
CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES

August 17, 2026

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

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

Mayor O'Connor led the Pledge of Allegiance.

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

Creagan moved, seconded by Kruzic, to approve the consent agenda as presented, which includes the following: Approval of Minutes of August 3, 2026, Regular Council Meeting; August 10, 2026, Special Meeting for Public Hearing on CDBG Housing Grant Application; Approval of Committee/Board Minutes: Library Board Meeting 07-08-2026; Annual Library Board Meeting 07-08-2026; Airport Commission Meeting 07-13-2026; Zoning Board of Adjustment 08-10-2026; Civil Service Commission 07-27-2026; Approval of Beer/Liquor License(s): Now & Forever Centerville 0-010-881-930, The Continental Hotel (pending dramshop review) 0-010-751-518; Certification of the Civil Service Qualified List for Centerville Fire Rescue; Wastewater Project Monthly Report – July 2026; Approval of Res. 2026-4247 FY27 XFER of Funds from Utility Franchise (008) to General Fund (001); Approval of Bond Counsel Engagement Agreement – Proposed Issuance of not to exceed \$265,000 General Obligation Capital Loan Notes; Approval of Res. 2026-4251 Fixing Date for a Meeting on the Authorization of a Loan Agreement and the Issuance of Not to Exceed \$265,000 General Obligation Capital Loan Notes of the City of Centerville, State of Iowa (For Essential Corporate Purposes), and Providing for Publication of Notice Thereof; Approval of Res. 2026-4252 Approving the Acquisition of the Property Located at 814 S. 20th – Zugg; Approval of Res. 2026-4253 Authorizing the Sale of Real Estate by Public Bid and Setting Time and Place of Public Hearing for the Conveyance of Real Property – 525 W. Van Buren; Approval of Res. 2026-4256 Authorizing the Sale of Real Estate and Setting Time and Place of Public Hearing for the Conveyance of Real Property – 919 S. 16th – CVRHTE. Roll Call Vote as follows. Ayes: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Motion passes.

Moved by Hoffman, seconded by Kruzic, to open a Public Hearing on the opening of public bids and conveyance of Real Property – 512 N. 10th St. Roll Call Vote as follows. Ayes: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Motion passes.

One bid was received from Thomas and Haley Bishop in the amount of \$2000.

Moved by Brauman, seconded by Hamilton, to close the Public Hearing on the opening of public bids and conveyance of Real Property – 512 N. 10th St. Ayes: All. Motion carried.

Moved by Hoffman, seconded by Creagan, to open a Public Hearing on the opening of public bids and conveyance of Real Property – 1410 S. 21st St. Roll Call Vote as follows. Ayes: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Motion passes.

One bid was received from Rodney Stickler in the amount of \$5000.

Moved by Brauman, seconded by Kruzic, to close the Public Hearing on the opening of public bids and conveyance of Real Property – 1410 S. 21st St. Ayes: All. Motion carried.

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

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

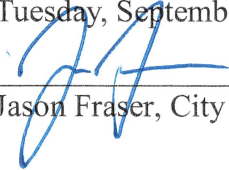
Departmental reports highlighting the activities of the City Administrator, Public Works Director, and Library Director were presented.

Moved by Brauman, seconded by Creagan, to approve Res. 2026-4254 Approving the conveyance of Real Property – 512 N. 10th St. Roll Call Vote as follows. Ayes: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Motion passes.

Moved by Kruzic, seconded by Hoffman, to approve Res. 2026-4255, Approving the conveyance of Real Property – 1410 S. 21st St. Roll Call Vote as follows. Ayes: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Motion passes.

Moved by Hoffman, seconded by Creagan, to approve Res. 2026-4257, Authorizing the Acquisition of Fire Apparatus. Roll Call Vote as follows. Ayes: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Motion passes.

Moved by Hamilton, seconded by Creagan, to adjourn the meeting at 6:30 pm until 6:00 pm on Tuesday, September 8th, 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 08/17/2026

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

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. This process will take approximately 18 months, with many public, P&Z, and council meetings to complete. A Comp Plan is a core City document that many developers, grant organizations, and City Planners rely on to incorporate community input into the City's future development. Our Comp Plan was last updated in 2019.

FY25 Audit: The Auditors are finalizing the FY25 audit. Pending the receipt of a few remaining documents from third parties, the final copy should be available in the coming weeks. We tentatively plan to include the report and findings with the City Admin report at the September 19th City Council meeting.

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); 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.



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(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 August 2026

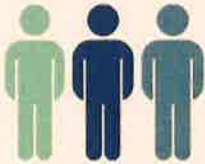


Adult Services



- *DPL will be an access point for a telehealth tablet for telehealth appointments
- *Book Chat is reading “Small Things Like These”, a novella by Claire Keegan
- *September 23, noon - Alzheimer’s Awareness Program in the Maker Space

Statistics



Circulations	3,749
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



- *Fall Activities begin in September.
- *Mondays: Storytimes at 10:30am and 4:00pm
- *Thursdays: Drop in Craft Day starting at 3:45pm

