



MINUTES

The Center Point City Council met in a Regular Session on Tuesday, November 9, 2021, at 6:00 pm at the City Hall Council Chambers, 200 Franklin Street.

The meeting was called to order at 6:00 pm with the Pledge of Allegiance.

Mayor pro-tem John Stuelke presided.

Council members present were: John Stuelke, Traer Morgan, Mike LeClere, Patric Engelken.
Absent: Paul Mann.

M/S LeClere/Engelken To approve consent agenda. Aye: 4 Nay: 0 Abstention: 0 Absent: 1

CLAIMS REPORT

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
ALL SECURE	1/2 PARKS CAMERAS	\$ 17,296.20	50090	11/08/21
AMAZON CAPITAL SERVICES	IT EQUIPMENT	\$ 157.17	50091	11/08/21
BATTERIES PLUS	BATTERY RECYCLE	\$ 10.00	50092	11/08/21
CITY OF MOUNT VERNON	REPAIR SUPPLIES	\$ 560.00	50093	11/08/21
FEHR GRAHAM ENGINEERING &	WASTEWATER TREATMENT PLANT	\$ 35,290.50	50094	11/08/21
FLEMING IRRIGATION INC	IRRIGATION WINTERIZATION	\$ 720.00	50095	11/08/21
GWorks	SOFTWARE	\$ 4,959.00	50096	11/08/21
HEALTHIEST YOU	HEALTHIEST YOU BENEFIT	\$ 94.50	50097	11/08/21
HEARTLAND SHREDDING INC.	SHREDDING SERVICES	\$ 35.00	50098	11/08/21
HOLIDAY INN AIRPORT	IMFOA TRAVEL	\$ 448.00	50099	11/08/21
INFRASTRUCTURE TECHNOLOGY	SERVER MAINTENANCE/CONSULTING	\$ 644.49	50100	11/08/21
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$ 7,067.56	814	10/27/21
IOWA DEPARTMENT OF HUMAN	GARNISHMENT	\$ 76.54	813	10/27/21
IOWA FIREFIGHTERS ASSOCIA	MEMBERSHIP RENEWAL	\$ 493.00	50101	11/08/21
IOWA RURAL WATER ASSOCIAT	MEMBERSHIP DUES	\$ 275.00	50102	11/08/21
IPERS	IPERS- REGULAR	\$ 3,337.99	811	10/27/21
KEVIN KNAPP	WAKEMA DEPOSIT REFUND	\$ 100.00	50103	11/08/21
KEYSTONE LABORATORIES INC	WATER TESTING	\$ 25.60	50104	11/08/21
LEAF	COPIER LEASE	\$ 79.00	50105	11/08/21
LINN COUNTY RECORDER	GALING CEMETERY DEED	\$ 17.00	50106	11/08/21
LINN COUNTY RURAL ELECTRI	ELECTRIC	\$ 2,912.51	50107	11/08/21
LL PELLING COMPANY INC	FROSS PARK PAVING	\$ 58,009.36	50108	11/08/21
MELANIE DIVELEY	TRAVEL/TRAINING	\$ 153.44	50109	11/08/21
MICHELLE KOPF	WAKEMA DEPOSIT REFUND	\$ 100.00	50110	11/08/21
PEAK CONSTRUCTION GROUP INC.	FIRE STATION PAYAPP7	\$ 46,909.77	50111	11/08/21
RACOM CORPORATION	EQUIPMENT	\$ 685.28	50112	11/08/21
RUDD SANITATION INC	GARBAGE PICKUP	\$ 12,521.25	50113	11/08/21



SAM'S CLUB/SYNCHRONY BANK	SUPPLIES	\$ 165.38	50114	11/08/21
SOLUM LANG	FIRE STATION DESIGN	\$ 4,965.00	50115	11/08/21
TEST AMERICA LABS	WASTEWATER TESTING	\$ 1,240.05	50116	11/08/21
TREASURER/STATE	STATE TAXES	\$ 2,938.00	812	10/27/21
SARAH TRITLE	TRAVEL/TRAINING/IT	\$ 349.16	50117	11/08/21
UMB BANK N.A.	GO BONDS 2011	\$ 250.00	50118	11/08/21
US CELLULAR	PHONE	\$ 536.06	50119	11/08/21
USA BLUEBOOK	WATER CHEMICALS	\$ 419.22	50120	11/08/21
USA COMMUNICATIONS	PHONE/INTERNET	\$ 625.99	50121	11/08/21
WATER SOLUTIONS UNLIMITED	WATER CHEMICALS	\$ 411.32	50122	11/08/21
WOODWARD COMMUNITY MEDIA	LEGAL PUBLICATIONS	\$ 447.93	50123	11/08/21
WSA PROMOTIONS LLC	JOE UNIFORM	\$ 349.50	50124	11/08/21
Accounts Payable Total		\$ 205,675.77		
Payroll Checks		\$ 20,865.85		
***** REPORT TOTAL *****		\$ 226,541.62		

