
CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES

September 21, 2026

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

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

Mayor O'Connor led the Pledge of Allegiance.

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

Public Comments were provided by Enphys McMurry of Corydon and Debbie Robinson of Unincorporated Appanoose County.

Brauman moved, seconded by Creagan, to approve the consent agenda as presented, which includes the following: Approval of Minutes of September 8, 2026, Regular Council Meeting Approval of Committee/Board Minutes: Library Board Meeting 08-12-2026; Airport Commission Meeting 08-11-2026; Approval of Beer/Liquor License(s): Casey's Marketing Company LE0003199 (Ownership Amendment); Approval of Tobacco License(s): Casey's Marketing Company 871065007 (Ownership Amendment); Approval of Deer Hunting in City Limits Rules and Regulations Revision 16 2026-2027; Approval of Res. 2026-4267 - FY26 Street Finance Report; Approval of Res. 2026-4268 – Authorizing the Sale of Fire Mini-Pumper to Fairbank Iowa Fire Department; Approval of Res. 2026-4269 Approving a Tax Increment Financing Incentive Payment for the Creation of Eight New Residential Units at the Majestic Lofts, 104 N. 13th St.; Approval of Res. 2026-4270 Approving a Tax Increment Financing Incentive Payment for the Creation of a Residential Property at 620 N. 10th; Approval of Res. 2026-4271 Fixing Date for a meeting on the Authorization of a Loan Agreement and the Issuance of Not to Exceed \$285,000 General Obligation Capital Loan Notes for the City of Centerville, State of Iowa (For Essential Corporate Purposes), and Providing Publication of Notice Thereof. Roll Call Vote as follows. Ayes: Brauman, Creagan, and Hoffman. Nays: None. Absent: Hamilton and Kruzic. Motion passes.

Moved by Hoffman, seconded by Brauman, to open a Public Hearing on the Matter of the Proposed Authorization of a Loan Agreement and the Issuance of Note to Exceed \$265,000 General Obligation Capital Loan Notes of the City (For Essential Corporate Purpose). Roll Call Vote as follows. Ayes: Brauman, Creagan, and Hoffman. Nays: None. Absent: Hamilton and Kruzic. Motion passes.

No public comments were received.

Moved by Creagan, seconded by Brauman, to close the Public Hearing on the Matter of the Proposed Authorization of a Loan Agreement and the Issuance of Note to Exceed \$265,000 General Obligation Capital Loan Notes of the City (For Essential Corporate Purpose). Ayes: All. Motion carried.

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

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

Departmental reports highlighting the City Administrator's activities, the FY25 Audit, and the Public Works, Library, and Fire/EMS Departments were presented.

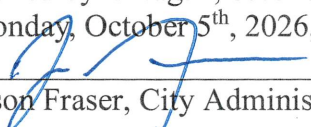
Mayor Mike O'Connor Swore in Brian Templeton as Full-time Firefighter, Robert Perry as Full-time Firefighter, Jeremy Barber as Fire Captain, Tim Wells as Fire Captain, Billy Howington as Volunteer Assistant Chief, Jamie Bills as Volunteer Firefighter, and Forrest Bills as Volunteer Firefighter.

Moved by Creagan, seconded by Hoffman, to approve Res. 2026-4272 Instituting Proceedings to take Additional Action for the Issuance of Not to Exceed \$265,000 General Obligation Capital Loan Notes. Ayes: Brauman, Creagan, and Hoffman. Nays: None. Absent: Hamilton and Kruzic. Motion passes.

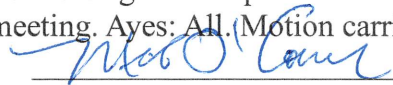
Hamilton arrived at the meeting at 7:06 pm

City Administrator Fraser provided an initial report on the FY28 Budget.

Moved by Creagan, seconded by Hamilton, to adjourn the meeting at 7:32 pm until 6:00 pm on Monday, October 5th, 2026, for the regular City Council meeting. Ayes: All. Motion carried.



Jason Fraser, City Administrator



Mike O'Connor, Mayor



CITY OF CENTERVILLE

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City Administrator Report 09/21/2026

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

General Election: The City Council Chambers will serve as a polling place for the November 3, 2026 General Election.

