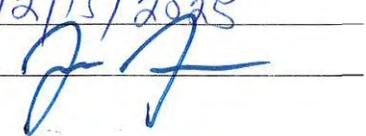
Jason Fraser
Jason Fraser, City Administrator/Zoning Administrator

6. This Notice does not relieve Contractor of any surviving obligations under the Construction Contract and is subject to Owner's reservations of rights with respect to completion and final payment.

Signed:

Strand Associates, Inc.
By (signature): 
Name (printed): Jennifer Ruddy, P.E.
Date: December 10, 2025
Title: Project Manager
Iowa Registration No.: P22830

Accepted by:

Owner: City of Centerville, Iowa
Resolution: 2025-4186
Signed: 
Title: MAYOR
Date: 12/15/2025
Attest: 

Distribution:

Engineer
Contractor
Owner
Iowa Department of Natural Resources (IDNR)

RESOLUTION NO. 2025-4188

**A RESOLUTION SETTING TIME AND PLACE OF PUBLIC HEARING
REGARDING PROPOSED CHANGE IN ZONING FOR PARCELS
341011002890000 AND 341011003330000 FROM RESIDENTIAL 2 (R-2) TO
URBAN CORRIDOR COMMERCIAL (UC)**

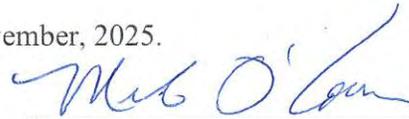
WHEREAS, a request has been made to the City of Centerville, Iowa to consider a change in zoning for parcels 341011002890000 and 341011003330000 from Residential 2 (R-2) to Urban Corridor Commercial (UC)

WHEREAS, the Planning and Zoning Commission has recommended to the City Council that this specified residential zoning be changed to Urban Corridor Commercial (UC).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTERVILLE, IOWA:

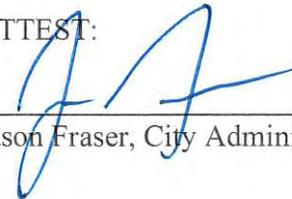
The City of Centerville, Iowa, will hold a public hearing on the proposed zoning change for parcels 341011002890000 and 341011003330000 from Residential 2 (R-2) to Urban Corridor Commercial (UC) on November 17th, at 6:00 p.m., at City Hall, Centerville, Iowa.

PASSED AND APPROVED this 3rd day of November, 2025.



Mike O'Connor, Mayor

ATTEST:



Jason Fraser, City Administrator