

CENTERVILLE CITY COUNCIL MEETING 4-20-26

CITY OF CENTERVILLE
REGULAR SESSION MEETING MINUTES
April 20, 2026

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

Roll Call - Present: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Absent: None

Mayor O'Connor led the Pledge of Allegiance.

Brauman moved, seconded by Kruzic, to approve the agenda as amended to remove item 5G "Approval of Res. 2026-4216 Setting Salaries for FY27". Ayes: All. The motion carried.

Public Comments were made by Bill McAfee of Centerville, Jesse Fagen of unincorporated Appanoose County, and Kris Koestner of Centerville regarding building permits.

Kruzic moved, seconded by Hamilton, to approve the consent agenda as presented, which includes the following: Approval of Minutes of April 6th, 2026, Regular Council Meeting; April 6th, 2026 Property Tax Levy Public Hearing; Approval of Committee/Board Minutes: Airport Commission Meeting 03-09-2026; Library Board Meeting 03-11-2026; Approval of Beer/Liquor License(s): Markets in the Ville 0-010-246-298; Bike Night 0-010-313-230; Centerville Chamber of Commerce 0-009-766-988, 0-009-796-176, 0-009-727-353, 0-009-830-440, 0-009-739-982, 0-009-772-336, 0-009-857-244; Approval of Tobacco License(s): Hy-Vee Food Store (104005139); Hy-Vee Fast & Fresh (104007786); Dollar General Store 7503 (104006693); Fareway #827 (104005271); Approval of Res. 2026-4209 Tax Abatement for 1117 N. 18th - Templeton; Approval of Res. 2026-4210 approving XFER from General Fund (001) to Capital Projects (301); Approval of Stryker Equipment Maintenance Plan Agreement; Approval of Proactive Annual Check-in (PAC) for City of Centerville Public Safety Departments; Approval of Res. 2026-4211 approving purchase of Veteran's Banners on behalf of City Staff for America 250 Celebration; Approval of Contract with Chariton Valley Planning and Development for Comprehensive Plan. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Brauman, seconded by Creagan, to open a public hearing on the adoption of the FY27 Annual Budget. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

No Public Comments were received.

Moved by Hoffman, seconded by Brauman, to close the public hearing on the adoption of the FY27 Annual Budget. Ayes: All. Motion carried.

Moved by Hamilton, seconded by Kruzic, to open a public hearing on the adoption of budget amendment No. 1 for the FY26 Budget. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

No Public Comments were received.

Moved by Hoffman, seconded by Creagan, to close the public hearing on the adoption of budget amendment No. 1 for the FY26 Budget. Ayes: All. Motion carried.

Moved by Hoffman, seconded by Brauman to open a public hearing on the Plans, Specifications, Form of Contract, and Estimate of Costs for FAA 3-19-0013-019 (AIP) & 020 (IIJA-AIG). Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

No Public Comments were received.

Moved by Kruzic, seconded by Brauman, to close the public hearing on the Plans, Specifications, Form of Contract, and Estimate of Costs for FAA 3-19-0013-019 (AIP) & 020 (IIJA-AIG). Ayes: All. Motion carried.

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

Hamilton moved, seconded by Brauman, to approve the March 2026 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 04/20/2026: Below is the list of significant items that the City Administrator and City Hall are actively working on.

Work session on Building Code: As part of our broader discussion on building and code enforcement over the past few meetings, the Administrator is requesting a work session to

discuss possible updates to the Centerville Building Code. The session would help shape a future ordinance update. An example of recommendations adopted by Oskaloosa's building program is included in this report. The Administrator proposes 5 pm on May 4th as a possible date for a work session.

FY25 Audit Report Extension: The City has submitted and received approval for an extension of the submission deadline for our FY25 audit. Our auditor has stated they will be on site in May to complete the audit that was delayed as the City worked through issues related to the setup of our accounting system.

2024 Rental Inspections: The City Attorney is mailing final notices to landlords/apartments that did not complete or failed their 2024 rental inspections. This letter is the last step before a referral to have the landlords deemed ineligible to rent properties in the City of Centerville. Currently, there are four landlords who have not scheduled or completed inspections on their properties as part of the 2024 cycle.

S&P Rating: Standard and Poor's completed a desk review of the City's bond rating. The last full bond rating review was in 2015, when the City sought a rating prior to issuing State Street and Pool bonds. In the most recent review, the City was downgraded to an "A- Stable" from an "A Stable". The major factor in this was the reduction of our overall cash reserves, which is recommended to be greater than \$1,000,000. There is no impact to any current or planned bonding efforts based on this rating change as it generally only impacts bonding greater than \$2 million. The City is working with our Municipal Advisor, Speer Financial, to develop a strategy to reach the reserve levels recommended by S&P. A copy of the report and letter from S&P are included with this report.

