



MINUTES

The Center Point City Council met in a Regular Session on Tuesday, March 14th, 2023, 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 Traer Morgan presided.

Council members present were John Stuelke, Paul Mann (virtual), Patric Engelken, Nathan Schnell and Melissa McLaughlin.

Others present: Joe Taylor (virtual), Sarah Tritle, Kene Shoop, Ryan Anderson, Doug Felton, Sara Raue.

M/S Mann/Engelken To approve consent agenda. Aye: 5 Nay: 0 Abstention: 0 Absent: 0.

CLAIMS REPORT

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
ALLIANT ENERGY	ELECTRIC/GAS	\$1,411.95	51391	3/2/2023
ALLIANT ENERGY	ELECTRIC/GAS LATE FEES	\$48.21	51392	3/14/2023
ALLIANT ENERGY	ELECTRIC/GAS	\$721.68	51421	3/14/2023
AMAZON CAPITAL SERVICES	NINTENDO SWITCH	\$1,043.76	51393	3/14/2023
AMAZON CAPITAL SERVICES	THERMAL LAMINATING SHEETS	\$25.98	51422	3/14/2023
AMERICAN EXPRESS	LIBRARY CREDIT CARD	\$527.65	51423	3/14/2023
BAKER & TAYLOR	LIBRARY BOOKS DVDS	\$839.19	51424	3/14/2023
CENTER POINT FOODS	FATHER DAUGHTER DANCE SNACKS	\$57.06	51394	3/14/2023
COMPASS MINERALS AMERICA	STREET SALT	\$4,836.30	51395	3/14/2023
THE CORNER STORE	FIRE STATION FUEL	\$240.05	51396	3/14/2023
DAKOTA SUPPLY GROUP	MATCO METER COUPLINGS			
DELTA DENTAL OF IOWA	DENTAL INSURANCE	\$1,080.26	1278	3/1/2023
DELTA VISION	VISION	\$69.00	1279	3/1/2023
EDGE COMMUNICATIONS	FAX SERVICES	\$24.13	51397	3/14/2023
ELAN FINANCIAL SERVICES	EASTER EGG EVENT	\$587.43	1280	3/14/2023
EMPLOYEE BENEFIT SYSTEMS	BENEFITS ADMIN	\$168.30	1273	3/1/2023
EUROFINS ENVIRONMENT TESTING	WASTEWATER TESTING	\$1,398.80	51398	3/14/2023
FELD FIRE	FIRE TRAINING	\$196.71	51399	3/14/2023
HEALTHIEST YOU	HEALTHIEST YOU BENEFIT	\$94.50	51400	3/14/2023
HGTV MAGAZINE	MAGAZINE SUBSCRIPTION	\$21.00	51425	3/14/2023
IA DEPT OF REVENUE AND FI	SEWER AND WATER EXCISE TAX	\$643.35	1275	3/8/2023
IA DEPT OF REVENUE AND FI	SEWER AND WATER EXCISE TAX	\$1,844.94	1276	3/8/2023
INFRASTRUCTURE TECHNOLOGY	SERVER MAINTENANCE	\$816.58	51401	3/14/2023
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$5,130.56	1271	3/3/2023
IOWA DEPARTMENT OF HUMAN	GARNISHMENT	\$76.54	1270	3/3/2023
IPERS	IPERS- REGULAR	\$3,851.46	1269	3/3/2023
LEAF	COPIER LEASE	\$79.00	51402	3/14/2023
LINN COUNTY RURAL ELECTRI	ELECTRIC	\$3,239.19	51403	3/14/2023
LINN COUNTY SOLID WASTE AGENCY	HAZARDOUS MATERIALS DROP OFF	\$225.18	51404	3/14/2023
LINN NEWS-LETTER	SUBSCRIPTION	\$225.85	51405	3/14/2023
LOWE'S	SUPPLIES	\$130.14	51406	3/14/2023



