

# CITY OF CENTERVILLE

## REGULAR SESSION MEETING MINUTES

August 18, 2025

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

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

Mayor O'Connor led the Pledge of Allegiance.

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

Brauman moved, seconded by Creagan, to approve the consent agenda as presented, which includes the following: Approval of Minutes of August 4, 2025, Regular Council Meeting; Approval of Committee/Board Minutes: Airport Commission Meeting 07-14-2025; Special Council Meeting 08-04-2025; Approval of Beer/Liquor License(s): Hy-Vee, Inc, LE0001473; Approval of Res. 2025-4167 – Tax Abatement at 1212 S. 15<sup>th</sup> – Cassidy. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. The motion carried.

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

The July 2025 Financial Report was moved to the September 2<sup>nd</sup>, 2025, City Council meeting.

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

**City Administrator Report – August 18, 2025 - Administrator Vacation/Training:** The Administrator will be out of the office from October 21 to 29 for vacation and attending the ICMA National Conference; **T-Mobile for Government:** The City has moved our cellular service from US Cellular to T-Mobile for Government. This move will save approximately \$4800 per year and provide additional functionality for our first responders; **New Training Requirement: Guidance has been updated on this training. The new training only applies to those positions appointed or elected after July 1, 2025.** The Iowa Legislature passed HF705, requiring additional open meetings/open records training for all new members of governmental bodies. Currently, the training must be provided by the Iowa Public Information Board (IPIB). An initial training session is available on Friday, August 15, from 12:00 to 1:30 pm Please let the administrator know if you would like to be signed up for this webinar. The Iowa League of Cities anticipated being certified as a trainer soon to expand the course offerings; **Utility Billing Cycle Update: The billing cycle migration is being reviewed further. There will be an update at the September 2<sup>nd</sup>, 2025, Council meeting.** Beginning in September, the City will transition its Utility Billing Cycle to align more closely with usage time frames. Currently, there is a roughly 30-day delay between the time Water/Sewer is used and the billing. This migration will narrow that window to a matter of days after the usage cycle has ended. This will enable customers to more clearly relate their usage to what they are being billed for. This process will take

approximately six months to complete and will temporarily result in longer billing cycles;

**Customer Assistance Fund:** The City is developing a Customer Assistance Fund for utility payments. This fund would collaborate with a third-party nonprofit group, utilizing private funding, to assist customers experiencing hardship in making their Municipal Utility payments. The program is currently undergoing legal review and is expected to be brought to the Council for consideration at the September 2<sup>nd</sup>, 2025, Council meeting; **City Elections:** The County Auditor has provided the City with the initial information for the 2025 City Election. This election cycle will have three open seats: Mayor, Council Ward 2, and Council At-Large. Election information and packets can be picked up at City Hall during regular business hours.

Applications can be returned to the County Auditor's office beginning 8/25 and must be submitted no later than 5 p.m. on 9/18; **Iowa League of Cities Conference:** The annual Iowa League of Cities conference is scheduled for September 17-19. This conference is geared towards both appointed and elected staff. If you are interested in attending, please notify the City Administrator; **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. This should be presented at some point this summer for initial consideration by the Council;

**Water Quality Improvement Project:** In late June, the city administrator met with representatives from the Iowa Department of Natural Resources, the USDA, members of the Appanoose County Fair board, and project engineers to discuss alternative projects that this funding could cover. The initial and secondary projects proposed were estimated to cost significantly more than the funding available; **Housing Abandonments/Demolitions for 2025:** 902 E. State (demolished), 411 N. 7<sup>th</sup> (demolished), 717 N. 13<sup>th</sup> (Demolished, Under Construction), 620 N. 10<sup>th</sup> (Demolished, Under Construction), 1216 S 16<sup>th</sup> (Pending Demolition), 541/549 N. Park (Demolished), 1701 S. 19<sup>th</sup> (Demolished, pending conveyance), 1337 Haynes (Demolished, conveyed); 919 S. 16<sup>th</sup> (pending demolition); **Demolition Grant Program:** Seven properties have been approved for the demolition grant: 714 S. 17<sup>th</sup>, 706 W. Maple, 505 N. Park, 1115 S. 18<sup>th</sup>, 109 N. 18<sup>th</sup>, 115 N. 18<sup>th</sup>, and 1604 Drake. Based on the estimated cost of City demolition, this represents a cost avoidance to the City of approximately \$56,000 to date.

**Public Works Department Report 08-18-25:** Distributed 19,572,000 gallons of water this month compared to 18,818,000 last month and 18,997,000 a year ago; Treated 36,017,000 gallons of wastewater this month compared to 22,281,000 last month and 23,844,000 a year ago; Completed monthly operating reports for IDNR- 3; Completed utility locates, daily work orders, water testing, and vehicle maintenance; Completed meter reading and shut-offs- 29; Flushed dead end hydrants per schedule; Emergency repair on south water tower fill pipe; Water leaks- 5; Concrete patches- Oak St., W. Lane; School crosswalks; Sweeper- 4; Grade alleys- 4; Jetted 1,240' of sewer main- potential issues found during Alliant lateral pre-inspection process; Completed annual West Plant sludge and metals testing; Trim trees/ brush- 3; Brush cutting ROW's; Trash route- 8; Meetings- Department Head and Water Board; Oak Street to 18th water project- 90% main line installed. Working on installing 17th St. services. **Upcoming:** Continue water project; alley maintenance; sludge and metals testing - East plant will be taken on 8-25-25; sewer line flushing.

**Drake Public Library AUG FY26 Directors Report:** *A welcoming center for lifelong learning. We celebrate the freedom to read, discover, and discuss.*

SRP 2025 was a huge success with 502 children coming to on-site programs! A fresh new calendar of special storytimes, activities, and guest presenters is planned to fill up September and October. Watch for Children's staff at upcoming back-to-school events!

Programs for Adults: Book Chat is held on the Last Wednesday of each month at 12:15 or 4:15 p.m. For August, participants are each reading something of their own choosing to review for the group. The final program for Jane Austen's 250th Birthday Celebration was held on Saturday, August 2<sup>nd</sup>; Guests participated in an embroidery class led by Deb Robinson, enjoyed sweet treats, tea, and lemonade, and played Jane Austen Trivia and BINGO. Tickets purchased to win the quilt donated by Joy Davis were pulled by one of our guests, and Diane Zaputil was the lucky winner!

A new front stair railing system is being designed and will be in place this fall. This will increase safety on the front stairs, bringing two different railings all the way up the stairs to both doors.

Statistics: Circulation: 3,456; ILLS: 21; Bridges: 827; Reference: 119; Programming: Adults 125, Children 108; MTG Rooms: 35; Computer Users: 256; WIFI: 383 total visits; Total Library Patrons: 6,410; Total Library Collection: 39,140.

Hamilton moved, seconded by Creagan, to approve the Agreement for Professional Services with HEC – Franklin St. Ayes: All. The motion carried.

Kruzic moved, seconded by Sherwood, to adjourn at 6:14 p.m. until the regular council meeting on September 2<sup>nd</sup>, 2025, at 6:00 p.m. Ayes: All. The motion carried.



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Jason Fraser, City Administrator



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Mike O'Connor, Mayor