

CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES

September 15, 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.

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

Public Forum comments were provided by Jackie Zugg of 29705 540th St, Moulton; Thomas Ellis of 1601 S. 22nd St; and Karen Ballanger of 1400 Shamrock Lane.

Brauman moved, seconded by Hamilton, to approve the consent agenda as presented, which includes the following: Approval of Minutes of September 2, 2025, Regular Council Meeting; Approval of Committee/Board Minutes: Airport Commission Meeting 08-11-2025; Library Board Meeting 08-13-2025; Approval of Beer/Liquor License(s): Mystique Vintage & Unique – WBN001430; White's Sports Lounge – LC0051730; Approval of Resolution 2025-4173 Approving Pay App No. 3 for the Airport Solar Array Project; Approval of Resolution 2025-4174 Accepting Project and Approving Release of Final Project Retainage for the Airport Solar Array Project. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. The motion carried.

Sherwood moved, seconded by Brauman, to open a public hearing on the Vacation of Alleyway in J.R. Wooden's Second Addition – Tubbs. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

No public comments were provided.

Sherwood moved, seconded by Kruzic, to close the public hearing on the Vacation of Alleyway in J.R. Wooden's Second Addition – Tubbs. Ayes: All. Motion carried.

Hamilton moved, seconded by Sherwood, to open a public hearing on the Conveyance of Alleyway in J.R. Wooden's Second Addition – Tubbs. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

No public comments were provided.

Sherwood moved, seconded by Kruzic, to close the public hearing on the Conveyance of Alleyway in J.R. Wooden's Second Addition – Tubbs. Ayes: All. Motion carried.

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

Brauman moved, seconded by Kruzic, to approve the August 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 – September 15, 2025 - EMS Medical Director: Dr. Kathy Lange notified the City that she will step down as EMS Medical Director at the end of October. Chief Jennings and I are working with other local physicians who may be able to fill this role. Dr. Lange has provided her services voluntarily for the past seven years, and her contributions were foundational to the operation of our EMS service. 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. 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 with the anticipation of initial council committee discussion beginning in December 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. 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. 7th (demolished), 717 N. 13th (Demolished, Under Construction), 620 N. 10th (Demolished, Under Construction), 1216 S 16th (Pending Demolition), 541/549 N. Park (Demolished), 1701 S. 19th (Demolished, pending conveyance), 1337 Haynes (Demolished, conveyed); 919 S. 16th (pending demolition); 512 N. 10th (pending demolition). Demolition Grant Program: Seven 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, 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 09-15-25: Distributed 18,263,000 gallons of water this month compared to 19,572,000 last month and 17,956,000 a year ago; Treated 35,224,000 gallons of wastewater this month compared to 36,017,000 last month and 24,219,000 a year ago;

Completed monthly operating reports for IDNR- 3; Completed utility locates, daily work orders, water testing, and vehicle maintenance; Completed over 400 utility locates last month; Completed meter reading and shut-offs; Flushed dead-end hydrants per schedule; Sweeper- 4 days; Potholes- 2 days; Grade alleys- 11; Jetted 630' of sewer main; Passed annual sludge and metals testing- East and West plants; Disassembled gear drive on primary clarifier at west plant. Will install new drive later this month; Trim trees/ brush- 4; Drained city pool and put equipment away. Will winterize lines later this fall; Trash route- 4; Meetings- Department Head and Water Board; Oak Street to 18th water project- 100% main line installed. Working on installing 18th St. services. Upcoming- Finish water project; Continue alley maintenance; Pancake Day set up; Install new gear drive at west plant.

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

Our front railings were replaced, and a new, additional sign was installed. Previously, the trim around the door and window frames was painted. Lighting updates are in process by installing a new solar light on the flagpole and replacing the light pole globes. The Annual Survey to the State Library of Iowa is due in October and will be reviewed by the board at the October meeting after I return from the I.L.A. Conference.

Children's Programs: 8 Storytimes in September, Mondays at 10:30am and at 3:30pm; 4 Craft Days every Wednesday after school; LEGO Day on Friday September 12th; Coloring Day on Friday, September 26th

Adult Schedule: Book Chat is the last Wednesday of each month at 12:15. September's book is "Great Big Beautiful Life" by Emily Henry; Adult Coloring is on Thursdays at 1:30 pm

Statistics: Circulation: 3,493; ILLS: 30; Bridges: 767; Mometrix: 16; Reference: 117; Programming: Adults 125, Children 250; MTG Rooms: 38; Computer Users: 259; WIFI: 408.

Brauman moved, seconded by Sherwood, to approve the posting of the Centerville Police Chief Position with the amended residency requirement timeline of four months as opposed to six months. Ayes: All. The motion carried.

Hamilton moved, seconded by Brauman, to approve the first consideration of Ordinance 1358 Vacating an Alleyway in J.R. Wooden's Second Addition – Tubbs. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Sherwood moved, seconded by Kruzic, to suspend the rules to waive the additional considerations and adopt Ordinance 1358 Vacating an Alleyway in J.R. Wooden's Second Addition – Tubbs. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Creagan moved, seconded by Sherwood, to approve Resolution 2025-4171 Authorizing the Conveyance of an Alleyway in J.R. Wooden's Second Addition – Tubbs. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Kruzic moved, seconded by Sherwood, to approve the first consideration of Ordinance 1359 Amending Chapter 12.04 of the Municipal Code – Sewage Treatment Works Debt Service and

User Charges. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Sherwood motioned to suspend the rules to waive the additional considerations and adopt Ordinance 1359 Amending Chapter 12.04 of the Municipal Code – Sewage Treatment Works Debt Service and User Charges. Motion died for lack of a second.

Hamilton moved, seconded by Creagan, to approve Resolution 2025-4172 Ordering Construction of Certain Public Improvements and Fixing a Date Thereon and taking of Bids Therefor – Washington Street Project – Sewer. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Creagan moved, seconded by Kruzic, to adjourn at 7:04 p.m. until the regular council meeting on October 6th, 2025, at 6:00 p.m. Ayes: All. The motion carried.



Jason Fraser, City Administrator



Mike O'Connor, Mayor