Lead Line Inventory: City Hall has prepared a survey for water customers about their water lines. This survey is live on the City's Website, and a QR code was included on emailed and mailed bills to access it.

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 indicated a more than 100% cost increase over 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 2026:

(T) Demolition Grant Program: Ten 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, 626 W. Van Buren, 108 1/2 E. Maple. Based on the City's estimated demolition cost, this represents approximately \$80,000 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): 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.

TIF Rebate: The first TIF Rebate application for constructing a new home has been received. The applicant was issued a \$ 7,600 rebate for a house with a valuation increase of \$170,000. The final approval for the release of that payment should be presented to the Council in January. 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

Public Works Department Report 04-20-2026: Distributed 16,076,000 gallons of water this month compared to 15,813,000 last month and 17,390,000 a year ago; Treated 26,115,000 gallons of wastewater this month compared to 15,056,000 last month and 20,886,000 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- 28; Flushed dead end hydrants per schedule; Water leaks- 1; Curb box repairs- 2; Sweeper- 12; Snow event- 1; Tree trimming completed- winter work for 4 years; Alliant and Mikels south gas main project meeting; Alliant and Entrust new gas project meeting; Storm sewer repair- 18th Street; 1st Street lift station repairs; Jetted 2,370' of sewer main; Cleaned up rock from rains- 2x; Trash route- 4; Meetings- Department Head and Water Board; Mowing contract signed- mowing has started; Trenching and shoring training- Steele, Bedford, Lawson, and Ott.

Upcoming: Employee evaluations; Continuous foundations in the cemetery; East Plant toxicity testing.

Drake Public Library April FY26 Directors Report.

Kids' Stuff: Children's Programs - 4 Storytimes in April, Mondays at 10:30 am and at 3:30 pm (Apr 6, 13, 20, 27); 4 Craft Days every Thursday after school (APR 9, 16, 23 & 30); LEGO day after School on April 10; Healthy Kids Fair is on April 11; Summer Reading plans are in the works for Plant a Seed, Read. Get a copy of the March Children's Programming Calendar at the library or through the Drake Public Library Kids Facebook page.

Adults: Book Chat is scheduled for Wednesday, April 29 in the Swab Reading Room. This month's book is "Just for the Summer" by Abby Jimenez. Our May selection is "Miss Julia Speaks Her Mind" by Ann B. Ross. IA Works is scheduled to be in-house on Thursday, April 23, from 9 am to noon. Adult Coloring is every Thursday at 1:30 pm. A community puzzle is available in the Swab Reading Room.

Ongoing projects: Our book drop will be getting a "renovation" by Rodney and his staff at Raw Metal Works; Volunteers from CHS will be helping with the landscaping at the library on April 29.

In-House Stats: Circulations - 2165, Reference - 105; Computer Users - 213; Program Participants - Adult - 70, Child - 74; Wi-Fi Users - 407; Meeting Room Usage - 23.

Online Resources: ILLs-67; Bridges - 930; Mometrix - 3

Moved by Hoffman, seconded by Hamilton to approve the closure of N. 13th St. for Cy-Hawk Football game on September 12, 2026. Ayes: All. The motion carried.

Moved by Brauman, seconded by Hamilton to approve Res. 2026-4212 Approving the Plans, Specifications, Form of Contract, and Estimate of Costs for FAA 3-19-0013-019 (AIP) & 020 (IIJA-AIG). Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

CENTERVILLE COMMUNITY SCHOOLS - MEETING 4-27-26

MEETING MINUTES
Attendance
Voting Members
Carol Heffron, Board Member
Mike Moore, Board Member
Mike Thomas, Board President
Sara Oden, Board Member
Josh Sinnott, Board Member
Marsha Whisler, Board Member
Amanda White, Board Member
Non-Voting Members
Mark Taylor, Superintendent
Lisa Swarts, SBO/Board Secretary
I. Call to order and roll call
President Mike Thomas called the meeting to order at 5:31 pm.
II. Welcome Visitors
President Mike Thomas welcomed visitors.
A. Public Forum
There were no public comments.
III. Approve Agenda
Motion to approve the agenda as stated.
Motion made by: Mike Moore
Motion seconded by: Sara Oden
Voting results: Unanimously Approved
IV. Approve Minutes of previous meetings
Motion to approve the minutes of the April 13, 2026 minutes as stated.
Motion made by: Mike Moore
Motion seconded by: Carol Heffron
Regular Board Meeting 04/27/2026 - 05:30 PM Centerville Administration Office 634 North Main

Centerville, Iowa
Voting results: Unanimously Approved
V. Old Business
There were no old business items.
VI. New Business
A. Student Representative
Kimberly Johnson was present to report on activities at the high school. She reported on sporting activities as well as student club activities.
B. Director Reports
Director reports were given.
C. Principal Reports
Principal reports were given.
D. Approve and Certify 2026-27 Budget. Roll call.

