



MINUTES

The Center Point City Council met in a Regular Session on Tuesday, August 8<sup>th</sup>, 2023, at 6:00 pm at the City Hall Council Chambers, 200 Franklin Street.

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

Mayor Traer Morgan presided.

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

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

CLAIMS REPORT

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
ALLIANT ENERGY	ELECTRIC/GAS	\$9,909.78	1439	8/2/2023
AMAZON CAPITAL SERVICES	SPORTS SUPPLIES	\$1,140.99	51819	8/8/2023
BANES LANDSCAPING	CEMETERY LANDSCAPING	\$6,140.00	51820	8/8/2023
ELAN FINANCIAL SERVICES	RAUE TRAINING	\$788.81	1443	8/8/2023
EUROFINS ENVIRONMENT TESTING	WASTEWATER TESTING	\$3,084.30	51821	8/8/2023
FAITH RHINEHART	WAKEMA RENTAL DEPOSIT REFUND	\$100.00	51822	8/8/2023
FIRE SERVICE TRAINING BUR	DALTON STENDER TRAINING	\$100.00	51823	8/8/2023
HEALTHIEST YOU	HEALTHIEST YOU BENEFIT	\$94.50	51824	8/8/2023
HEARTLAND SHREDDING INC.	SHREDDING SERVICES	\$40.00	51825	8/8/2023
IA DEPT OF REVENUE AND FI	SEWER AND WATER EXCISE TAX	\$904.53	1444	8/3/2023
IA DEPT OF REVENUE AND FI	SEWER AND WATER EXCISE TAX	\$2,236.24	1445	8/3/2023
INFRASTRUCTURE TECHNOLOGY	SERVER MAINTENANCE/CONSULTING	\$1,076.58	51826	8/8/2023
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$5,677.16	1438	8/4/2023
IOWA DEPARTMENT OF HUMAN	GARNISHMENT	\$76.54	1437	8/4/2023
IOWA LEAGUE OF CITIES	MANN LEAGUE CONFERENCE 2023	\$690.00	51827	8/8/2023
IOWA ONE CALL	UNDER GROUND LOCATION	\$38.80	51828	8/8/2023
IOWA TITLE COMPANY	ABSTRACT CONTINUATION	\$390.00	51829	8/8/2023
IPERS	IPERS- REGULAR	\$3,994.94	1436	8/4/2023
JULIE WARD	WAKEMA RENTAL DEPOSIT REFUND	\$100.00	51830	8/8/2023
LEAF	COPIER LEASE	\$79.00	51831	8/8/2023
LINN NEWS-LETTER	PUBLICATIONS	\$209.64	51832	8/8/2023
LRS PORTABLES OF IOWA	PORTABLE TOILET	\$60.00	51833	8/8/2023
MICHELLE WEHR	COMM CNT RENTAL DEPSOIT REFUND	\$300.00	51834	8/8/2023
PITNEY BOWES BANK INC	POSTAGE REFILL	\$35.00	51835	8/8/2023
REBECCA HINGST	WAKEMA RENTAL DEPOSIT REFUND	\$100.00	51836	8/8/2023
REXCO EQUIPMENT INC	DIESEL CAP + FREIGHT	\$61.93	51837	8/8/2023
RUDD SANITATION INC	AUG23 GARBAGE SERVICES	\$13,754.00	51838	8/8/2023
STAAB CONSTRUCTION CORPORATION	WWTP PAYAPP	\$271,985.00	51839	8/8/2023
TARA'S TIP TOP CLEANING	CITY HALL CLEANING	\$290.00	51840	8/8/2023



TRUGREEN PROCESSING CENTER	FROSS PARK BALL FIELD	\$924.00	51841	8/8/2023
TSCHIGGFRIE EXCAVATING	STORM WATER QUALITY IMPROMNTS	\$279,546.23	51842	8/8/2023
UNITED RENTALS	EQUIPMENT UTV RENTAL	\$594.00	51843	8/8/2023
NEC CLOUD COMM. AMERICA	PHONE SYSTEMS	\$268.74	1442	8/1/2023
US CELLULAR	PHONE	\$387.46	51844	8/8/2023
USA COMMUNICATIONS	PHONE/INTERNET	\$365.92	51845	8/8/2023
WAYNE HEPKER	WAKEMA RENTAL DEPOSIT REFUND	\$100.00	51846	8/8/2023
WELLMARK INC	HEALTH INS			
Accounts Payable Total		\$605,644.09		
Payroll Checks		\$19,156.51		
***** REPORT TOTAL *****		\$624,800.60		
GENERAL FUND		\$37,363.11		
ROAD USE TAX FUND		\$2,352.06		
EMPLOYEE BENEFITS FUND		\$47.78		
WATER FUND		\$8,121.38		
SEWER FUND		\$11,532.20		
SEWER FACILITY PROJECT		\$271,985.00		
SOLID WASTE		\$13,852.84		
STORM WATER CONSTRUCTION		\$279,546.23		
TOTAL FUNDS		\$624,800.60		