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MEARDON, SUEPPEL & DOWNER	CITY ATTORNEY FEES	\$1,000.00	51407	3/14/2023
MICROBAC LABORATORIES, INC	WATER TESTING	\$46.50	51426	3/14/2023
PITNEY BOWES BANK INC	POSTAGE REFILL	\$170.43	51408	3/14/2023
REBECCA HINGST	WAKEMA DEPOSIT REFUND	\$100.00	51409	3/14/2023
REXCO EQUIPMENT INC	LABOR TOP WINDOW REPLACEMENT	\$458.59	51410	3/14/2023
ROTO-ROOTER	WATER LINE CAMERA	\$440.00	51411	3/14/2023
RUDD SANITATION INC	MARCH23 GARBAGE SERVICES	\$12,747.00	51412	3/14/2023
SCHINDLER ELEVATOR CORPOR	ELEVATOR MAINT CONTRACT	\$3,223.07	51427	3/14/2023
DAVID STENDER	FIRE TRAINING	\$116.00	51428	3/14/2023
STORM STEEL	STEEL FOR TRAILER	\$84.30	51413	3/14/2023
TARA'S TIP TOP CLEANING	CITY HALL CLEANING	\$100.00	51414	3/14/2023
TARA'S TIP TOP CLEANING	CITY HALL CLEANING	\$140.00	51429	3/14/2023
TITAN MACHINERY	VBELT FOR AIR CONDITIONER	\$55.25	51415	3/14/2023
TONYA MCGOWAN	WAKEMA DEPOSIT REFUND	\$100.00	51416	3/14/2023
NEC CLOUD COMM. AMERICA	PHONE SYSTEMS	\$269.04	1277	3/1/2023
US CELLULAR	PHONE	\$368.50	51417	3/14/2023
US POSTAL SERVICE	PERMIT USPS MARKETING MAIL FEE	\$290.00	51418	3/14/2023
USA COMMUNICATIONS	PHONE/INTERNET	\$364.78	51419	3/14/2023
USA COMMUNICATIONS	PHONE/INTERNET	\$10.55	51430	3/14/2023
WELLMARK INC	HEALTH INS	\$15,041.34	1274	3/1/2023
WELLMARK INC	HEALTH INS	\$15,041.34		
WENDLING QUARRIES INC	CONCRETE SAND	\$144.16	51420	3/14/2023
Accounts Payable Total		\$64,924.26		
Payroll Checks		\$17,479.07		
***** REPORT TOTAL *****		\$82,403.33		
GENERAL		\$30,473.10		
ROAD USE		\$10,243.76		
EMPLOYEE BENEFITS		\$6,844.01		
WATER		\$9,316.48		
SEWER		\$12,657.68		
SOLID WASTE		\$12,868.30		
TOTAL FUNDS		\$82,403.33		

February's Treasurer Report:

Funds	Expenses	Revenues
General Fund	\$77,422.39	\$19,384.26
Road Use	\$11,347.48	\$29,488.45
Employee Benefits	\$11,940.59	\$550.99
Emergency Fund	\$0.00	\$85.73
LOST	\$0.00	\$40,784.51
TIF	\$0.00	\$848.32
Debt Service	\$0.00	\$1,331.25



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Capital Projects	\$56,856.23	\$211.53
Perpetual Care Trust	\$0.00	\$3.63
Water	\$34,111.41	\$150,567.31
Sewer	\$138,231.41	\$135,784.68
Solid Waste	\$12,902.12	\$14,852.36
Storm Water	\$30,523.12	\$5,422.05
Totals	\$373,334.75	\$399,315.07
Beginning Balance	\$9,178,797.44	
Outstanding Liabilities	-\$788.17	
Ending Balance	\$9,203,989.59	

Law Enforcement Report: Linn County Sheriff's Office reported 31 calls for service between 3/01 and 3/14. The 91 required hours was met.