GENERAL	\$ 39,948.97
ROAD USE	\$ 5,600.88
EMPLOYEE BENEFITS	\$ 47.78
DEBT SERVICE	\$ 250.00
CAPITAL IMPROVEMENT FUND	\$ 57,910.00
VINE ST. BRIDGE	\$ 2,500.00
FIRE STATION CAPITAL PROJ	\$ 51,874.77
WATER	\$ 10,282.29
SEWER	\$ 12,597.83
SEWER FACILITY PROJECT	\$ 20,145.50
SEWER FORCED MAIN PROJECT	\$ 10,545.00
SOLID WASTE	\$ 12,738.60
STORM WATER CONST PROJECT	\$ 2,100.00
TOTAL FUNDS	\$ 226,541.62

Octobers Treasurer Report:

Funds	Expenses	Revenues
General Fund	\$86,510.70	\$369,366.10
Road Use	\$13,254.45	\$28,648.66
Employee Benefits	\$11,489.51	\$70,145.37
Emergency Fund	\$0.00	\$11,289.21
LOST	\$0.00	\$34,087.45
TIF	\$0.00	\$96,365.99
Debt Service	\$0.00	\$215,985.95



Capital Projects	\$82,945.00	\$2,257.63
Perpetual Care Trust	\$0.00	\$54.01
Water	\$38,560.62	\$44,561.76
Sewer	\$669,510.26	\$496,571.36
Solid Waste	\$16,662.49	\$15,204.53
Storm Water	\$3,150.00	\$5,081.28
Totals	\$922,083.03	\$1,389,619.30
Beginning Balance	\$9,123,018.39	
Outstanding Liabilities	\$1,662.90	
Ending Balance	\$9,592,217.56	

Law Enforcement Report: The Linn County Sheriff's office reported 49 calls for service from 10/26/2021 to 11/9/2021. The 91 required hours were met.

Citizen Comment: None

Public Hearing:

The Public Hearing on Proposed Development Agreement with CP Assisted, LC was opened at 6:02 pm. There were no citizen comments, and none were received in the Clerk's office. The Public Hearing was closed at 6:02 pm.

Attorney Kruse spoke to Council regarding the Exhibit A, she said this was the entire TIF area and then exhibit B is the entire site plan. She requested Council to authorize city staff to continue to work with CP Assisted, LC to work together with the time line to accurately meet the exhibits.

M/S LeClere/Engelken To approve Resolution 2021-113. A resolution approving Development Agreement with CP Assisted, LC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement.

Roll Call:

Aye: LeClere, Engelken, Morgan, Stuelke

Nay: None

Abstention: None

Absent: Mann

Petitions and Communications: None

City Department Reports were reviewed. Administrator Taylor said that Fross Park asphalt project has been completed and the WWTP and Fire Station projects are coming along good.



New Business:

M/S LeClere/Engelken To approve Resolution 2021-114. A resolution to approve Final Plat for Wall & Walvatne Addition.

Roll Call:

Aye: Stuelke, LeClere, Morgan, Engelken

Nay: None

Abstention: None

Absent: Mann

M/S LeClere/Engelken To approve Resolution 2021-115. A resolution to approve Final Plat for Mustang First Addition.

Roll Call:

Aye: LeClere, Engelken, Stuelke, Morgan

Nay: None

Abstention: None

Absent: Mann

M/S LeClere/Morgan To approve Resolution 2021-116. A resolution authorizing and approving a certain Loan Agreement, providing for the issuance of \$1,540,000 General Obligation Refunding Bonds, Series 2021 and providing for the levy of taxes to pay the same.

