
CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES

March 16, 2026

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

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

Mayor O'Connor led the Pledge of Allegiance.

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

Public Comments were made by Bill McAfee of Centerville regarding the burden of the costs and process for obtaining building permits to construct new residential properties in Centerville.

Hoffman moved, seconded by Kruzic, to approve the consent agenda as presented, which includes the following: Approval of Minutes of March 2nd, 2026, Regular Council Meeting; Approval of Committee/Board Minutes: Airport Commission Meeting 02-09-2026; Library Board Meeting 02-11-2026; Approval of Tobacco License(s): Centerville Tobacco & Vape Inc 2025-014 Ayes: All. Motion carried.

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

Hoffman moved, seconded by Hamilton, to approve the February 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 03/16/2026: 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.

Municipal Leadership Academy (MLA) Part 3: from the Iowa League of Cities: *As spring approaches, we want to share a reminder that registration is open for Part 3 of the Municipal Leadership Academy (MLA): <https://iowaleague.org/workshops-events/mla/#MLA-Part-Three>. Part 3 is held in April, and the training will focus on community betterment, economic development, and strategic planning, with five in-person workshops around the state and a virtual session within the series.*

MLA is primarily designed for newly elected officials, but all are welcome as we cover important elements of city government. There is NO obligation to have attended Part 1 or Part 2 of MLA, and registration costs \$80.

Please let the Administrator know if you would like to be enrolled in this session.

Lead Line Inventory: City Hall has prepared a survey for water customers about their water lines. This survey is live on the City's Website, and a QR code was included on emailed and mailed bills to access it.

Oak Tree Estates/Highlander Trailer Park: Six trailers are slated to be demolished and removed from the property this week. The property owner has until April 6th to complete the required work to clean up the park.

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 indicated a more than 100% cost increase over 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 constructing 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.

Public Works Department Report 03-16-2026:

Distributed 15,813,000 gallons of water this month compared to 15,673,000 last month and 15,796,000 a year ago; Treated 15,056,000 gallons of wastewater this month compared to 20,316,000 last month and 18,585,000 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- 4; Sweeper- 4; Square street light repairs- 2; Plowed and treated roads- 1x; Tree trimming- 13 days; Shop work/ organization; Jetted 840' of sewer main; Cleaned up rock from 2.5" rain on 3-6; Trash route- 4; Meetings- Department Head and Water Board; Bid opening for mowing contract; Sivetts, Lawson, and Ott attended the Better Concrete Seminar in Ottumwa; Sivetts attended the Iowa Association of Municipal Utilities Conference; EPA/ Iowa DNR Biosolids report completed; Built pad for new impound yard; Continuing Ed- Beck, Smothers, and Smith.

Upcoming: Trenching and shoring training; Employee evaluations.

Drake Public Library MAR FY26 Directors Report.

Kids' Stuff: Children's Programs – 4 Storytimes in March, Mondays at 10:30 am and at 3:30 pm (Mar 2, 9, 16, & 26); 4 Craft Days every Thursday after school (Feb 5, 12, 19, & 26); Coloring After School on March 20; Healthy Kids Fair is on April 11; Summer Reading plans are in the works for Plant a Seed, Read. Get a copy of the March Children's Programming Calendar at the library or through the Drake Public Library Kids Facebook page.

Adults: Book Chat is scheduled for Wednesday, March 25, at 12:15 in the Swab Reading Room. This month's book is "One of Us is Lying" by Karen M. McManus. Our April selection is "Just for the Summer" by Abby Jimenez. IA Works is scheduled to be in-house on Thursday, March 26, from 9 am to noon. Adult Coloring is every Thursday at 1:30 pm. A community puzzle is available in the Swab Reading Room.

Ongoing projects: Grants for Exterior Improvements, including step and entrance repair, signage, lighting & SRP Accreditation; DPL's Accreditation Application was accepted and sets the library at the top Tier 3; DPL was a recipient of a donation of \$941.69 from the estate of Norma Jean Warner, who divided her estate amongst all Iowa libraries and/or Community Centers in Iowa towns with a population of under 7,000. A lesson in generosity, as she was able to donate to 485 libraries and the services that meant so much to her. (see her story in DSM Register issue 3/1/2026)

In-House Stats: Circulations – 3,001, Reference – 111; Computer Users – 177; Program Participants – Adult – 52, Child – 30; Wi-Fi Users – 440

Online Resources: ILLs-47; Bridges – 874; Mometrix – 8

Moved by Brauman, seconded by Creagan to approve the of Second Consideration of Ord. No. 1361 Amending the Centerville City Code to add Chapter 2.49 entitled Waterworks Board. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Hamilton, seconded by Creagan to suspend the rules to waive the third consideration and approve Ord. No. 1361 Amending the Centerville City Code to add Chapter 2.49 entitled Waterworks Board. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Creagan, seconded by Brauman to approve Res. 2026-4202 Approving the Disposal of City Vehicles. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Hamilton, seconded by Creagan to Approve Res. 2026-4203 Transferring of Fire Department Air Trailer to the City of Moravia Fire Department. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

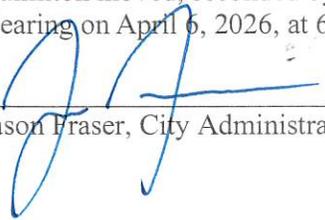
Moved by Hoffman, seconded by Creagan to approve Res. 2026-4204 Approving Purchase of Elgin Pelican Street Sweeper. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Hamilton, seconded by Brauman, to approve Res. 2026-4205 – Awarding the 2026-2030 Mowing Contract. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

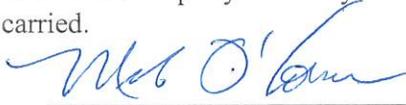
Moved by Hoffman, seconded by Brauman, to approve the Engineering Agreement for W. Franklin Street Paving with Hall Engineering Company. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

City Administrator Fraser provided an update on the FY27 Annual Budget process and a review of the Property Tax Levy Letter sent out by the Appanoose County Auditor on behalf of the City, County, and School District.

Hamilton moved, seconded by Creagan, to adjourn at 6:53 p.m. until the Property Tax Levy Public Hearing on April 6, 2026, at 6:00 p.m. Ayes: All. The motion carried.



Jason Fraser, City Administrator



Mike O'Connor, Mayor