Citizen Comment: None

Public Hearing: None

Petitions and Communications:

Steve Oyen, Peak Construction provided the council with an update on the Fire Station. Oyen said they are working on the mechanical punch list and it is progressing well. Last major items to finish are aesthetics; the epoxy floor will be complete by the end of the week; completing paint touch ups; the exterior sign, which needed rendering on placement before placed as it was off centered; plumbing pipe damage discovered. Oyen went into more detail on the damaged plumbing. It is a cold-water pipe under the flooring concrete slab. It is the south side supply. They scoped it with a camera and located the damage. There is a 20 ft section not able to camera. Oyen advised fixes to this damage will be to put the service lines over head or repair the damaged pipe underground. There is more risk with the underground fix due to the in-floor heating. Mayor Morgan said RFI's were given out to the council for review. Felton said his preference was fixing it underneath the concrete floor, but his worries are more damage may occur while tearing out the floor. Also, he'd rather not tear out the floor as it would be half of the floor being replaced, and it may not be possible to tear out without damaging the in-floor heating system. The structural review for fixing the issue and putting the pipes overhead is fine, just does not want insulation or anything sticking out. The timeline for the overhead fix would be faster. They just need to figure out a route for the pipes, whether it be over the meeting room or mechanical room. McLaughlin asked what the risks are for the overhead fix. Oyen advised risks would include leaks and possible water damage in ceilings. Engelken asked if there was enough overhead space for the trucks. Oyen advised there was enough space, as well as making the piping red to match the rest of the red steel overhead. Felton advised they will be discussing the costs and a monetary refund for the copper pipes that would no longer be used, if the overhead fix was the option chosen. Overhead will cost more, but able to obtain access to it if issues arise in the future. Under the floor fix not able to access if failures arise, but should not be any worries unless something shifts. Stuelke's concern was causing further damage to the in-floor heating if under concrete fix was the option chosen. Mayor Traer advised going forward they want hard deadlines met, as the project is already way overdue. If we are making changes, there will be an addendum to the



contract. Possible review of bond renewals. Oyen advised the bonds do not expire until the project ends. Engelken's concern was if there was any damage to the in-floor heating discovered in the future, he would like to see something in writing regarding discovered damage in the future that may be linked to this same issue. Mayor Traer advised Felton, Oyen, and Taylor will be working on a remedy for this issue and will be presenting those to the council next meeting. McLaughlin inquired on March 15th as the move in date as still being accurate or pushed back. Oyen said the county will no allow occupancy until the flooring is complete. He advised the timelines of both fixes, option 1 overhead fix will be 28 calendar days, option 2 in floor fix will be 86 calendar days due to the complexity and having to hand demo to tear out the concrete floor. McLaughlin wanted to ensure Oyen would be present on site everyday until project is complete to avoid more mistakes, Oyen advised there is always an onsite presence, whether it be himself or Cody.

City Department Reports were reviewed.

City Clerk Tritle advised she has wrapped up the budget for FY24, \$47,000 loss in revenue was published, the public hearing for the FY24 budget will be next council meeting along with the memo for the FY23 budget amendment #2.

Parks Director Anderson advised on latest program turnout. Mother Son Night registration numbers were low, but event ran really well. Easter Egg hunt is coming up on April, he has meeting Wednesday to review quotes for the pickle ball court VS skate park project.

Pulic Works Director Shoop advised the crew has been working on winter clean up, fixing potholes, curb and sod repair, cemetery clean up and sod repair. Shoop advised he has committed to temporarily being placed as the City of Alburnett's wastewater director, his bid was accepted and he was hired as a private contractor to work on the weekends.

Chief Felton said the punch list is going good for the Fire Station. The fire alarm is set up, but there was a hiccup in the system. Midwest Alarm presented a \$800 cellular notification system that is compatible and not as many phone lines would be needed.

Engineer Wicks reviewed the \$1.1M sponsored project and SRF loan. Vine St Bridge project's final bids in, will be submitted to the DOT next week.

New Business:

M/S Stuelke/Engelken To approve Resolution 2023-32. A resolution to approve CDBG Grant.

Roll Call:

Aye: Stuelke, Mann, Engelken, McLaughlin, Schnell

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Engelken To approve Resolution 2023-33. A resolution to approve Excessive Force Policy.

Roll Call:

Aye: Schnell, McLaughlin, Engelken, Mann, Stuelke

Nay: None

Abstention: None



Absent: None

M/S Stuelke/McLaughlin To approve Resolution 2023-34. A resolution to approve IDALS Grant Contract for the Water Quality Initiative Project.

