

CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES

January 19, 2026

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

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

Mayor O'Connor led the Pledge of Allegiance.

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

Public comments were provided by Carol Belloma regarding possible repair of sidewalks on the Square as part of the FY27 budget.

Hoffman moved, seconded by Brauman, to approve the consent agenda as presented, which includes the following: Approval of Minutes of January 5, 2026, Regular Council Meeting; Approval of Committee/Board Minutes: Airport Commission Meeting 12-08-2025; Library Board Meeting 12-10-2025; Library Executive Board Meeting 12-12-2025; Approval of Beer/Liquor License(s): Dollar General LG0000360; Approval of Res. 2026-4190 tax abatement for 111 N. 18th St – Leon; Approval of Eng. Agreement with McClure for Airport Box Hangar Design and Bidding; Wastewater Project Report – December 2025 – Strand; FYI – Mayor’s Appointment of 2026 Council Assignments; Approval of Purchase of Two Replacement Police Car Camera Systems. Roll Call Vote: Ayes: Brauman, Creagan, Kružic, Hamilton, and Hoffman. Nayes: None. The motion carried.

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

Creagan moved, seconded by Kružic, to approve the December 2025 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 01/19/2026 Below is the list of significant items that the City Administrator and City Hall are actively working on.

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.

Public Works Shed Land Lease: The City Administrator and PW Director are working on the extension of the land lease for the ground under the City PW shed on Franklin St. The proposed extension would extend the current lease from 2029 to 2059. The agreement is currently under review by the Fair board. The Fair Board has so far declined to make a counteroffer on the lease extension, and the board has completed some of the work that was to be included in the agreement. At this point, the current extension effort appears stalled. The City will develop additional strategies to extend this agreement but may need to include the construction of a new public works building in the FY28/FY29 budget.

FY27 Annual Budget: The Administrator and Dept. Heads have begun work on the FY27 Annual Budget (July 1, 2026 – June 30, 2027). We are currently working through Capital Project requirements, anticipating the initial council committees' discussion to begin in December 2025. City staff attended the annual Budget Workshop, hosted by the Iowa League of Cities and the Iowa Department of Management, in Ottumwa last week.

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: Nine 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, and 626 W. Van Buren. Based on the City's estimated demolition cost, this represents approximately \$72,000 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 December 2025.

Public Works Department Report 01-19-2026: Distributed 15,314,000 gallons of water this month compared to 15,955,000 last month and 16,927,000 a year ago; Treated 19,867,000 gallons of wastewater this month compared to 15,854,000 last month and 23,455,000 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- 0; Flushed dead end hydrants per schedule; Water leaks- 0; Treated roads- 2x; Tree trimming- 5 days; Shop work/ organization; Washed all snow equipment; Installed utility box on 2010 chevy ¾ ton; House demolitions list complete- 4; Jetted 1,640' of sewer main; Washington St. lateral lining project is underway; Budgets; Trash route- 4; Meetings- Department Head, Water Board, Lateral lining project pre con, and East State culvert meeting;

Upcoming: Iowa DNR nutrient reduction strategy 2-1-26; EPA/Iowa DNR Biosolids report due 2-19-26

Drake Public Library JAN FY26 Directors Report.

Kids' Stuff: Children's Programs – 3 Storytimes in January, Mondays at 10:30 am and at 3:30 pm; 3 Craft Days every Thursday after school; LEGO Day on Friday, January 23rd. Adults: Adult Schedule – Book Chat will be January 28thth at 12:15. We are reading Biographies/Memoirs and next month's books is William Kent Krueger's "The River We Remember"; Adult Coloring is on Thursdays at 1:30 pm.

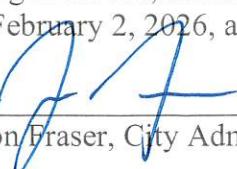
In-House Stats: Circulations – 2,264; Reference – 100; Computer Users – 148; Program Participants – Adult – 41, Child – 47; Meeting room use – 17; WiFi Users – 398

Online Resources: ILLs-70; Bridges – 838; Mometrix – 4

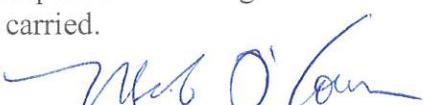
Iowa Works will be in-house on Thursday, January 22nd, from 9 am to noon for job search assistance and support.

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

Creagan moved, seconded by Hamilton, to adjourn at 6:41 p.m. until the regular council meeting on February 2, 2026, at 6:00 p.m. Ayes: All. The motion carried.



Jason Fraser, City Administrator



Mike O'Connor, Mayor