



MINUTES

The Center Point City Council met in a Regular Session on Tuesday, March 28th, 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, Patric Engelken, Nathan Schnell, Melissa McLaughlin.

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

CLAIMS REPORT

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
ALLIANT ENERGY	ELECTRIC/GAS	\$10,013.39	51431	3/28/2023
AMAZON CAPITAL SERVICES	20X25X4 FILTER	\$287.41	51432	3/28/2023
BEACON ATHLETICS	SPORTS PROGRAM SUPPLIES	\$989.40	51433	3/28/2023
BEATY EXCAVATING	WATER MAIN	\$6,395.24	51434	3/28/2023
CENTER POINT AUTO PARTS	PARTS	\$122.05	51435	3/28/2023
COMPASS MINERALS AMERICA	STREET SALT	\$4,698.14	51436	3/28/2023
DAKOTA SUPPLY GROUP	METER PARTS	\$522.44	51437	3/28/2023
ELAN FINANCIAL SERVICES	STREETS GROUNDS	\$103.50	1294	3/28/2023
GIS BENEFITS	BENEFITS	\$44.46	1293	3/23/2023
HEARTLAND SHREDDING INC.	SHREDDING SERVICES	\$35.00	51438	3/28/2023
HEINS TIRE & AUTO INC	LP FOR COLD PATCH	\$100.00	51439	3/28/2023
HENDERSON PRODUCTS, INC.	CHUTE DIVERTER EQUIP MAINT	\$431.26	51440	3/28/2023
INFRASTRUCTURE TECHNOLOGY	SONICWALL SECURITY	\$340.00	51441	3/28/2023
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$5,123.08	1283	3/17/2023
IOWA ASSOCIATION OF MUNIC	2023-24 WATER MEMBER DUES	\$861.00	51442	3/28/2023
IOWA DEPARTMENT OF HUMAN	GARNISHMENT	\$76.54	1282	3/17/2023
IOWA FIRE CHIEFS ASSOCIAT	DOUG FELTON MEMBERSHIP RENEWAL	\$75.00	51443	3/28/2023
IPERS	IPERS- REGULAR	\$3,838.74	1281	3/17/2023
KAYLEE SMALL	WAKEMA RENTAL DEPOSIT REFUND	\$100.00	51444	3/28/2023
KRISTEN NALL	WAKEMA RENTAL DEPOSIT REFUND	\$100.00	51445	3/28/2023
LINCOLN NATIONAL LIFE INS	LIFE INSURANCE	\$395.06	51446	3/28/2023
LINN CO-OP OIL COMPANY	DYED DIESEL	\$1,144.62	51447	3/28/2023
LL PELLING COMPANY INC	PREMIX	\$209.00	51448	3/28/2023
PEAK CONSTRUCTION GROUP INC.	PAY APP #21	\$133,799.10	51449	3/28/2023
POST GENERAL SERVICES LLC	FURNACE REPAIR HEAT EXCHANGER	\$750.00	51450	3/28/2023
ROYAL COATING SOLUATIONS	POWDER COAT FOR LOCKERS	\$100.00	51451	3/28/2023
SIGN PRO	MESH BANNER	\$265.00	51452	3/28/2023
TARA'S TIP TOP CLEANING	CITY HALL CLEANING	\$240.00	51454	3/28/2023
TITAN MACHINERY	FILTER	\$142.60	51455	3/28/2023
TOWN & COUNTRY WHOLESALE CO.	CONCESSION FOOD CHEESE SAUCE	\$53.28	51456	3/28/2023
WATER SOLUTIONS UNLIMITED	WATER CHEMICALS	\$1,976.37	51457	3/28/2023



WELLMARK INC	HEALTH INS			
WSA PROMOTIONS LLC	SPORTS PROGRAMS SHIRTS	\$366.50	51458	3/28/2023
Accounts Payable Total		\$173,698.18		
Payroll Checks		\$17,404.80		
***** REPORT TOTAL *****		\$191,102.98		
GENERAL		\$26,814.94		
ROAD USE		\$8,414.82		
EMPLOYEE BENEFITS		\$241.04		
FIRE STATION CAPITAL PROJ		\$133,799.10		
WATER		\$14,733.16		
SEWER		\$7,095.82		
SOLID WASTE		\$4.10		
TOTAL FUNDS		\$191,102.98		

Law Enforcement Report: The Linn County Sheriff's Office reported 34 calls for service and the 91 required hours were met.

Citizen Comment: None

Public Hearing: The Public Hearing for the FY2024 Budget opened at 6:01 pm. There were no citizen comments, and none were received in the Clerk's Office. The Public Hearing was closed at 6:01 pm.

