

CITY OF CENTERVILLE

REGULAR SESSION MEETING MINUTES

November 17, 2025

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

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

Mayor O'Connor led the Pledge of Allegiance.

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

Public Forum comments were provided by Thomas Ellis of Centerville, Dean Clemons of Centerville, and Nichole Moore of Centerville.

Sherwood moved, seconded by Brauman, to approve the consent agenda as presented, which includes the following: Approval of Minutes of November 3, 2025, Regular Council Meeting; Approval of Committee/Board Minutes: Civil Service Commission 11-04-2025; Airport Commission Meeting 10-13-2025; Library Board Meeting 11-12-2025; Wastewater Project Status Report for October 2025 – Strand; Approval of Res. 2025-4178 FY25 Street Finance Report; Approval of Res. 2025-4179 – Tax Abatement – Curtis; Mayor's Appt. of Noel Gorden to the Drake Public Library Board, replacing Kris Hoffman with a term starting January 1, 2026, and a term ending July 1, 2028. Roll Call Vote: Ayes: Brauman, Creagan, Kruzic, and Sherwood. Nays: None. Absent: Hamilton. The motion carried.

Brauman moved, seconded by Creagan, to open a public hearing on the Proposed Rezoning of Parcels 341011002890000 and 341011003330000 from Residential 2 to Urban Corridor. Ayes: Brauman, Creagan, Kruzic, and Sherwood. Nays: None. Absent: Hamilton. The motion carried.

No public comments were provided.

Sherwood moved, seconded by Brauman to close the public hearing on the Proposed Rezoning of Parcels 341011002890000 and 341011003330000 from Residential 2 to Urban Corridor. Ayes: All. Motion carried.

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

Brauman moved, seconded by Kruzic, to approve the October 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 11/17/2025

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.

There is also the MLA 2 course for returning Council members, which delves 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.

Kudos to Wastewater Employees: As will be mentioned in the Public Works director's report, our wastewater department replaced two gearboxes for our clarifier units. The initial bid for completing the work was \$293,888 (Parts and Installation). Our wastewater employees felt they could complete the job using local resources rather than contracting with Iowa Pump Works. The work was completed this past week at \$146,530 (Parts and Crane) and is now operational. The total cost avoidance using local resources is approximately \$147,000 in savings to sewer customers.

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 with the public through their City email addresses without needing to use their personal email addresses. The tablets and cases are available for council members to pick up. The City Administrator will reach out to schedule a time to ensure each council member knows how to operate the new tablets.

Lead Line Inventory and Reporting: On October 7th, 2024, the EPA approved updated Lead and Copper rules for municipal water supplies. The new regulations that will be implemented will lower the acceptable level of lead that can be present in a water system from the current 15 parts per billion or .0150 MG/L to 10 parts per billion or .0100 MG/L. The new rules will require systems with more than 10% of the tested locations above the new threshold to enact a service line replacement program. Compliance with this standard will be required within ten (10) years.

One component of the regulatory change is that the City must send letters to all customers with service lines made of lead or unknown material. The City sent our 71 known Lead Letters (mailed 11-12) and 1739 Unknown Material Letters (mailed 11-12).

EMS Medical Director: We have reached a tentative agreement for a new EMS Medical Director. The Administrator is working on the medical director contract to start at the beginning of the Calendar year. Dr. Kathy Lange extended 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. The Fair Board has so far declined to make a counteroffer on the lease extension, and the board has completed some of the work that was to be included in the agreement. At this point, the current extension effort appears stalled. The City will develop additional strategies to extend this agreement but may need to include the construction of a new public works building in the FY28/FY29 budget.

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 the initial council committees' discussion to begin in December 2025. City staff attended the annual Budget Workshop, hosted by the Iowa League of Cities and the Iowa Department of Management, in Ottumwa last week.

City Elections: This election cycle has been completed. The new council members and mayor will be sworn in at the December 15th, 2025, Council meeting and assume their roles at the January 6th Council meeting.

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 of meeting the current FAA entitlement.

