

CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES

February 16, 2026

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

Roll Call - Present: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Absent: Brauman

Mayor O'Connor led the Pledge of Allegiance.

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

Kruzic moved, seconded by Hoffman, to approve the consent agenda as presented, which includes the following: Approval of Minutes of February 2, 2026, Regular Council Meeting; Approval of Committee/Board Minutes: Airport Commission Meeting 01-12-2026; Library Board Meeting 01-14-2026; Approval of Beer/Liquor License(s): N/A; Approval of Tobacco License(s): N/A; Approval of the FY25 TIF Report; Approval of 28E Agreement with Appanoose County for Countywide EMS Service; Approval of Mayor's Appointment of Jay Torrey to the Municipal Waterworks Board, replacing Bill Milani, with a term ending August 1, 2027; Approval of Res. 2026-4193 Transfer of Funds for Fiscal Year 2026 from Utility Franchise (008) to General Fund (001); Approval of Res. 2026-4194 Transfer of Funds for Fiscal Year 2026 from Fire Capital Reserve (006) to General Fund (001); Approval of Quote for Recap of PD Computer Systems – Mainstay; Wastewater Project Update Report – January 2026 – Strand. Roll Call Vote: Ayes: Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Absent: Brauman. The motion carried.

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

Hoffman moved, seconded by Kruzic, to approve the January 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 Report 02/16/2026: Below is the list of significant items that the City Administrator and City Hall are working on.

PACT Banquet: The PACT Banquet will take place on Wednesday, March 18, 2026, at Bessie's Barn. In the past, the City has secured a table for the Council and City Administrator. Guests are welcome for \$30 per seat. Please RSVP to the City Administrator by March 16.

Local Leaders Day: *From the Iowa League of Cities: The Iowa League of Cities is hosting its annual Local Leaders Day on March 4 in Des Moines. This was hugely impactful last year resulting in many meetings with legislative leadership and has provided the League with a great deal more influence in this year's local government conversations. With property taxes, local revenue and spending, and other preemptions as topics of conversation, it's an important year to stay informed about legislative developments, collaborate with your neighbors, and speak with your lawmakers.*

If you are interested in meeting with legislators, please contact the City Administrator to register.

Lead Line Inventory: City Hall has prepared a survey for water customers about their water lines. Specifically, we will request information on the materials used in their service lines. This survey will be mailed to users and will also be available on the City website.

Council Tablets: To enhance connectivity with the City, other Council members, and the public, the Council will now receive tablets from the City. This will ensure members can communicate with the public using their City email addresses without having to use their personal email addresses. The tablets and cases are available for pickup by council members. The City Administrator will reach out to schedule a time to ensure each council member knows how to operate the new tablets.

Airport Project: Airport project engineers, the FAA, and the City Administrator met to discuss changes to the proposed T-Hangar project. The initial project design review showed a cost increase of more than double the original estimate, primarily due to increased concrete taxiway requirements. The revised proposal would build an 80' x 80' Box Hangar instead of a six-bay T-Hangar. This change is projected to reduce the cost of meeting the current FAA entitlement.

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.

(T): Housing Abandonments/Demolitions for 2026:

(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.

TIF Rebate: The first TIF Rebate application for the construction of a new home has been received. The applicant was issued a \$ 7,600 rebate for a house with a valuation increase of \$170,000. The final approval for the release of that payment should be presented to the Council in January. 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.

City Administrator Fraser provided a special report on the FY26 Budget status as of January 2026.

Public Works Department Report 02-16-2026: Distributed 15,673,000 gallons of water this month compared to 15,314,000 last month and 16,866,000 a year ago; Treated 20,467,000 gallons of wastewater this month compared to 19,867,000 last month and 21,244,000 a year ago; Completed monthly operating reports for IDNR- 3; Completed utility locates; Completed daily work orders; Daily water and wastewater testing; Completed meter readings; Flushed dead end hydrants per schedule; Snow removal- 1; Water leaks- 6; Tree trimming- 3 days; Shop work/ organization; East plant boiler inspection; Property clean-up on South 16th; Jetted 1,220' of sewer main; Washington St. lateral lining project is complete; Budgets; Trash route- 4; ICAP facilities inspection visit; Meetings- Department Head, Water Board, and Sponsored project meeting; Continuing education- Sivetts, Steele, Bedford, and Beck; CPR training- all public works employees.

Upcoming: EPA/Iowa DNR Biosolids report due 2-19-26; interviewing this week to fill a vacant position; Better Concrete Seminar in Ottumwa 2-26.

Drake Public Library FEB FY26 Directors Report.

Kids' Stuff: Children's Programs – 4 Storytimes in January, Mondays at 10:30 am and at 3:30 pm (Feb 2, 9, 16, & 26); 4 Craft Days every Thursday after school (Feb 5, 12, 19, & 26); Coloring After School on February 27; Healthy Kids Fair is on April 11; Summer Reading plans are in the works for Plant a Seed, Read.

Adults: Book Chat is scheduled for Wednesday, February 25 at 12:15 in the Swab Reading Room, This month's book is William Kent Krueger's "The River We Remember"; March's book will be "One of Us is Lying" by Karne M. McManus; IA Works is scheduled to be in-house on Thursday, February 26, 9am until noon.

Ongoing projects: Grants for Exterior Improvements, including step and entrance repair, signage, lighting & SRP Accreditation (Due 2/28/26)

In-House Stats: Circulations – 2420; Reference – 109; Computer Users – 160; Program Participants – Adult – 29, Child – 27; WiFi Users – 429

Online Resources: ILLs-62; Bridges – 1062; Mometrix – 8

PACT Director Delaney Kruzic presented the 2025 Tourism Report.

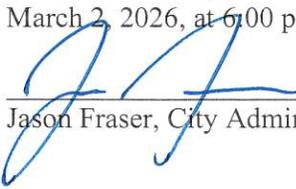
City Administrator Fraser provided an update on the FY27 Annual Budget process.

Hamilton moved, seconded by Creagan, to enter a Closed Session pursuant to 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." Roll Call Vote: Ayes: Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Absent: Brauman. Motion carried.

The meeting entered closed session at 6:31 pm.

The meeting entered open session at 6:40 pm.

Hamilton moved, seconded by Creagan, to adjourn at 6:42 p.m. until the regular council meeting on March 2, 2026, at 6:00 p.m. Ayes: All. The motion carried.



Jason Fraser, City Administrator



Mike O'Connor, Mayor