M/S Stuelke/Mann To approve Resolution 2023-42. The FY2024 Budget.

Roll Call:

Aye: Stuelke, Schnell, McLaughlin, Mann, Engelken

Nay: None

Abstention: None

Absent: None

Petitions and Communications:

Steve Oyen, Peak Construction provided the Council with an update on the Fire Station project. The sign on the front of the building will be installed tomorrow, the siding panels arrived today and will be installed Wednesday. Concrete repair will begin as soon as the weather is favorable. They are still reviewing the in-floor water line solution. Chief Felton asked Steve to check the insulation when the siding is off. Mayor Morgan said that he has 3 non-negotiables for the in-floor water line, 1. Chief Felton must be satisfied with the work. 2. The in-floor heat will not be compromised. 3. There must be liquidated damages and a deadline.

City Department Reports were reviewed. There is a Hometown pride meeting this Thursday, and they will select the first project. Rental inspections notices have been sent out to all landlords this week explaining the new program and the inspection process. Staff will be moving on to enforcing the vacant building code next.

Chief Felton said that we are making headway with Peak and he does not feel that we are being



unfair as to fixing the in-floor water lines, other departments have the overhead lines and are not pleased with them.

The deadline for the newsletter is April 15th, and the next newsletter will include Pork Days.

There are now 2 positions open for Planning and Zoning, if anyone is interested please contact City Hall.

New Business:

M/S Stuelke/Engelken To approve Resolution 2023-43 setting the Public Hearing on proposal to enter into an amended Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$10,855,000.

Roll Call:

Aye: Engelken, Mann, McLaughlin, Schnell, Stuelke

Nay: None

Abstention: None

Absent: None

Taylor advised the Council that Planning and Zoning has reviewed the Comprehensive plan and are recommending approval pending minor changes.

M/S Stuelke/McLaughlin To approve Resolution 2023-44 approval of the 2023-2033 City of Center Point Comprehensive Plan.

Roll Call:

Aye: Mann, Schnell, Stuelke, Engelken, McLaughlin

Nay: None

Abstention: None

Absent: None

Taylor advised Council that Planning and Zoning asked for the Mackerman Plat to be returned to Engineer to be redrawn for lot sizes and green space. City Engineer Wicks has approved the overall design, Wicks said that this Plat was done by his Cedar Rapids team, and they were trying to maximize the size of the lots on the frontage road. The plan to plat this property has been in discussion for many years and they are now ready to develop and pull the trigger. Wicks said all lots are buildable and suitable for houses.

Stuelke said that he is not in favor of the 0.19-acre lot and was hoping that they could take the 3 lots and turn it into 2, Engelken agreed. Morgan founds lots of smaller sizes throughout town in the new addition. Wicks said a 1,500 to 2,000 square feet home would fit on a lot of that size and it opens another taxable lot. Schnell said that he would like to see Green Space eventually in subdivisions, either in trails or parks. Stuelke said that we require them to have retention basins which sometimes takes away from the green space that developer has to work with.

M/S Stuelke/Mann To approve Resolution 2023-45 the Preliminary Plat for Mackerman First Addition.

Roll Call:



Aye: Engelken, Stuelke, Mann, McLaughlin, Schnell

Nay: None

Abstention: None

Absent: None

Discussion was held regarding the FY2024 Street Light Project. Taylor has sought out bids for the downtown area and the Lewis Access area, he briefed council, and the lowest bid was Reece Electric for the 8 new poles on Lewis Access. Stuelke asked if there are poles because he didn't see it in the bid, Adam said yes that includes poles and they are identical to the ones that were placed by Voltmer. Stuelke asked if we should address the lighting before the sidewalks in the Downtown district, or could we take a portion of the light money and use it as a match to the property owners to repair and replace the sidewalk. Taylor will seek out more information regarding the downtown district sidewalks and lights.

Old Business: None

Citizen Comment: Randy Smith spoke on behalf of the Planning and Zoning committee and said that the commission made the recommendation for the Plat to be redrawn, because they are following the City's Zoning Code, but the Council superseded their recommendation, making it seem as if they are wanting to chase tax dollars more than follow the City Ordinance. Discussion was held with Randy on the decision, consensus is the Zoning Code needs to be reviewed and recreated.

Council Comment: Mann asked about the Sewer Plant startup, response was there are issues in getting the controls.

Mayor's Report: None

M/S Stuelke/Mann To Adjourn the meeting at 7:14 pm. Aye: 5 Nay: 0 Abstention: 0 Absent: 0

Traer Morgan, Mayor

Sarah Tritle, City Clerk/Finance Director