Roll Call:

Aye: Engelken, Morgan, LeClere, Stuelke

Nay: None

Abstention: None

Absent: Mann

Administrator Taylor explained to Council the HACAP for low-income water assistant program and said this is a great program that will not cost us much of our resources but can help residents who need assistance.

M/S LeClere/Engelken To approve Resolution 2021-117. A resolution to approve water utility agreement with HACAP for low-income Water Assistant Program.

Roll Call:

Aye: Morgan, Stuelke, Engelken, LeClere

Nay: None

Abstention: None

Absent: Mann

M/S LeClere/Engelken To approve Resolution 2021-118. A resolution to approve annual review for Public Works Director.



Roll Call:

Aye: Stuelke, LeClere, Morgan, Engelken

Nay: None

Abstention: None

Absent: Mann

Council Member Engelken asked what kind of work is needed to the current fire station building to keep it sustainable, Parks and Rec Director Stuelke said that PWD Shoop is spearheading the project and plans on having the older buildings torn down and repurpose the newer building in the back. Director Stuelke said the tentative plans to use the building for park storage for athletic equipment, Christmas decorations, banners, etc.

M/S LeClere/Morgan To approve Resolution 2021-119. A resolution to approve the repurpose of the Fire Station located at 1025 Franklin Street.

Roll Call:

Aye: LeClere, Engelken, Stuelke, Morgan

Nay: None

Abstention: None

Absent: Mann

Clerk/Finance Director Tritle explained to Council that we started saving the surplus on the FY22 TIF Indebtedness Certification to keep the TIF requested dollars the same. The surplus will be accumulated and use to pay off the TIF portion of the 2021 GO Bond in FY2028.

M/S LeClere/Engelken To approve Resolution 2021-120. A resolution to approve surplus TIF collection for early repayment of 2021 GO Bonds.

Roll Call:

Aye: Engelken, Morgan, LeClere, Stuelke

Nay: None

Abstention: None

Absent: Mann

M/S LeClere/Engelken To approve Resolution 2021-121. A resolution to approve the FY2023 TIF Indebtedness Certification to County Auditor.

Roll Call:

Aye: Morgan, Stuelke, Engelken, LeClere

Nay: None

Abstention: None

Absent: Mann

M/S LeClere/Engelken To approve Resolution 2021-122. A resolution to approve Pay Application #7 for the Fire Station to Peak Construction in the amount of \$46,909.77.



Roll Call:

Aye: Stuelke, LeClere, Morgan, Engelken

Nay: None

Abstention: None

Absent: Mann

M/S LeClere/Engelken To approve Resolution 2021-123. A resolution to approve construction contract with Rathje Construction for the Sanitary Sewer Reroute improvement project.

Roll Call:

Aye: LeClere, Engelken, Stuelke, Morgan

Nay: None

Abstention: None

Absent: Mann

M/S LeClere/Engelken To approve Resolution 2021-124. A resolution to approve heating and air for Wakema Lodge from Source One Heating and Cooling not to exceed \$7,343.00.

Roll Call:

Aye: Engelken, Morgan, LeClere, Stuelke

Nay: None

Abstention: None

Absent: Mann

Old Business:

Mayor Freeman-Brown said the Council Chambers has been dedicated to Marilyn J. Andersen for her dedication to the community and for the 20 plus years she served on both the City Council and the Library Board of Directors. Staff was requested to get some dedication ideas together. Administrator Taylor presented Council with a few options for an etched glass to be displayed behind the podium. He said it comes in both 8' and a 10' sizes glass and the Council can select etched or vinyl lettering. Council agreed to move forward with the 10' and that we would like a sample of both the etching and vinyl to see what they look like. Mayor Freeman-Brown asked Council if we should also do a plaque with a picture and story of Marilyn on it. Council member Stuelke said that it would make sense to also have a plaque on the wall. Mayor Freeman-Brown is going to send the designs to the family for their approval to make sure that they are on board with it.

Citizen Comment: None

Council Comment: None



Mayor's Report: Mayor announced that Asst. City Clerk/Utilities Manager Melanie Diveley has received her Iowa Certified Municipal Clerk designation in October.

**M/S LeClere/Engelken To Adjourn the meeting at 6:26 pm. Aye: 4 Nay: 0 Abstention: 0
Absent: 1**

John Stuelke, Mayor Pro-Tem

Sarah Tritle, City Clerk/Finance Director