



MINUTES

The Center Point City Council met in a Regular Session on Tuesday, September 26th, 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, Melissa McLaughlin, Nathan Schnell. Absent: Patric Engelken.

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

CLAIMS REPORT

| VENDOR | REFERENCE | AMOUNT | CHECK # | CHECK DATE |
|-------------------------------|------------------------------|-------------|---------|------------|
| ALLIANT ENERGY | ELECTRIC/GAS | \$9,445.62 | 1495 | 9/14/2023 |
| ALLIANT ENERGY | ELECTRIC/GAS | \$514.95 | 1496 | 9/14/2023 |
| ALLIANT ENERGY | ELECTRIC/GAS | \$301.82 | 1497 | 9/14/2023 |
| ALLIANT ENERGY | ELECTRIC/GAS | \$287.77 | 1498 | 9/14/2023 |
| ALLIANT ENERGY | ELECTRIC/GAS | \$336.78 | 51953 | 9/26/2023 |
| AMAZON CAPITAL SERVICES | WWTP IT EQUIPMENT | \$1,317.22 | 51954 | 9/26/2023 |
| BUILDERS FIRST SOURCE | TREATED POST 6X6 - 8' | \$46.22 | 51955 | 9/26/2023 |
| CARSON REPAIR SERVICE | TRUCK REPAIR MAINTAINENCE | \$801.89 | 51956 | 9/26/2023 |
| CENTER POINT AUTO PARTS | PARTS | \$409.96 | 51957 | 9/26/2023 |
| ECICOG | CDBG-DR GRANT | \$6,637.50 | 51958 | 9/26/2023 |
| ELAN FINANCIAL SERVICES | SCHNELL ILOC CONF | \$280.00 | 1499 | 9/26/2023 |
| ELLIS IMPLEMENT & OUTDOOR LLC | 61' MOWER BLADE | \$35.16 | 51959 | 9/26/2023 |
| HANKINS CRANE & CONSTRUCTION | CURB STOP REPAIR 224 PALO RD | \$1,200.00 | 51960 | 9/26/2023 |
| INTERNAL REVENUE SERVICE | FED/FICA TAX | \$5,415.27 | 1494 | 9/15/2023 |
| IOWA DEPARTMENT OF HUMAN | GARNISHMENT | \$76.54 | 1493 | 9/15/2023 |
| IPERS | IPERS- REGULAR | \$3,956.74 | 1492 | 9/15/2023 |
| LINCOLN NATIONAL LIFE INS | LIFE INSURANCE | \$395.06 | 51961 | 9/26/2023 |
| LINN COUNTY RECORDER | RECORDING OF ANNEXATION | \$52.00 | 51951 | 9/15/2023 |
| LINN COUNTY RECORDER | HROMIDKO CP1-127-1&2 | \$48.00 | 51962 | 9/26/2023 |
| LINN COUNTY RURAL ELECTRI | ELECTRIC | \$6,364.02 | 51963 | 9/26/2023 |
| MICROBAC LABORATORIES, INC | WATER TESTING | \$46.50 | 51964 | 9/26/2023 |
| MICROSOFT | MICROSOFT 365 FOR FIRE | \$450.00 | | |
| MID-AMERICAN RESEARCH CHE | WEED KILLER | \$6,575.75 | 51965 | 9/26/2023 |
| POSTED PRINTING | FENCE BANNER | \$125.00 | 51966 | 9/26/2023 |
| RUDD SANITATION INC | SEPT23 GARBAGE OWE | \$810.25 | 51967 | 9/26/2023 |
| TARA'S TIP TOP CLEANING | CITY HALL CLEANING | \$290.00 | 51968 | 9/26/2023 |
| TRUGREEN PROCESSING CENTER | HIGH SCHOOL SOCCER FIELD | \$325.00 | 51952 | 9/15/2023 |
| USA BLUEBOOK | WATER CHEMICALS | \$1,107.73 | 51969 | 9/26/2023 |
| VAN METER INDUSTRIAL INC | DELAY FUSES | \$313.31 | 51970 | 9/26/2023 |
| WELLMARK INC | HEALTH INS | | | |
| Accounts Payable Total | | \$47,966.06 | | |
| Invoices: Paid | | \$47,516.06 | | |



| | |
|---------------------------|-------------|
| Invoices: Scheduled | \$450.00 |
| Payroll Checks | \$17,980.95 |
| ***** REPORT TOTAL ***** | \$65,947.01 |
| GENERAL FUND | \$28,499.48 |
| ROAD USE TAX FUND | \$2,659.20 |
| EMPLOYEE BENEFITS FUND | \$215.23 |
| CDBG MUSTANG LN APARTMENT | \$6,637.50 |
| WATER FUND | \$11,304.33 |
| SEWER FUND | \$15,657.51 |
| SOLID WASTE | \$973.76 |
| TOTAL FUNDS | \$65,947.01 |

Law Enforcement Report: The Linn County Sheriff's Office reported 58 calls for service between 9/12/2023 and 9/26/2023. The 91 required hours were met.

Citizen Comment: None

Public Hearing:

The public hearing for the FY2024 Budget Amendment #1 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 Resolution 2023-115. A resolution to approve FY2024 Budget Amendment #1.