Roll Call:

Aye: Mann, McLaughlin, Stuelke, Schnell, Engelken

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Engelken To approve Resolution 2023-35. A resolution to approve paving of the Elanor Fross Trail.

Roll Call:

Aye: McLaughlin, Schnell, Mann, Engelken, Stuelke

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Engelken To approve Resolution 2023-36. A resolution to set the Public Hearing for the FY2023 Budget Amendment #2 for the 11th day of April, 2023 at 6:00 pm.

Roll Call:

Aye: Schnell, Stuelke, Engelken, McLaughlin, Mann

Nay: None

Abstention: None

Absent: None

M/S Stuelke/McLaughlin To approve Resolution 2023-37. A resolution to approve Wakema Hydraulic Study with Fehr Graham in the amount of \$12,000.00 for the Wakema Bridge Project.

Roll Call:

Aye: Stuelke, McLaughlin, Mann, Engelken, Schnell

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Engelken To approve Resolution 2023-38. A resolution to approve purchase of Air Packs for the Fire Department from Ed M. Feld Equipment out of Carroll, Iowa not to exceed \$220,000.

Roll Call:

Aye: Engelken, Schnell, Stuelke, McLaughlin, Mann

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Engelken To approve Resolution 2023-39. A resolution to set letting date for



the Storm Water Quality Project for the 6th of April, 2023, and Public Hearing for the 11th day of April, 2023.

Roll Call:

Aye: Schnell, Stuelke, McLaughlin, Mann, Engelken

Nay: None

Abstention: None

Absent: None

Janelle Teff presented to the council the Blue Creek Fire Agency's 4th Annual Car Show to be held July 15th, 2023 and asked for street closures.

M/S Stuelke/McLaughlin To approve Resolution 2023-40. A resolution to approve the Blue Creek Fire Annual Car Show Street closures and pavilion use.

Roll Call:

Aye: Stuelke, Mann, McLaughlin, Engelken, Schnell

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Engelken To approve Resolution 2023-41. A resolution to re-appoint Kevin Jones to the Board of Adjustments.

Roll Call:

Aye: Mann, McLaughlin, Engelken, Schnell, Stuelke

Nay: None

Abstention: None

Absent: None

Old Business:

M/S Stuelke/Engelken To approve Third and Final Reading of Ordinance #505 relating to Resource Recovery and Disposal Fees.

Roll Call:

Aye: McLaughlin, Schnell, Stuelke, Engelken, Mann

Nay: None

Abstention: None

Absent: None

M/S Stuelke/McLaughlin To approve Third and Final Reading of Ordinance #506 relating to Chapter 159 Housing Code.

Roll Call:

Aye: Schnell, Stuelke, Engelken, Mann, McLaughlin

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Engelken To approve Third and Final Reading of Ordinance #507 relating to



Chapter 133 Property Maint. Code.

Roll Call:

Aye: Stuelke, Engelken, Mann, McLaughlin, Schnell

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Mann To approve Third and Final Reading of Ordinance #508 relating to adoption of Chapter 167 Vacant Building Ordinance.

Roll Call:

Aye: Engelken, Mann, McLaughlin, Schnell, Stuelke

Nay: None

Abstention: None

Absent: None

Citizen Comment: Janelle Teff wanted to thank the City for the drainage repairs done on Washington St. with the snow melting and rain recently, the drainage issue is completely fixed and no more flooding.

Council Comment: Engelken brought up the damage to a utility box on the corner of 1st St. and Franklin St. Tritle advised should contact Century Link to get it fixed. Engelken advised the boxes get left open and would like to contact them to repair and fix the issue. Tritle to obtain Century Link's contact info to give to Engelken to follow up on.

Mayor's Report: None

M/S Stuelke/Engelken To Adjourn the meeting at 6:33 pm. Aye: 5 Nay: 0 Abstention: 0 Absent: 0

Traer Morgan, Mayor

Sara Raue, Deputy Clerk