CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES
October 19, 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.

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

Public Comments were provided by Pastor Tony Angran to present a donation of $3000 to the Centerville Police Department on behalf of the Living Waters Ministerial Association. Public comments were also provided by Debbie Thompson of Mystic.

Hamilton moved, seconded by Kruzic, to approve the consent agenda as presented, which includes the following: Approval of Minutes of October 5, 2026, Regular Council Meeting; Approval of Committee/Board Minutes: Library Board Meeting 09-09-2026; Airport Commission Meeting 09-14-2026; Approval of Mayor's Appointment of Krista Siregar to the Planning and Zoning Commission, replacing Tanya Clawson, with a term ending July 1, 2027; Approval of Res. 2026-4275 Tax Abatement for 1005 West Madison – Creagan; Wastewater Project Report – September 2026 – Strand Associates Roll Call Vote as follows. Ayes: Brauman, Hamilton, Hoffman, and Kruzic. Nays: None. Abstain: Creagan. Motion passes.

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

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

Departmental reports highlighting the City Administrator's activities, the Public Works Department, and the Library were presented.

Creagan moved, seconded by Brauman, to approve Res. 2026-4276 Approving and Authorizing a Form of Loan Agreement and Authorizing and Providing for the Issuance and Levying of a Tax to Pay the Notes; Approval of the Tax Exemption Certificate. Roll Call Vote as follows: Ayes: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Motion passes.

Hoffman moved, seconded by Hamilton, to deny the Liquor License for Gordie's Bar & Grill Inc. LC0050512. Roll Call Vote as follows: Ayes: Creagan, Hamilton, and Hoffman. Nays: Brauman and Kruzic. Motion passes.

Moved by Kruzic, seconded by Hamilton, to adjourn the meeting at 6:40 pm until 6:00 pm on Monday, November 2nd, 2026, for the regular City Council meeting. Ayes: All. Motion carried.

Jason Fraser, City Administrator

Mike O'Connor, Mayor

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City Administrator Report 10/19/2026

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

Comprehensive Plan: Chariton Valley Planning and Development (CVPD) informed the City of upcoming staffing and financial changes to their office. As a result, CVPD will not be able to support the City's Comp Plan for now. The City has agreed to indefinitely pause the Comp Plan process with CVPD and will reevaluate at the beginning of FY28 how to move forward. Previously scheduled comp plan meetings have been canceled.

General Election: The City Council Chambers will serve as a polling place for the November 3, 2026, General Election.

Service Request Form: The City has added an online service request form to our website and Facebook. This is meant as an entry point for issues or concerns that are seen in the community. It primarily focuses on service issues to address, such as Dead Animals in the street or potholes, but also allows broader notes to be provided to the City. Residents can also email CityHall@centerville-ia.org or call City Hall with concerns. The survey can be found at: www.surveymonkey.com/share/7f81fe22-dba3-42b8-a474-692c7278693b

Airport Hangar Project: The pre-construction meeting with McClure Engineering and Jim Barton Construction took place on August 26, 2026. Construction of a new 80' x 80' hangar at the airport is slated to begin in March of 2027. The project is estimated at $930,000, with 95% covered by an FAA grant.

FY26 Audit Update: The City has begun work with Abdo Financial Services to resolve some of the systemic issues highlighted in the FY25 Audit report. This work will be completed in preparation for completing our FY26 Audit.

Capital Project Plan: Work is underway to develop our capital project plan. We will present this to the Council at a budget session in the coming months.

Policy Updates: An update to the Centerville Employee Handbook will be included with the November 16th meeting packet.

Sale of Firetruck: The City is in conversation with the Mystic Volunteer Fire Department about selling one of our fire trucks, which is slated for replacement in November. Council action will be presented in November on this item.

(S) Stabilization: The Code Enforcement Department and the rental inspection program are conducting ongoing stabilization efforts. City Hall began transitioning the rental inspection

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process in-house with the Fire Department in 2027. Additional Council action is needed to finalize the transition. This winter represents the final round of the initial three-year rental inspection cycle.