Roll Call:

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

The public hearing for disposal of a garage structure at 1025 Franklin St. was opened at 6:02 pm. Adam Reece proposed to council to remove the building if he can keep the materials. Administrator Taylor said that there was a possibility of selling the building on the right when standing on Franklin Street looking at the former fire station, but there is no market for a building in that condition or profit after tear down. Stuelke asked about the brick side where the library used to reside, Taylor responded that public works is going to tear that structure down. Reece is asking for 6 months after the Fire Department has removed their belongings. Stuelke requested a date of June 1, 2024 for Reece to have removed the materials from the property. There were no citizen comments, and none were received in the Clerk's office. The public hearing was closed at 6:04 pm.

M/S Stuelke/Mann To approve Resolution 2023-116. A resolution to approve Adam Reece for demolition and removal of material of a section of the former fire station located at 1025 Franklin St. by June 1, 2024.

Roll Call:

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

Petitions and Communications: Maggie Burger, Speer Financial, presented the council with the city's annual



TIF report.

City Department Reports were reviewed.

New Business:

M/S Stuelke/Mann To approve Resolution 2023-117. A resolution to approve Public Works Director Kene Shoop annual review and rate increase.

Roll Call:

Aye: Stuelke, Schnell, Mann, McLaughlin

Nay: None

Abstention: None

Absent: Engelken

Discussion was held in regards to the sale of excess black dirt from the wastewater treatment plant and Mustang Lane wetland. The recommendation has been made in the past to sell the dirt to contractors but keep some for-resident's use. Administrator Taylor said that we are just looking for direction from council on residents who might take excessive amount of the dirt for nonresidential projects. Council requested that we set aside dirt in the fenced in area and set out minimal amounts to control it.

M/S Stuelke/Mann To approve Resolution 2023-118 the sale of excess black dirt to contractors at the following prices Self Load: \$500 per tandem load, \$300 per single axle load, or \$100 pickup load. City Load: \$600 per tandem load, \$400 per single axle load, \$150 pickup load.

Roll Call:

Aye: Schnell, Mann, McLaughlin, Stuelke

Nay: None

Abstention: None

Absent: Engelken

Discussion was held on the Denison Bottoms 2nd addition; the Planning and Zoning commission tabled the resolution due to city engineer recommendations on the plat that they would like to see. Council recommended that Planning and Zoning revisit the updated plat with the engineering recommendations before approval of the resolution.

M/S Stuelke/Schnell To TABLE resolution 2023-119. A resolution to approve Denison Bottoms Second Addition Final Plat.

Aye: 4 Nay: 0 Abstention: 0 Absent: 1

Council reviewed the BOA variance approvals for an additional 4' on a porch at 303 Water St., and the Special Exception at 250 Franklin St. for the zero lot line setbacks to allow for an addition of 24' on the front of the building, putting the front yard setback at 21' vs. 45'.

The council reviewed the BOA variance denial for 703 Pointer Circle, in regards to a patio setback. Board of Adjustments requested council input on their denial of the variance, they were unable to define a hardship in a vote of 3-2. Stuelke said that there is concern in regards to the neighbors to the side of the patio. Taylor said we are working on changing the code, it's a process, but there is an overlap on the 40 percent and the setbacks and the definitions. Taylor thinks we are difficult in more circumstances than one. McLaughlin and Schnell agreed that they see justification when our website tells them to call the county and the county has no requirements for a patio.



M/S Stuelke/McLaughlin To request the Board of Adjustment to review the denial for consideration of a hardship at 703 Pointer Circle in regards to the patio being poured 2' from rear yard setbacks and 6' side yard setbacks. The consideration is in regards to the homeowner doing his due diligence to follow the code, he called Linn County as they do the permitting and our website directs them to do so, Linn County does not require permits or setbacks on flat work, such as patios.

Aye: 4 Nay: 0 Abstention: 0 Absent: 1

Public Works Director Shoop presented Council with an alternative option for the sand/calcium chloride to treated salt for the street snow/ice removal. McLaughlin said that she is for it, she is tired of the nuisance of the sand. Council agreed.

Old Business:

Taylor presented Council with the trash pickup survey and logistics for delivery. The question is an increase would be \$1.50 each week for 2 35- gallon trash cans vs. 1 can. Taylor will place paper copies of the survey at the library and prepare a digital survey. Rudd is also seeking out quotes for conforming cans.

M/S Stuelke/Mann To approve the 3rd and Final Reading of Ordinance #510 - Sidewalks.

Roll Call:

Aye: Mann, McLaughlin, Schnell, Stuelke

Nay: None

Abstention: None

Absent: Engelken

Citizen Comment: None

Council Comment: Mann took a session at the league conference regarding copper and lead service lines which surprised him. EPA is considering cooper pipes lead if there is a lead weld on them, and replacement is excepted. Staff advised council and residents to seek out service line insurance, they were unsure it would cover this, but for older pipes it a recommended addition to their insurance and to check with their agent.

Mayor's Report: None

M/S Stuelke/McLaughlin To Adjourn the meeting at 7:03pm. Aye: 4 Nay: 0 Abstention: 0 Absent: 1

Traer Morgan, Mayor

Sarah Tritle, City Clerk/Finance Director