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; **(T): 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; **(T) 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 City's estimated demolition cost, this represents approximately \$72,000 in cost avoidance to date. (Demolished, pending conveyance), 1337 Haynes (Demolished, conveyed); 919 S. 16th (pending demolition); 512 N. 10th (pending demolition), 823 S. 16th (City Acquired); **(R)Renovate: Currently, two structures acquired through the STAR program** are 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 cost by avoiding demolition costs.

Solar Production at Wastewater Plants: Included with this report is a spreadsheet showing the FY25 Solar production and electrical energy usage at our Wastewater Plants.

Over the last fiscal year, electricity generation has significantly offset the East Plant's electrical consumption.

For January, February, and March of 2025, there was a spike in the overall electrical usage at the East Plant. This was caused by having to run our sludge storage mixers for three months to ensure that the piping in the sludge tank didn't freeze. This should be a lesser issue for FY26, as the level in the sludge tank should be sufficient to protect the piping from freezing without requiring the mixing pumps to run for extended periods. If those usage rates do return closer to average consumption, there will likely be a positive revenue for our east plant generation.

All savings from reduced electrical costs are being allocated to debt service on the Wastewater Plant improvement project. The total savings from the solar area will be on track to reduce our annual electrical cost, sewer-wide, from approximately \$65,000 to less than \$20,000.

Public Works Department Report 11-17-25: Distributed 17,895,000 gallons of water this month compared to 18,120,000 last month and 18,496,000 a year ago. Treated 18,878,000 gallons of wastewater this month compared to 19,737,000 last month and 16,666,000 a year ago. Completed 1 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; Replaced water valve at 24th and Cottage; Street patches- 4; Driveway cuts- 2; Replaced culverts- 4; Repaired storm sewer by Iowa Steel and Wire; Sweeper- 4; Patch machine- 6 days; Grade alleys- 6; Jetted 730' of sewer main; Emergency repair of sewer line from gas main cross bore at Drake and Brick; Set both new gear drives at East and West plants. Had successful start-ups on Friday; Trash route- 4; Meetings- Department Head and Water Board.

Upcoming: Continue alley maintenance; Sweep leaves, West plant sludge application.

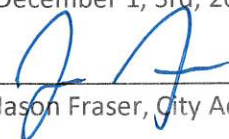
Drake Public Library NOV FY26 Directors Report. Current Focus: Grant applications are in process for updating exterior lighting, repairing sidewalk "bumps," and replacing our brick sign. The State Accreditation application will open up in the first of 2026. Publicity about our new online resources and exterior project work is being planned with local media outlets.

Kids' Stuff: Children's Programs – 3 Storytimes in November, Mondays at 10:30 am and at 3:30 pm; 3 Craft Days every Thursday after school; Coloring Day on Friday, November 7th.
Adults: Adult Schedule – Book Chat is the last Wednesday of each month at 12:15/ September's book is "The Inheritance Games" by Jennifer Lynn Barnes; Adult Coloring is on Thursdays at 1:30 pm.
In-House State: Circulations – 3039; Reference – 131; Computer Users – 260; Program Participants – Adult – 68, Child – 658; Meeting room use – 30; WiFi Users – 409
Online Resources: ILLs-54; Bridges – 854; Mometrix – 8
Collaborations: The CHS Cast of their musical, "Between the Lines," were guest readers for both Storytimes on November 3rd. It was a fantastic outreach project for "the big kids" to meet our littles.

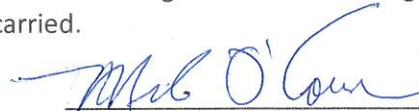
Sherwood moved, seconded by Kruzic, to approve Resolution 2025-4180 Rezoning of Parcels 341011002890000 and 341011003330000 from Residential 2 to Urban Corridor. Roll Call Vote: Ayes: Brauman, Creagan, Kruzic, and Sherwood. Nays: None. Absent: Hamilton. Motion carried.

Chariton Valley Regional Planning & Development Council presented a proposal for a comprehensive plan update.

Brauman moved, seconded by Kruzic, to adjourn at 7:02 p.m. until the regular council meeting on December 1, 3rd, 2025, at 6:00 p.m. Ayes: All. The motion carried.



Jason Fraser, City Administrator



Mike O'Connor, Mayor