



MINUTES

The Center Point City Council met in a Regular Session on Tuesday, July 25<sup>th</sup>, 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, Nathan Schnell, Melissa McLaughlin, Patric Engelken Absent: None

Others present: Joe Taylor, Sara Raue, Ryan Anderson, Doug Felton, Randy Smith, Luke Maloney and Veronica Lujan from Linn County Planning and Development, Adam Reece, John Jacobson, Chad Diveley, Stefanie Chrisman from Center Point Heights.

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

**Law Enforcement Report:** Deputy Pease with the Linn County Sheriff's Office reported 35 calls for service between 07/11/2023 and 07/25/2023. The 91 required hours were met.

CLAIMS REPORT

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
AETNA BEHAVIORAL HEALTH		39.42	51778	7/25/2023
ALLIANT ENERGY	ELECTRIC/GAS	796.59	51779	7/25/2023
AMAZON CAPITAL SERVICES	LITTLE LEAGUE	661.9	51780	7/25/2023
APPARATUS TESTING SERVICE	SEMI ANNUAL FIRE PUMP CERT	643.5	51781	7/25/2023
CENTER POINT AMERICAN LEGION	MAIN ST. PAVILION SIGN & LIGHT	2,944.23	51782	7/25/2023
CENTER POINT FOODS	CONCESSIONS	1,169.32	51783	7/25/2023
CENTER POINT INSURANCE	TORT INCREASE	2,874.00	51784	7/25/2023
CITY OF CENTRAL CITY	MEALS ON WHEELS	3,834.60	51785	7/25/2023
CODY'S TREE SERVICE LLC	TREE REMOVAL FIRE STATION	850	51786	7/25/2023
THE CORNER STORE	FIRE DEPT FUEL	267.03	51787	7/25/2023
EDGE COMMUNICATIONS	FAX	21	51788	7/25/2023
ELLIS IMPLEMENT & OUTDOOR LLC	THROTTLE CABLE MOWER	79.42	51789	7/25/2023
FEHR GRAHAM ENGINEERING &	STORMWATER PROJECT	22,232.25	51790	7/25/2023
FIRE SERVICE TRAINING BUR	FIRE TRAINING	159.18	51791	7/25/2023
INTERNAL REVENUE SERVICE	FED/FICA TAX	5,440.82	1430	7/21/2023
IOWA DEPARTMENT OF HUMAN	GARNISHMENT	76.54	1429	7/21/2023
IOWA DNR	FY24 WATER SUPPLY FEE	283.77	51792	7/25/2023
IPERS	IPERS- REGULAR	3,890.87	1427	7/21/2023
JUNGE AUTOMOTIVE GROUP	JEEP SCRAMBLER REPAIR	1,065.94	51793	7/25/2023
K&D FENCE LLC	DOG PARK FENCE DEPOSIT	11,515.00		
KOCH OFFICE GROUP	COPIER FEES	120.3	51794	7/25/2023
LAMINATOR.COM	LAMINTAOR	1,929.99	51795	7/25/2023
LINCOLN NATIONAL LIFE INS	LIFE INSURANCE	395.06	51796	7/25/2023



