
CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES

April 20, 2026

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

Roll Call - Present: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Absent: None

Mayor O'Connor led the Pledge of Allegiance.

Brauman moved, seconded by Kruzic, to approve the agenda as amended to remove item 5G "Approval of Res. 2026-4216 Setting Salaries for FY27". Ayes: All. The motion carried.

Public Comments were made by Bill McAfee of Centerville, Jesse Fagen of unincorporated Appanoose County, and Kris Koestner of Centerville regarding building permits.

Kruzic moved, seconded by Hamilton, to approve the consent agenda as presented, which includes the following: Approval of Minutes of April 6th, 2026, Regular Council Meeting; April 6th, 2026 Property Tax Levy Public Hearing; Approval of Committee/Board Minutes: Airport Commission Meeting 03-09-2026; Library Board Meeting 03-11-2026; Approval of Beer/Liquor License(s): Markets in the Ville 0-010-246-298; Bike Night 0-010-313-230; Centerville Chamber of Commerce 0-009-766-988, 0-009-796-176, 0-009-727-353, 0-009-830-440, 0-009-739-982, 0-009-772-336, 0-009-857-244; Approval of Tobacco License(s): Hy-Vee Food Store (104005139); Hy-Vee Fast & Fresh (104007786); Dollar General Store 7503 (104006693); Fareway #827 (104005271); Approval of Res. 2026-4209 Tax Abatement for 1117 N. 18th – Templeton; Approval of Res. 2026-4210 approving XFER from General Fund (001) to Capital Projects (301); Approval of Stryker Equipment Maintenance Plan Agreement; Approval of Proactive Annual Check-in (PAC) for City of Centerville Public Safety Departments; Approval of Res. 2026-4211 approving purchase of Veteran's Banners on behalf of City Staff for America 250 Celebration; Approval of Contract with Chariton Valley Planning and Development for Comprehensive Plan. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Brauman, seconded by Creagan, to open a public hearing on the adoption of the FY27 Annual Budget. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

No Public Comments were received.

Moved by Hoffman, seconded by Brauman, to close the public hearing on the adoption of the FY27 Annual Budget. Ayes: All. Motion carried.

Moved by Hamilton, seconded by Kruzic, to open a public hearing on the adoption of budget amendment No. 1 for the FY26 Budget. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

No Public Comments were received.

Moved by Hoffman, seconded by Creagan, to close the public hearing on the adoption of budget amendment No. 1 for the FY26 Budget. Ayes: All. Motion carried.

Moved by Hoffman, seconded by Brauman to open a public hearing on the Plans, Specifications, Form of Contract, and Estimate of Costs for FAA 3-19-0013-019 (AIP) & 020 (IIJA-AIG). Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

No Public Comments were received.

Moved by Kruzic, seconded by Brauman, to close the public hearing on the Plans, Specifications, Form of Contract, and Estimate of Costs for FAA 3-19-0013-019 (AIP) & 020 (IIJA-AIG). Ayes: All. Motion carried.

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

Hamilton moved, seconded by Brauman, to approve the March 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 04/20/2026: Below is the list of significant items that the City Administrator and City Hall are actively working on.

Work session on Building Code: As part of our broader discussion on building and code enforcement over the past few meetings, the Administrator is requesting a work session to discuss possible updates to the Centerville Building Code. The session would help shape a future ordinance update. An example of recommendations adopted by Oskaloosa's building program is included in this report. The Administrator proposes 5 pm on May 4th as a possible date for a work session.

FY25 Audit Report Extension: The City has submitted and received approval for an extension of the submission deadline for our FY25 audit. Our auditor has stated they will be on site in May to complete the audit that was delayed as the City worked through issues related to the setup of our accounting system.

2024 Rental Inspections: The City Attorney is mailing final notices to landlords/apartments that did not complete or failed their 2024 rental inspections. This letter is the last step before a referral to have the landlords deemed ineligible to rent properties in the City of Centerville.

Currently, there are four landlords who have not scheduled or completed inspections on their properties as part of the 2024 cycle.

S&P Rating: Standard and Poor's completed a desk review of the City's bond rating. The last full bond rating review was in 2015, when the City sought a rating prior to issuing State Street and Pool bonds. In the most recent review, the City was downgraded to an "A- Stable" from an "A Stable". The major factor in this was the reduction of our overall cash reserves, which is recommended to be greater than \$1,000,000. There is no impact to any current or planned bonding efforts based on this rating change as it generally only impacts bonding greater than \$2 million. The City is working with our Municipal Advisor, Speer Financial, to develop a strategy to reach the reserve levels recommended by S&P. A copy of the report and letter from S&P are included with this report.

