

CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES

June 15, 2026

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

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

Mayor O'Connor led the Pledge of Allegiance.

Hoffman moved, seconded by Brauman, to approve the agenda presented. Ayes: All. The motion carried.

Public Comments were made by Chandler Shook, Economic Development Director for PACT.

Brauman moved, seconded by Kruzic, to approve the consent agenda as presented, which includes the following: Approval of Minutes of June 1, 2026, Regular Council Meeting; Approval of Committee/Board Minutes: Library Board Meeting 05-13-2026; Airport Commission Meeting 05-11-2026; Park Board 05-18-2026, Historic Preservation Committee Meeting 05-06-2026; Approval of Beer/Liquor License(s): My Party Place Lounge LLC LC0044486; Approval of Tobacco License(s): Yesway #1031 (104007648); Monthly Wastewater Project report – Strand Associates; Approval of Res. 2026-4227 XFER Utility Franchise Fund (008) to General Fund (001); Approval of Res. 2026-4228 XFER Sewer Revenue Reserve (612) to Sewer Bond Sinking (611); Approval of Mayor's Re-Appointment of Mike Cockrum to Library Board with a term ending July 1, 2032; Approval of Res. 2026-4229 Amendment No. 5 to the FY26 Salary Resolution; Approval of Street Closure of N. 7th Street from W. State to W. Van Buren on August 22nd from 3 pm to 9 pm – First Baptist Church. Roll Call Vote as follows. Ayes: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Motion passes.

Moved by Hamilton, seconded by Hoffman, to open a public hearing on the proposed plans and specifications, form of contract, and estimate of cost for the E. Oak Street Reconstruction Project for the City of Centerville, Iowa. Ayes: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Motion passes.

No Public Comments were received.

Moved by Creagan, seconded by Brauman, to close the public hearing on the proposed plans and specifications, form of contract, and estimate of cost for the E. Oak Street Reconstruction Project for the City of Centerville, Iowa. Ayes: All. Motion carried.

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

Hoffman moved, seconded by Brauman, to approve the May 2026 Financial Report. Ayes: All. Motion carried.

Departmental reports highlighting the activities of the City Administrator, Public Works Director, and Library Director were presented.

City Administrator Fraser provided a summary of the building code discussion to date. The Council provided input. A council work session to complete the discussion is being planned for July to further discuss the issue.

Moved by Brauman, seconded by Creagan, to approve the Construction Inspection Agreement with Hall Engineering. Ayes: All. Motion carried.

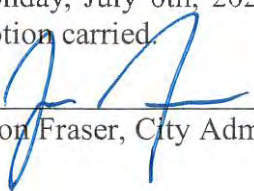
Moved by Brauman, seconded by Creagan, to approve Res. 2026-4223 FY27 Fee Schedule. Roll Call Vote as follows. Ayes: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Motion passes.

Moved by Hamilton, seconded by Brauman, to approve Res. 2026-4230 Appointing Don Sherwood as Volunteer Fire Chief for the Centerville Fire Department. Ayes: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Motion passes.

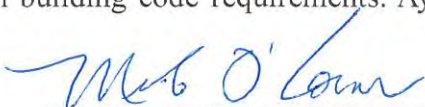
Moved by Creagan, seconded by Brauman, to approve Res. 2026-4231 approving submission of TAP Application. Roll Call Vote as follows. Ayes: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Motion passes.

Moved by Hoffman, seconded by Creagan, to approve Res. 2026-4232 Ordering the Award of Contract and Authorizing the Execution of the Contract for the Oak Street Reconstruction Project. Roll Call Vote as follows. Ayes: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Motion passes.

Moved by Creagan, seconded by Hamilton, to adjourn the meeting at 7:31 pm until 6:00 pm on Monday, July 6th, 2026, for a council work session on building code requirements. Ayes: All. Motion carried.



Jason Fraser, City Administrator



Mike O'Connor, Mayor



CITY OF CENTERVILLE

312 East Maple St, PO Box 578

Centerville, IA 52544

www.centerville-ia.org

Phone: (641) 437-4339 Fax: (641) 437-1498

City Administrator Report 06/15/2026

Below is the list of significant items that the City Administrator and City Hall are actively working on.

Closed Session on February 2nd, 2026: At the February 2, 2026, City Council meeting, the Council held a closed session pursuant to Iowa Code Section 21.5, subsection 1, Paragraph (a) *“To review or discuss records which are required or authorized by state or federal law to be kept confidential or to be kept confidential as a condition for that governmental body’s possession or continued receipt of federal funds.”* This code citation was for a different reason than the one provided on the official agenda, which listed Iowa Code Section 21.5 subsection 1, paragraph (c) *“to discuss strategy with counsel regarding matters that are presently in litigation or where litigation is imminent, where its disclosure would likely prejudice or disadvantage the position of the governmental body in that litigation.”* This is a technical violation of the Iowa Open Meetings Laws. The City, upon recognizing the error, attempted to rectify it by holding a properly cited closed session at the subsequent Council meeting. The Iowa Public Information Board (IPIB) has reviewed the closed session recordings and verified that the Council stayed within the scope of Chapter 21.5 justification for the closed session.

DNR Surcharge Lawsuit: The City of Centerville has been notified that the plaintiffs in *Thomas Ellis, et al. v. City of Centerville, et al.* (Case No. CVEQ005858) have filed a request to dismiss their lawsuit against the City without prejudice. Filing without prejudice means the suit may be refiled later. To date, the City has spent approximately \$17,000 on legal expenses related to this case.