### July Treasurer's Report

<u>Funds</u>	<u>Expenses</u>	<u>Revenues</u>
General Fund	\$88,284.70	-\$19,059.52
Road Use	\$8,086.87	\$28,984.04
Employee Benefits	\$12,453.17	\$817.27
Emergency Fund	\$0.00	\$127.16
LOST	\$0.00	\$33,036.32
TIF	\$0.00	\$618.19
Debt Service	\$600.00	\$1,888.15
Capital Projects	\$53,291.67	\$610.71
Perpetual Care Trust	\$0.00	\$104.02
Water	\$39,000.64	\$49,344.33
Sewer	\$74,441.55	\$148,691.05
Solid Waste	\$14,171.08	\$16,855.75
Storm Water	\$11,617.25	\$5,597.25
<b>Totals</b>	<b>\$301,946.93</b>	<b>\$267,614.72</b>
<b>Beginning Balance</b>	<b>\$8,877,089.30</b>	
<b>Outstanding Liabilities</b>	<b>\$96.66</b>	
<b>Ending Balance</b>	<b>\$8,842,853.75</b>	



**Law Enforcement Report:** Deputy Pease, Linn County Sheriff's Office reported 44 calls for service between 07/25/2023 and 08/08/2023. The 91 required hours was met.

**Citizen Comment:** None

**Public Hearing:**

The Public Hearing for Ordinance 509 Floodplain Management changes to Chapter 160 of the 2018 Code of Ordinances was 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 First Reading of Ordinance 509- Floodplain Management.

Roll Call:

Aye: Stuelke, Mann, Engelken, Schnell, McLaughlin

Nay: None

Abstention: None

Absent: None

**Petitions and Communications:**

Aarika Ortega, 409 Water Street request to council for potential block party including street closure was not present, topic was tabled.

Steve Oyen- PEAK Construction Fire Station update, said the certificate of occupancy has been received by the County, Peak is in the process of cleaning the floors, the siding is completed, just waiting for a few things from the sign company. Chief Felton will work with the department on moving in.

Engineer Wicks provided Council with an update on the Rathje Construction change order, the dewatering was part of the contract, and it listed out separately on the change order.

John Rathje, Rathje Construction addressed and thanked Council for the business relationship, he said that 99% of project is complete, but the remainder could not be done because the other portion of the WWTP project has been complete, they were waiting on another portion of the project to finish in order to close out their project, that was 14 months ago. Rathje had to demobilize, and now will need to dewater the situation and remobilize. Rathje said they have been more than patient waiting for the other job to be completed, he feels the change order is more than fair. Stuelke asked what the total was, Rathje said \$10,000. Stuelke said that with it being postponed 14mths he agrees especially since they had to demobilize. McLaughlin said we cannot expect them to carry the cost when it's not on their end. Taylor said that the dewatering is the question, as it is part of the current contract, Rathje said they have done it all once on the contract, and now they must do it a second time as there is now a channel over a mile long that is going to drain towards them. Taylor asked what if it does not take them 3 to 4 days, Rathje said they could do time and materials, but it could take them 10 days to dewater. Engelken said he understands what Rathje has to do, but the City is taking on the ownership of it, and it was not their fault either. Morgan said that it was kind of a not your fault but it's your problem. Shoop said that he was not really concerned about the dewatering as much as the mobilization as the equipment is currently there because they helped Staab out, Shoop asked Rathje if he billed Staab for the mobilization to finish the other part of the project, John answered no. The resolution for approval is further down the agenda.



