

# CITY OF CENTERVILLE

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## REGULAR SESSION MEETING MINUTES

October 20, 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.

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

Public Forum comments were provided by Karen Ballenger of Centerville, Kevain White of Centerville, and Dr. Tom Johnson of Unincorporate Appanoose County.

Kruzic moved, seconded by Sherwood, to approve the consent agenda as presented, which includes the following: Approval of Minutes of October 6, 2025, Regular Council Meeting; Approval of Committee/Board Minutes: Airport Commission Meeting 09-08-2025; Library Board Meeting 10-08-2025; Wastewater Project Status Report for September 2025 – Strand; Approval of Beer/Liquor License(s): TFL, Inc. dba Mega Saver App-229905; Approval of Tobacco License(s): Mega Saver #308307423. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. The motion carried.

Sherwood moved, seconded by Hamilton, to open a public hearing Public Hearing on Proposed Plans and Specifications, Forms of Contract and Estimate of Cost for the West Washington Street Sewer Lateral Rehabilitation Project for the City of Centerville, Iowa. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

No public comments were provided.

Hamilton moved, seconded by Creagan to close the Public Hearing on Proposed Plans and Specifications, Forms of Contract and Estimate of Cost for the West Washington Street Sewer Lateral Rehabilitation Project for the City of Centerville, Iowa. Ayes: All. Motion carried.

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

Kruzic moved, seconded by Brauman, to approve the September 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 – October 20, 2025 - Municipal Leadership Academy:** The Iowa League of Cities runs a training series for elected and appointed officials. The dates for the MLA 1 course have been posted. This course is geared toward brand-new Council members, and the City will enroll newly elected members of the Council once they are determined. There is also the MLA 2 course for those who are returning Council members, which gets a little deeper into the elected official role. For any council member interested, the Iowa League of Cities will host the course virtually during the first week of January. Please let the Administrator know if you would like to attend. The MLA 3 course will also be available in April. Council Tablets: To enhance connectivity with the City, other Council members, and the public, the Council will now receive tablets from the City. This will ensure that members can communicate through their City email address to the public without needing to use their personal email addresses. Haunted History Tours: The Appanoose Historic Society will lead its annual Haunted History tour at Oakland Cemetery on Sunday, October 26. Gordie's Bar and Grill Liquor License: After the October 6th City Council meeting, the Administrator reached out to Iowa ABD for next steps on license renewal. The application is currently in "Timely Filed" status, which allows the establishment to operate until the application is either approved or denied. The Administrator followed up with Melinda Thomas of Gordie's after receiving that determination. Additionally, the pending citations against Gordie's have been postponed until December. The renewal of the license will be brought before the Council in December after the citation issue is resolved. EMS Medical Director: We have reached a tentative agreement for a new EMS Medical Director. The Administrator will work with the City Attorney to draft an agreement to start at the first of the Calendar year. Dr. Kathy Lange will extend her role for an additional two months to ensure there is no lapse in coverage. 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, anticipating initial council committee discussion to begin in December 2025. City staff will attend the annual Budget Workshop put on by the Iowa League of Cities and the Iowa Department of Management in mid-November. 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: This election cycle will have three open seats: Mayor, Council Ward 2, and Council At-Large. In-person voting will take place on November 4th. 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 showed a cost increase of more than double 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 to fit the current entitlement from the FAA. 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. 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), 823 S. 16th (City Acquired). Demolition Grant Program: Nine 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, and 626 W. Van Buren. Based on the estimated cost of the City demolition, this represents a cost avoidance of approximately \$72,000 to date.

**Public Works Department Report 10-20-25:** Distributed 18,120,000 gallons of water this month compared to 18,263,000 last month and 17,025,000 a year ago; Treated 19,737,000 gallons of wastewater this month compared to 35,224,000 last month and 16,430,000 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; South water tower new fill pipe installed and is back in service; Water leaks- 3; Repaired service leaks- 5; Painted school crosswalks; Street patches- 5; Driveway cuts- 3; Pancake Day set up and take down; Repaired ditches- 2; Brush cut right of ways; Sweeper- 90% of town has been swept in the last month; Patch machine- 6 days; Grade alleys- 8; Jetted 1,995' of sewer main; Trash route- 4; Meetings- Department Head and Water Board; Oak Street to 18th water project- completed other than surface restoration.

Upcoming: Continue alley maintenance; Install new gear drive at west plant.

**Drake Public Library OCT FY26 Directors Report.** Current Focus: The State Library of Iowa Annual Survey shows a nice increase in participation in both children's and adult programming; Our State Library of Iowa Accreditation is due at the end of 2025. This report includes general stats about library services, the structural and financial well-being of the library, and continuing education for staff and the board of trustees.

Kids Stuff: Children's Programs – 8 storytimes in October, Mondays at 10:30 am and at 3:30 pm; 5 craft days every Thursday after school; LEGO day on Friday October 10th; Coloring Day on Friday, October 24th.

Adults: Adult Schedule – Book Chat is the last Wednesday of each month at 12:15/ September's book is "The Antidote" by Karen Russell; Adult Coloring is Thursdays at 1:30 pm.

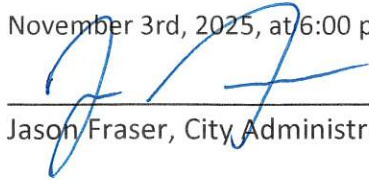
In-House State: Circulations – 2685; Reference – 121; Computer Users – 248; Program Participants – Adult – 66, Child – 97; Meeting room use – 34; WiFi Users – 450

Online Resources: ILLs-28; Bridges – 767; Mometrix – 16

Collaborations: IA Works is on site the 4th Thursday of each month; Lakeview PTO Fall Festival, Friday, October 24th 5- 6:30.

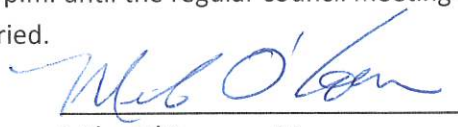
Hamilton moved, seconded by Creagan, to approve Resolution 2025-4177 Making Award of Contract and Authorizing Execution. West Washington Street Sewer Lateral Rehabilitation Project for the City of Centerville, Iowa. Roll Call Vote: Ayes: Brauman, Creagan, Hamilton, Kruzic, and Sherwood. Nays: None. Motion carried.

Creagan moved, seconded by Sherwood, to adjourn at 6:35 p.m. until the regular council meeting on November 3rd, 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