Comprehensive Plan: Work on the update of the City's Comprehensive Plan with Chariton Valley Planning and Development (CVPD) has begun. Public meetings will take place in conjunction with monthly Planning and Zoning (P&Z) meetings on the fourth Monday of the month at 5:30 pm. The next meeting will be September 28th.

Airport Hangar Project: The pre-construction meeting with McClure Engineering and Jim Barton Construction took place on August 26, 2026. Construction of a new 80' x 80' hangar at the airport is slated to begin in March of 2027. This project is estimated at \$930,000, with 95% to be covered by an FAA grant.

FY25 Audit: The audit report is included with the September 21st, 2026, meeting.

FY26 Audit: The City is engaging an outside auditing firm to help resolve some of the systemic issues highlighted in the FY25 Audit report. This work will be completed in preparation of completing our FY26 Audit.

Policy Updates: The administrator is working on multiple policy updates to be presented to the Council and various boards over the next few months, this includes updates to the employee handbook, the safety handbook, development of an official AI Policy for the City, as well as development of a policy regarding the development of data centers.

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 (Demolished, pending Conveyance); 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);



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623 N. 8th (Condemned); 1606 Drake Ave. (Condemned); 206 S. 18th (Condemned); 603 W. Jackson (Condemned); 1500 N. 14th (Condemned), 506 Haynes (Condemned, remediation deadline of August 20th, 2026). 418-422 E. Van Buren (Pending Acquisition), 814 S. 20th (Pending Acquisition)

(T) Demolition Grant Program: 12 properties have been approved for the demolition grant: 1418 S. 20th, 1229 S. 11th, 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 \$96,000 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):

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.

Drake Public Library Directors Report for September 2026



Adult Services



- *DPL will be an access point for a telehealth tablet for telehealth appointments by the end of September
- *Book Chat is reading "When Crickets Cry" by Charles Martin
- *September 23, noon - Alzheimer's Awareness Program in the Maker Space

Statistics



Circulations	3,385
Reference/Computer Help	136
Computer Users	221
Program Participants	
Adults	56
Children	73
WiFi Users	550
Meeting Room Usage	30
ILLs	65
Mometrix	16
Bridges/Libby	900

Children's Services



- *Lakeview Back to School Open House was successful, with staff seeing more than 150 families to encourage library programs
- *Mondays: Storytimes at 10:30am and 4:00pm
- *Thursdays: Drop in Craft Day starting at 3:45pm
- *Back to School Dial a Story is out now

Public Works Department Report 9-21-26

- Distributed 17,981,000 gallons of water this month compared to 18,659,000 last month and 18,263,000 a year ago.
- Treated 23,190,000 gallons of wastewater this month compared to 18,331,000 last month and 35,215,000 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.
- Water leaks- 2.
- Installed culverts- 3.
- Bladed alleys- 3.
- Town square- filling cracks and parking line painting.
- Painted school crossing.
- Staging rock for Oak St.
- Tree removals at 3 locations.
- Street patches- 1.
- New sweeper has arrived- 11.
- Jetted 550' of sewer main.
- Trash route- 4.
- Meetings- Utility locate meeting, Department Head and Water Board.

Upcoming-

- Continuous foundations in cemetery.
- Oak Street removal and base work.
- Pancake Day

Pancake Day Schedule-

- Wednesday
 - Move in trailers
 - Set up tents/ install water, electric, and lighting
 - Set up stage
 - Move picnic tables to square
 - Get trash containers from Amcor
- Thursday
 - Move bleachers in
 - Set up fair stage
 - Put road closure cables out
 - Load trash cans for Saturday morning
- Saturday AM
 - Sweep square
 - Remove trash can lids
 - Set out all trash containers and bags
 - Move tables to East and West State- 3 each side
- Saturday PM
 - Clean up trash and sweep square
- Monday
 - Take down stage
 - Take tents down
 - Haul away trailers, bleachers, picnic tables, fair stage, and remove road closure cables

EMS/FIRE REPORT AUGUST 2026

EMS

Total EMS Calls: 157

Transport Calls: 112

Non-Transport Calls (refusals, 10-22, fire standbys): 45

Fire

Medical Assists: 98

Fire Alarms: 5

Car Accidents: 6

Structure Fire: 2

Grass Fire: 2

Good Intent Calls (lockouts, smoke investigations): 7

Gas Odor/Leak: 1

Hazmat: 1

Total Fire Calls: 121

August

Annual car show fundraiser