City of  
**Center Point**

LINN COUNTY PUBLIC HEALTH	SPLASH PAD INSPECTION	90	51797	7/25/2023
LINN COUNTY RURAL ELECTRI	ELECTRIC	3,761.56	51798	7/25/2023
LINN COUNTY SHERIFF	Q1 FY2024 SHERIFF SERVICES	10,920.00	51799	7/25/2023
LRS PORTABLES OF IOWA	PORTABLE TOILET	480	51800	7/25/2023
MEARDON, SUEPPEL & DOWNER	CITY ATTORNEY FEES	700	51801	7/25/2023
MICROBAC LABORATORIES, INC	WATER TESTING	63.5	51802	7/25/2023
PARADISE LANDSCAPING	CEMETARY LAWN CARE	600	51803	7/25/2023
PATE ASPHALT SYSTEMS CO	ELANOR TRAIL PAVING	61,191.00	51804	7/25/2023
PEAK CONSTRUCTION GROUP INC.	FIRE STATION PAY APP #25	12,049.05	51776	7/12/2023
PEAK CONSTRUCTION GROUP INC.	PAYAPP#24	232.75	51777	7/12/2023
PEAK CONSTRUCTION GROUP INC.	PAY APP #26	41,242.62	51816	7/25/2023
RATHJE CONSTRUCTION CO	LEWIS ACCESS WATER MAIN REPLCE	13,318.35	51805	7/25/2023
REXCO EQUIPMENT INC	FREIGHTLINER	47.85	51806	7/25/2023
SARA RAUE	RAUE CLERK SCHOOL	148.47	51807	7/25/2023
SCHIMBERG CO	PW SUPPLIES	318.16	51808	7/25/2023
TARA'S TIP TOP CLEANING	CITY HALL CLEANING	415	51809	7/25/2023
TITAN MACHINERY	PW SUPPLIES	1.07	51810	7/25/2023
TOWN & COUNTRY WHOLESALE CO.	CONCESSIONS	628.85	51811	7/25/2023
TREASURER/STATE	STATE TAX	1,438.87	1428	7/21/2023
TUTS	TRUCK TIRES	378	51812	7/25/2023
UMB BANK N.A.	GO BONDS	600	51813	7/25/2023
USA BLUEBOOK	WATER CHEMICALS	1,900.99	51814	7/25/2023
WATER SOLUTIONS UNLIMITED	WATER CHEMICALS	718.42	51815	7/25/2023
WELLMARK INC	HEALTH INS			
		212,535.2		
Accounts Payable Total		4		
		201,020.2		
Invoices: Paid		4		
Invoices: Scheduled		11,515.00		
Payroll Checks		18,575.01		
		231,110.2		
***** REPORT TOTAL *****		5		
GENERAL FUND		61,244.42		
LIBRARY CAPITAL RESERVE		1,929.99		
PARKS CAPTIAL RESERVE		62,991.00		
ROAD USE TAX FUND		3,008.84		
EMPLOYEE BENEFITS FUND		238.23		
DEBT SERVICE FUND		600		
FIRE STATION PROJECT		53,524.42		
WATER FUND		21,378.31		
SEWER FUND		7,318.75		
SEWER FACILITY PROJECT		6,770.50		
SEWER FORCED MAIN PROJECT		229.5		
SOLID WASTE		259.04		



STORM WATER CONSTRUCTION

11,617.25

231,110.2

TOTAL FUNDS

5

**Citizen Comment:** John Jacobson questioned the Council about the activity going on in the downtown district, how fees were allocated, why the program was outsourced with Linn County instead of internally, and which codes were being implemented. Mayor Morgan advised buildings deemed uptown unsafe per Linn County's building inspections. Mann and Stuelke advised due to financial limitations the inspections are outsourced through Linn County Planning and Development. Taylor and Maloney advised the program is enforcing the City code, which the City adopted an international building code.

**Public Hearing:** None

**Petitions and Communications:**

Luke Maloney, Linn County Planning & Building discussed the process of inspecting downtown buildings. Findings were structural failures that are an imminent threat on 5 buildings placing them in a condemned status that will need a structural engineer to inspect and make recommendations on bringing the building up to code. 9 buildings in total with violations to address. Property owners were contacted prior to inspections and after regarding the violations. Mayor Traer discussed how the City is wanting to bring these buildings up to code for safety purposes to get businesses back in the downtown district to align with the downtown revitalization plan. Jacobsen discussed his concerns regarding parking availability for customers and maintenance of the alleyways. Taylor recommended property owners set up a meeting to discuss the City's comp plan for the downtown district, asserting the City is not causing hardships due to these inspections, it is for the safety and wellness of the community and will work with property owners regarding deadlines and viable options. The City wants the downtown district to be attractive for business development for economic benefits and overall community benefit.

Stefanie Chrisman from Center Point Heights Assisted Living introduced herself as the community relations director. Stacy Heida accompanied her. The Center is a privately owned 55-plus community. It is not a nursing facility, but the center will offer daily meals and activities, 24/7 staff and licensed nurses. The market is favorable compared to surrounding centers. The Center houses 38 apartments of which 10 are reserved. It will be opening November 2023, updates are on Facebook and a job fair is scheduled August 29<sup>th</sup> at the LJL Hall.