Change of Status for Moulton EMS: Moulton EMS has notified the state and local agencies that they have transitioned from a Transporting-Paramedic Service to a Non-Transporting Paramedic Provisional service. This leaves Centerville Fire Rescue as the sole provider of E-911 transportation services. The City has reached out to the City of Moulton to determine if a need still exists for the transfer of our ambulance.

End of Fiscal Year 2026: June 30, 2026, is the end of Fiscal Year 2026. The new fiscal year will begin on July 1, 2026.

FY25 Audit: The Auditors will be on site the week of June 29th to complete the City’s FY25 Audit.

Recodification: Cities in Iowa are required to recodify their City Codes every five years. The City is working with Simmering-Cory/Iowa Codification to complete this process.

Stabilize, Tear-Down and Renovate (STAR):

(S) Stabilization: Ongoing stabilization efforts are through the code enforcement department and the rental inspection program. City Hall is assessing the possibility of bringing the rental inspection process into the Fire Department as we complete the final round of the initial three-year rental inspection cycle this winter.



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(T): Housing Abandonments/Demolitions for 2026: Current list of projected properties: 525 W. Van Buren (City Owned, pending demolition); 1618 S. 19th (Condemned); 701 S. 19th (Condemned); 809 S. 18th (Condemned); 1307 S. 16th (Condemned); 813 S. 16th (Condemned, Pending City Acquisition); 413 S. 15th (Condemned); 1702 S. 15th ((Condemned); 1727 & 1725 S. Main (Condemned); 1913 S. Main (Condemned); 405 S. 12th (Condemned); 815 E. Jackson (Condemned); 220 E. Franklin (Condemned); 516 N. 6th (Condemned); 532 N. 6th (Condemned); 623 N. 8th (Condemned); 1606 Drake Ave. (Condemned); 206 S. 18th (Condemned); 603 W. Jackson (Condemned); 1500 N. 14th (Condemned), 506 Haynes (Condemned, Chapter 15 letter sent).

(T) Demolition Grant Program: Ten properties have been approved for the demolition grant: 714 S. 17th, 706 W. Maple, 505 N. Park, 1115 S. 18th, 109 N. 18th, 115 N. 18th, 1604 Drake, 724 W. Washington, 626 W. Van Buren, 108 ½ E. Maple. Based on the City's estimated demolition cost, this represents approximately \$80,000 in cost avoidance to date.

(R)Renovate: Two structures acquired through the STAR program are currently being renovated by local contractors and groups (801 S. Main and 202 W. Wall). Renovations help remediate blighted structures while reducing the City's overall costs by avoiding City demolition.

FISH (Financial Incentive to Stabilize Housing):

Housing Catalog: The Administrator is working with PACT and Lockridge to develop a housing catalog. This project will create a simple guide of the lots available in town and the building plans that meet Zoning and Building Code requirements. The catalog is intended to increase housing starts. A draft of the catalog is expected to be presented at the June 15th City Council meeting.

TIF Rebate: This program provides up to \$9,000 in cash incentives to developers who construct or significantly renovate properties. The City recoups the incentive through TIF. To receive the rebate, the owner must complete a minimum valuation agreement and a City Occupancy Certification.

To date, the City has authorized \$7600 in rebates.

Public Works Department Report 6-15-26

- Distributed 17,216,000 gallons of water this month compared to 15,145,000 last month and 18,087,000 a year ago.
- Treated 28,930,000 gallons of wastewater this month compared to 53,987,000 last month and 26,261,000 a year ago.
- Completed monthly operating reports for IDNR- 3.
- Completed utility locates, daily work orders, water testing, and vehicle maintenance.
- Completed all utility locates.
- Completed meter reading and shut-offs.
- Flushed dead end hydrants per schedule.
- Started flow testing hydrants.
- Passed East Plant toxicity test.
- Cemetery Memorial Day prep completed.
- Worked on driveway transitions on recently asphalted roads, moved mailboxes on West Garfield.
- Finished grass seeding- watering between rains.
- Water leaks- 1.
- Street patches- 6.
- Sweeper- 4.
- Drive curb cuts- 3.
- Alleys- working on south of Maple now.
- 1st Street lift station electrical panel repairs.
- Jetted 1,085' of sewer main.
- Trash route- 4.
- Meetings- Department Head and Water Board.
- Opened bids for Oak Street.

Upcoming-

- Continuous foundations in cemetery.
- House demolitions.
- Finish alley work.
- Street patches.

Drake Public Library Director's Report June FY26



Summer Reading Program



Sign Up Begins Monday June 1st at the Drake Public Library

KIDS STUFF

*"Plant a Seed: Read!" has begun with 115 children registering in the first week. The schedule of events includes: Storytimes, Special Guest Presenters, a Petting Zoo, Touch the Truck and Drop In Craft Days!

ADULT SERVICES

*Book Chat will be taking June off but will start back up on July 29th
*Adult Coloring is every Thursday @ 1:30pm.
*An FYI, ILL summer delivery/pickup will be at noon on Wednesdays so that might change some frequent users' schedule for picking up and returning items.

STATS FROM MAY

In-House

Circulations:	2, 569
Reference:	138
Computer Users:	185
Program Participants:	
Adult	8
Children	
Wifi Usage:	378
Meeting Room Usage:	26

Online Resources

ILLs:	84
Mometrix:	14
Bridges/Libby:	886

<https://www.centerville-ia.org/drake-public-library>
FB: Drake Public Library and Drake Public Library Kids
drakepubliclibrary@gmail.com

641-856-6676