Motion to approve and certify the 2026-27 Certified Budget as presented.
Motion made by: Mike Moore
Motion seconded by: Carol Heffron
Voting results: Unanimously approved
Yes: Carol Heffron
Yes: Mike Moore
Yes: Mike Thomas
Yes: Sara Oden
Yes: Josh Sinnott
Yes: Marsha Whisler
Yes: Amanda White
E. Approval of Request from Districts to Join the South Central Conference Motion to not accept Oskaloosa into the South Central Conference.

Motion made by: Josh Sinnott
Motion seconded by: Carol Heffron
Voting results: Unanimously Approved
Motion to not accept Pella Christian into the South Central Conference. Motion made by: Marsha Whisler
Motion seconded by: Sara Oden
Voting Results: Unanimously Approved
F. Approve First Reading of Board Policies 102-R1, 102-E1, 102-E2, 102-E3, 102-E4, 102-E5, 102-E6, 202.02, 406.05, 406.06, 407.05, 501.15, 710.01-R1, 710.01-E1, 710.01-E2, 802.02 Motion to approve 1st reading of board policies 102-R1, 102-E1, 102-E2, 102-E3, 102-E4, 102-E5, 102-E6, 202.02, 406.05, 406.06, 407.05, 501.15, 710.01-R1, 710.01-E1, 710.01-E2, 802.02 as presented.
Motion made by: Sara Oden
Motion seconded by: Josh Sinnott

Moved by Brauman, seconded by Hamilton to approve Res. 2026-4213 Approving Execution of CA Services Agreement with McClure, subject to final FAA modifications. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Brauman, seconded by Hamilton to approve Res. 2026-4214 Approving Low Bid to Jim Barton Construction. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Brauman, seconded by Hamilton to approve Res. 2026-4215 Authorizing Signature and Submittal of FAA Grant Applications. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Hoffman, seconded by Hamilton to approve Res. 2026-4218 adopting the FY27 Annual Budget as presented. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Brauman, seconded by Creagan, to approve Res. 2026-4219 adopting Budget Amendment No. 1 for the FY26 Budget. Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

Moved by Kruzic, seconded by Creagan to Approve Res. 2026-4217 Approving the Remount of Ambulance 4-68. Roll Call Vote as follows. Ayes: Creagan, Kruzic, and Hoffman. Nays: Brauman and Hamilton. None. Motion passes.

Moved by Kruzic, seconded by Hoffman to approve a contract with V&K for building official services. Roll Call Vote as follows. Ayes: Brauman, Kruzic, and Hoffman. Nays: Creagan and Hamilton. None. Motion passes.

Moved by Hoffman, seconded by Hamilton, to enter Closed Session Pursuant to Iowa Code Section 21.5.C "to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent, where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation," Roll Call Vote as follows. Ayes: Brauman, Creagan, Kruzic, Hamilton, and Hoffman. Nays: None. Motion passes.

The meeting moved into closed session at 8:03 pm.

The meeting resumed in open session at 8:36 pm.

Moved by Kruzic, seconded by Hoffman to enter Closed Session Pursuant to Iowa Code Section 21.5.I "to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session," as requested by City Administrator Fraser.

The meeting moved into closed session at 8:39 pm.

The meeting resumed in open session at 9:38 pm.

Moved by Kruzic, seconded by Hamilton, to adjourn the meeting to 5:00 pm on Monday, May 4th, 2026, for a council work session on building code requirements. Ayes: All. Motion carried.

Jason Fraser, City Administrator
Mike O'Connor, Mayor

Voting results: Unanimously Approved
G. Approve Personnel Business Procedures
Motion to approve all personnel business procedure items as presented.

