

CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES

July 20, 2026

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

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

Mayor O'Connor led the Pledge of Allegiance.

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

Hoffman moved, seconded by Kruzic, to approve the consent agenda as presented, which includes the following: Approval of Minutes of July 6, 2026, Regular Council Meeting. Approval of Committee/Board Minutes: Library Executive Committee Meeting 06-10-2026; Airport Commission Meeting 06-08-2026; Approval of Beer/Liquor License(s): Pub 111 LLC; Approval of Pay App No. 3 – A1A Sandblasting – Pool Painting Project Closeout; Approval of Issuance of Request for Proposal for Ambulance Financing; Approval of Res. 2026-4237 Authorizing the Sale of Real Estate by Public Bid and Setting Time and Place of Public Hearing for the Conveyance of Real Property – 512 N. 10th; Approval of Res. 2026-4239 – Tax Abatement for 19958 Bella Vista Cir – Twin State Builders. Roll Call Vote as follows. Ayes: Creagan, Hoffman, and Kruzic. Nays: None. Absent: Brauman and Hamilton. Motion passes.

Moved by Creagan, seconded by Kruzic, to open a public hearing on Conveyance of Real Property at 114 N. 15th - Hayes. Roll Call Vote as follows. Ayes: Creagan, Hoffman, and Kruzic. Nays: None. Absent: Brauman and Hamilton. Motion passes.

No Public Comments were received.

Moved by Hoffman, seconded by Creagan, to close the public hearing for the Conveyance of Real Property at 114 N. 15th - Hayes for the City of Centerville, Iowa. Ayes: All. Motion carried.

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

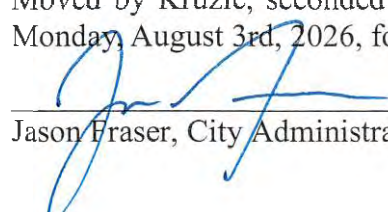
Kruzic moved, seconded by Hoffman, to approve the June 2026 Financial Report. Ayes: All. Motion carried.

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

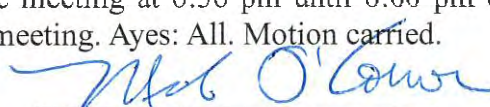
Moved by Creagan, seconded by Hoffman, to approve Res. 2026-4238 Approving the Conveyance of Real Property at 114 N. 15th - Hayes. Roll Call Vote as follows. Ayes: Creagan, Hoffman, and Kruzic. Nays: None. Absent: Brauman and Hamilton. Motion passes.

Nichole Moore of Chariton Valley Planning and Development provided a tentative timeline for the City of Centerville's Comprehensive Plan update.

Moved by Kruzic, seconded by Creagan, to adjourn the meeting at 6:36 pm until 6:00 pm on Monday, August 3rd, 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 07/20/2026

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

Comprehensive Plan: Working with Chariton Valley Planning and Development (CVPD) to schedule the kickoff meeting for the update of the City's Comprehensive Plan. 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. This process will take approximately 18 months, with many public, planning and zoning, and council meetings to complete. Our Comp Plan was last updated in 2019. Appanoose County is slated to review its plan at the same time, creating opportunities for shared resources.

End of Fiscal Year 2026: The new fiscal year began on July 1, 2026.

FY25 Audit: The Auditors were on site the week of June 29th and July 6th to complete the City's FY25 Audit. This is significantly behind schedule due to issues related to our transition to new accounting software in 2024 and a statewide shortage of auditors to complete the work.

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. 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 (City Owned, pending demolition); 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, destroyed pending insurance remediation).

(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.

(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.



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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. A draft of the catalog is expected to be presented at the June 15th City Council meeting.

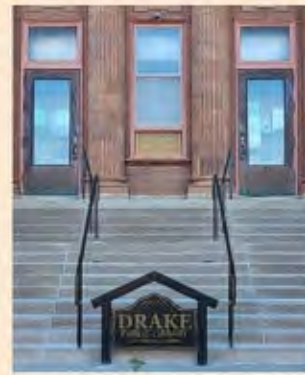
TIF Rebate: This program provides up to \$9,000 in cash incentives to developers who construct or significantly renovate properties. The City recoups the incentive through TIF. To receive the rebate, the owner must complete a minimum valuation agreement and a City Occupancy Certification.

To date, the City has authorized \$7600 in rebates.

Drake Public Library

Directors Report

for July 2026



Adult Services



- *Programs in Physical Therapy and Hospice are being planned
- *Book Chat is back in July with Theo of Golden by Allen Levi

Children's Services



- *SRP 2026 will finish up on July 13th with a special visit from "Queen Emery"
- *Our children's staff will be working with local school staff to coordinate with the new school year calendar

Statistics



Circulations	4,053
Reference/Computer Help	169
Computer Users	228
Program Participants	
Adults	238
Children	373
WiFi Users	553
Meeting Room Usage	31
ILLs	59
Mometrix	51
Bridges/Libby	845



Public Works Department Report 7-26-26

- Distributed 16,552,000 gallons of water this month compared to 17,624,000 last month and 18,818,000 a year ago.
- Treated 24,727,000 gallons of wastewater this month compared to 29,293,000 last month and 22,281,000 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, big Kinetic project on south side of town.
- Completed meter reading and shut-offs.
- Flushed dead end hydrants per schedule.
- Water leaks- 1.
- Street patches- 4.
- Sweeper- 4.
- Drive curb cuts- 3.
- Alleys work complete.
- Jetted 510' of sewer main.
- Completed West Plant annual sludge and metals testing- all tests passed.
- Installed flag brackets and flags, and banner brackets and banners for America's 250.
- Trash route- 4.
- Centerville Municipal Waterworks had bi-annual Iowa DNR sanitary water survey.
- Meetings- Department Head and Water Board.
- Had preconstruction meeting for Oak Street paving- tentative start date 9-1.

Upcoming-

- Continuous foundations in cemetery.
- House demolitions.
- Oak Street removal and base work.