City Department Reports were reviewed. Municode has presented the recodification, it will be reviewed then sent to staff to be reviewed. Linn County is continuing to work with downtown business owners. Mustang Lane Apartments are coming along well, there will be some CDBG grant material on the agenda. Taylor will be meeting with ISU tomorrow to finalize the CIP plan.

Shoop said they are working on setting up the WWTP, Jetco has been here a lot getting things done. Aero mod will be here next week to start working on these things, the operations on this should be up and running soon.

Chief Felton said that is excited to start moving things in. He asked to place the temporary stop sign at the corner of Iowa Street and Franklin for the MDA boot drive, which will be held on August 25<sup>th</sup> from 3pm to 6pm.

Engineer Wicks said that he submitted a funding request to look at Lewis Access traffic.

**New Business:**

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

Roll Call:

Aye: McLaughlin, Schnell, Engelken, Mann, Stuelke

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Schnell To approve Resolution 2023-98. A resolution to set public hearing for Ordinance #510 Sidewalks Chapter 136 of the City Code of Ordinances for the 22<sup>nd</sup> day of August, 2023 at 6:00 pm.

Roll Call:

Aye: Schnell, Mann, McLaughlin, Stuelke, Engelken

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Mann To approve Resolution 2023-99. A resolution to approve the FY23 Street Finance Report.

Roll Call:

Aye: Mann, Stuelke, Schnell, Engelken, McLaughlin

Nay: None

Abstention: None

Absent: None

M/S Stuelke/Mann To approve Resolution 2023-100. A resolution to approve the CP Assisted LC, Development Agreement Grant Award, Mortgage Form, Disaster Recovery Promissory Note, Lease and Rent Assignments, and Rental Covenant for the Mustang Lane Apartment for the CDBG grant.

Roll Call:

Aye: Stuelke, Engelken, Mann, McLaughlin, Schnell



Nay: None  
Abstention: None  
Absent: None

M/S Stuelke/Engelken To approve Resolution 2023-101. A resolution to approve an appointment to the Parks and Recreation Board.

Roll Call:

Aye: Engelken, McLaughlin, Schnell, Stuelke, Mann  
Nay: None  
Abstention: None  
Absent: None

M/S Stuelke/Mann To approve Resolution 2023-102. A resolution to approve Change Order #1 for the Storm Water Quality Improvements with Aaron Crane Construction in the amount of a credit of \$5,612.25.

Roll Call:

Aye: McLaughlin, Stuelke, Mann, Schnell, Engelken  
Nay: None  
Abstention: None  
Absent: None

M/S Stuelke/Mann To approve Resolution 2023-103. A resolution to approve the purchase of water/sewer controls from Jetco Electric not to exceed \$98,013.00.

Roll Call:

Aye: Mann, Engelken, Stuelke, Schnell, McLaughlin  
Nay: None  
Abstention: None  
Absent: None

M/S Stuelke/Mann To approve Resolution 2023-104. A resolution to approve CO#7 in the amount of \$10,000.00 to Rathje Construction.

Roll Call:

Aye: Stuelke, McLaughlin, Mann, Schnell, Engelken  
Nay: None  
Abstention: None  
Absent: None

M/S Stuelke/Mann To approve Resolution 2023-105. A resolution to award tree removal bid.

Roll Call:

Aye: Mann, Engelken, Stuelke, McLaughlin, Schnell  
Nay: None  
Abstention: None  
Absent: None



Engelken said he requested the City Administrator to place sand point well discussion on the agenda, Engelken has been approached by several residents requesting this. City Code of Ordinance states that we do not allow wells of any kind, Engelken is requesting if there any change that could potentially be made to the code to allow for these. Mann said that he thinks the county would be the one to approve it because of the danger of contamination of the aquafer. Shoop said that is will end up being the County and the DNR that can approve it. Stuelke said that when Palo started the water service, they made residents remove the sand point wells. Mann said there are some risks with cross contamination of the city water. Taylor recommended an irrigation meter, as that is the next best step. Engelken will reach out the county and keep digging into it.

**Old Business:** None

**Citizen Comment:** None

**Council Comment:** None

**Mayor's Report:** None

M/S      Stuelke/Engelken      To Adjourn the meeting at 6:40 pm. Aye: 5 Nay: 0 Abstention: 0 Absent: 0

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Traer Morgan, Mayor

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Sarah Tritle, City Clerk/Finance Director