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.

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 04-20-2026:

Distributed 16,076,000 gallons of water this month compared to 15,813,000 last month and 17,390,000 a year ago; Treated 26,115,000 gallons of wastewater this month compared to 15,056,000 last month and 20,886,000 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- 28; Flushed dead end hydrants per schedule; Water leaks- 1; Curb box repairs- 2; Sweeper- 12; Snow event- 1; Tree trimming completed- winter work for 4 years; Alliant and Mikels south gas main project meeting; Alliant and Entrust new gas project meeting; Storm sewer repair- 18th Street; 1st Street lift station repairs; Jetted 2,370' of sewer main; Cleaned up rock from rains- 2x; Trash route- 4; Meetings- Department Head and Water Board; Mowing contract signed- mowing has started; Trenching and shoring training- Steele, Bedford, Lawson, and Ott.

Upcoming: Employee evaluations; Continuous foundations in the cemetery; East Plant toxicity testing.

Drake Public Library April FY26 Directors Report.

Kids' Stuff: Children's Programs – 4 Storytimes in April, Mondays at 10:30 am and at 3:30 pm (Apr 6, 13, 20, 27); 4 Craft Days every Thursday after school (APR 9, 16, 23 & 30); LEGO day after School on April 10 ; 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, April 29 in the Swab Reading Room. This month's book is "Just for the Summer" by Abby Jimenez. Our May selection is "Miss Julia Speaks Her Mind" by Ann B. Ross. IA Works is scheduled to be in-house on Thursday, April 23, 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: Our book drop will be getting a "renovation" by Rodney and his staff at Raw Metal Works; Volunteers from CHS will be helping with the landscaping at the library on April 29.

In-House Stats: Circulations – 2165, Reference – 105; Computer Users – 213; Program Participants – Adult – 70, Child – 74; Wi-Fi Users – 407; Meeting Room Usage – 23.
Online Resources: ILLs-67; Bridges – 930; Mometrix – 3

Moved by Hoffman, seconded by Hamilton to approve the closure of N. 13th St. for Cy-Hawk Football game on September 12, 2026. Ayes: All. The motion carried.

Moved by Brauman, seconded by Hamilton to approve Res. 2026-4212 Approving the Plans, Specifications, Form of Contract, and Estimate of Costs for FAA 3-19-0013-019 (AIP) & 020

(IIJA-AIG). Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Brauman, seconded by Hamilton to approve Res. 2026-4213 Approving Execution of CA Services Agreement with McClure, subject to final FAA modifications. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Brauman, seconded by Hamilton to approve Res. 2026-4214 Approving Low Bid to Jim Barton Construction. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Brauman, seconded by Hamilton to approve Res. 2026-4215 Authorizing Signature and Submittal of FAA Grant Applications. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Hoffman, seconded by Hamilton to Adopt the FY27 Annual Budget as presented. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Brauman, seconded by Creagan, to adopt Budget Amendment No. 1 for the FY26 Budget. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Kruzic, seconded by Creagan to Approve Res. 2026-4217 Approving the Remount of Ambulance 4-68. Roll Call Vote as follows. Ayes: Creagan, Kruzic, and Hoffman. Nays: Brauman and Hamilton. None. Motion passes.

Moved by Kruzic, seconded by Hoffman to approve a contract with V&K for building official services. Roll Call Vote as follows. Ayes: Brauman, Kruzic, and Hoffman. Nays: Creagan and Hamilton. None. Motion passes.

Moved by Hoffman, seconded by Hamilton, to enter Closed Session Pursuant to Iowa Code Section 21.5.C *"to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent, where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation,"* Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

The meeting moved into closed session at 8:03 pm.

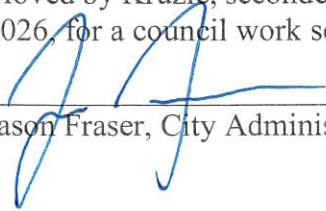
The meeting resumed in open session at 8:36 pm.

Moved by Kruzic, seconded by Hoffman to enter Closed Session Pursuant to Iowa Code Section 21.5.I *"to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session,"* as requested by City Administrator Fraser.


The meeting moved into closed session at 8:39 pm.

The meeting resumed in open session at 9:38 pm.

Moved by Kruzic, seconded by Hamilton, to adjourn the meeting to 5:00 pm on Monday, May 4th, 2026, for a council work session on building code requirements.



Jason Fraser, City Administrator



Mike O'Connor, Mayor