Motion made by: Mike Moore
Motion seconded by: Sara Oden
Voting results: Unanimously Approved

1. Employment/Contracts
1. Haley Bishop - HS Cheerleaders Adjustment: FROM: FTE 0.4 TO: FTE 0.5 - \$TBD - 75 Days - Effective TBD

2. Todd Johnston - MS Head Softball Coach - \$1,847.96/year - 45 Days - Effective May 4, 2026 - Replacing Alicia Clausen

3. John Rankin - Weight Room Supervision FTE 0.5 - \$489.10/year - 30 Days - Effective June 1, 2026 - Replacing Brian Koehler

4. Brandon Clark - Weight Room Supervision FTE 0.5 - \$613.69/year - 30 Days - Effective June 1, 2026 - Replacing Brian Koehler

5. Brandon Clark - HS Assistant Football FTE 0.5 - \$TBD - 75 Days - Effective August 10, 2026 - Replacing Brian Koehler

6. Todd Donels - HS Assistant Football FTE 0.5 - \$TBD - 75 Days - Effective August 10, 2026 - Replacing Brian Koehler

2. Transfers
1. Daniel Hargrave - FROM: LKV P.E. Teacher TO: CHS P.E./Strength-

Conditioning/Weight Room Supervision - Effective August 14, 2026

2. Karin McMahon - Rescinding the involuntary transfer that the board approved on 3/23/26 of Karin McMahon to Lakeview Strat I Teacher who was replacing Joan Donovan and returning her assignment to the Lakeview Title I Interventionist.

3. Emily Kozak - FROM: CHS Student Advisor TO: Virtual School/Homeschool Assist - Effective August 20, 2026

3. Resignations
1. Sherry Jones - Retiring from LKV SPED Teacher - Effective May 29, 2026 th Grade Teacher - Effective May 29, 2026

2. Taylor Knowles - 4

3. Jill Whisler - HS Assistant Volleyball - Effective April 21, 2026

4. Emily Strube - PK Classroom Aide - Effective May 28, 2026

5. Daniel Hargrave - Assistant AD - Effective May 28, 2026

6. Ashley Kaleponi - CHS Student Council Sponsor - Effective May 29, 2026

4. Volunteer Agreements
1. Shay Shiltz - LKV Fieldtrip - Non-Employee Volunteer

2. Natalie Felkner - LKV Fieldtrip - Non-Employee Volunteer

3. Ken Brown Jr. - Trapshooting - Non-Employee Volunteer

4. Randy Marcussen - HMS Art Club Fieldtrip - Employee Volunteer

5. Amanda White - HMS Art Club Fieldtrip - Non-Employee Volunteer

6. Cody Jellison - HMS Art Club Fieldtrip - Non-Employee Volunteer

VII. Superintendent Report
Mr. Taylor reported on: the first negotiation session, work on 4-day week and IEP's, filling positions and the potential to need to use a signing bonus or payment of classes, and possible re-look at the "break-fix" insurance.

VIII. Board Member Takeaways
Board member takeaways were: pride for the Robotics students at the Worlds competition, appreciation for community donations and celebrations, consideration of an Art Show.

IX. Adjourn
Motion to adjourn the meeting at 5:57 pm.

Motion made by: Mike Moore
Motion seconded by: Sara Oden
Voting results: Unanimously Approved

Board President Board Secretary

Absolute Real Estate Auction Thursday, May 7th - 5:30 P.M.

Estate of Carl Martin and Flora Jo Martin 604 West VanBuren Street Centerville, IA 52544

Nice single family two-bedroom one bath home with large living room and basement. The home has had several interior improvements and is move in ready. The home features front and rear porches and a carport and is nicely located near the historic Centerville square, US Post Office, and many restaurants, churches and businesses.

Legally described as - Beginning at a point 100 feet East of the Northwest corner of Lot 9 in Wilson's Addition to Centerville, Iowa, thence South 70 feet, thence East 50 feet, thence North 70 feet, thence West 50 feet to the place of beginning, Centerville, Appanoose County, Iowa.

This is an absolute auction, and the property will sell to the highest bidder on sale day. 10% downpayment required at the conclusion of the auction. Announcement day of sale take precedence over any advertisements. The property will sell as-is in its present condition with no warranty or guarantee. Buyers must secure any financing prior to sale day.

Open House, Tuesday, April 28, 2026, from 11 A.M. - 7:00 P.M.

Broerman, Lindgren & Denny Law Firm, Oskaloosa, IA,
Attorneys for the estate.

Chad Martin Executor - 641-895-6660

DEMRY AUCTION LLC -

Tom Demry: 641-895-2508 Kristy Demry: 641-895-2509

demryauction.com or follow us on Facebook for photos and additional information.



HELP WANTED:

Part time summer help for the City of Mystic Maintenance Position Pays \$13 per hour 7:30 - 4 Monday-Thursday. All applications due May 13th by 4:00