(T): Housing Abandonments/Demolitions for 2026: Current list of properties: 116 N. 15th (condemned), 117 N. 21st (Condemned), 1201 E. Cottage (Condemned), 1229 S. 11th (demolished by owner), 1307 S. 16th (Condemned), 1405 S. 16th (Condemned), 1500 N. 14th (Condemned), 1606 Drake Ave. (Condemned), 1612 S. 23rd (Condemned) 1618 S. 19th (Condemned), 1700 S. 15th (Condemned), 1727 & 1725 S. Main (Condemned), 1710 S. 19th (Condemned) 1913 S. Main (Condemned); 206 S. 18th (Condemned); 303 E. Washington (Condemned, pending demolition), 404 N. 10th (Condemned), 405 S.12th (Condemned), 413 S. 15th(Condemned), 418-422 E. Van Buren (City-owned, pending demolition), 423 N. 20th (Condemned), 507 Haynes (demolished by owner), 507 W. Van Buren (Condemned), 516 N. 6th (Condemned), 522 N. 6th (condemned), 523 N. 4th (Condemned), 525 W. Van Buren (Demolished, Conveyed); 537 N. 7th (Condemned), 603 W. Jackson(Condemned); 605 E. State (City owned, pending demolition), 606 W. State (condemned), 609 W. Washington (Condemned), 612 W. Washington (Condemned), 623 N. 8th (Condemned); 701 S. 19th (Condemned), 809 S. 18th (Condemned), 813 S. 16th (Condemned, Pending City Acquisition), 814 S. 20th (city-owned, pending demolition), 815 E. Jackson (Condemned, pending demolition); 902 E. State (demolished, pending acquisition), 929 S. 11th (Condemned).

(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.

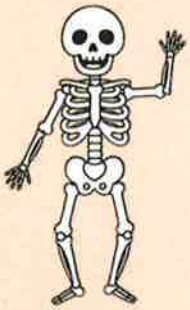
(R)Renovate: Two structures acquired through the STAR program are currently being renovated by local contractors and groups (801 S. Main and 202 W. Wall). Renovations help remediate blighted structures while reducing the City's overall costs by avoiding City demolition.

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.

- Construction of new home at 908 S. 16th - $7,650
- Construction of new home at 620 N. 19th - $9,000
- Completion of Blight Remediation at 104 N. 13th – Amount Pending.

To date, the City has authorized $16,650 in rebates.

Drake Public Library
Directors Report
for October 2026





Adult Services

*Book Chat is reading "The Frozen River" by Ariel Lawhon
*DPL is now an access point for a telehealth tablet for telehealth appointments. Contact the library to reserve a tablet and a room for privacy during your appointment

Children's Services

*Lakeview PTO Trunk or Treat is on Thursday, October 29. Watch for the DPL Skeleton Crew at their "trunk"
*Mondays: Storytimes at 10:30am and 4:00pm
*Thursdays: Drop in Craft Day starting at 3:45pm
*Fall Dial a Story Menu is out

Statistics from September

Circulations	2,595
Reference/Computer Help	136
Computer Users	254
Program Participants	
Adults	38
Children	36
WiFi Users	574
Meeting Room Usage	31
ILLs	54
Mometrix	
Bridges/Libby	910



Public Works Department Report 10-19-26

- Distributed 18,814,000 gallons of water this month compared to 17,981,000 last month and 18,120,000 a year ago.
- Treated 24,784,000 gallons of wastewater this month compared to 23,190,000 last month and 19,737,000 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.
- Water leaks- 1.
- Spot box repairs- 5.
- Poured continuous foundations at cemetery- 4. Will pour 2 more this week.
- Oak Street paving pushed to spring.
- Pancake Day set up and take down.
- Installed culverts- 2.
- Rebuilt alley- 1.
- Street patches- 1.
- Sweeper- daily.
- Jetted 275’ of sewer main.
- Trash route- 4.
- Meetings- Department Head and Water Board.

Upcoming-

- House demolitions