Pam Fishell at 415 Main Street requested a sewer waiver request. Raue explained there was a leaking toilet in her basement which Fishell cannot access her basement on the regular due to her health. Council approved averaging the last 12 months of sewer charges to reflect her water bill.



M/S Schnell/Stuelke To approve sewer waiver request. Aye: 5 Nay: 0 Abstention: 0  
Absent: 0

**City department reports were reviewed.**

Taylor advised wetland projects ongoing, Fross Park on the second phase out of 3. Contractor wants to pull out for 2 weeks but the city's disinterested due to October 6<sup>th</sup> being the hard deadline. Fire station has sign lighting issues, following up with the sign company and manufacturer. Reached out to Peak Construction and meeting with them Thursday afternoon. Downtown Revitalization meeting August 3<sup>rd</sup> at 5:30pm in the Community Center. Development agreement on Mustang Lane on agenda tonight. Taylor went over Public Works updates with the wastewater treatment plant online. The last lift station decommissioned today. Dewatering the lagoons and pumped.

Anderson went over park program registration numbers, opening and ending dates. Park trail is complete. Fehr Graham made changes to Wakema bridge project that would meet DNR requirements. Those changes include excavating part of the creek and additional costs around \$13,000. He suggests waiting on continuing any progress until DNR approval.

Felton suggested tabling payment to Peak due to lack of progress.

Raue advised attended Clerk school last week, newsletter being sent for production and uptick in phone calls and walk ins at City Hall.

**New Business:**

M/S Stuelke/Schnell To table Resolution 2023-90. A resolution to approve pay application #26 to Peak Construction in the amount of \$41,242.62.

Roll Call:

Aye: McLaughlin, Schnell, Mann, Stuelke, Engelken

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Mann To approve Resolution 2023-91. A resolution to reappoint Library Board Members, Richard Whitehead, DeEtta Andersen, Christina Lahr.

Roll Call:

Aye: Stuelke, Engelken, Mann, McLaughlin, Schnell

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Mann To approve Resolution 2023-92. A resolution to award bid for the Dog Park Fence.

Ryan advised K&D Fencing's bid was \$55 above the other bid. Suggest to go with K&D since a local company out of Center Point. Council discussed the parking situation and Anderson



advised there will be gravel parking lot put in right next to the dog park.

Roll Call:

Aye: Engelken, Mann, McLaughlin, Stuelke, Schnell

Nay: None

Abstention: None

Absent: None

M/S Stuekle/Mann To approve Resolution 2023-93. A resolution to approve the annual review and pay increase for Parks and Recreation Director Anderson.

Roll Call:

Aye: Mann, Stuelke, Schnell, Engelken, McLaughlin

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Schnell To approve Resolution 2023-94. A resolution to approve change order #2, Lewis Access Water Main replacement for Rathje Construction in the amount of a credit of \$44,619.15.

Roll Call:

Aye: Mann, Stuelke, McLaughlin, Engelken, Schnell

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Mann To approve Resolution 2023-95. A resolution to approve letter of acceptance for the Lewis Access Water Main Replacement Project.

Roll Call:

Aye: Stuelke, McLaughlin, Mann, Schnell, Engelken

Nay: None

Abstention: None

Absent: Engelken

M/S Stuekle/Schnell To approve Resolution 2023-96. A resolution to approve delinquent account write-off.

Roll Call:

Aye: Engelken, Stuelke, Mann, McLaughlin, Schnell

Nay: None

Abstention: None

Absent: None



M/S Stuelke /Mann To approve Resolution 2023-97. A resolution to approve the Development Agreement with CP Assisted Living, LC.

Roll Call:

Aye: Mann, McLaughlin , Schnell, Engelken, Stuelke

Nay: None

Abstention: None

Absent: None

**Old Business:** None

**Citizen Comment:** Jacobsen raised concern on landscaping along Water Street and Trader Street, making it hard for property owners to mow. Taylor will follow up with Public Works department.

**Council Comment:** None

**Mayor's Report:** None

M/S Stuelke/Mclaughlin To Adjourn the meeting at 6:48 pm. Aye: 5 Nay: 0 Abstention: 0  
Absent: 0

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Sara Raue, Deputy Clerk

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Traer Morgan, Mayor