

# CITY OF CENTERVILLE

## REGULAR SESSION MEETING MINUTES

May 18, 2026

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

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

Mayor O'Connor led the Pledge of Allegiance.

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

Public comments were provided by Patti Fadiga of Centerville regarding dust control on Green and S. Main Streets.

Hoffman moved, seconded by Creagan, to approve the consent agenda as presented, which includes the following: Approval of Minutes of May 4th, 2026, Regular Council Meeting; May 4<sup>th</sup>, 2026, Council Work Session on Building Code. Approval of Committee/Board Minutes: Library Board Meeting 04-08-2026; Airport Commission Meeting 04-13-2026; Zoning Board of Adjustment 05-04-2026; Approval of Beer/Liquor License(s): Bike Night 0-010-545-035; LE0001473 -Hy-Vee; BW0098035 Pizza Hut; LE0001917 Quick Shop Foods; Approval of Tobacco License(s): Casey's General Store 3772 (104006818), Smokin Hot (104007597); Monthly Wastewater Project report – Strand Associates; Approval of Res. 2026-4222 FY26 Salary Resolution Amendment No. 4. Roll Call Vote as follows. Ayes: Brauman, Creagan, Hamilton, and Hoffman. Nays: None. Absent: Kruzic. Motion passes.

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

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

Departmental reports highlighting the activities of the City Administrator, Public Works Director, and Library Director were presented. During the Public Works Director's report, the meeting audio was lost due to a power issue. The recording was restored during the department head reports.

Moved by Hoffman, seconded by Hamilton, to approve Res. 2026-4216 Approving the FY27 Salary Resolution. Roll Call Vote as follows. Ayes: Brauman, Creagan, Hamilton, and Hoffman. Nays: None. Absent: Kruzic. Motion passes.

Moved by Brauman, seconded by Creagan, to approve Res. 2026-4224 Authorizing the Sale of a Service Weapon to a Retiring Police Officer. Ayes: Brauman, Creagan, Hamilton, and Hoffman. Nays: None. Absent: Kruzic. Motion passes.

Moved by Creagan, seconded by Hamilton, Ordering Construction of Certain Public Improvements, and Fixing a date for Hearing thereon, and Taking of Bids Therefor – Oak Street Project. Ayes: Brauman, Creagan, Hamilton, and Hoffman. Nays: None. Absent: Kruzic. Motion passes.

Moved by Brauman, seconded by Creagan, to adjourn the meeting at 6:21 pm until the regular City Council meeting on Monday, June 1, 2026, at 6:00 pm. Ayes: All. Motion carried.

  
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Jason Fraser, City Administrator

  
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Mike O'Connor, Mayor



# CITY OF CENTERVILLE

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## City Administrator Report 05/18/2026

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

**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.

**(T): Housing Abandonments/Demolitions for 2026:** Current list of projected properties: 525 W. Van Buren (City Owned, pending demolition); 1618 S. 19<sup>th</sup> (Condemned); 1502 S. 22<sup>nd</sup> (Condemned); 701 S. 19<sup>th</sup> (Condemned); 809 S. 18<sup>th</sup> (Condemned); 1307 S. 16<sup>th</sup> (Condemned); 813 S. 16<sup>th</sup> (Condemned, Pending City Acquisition); 413 S. 15<sup>th</sup> (Condemned); 1702 S. 15<sup>th</sup> ((Condemned); 1727 & 1725 S. Main (Condemned); 1913 S. Main (Condemned); 405 S.12<sup>th</sup> ((Condemned); 815 E. Jackson (Condemned); 220 E. Franklin (Condemned); 516 N. 6<sup>th</sup> (Condemned); 532 N. 6<sup>th</sup> (Condemned); 623 N. 8<sup>th</sup> (Condemned); 1606 Drake Ave. (Condemned); 206 S. 18<sup>th</sup> (Condemned); 603 W. Jackson (Condemned); 1500 N. 14<sup>th</sup> (Condemned).

**(T) Demolition Grant Program:** Ten properties have been approved for the demolition grant: 714 S. 17<sup>th</sup>, 706 W. Maple, 505 N. Park, 1115 S. 18<sup>th</sup>, 109 N. 18<sup>th</sup>, 115 N. 18<sup>th</sup>, 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 15<sup>th</sup> 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 5-18-26**

- Distributed 15,145,000 gallons of water this month compared to 16,076,000 last month and 16,593,000 a year ago.
- Treated 53,987,000 gallons of wastewater this month compared to 26,115,000 last month and 21,909,000 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- 37.
- Flushed dead end hydrants per schedule.
- Water leaks- 1.
- Street patches- 2.
- Seeding yards.
- Patching potholes.
- Sweeper- 7.
- Jetted 1,165' of sewer main and culverts.
- Cleaned up rock from rains- 1x.
- Trash route- 4.
- Road paving was completed last week- E. Terra Vista, Rock Valley Road, 18<sup>th</sup> St./ Rock Valley Road, W. Garfield, and S. 11<sup>th</sup>.
- Working on alleys- rocking, ditching, and replacing culverts as needed. Started on North end of town, moving south of Maple now.
- Meetings- Department Head and Water Board.
- Leak detection and locater training- Lawson and Ott.
- Continuing education wastewater- Beck, Smith, Smothers, and Hawkins
- East Plant toxicity testing completed.
- Cleaned lift station wet wells- 6.
- Pool is filled and ready to go!

### **Upcoming-**

- Memorial Day cemetery prep.
- Continuous foundations in cemetery.
- Continue pothole filling and alley work.

# Drake Public Library Director's Report May FY26



## KIDS STUFF

\*Registration for Summer Reading, "Plant a Seed; Read" begins June 1

\*No Children's Programs in May while the children's staff prepare for a very busy summer reading program schedule.

## ADULT SERVICES

\*Book Chat is scheduled for Wednesday, May 27 at 12:15 in the Swab Reading Room. Our May selection is Miss Julia Speaks Her Mind by Ann B. Ross. We will be taking June off but will start back up on July 29<sup>th</sup>

\*Adult Coloring is every Thursday @ 1:30pm.

## Ongoing Projects & News

- Our Book Drop will be getting a "renovation" by Rodney and his staff at Raw Metal Works
- A big thank you to the student and teacher volunteers from CHS that helped with the landscaping at the library on April 29
- Our website calendar of events can be updated with all library hosted activities now.

## STATS FROM APRIL

### In-House

Circulations:	2, 824
Reference:	130
Computer Users:	191
Program Participants:	
Adult	56
Children	109
Wifi Usage:	348
Meeting Room Usage:	32

### Online Resources

ILLs:	106
Mometrix:	6
Bridges/Libby:	905

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