

City of Camanche, Iowa

January 4, 2010

The City Council of the City of Camanche, Iowa met in regular session January 4, 2010 at 6:00 P.M. at Camanche City Hall. Present on roll call were: Mayor Robertson, presiding, and the following named council members: Fahlbeck, Kramer, Nelson, Varner, Kampe. Also present were City Administrator Roth, City Attorney Lonergan, City Engineer Solchenberger, and department heads Houzenga, Schutte, Rickertsen, and Jindrich.

Robertson opened a public hearing on the Third Street Urban Renewal Area Designation. No comments were received for or against and there were no comments from the audience. Public hearing closed at 6:04 P.M.

Robertson opened a public hearing on the Development Agreement and Tax Increment Payments with Bob and Jennifer Edens. Hearing no comments for or against the public hearing closed at 6:06 P.M.

Robertson swore Jeffrey Moore in as the new firefighter/paramedic. Schutte stated he is a 20 year volunteer with the Camanche Fire Department and a 10 year member of the Clinton Fire Department. Robertson also swore in Natalie Morse as the newest police officer with the City of Camanche. Houzenga stated she is ILEA certified.

Moved by Kramer, second by Varner to approve the consent agenda which covered the following items: approve minutes from December 15 and December 21, 2009 council meetings; approve Abstract No. 504 dated January 4, 2010 with total expenditures of \$735,255.14 and salaries of \$34,430.64; approve application to install street light in State Right of Way at 310 Hwy. 67; accept and place on file minutes from Park & Rec board meeting held December 7, 2009 and Cemetery Board meeting held December 14, 2009; accept building inspector and police department December monthly reports; approve new liquor license pending dram shop for Hides Inn as submitted by Aaron Holstein; approve reappointment of Frank Grage to Board of Adjustment; approve final pay request to Top Grade in the amount of \$1,980.15 for the 21st Street Drainage; approve Pay Application #6 to Maguire Iron in the amount of \$49,000 for the water tower project; approve Change Order #4 for the water main project in the amount of \$60,369.95 due to unanticipated rock excavation; approve Pay Application #7 to Langman Construction in the amount of \$56,660.80 for the water main project; approve payment to Shive Hattery in the amount of \$33,254.22 for engineering services in regards to the water main/water tower project. On roll call – all ayes.

Moved by Kramer, second by Varner to authorize Lonergan to create an ordinance prohibiting residents from placing snow in the city streets effective April 1, 2010 with a warning given this year and will be enforced next snow season. On roll call – all ayes.

Washington Blvd Overlay (bypass/22nd Avenue) – the only bid came in from Determann Asphalt LLC in the amount of \$239,969.31. Roth stated that we will be getting approximately \$169,000 from the Stimulus Funds and approximately \$40,000 from I-Jobs funding. Robertson questioned whether the stretch from 22nd Ave to 3rd Street is going to be done at the same time. Solchenberger stated that the road will be the same width but the shoulders will be widened. The design had to be up to DOT standards because of the stimulus money.

Moved by Kampe, second by Nelson to approve a Resolution Accepting the Low Bid of \$239,969.31 from Determann Asphalt LLC for the Asphalt Overlay Project on Washington Blvd. and Authorizing the Mayor and City Clerk to Enter into a Contract for the Project. On roll call – ayes – Varner, Kampe, Fahlbeck, Kramer. Abstain – Fahlbeck because he is employed by Determann Asphalt.

Moved by Fahlbeck, second by Kramer to approve A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan and Project for the Third Street Urban Renewal Area. On roll call – all ayes.

Roth presented an ordinance Providing for the Division of Taxes Levied on Taxable Property in the Third Street Urban Renewal Area, Pursuant to Section 403.9 of the Code of Iowa.

Moved by Kramer, second by Fahlbeck to approve the first reading of said ordinance. On roll call – ayes – Fahlbeck, Kramer, Nelson, Varner, and Kampe.

Moved by Kramer, second by Nelson to waive the second and third reading of said ordinance. On roll call – all ayes.

Moved by Kramer, second by Kampe to approve Ordinance No. 703 – Providing for the Division of Taxes Levied on Taxable Property in the Third Street Urban Renewal Area. On roll call – ayes – Nelson, Varner, Kampe, Fahlbeck and Kramer. Robertson declared the ordinance is adopted.

TIF Development Agreement with Bob and Jennifer Edens – Roth explained that the Edens will get back the taxes that they pay on the property not to exceed \$240,000. Lonergan is OK with the agreement. Bob Josten's office will be reimbursed first and Edens will also reimburse the city for the demolition costs of Claire Webb's property.

Moved by Nelson, second by Kampe to approve a Resolution Approving Development Agreement with R.J. Edens Rental Properties, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. On roll call – all ayes.

Roth stated that the updated CDBG reimbursement will be \$269,167.00.

Moved by Kramer, second by Varner to approve a Resolution Hiring Patrol Officer for the Police Department of the City of Camanche, Iowa (Natalie Morse). On roll call – all ayes.

Moved by Nelson, second by Varner, to approve a Resolution Hiring Firefighter/Paramedic for the Fire Department of the City of Camanche, Iowa (Jeffrey Moore). On roll call – all ayes.

Discussion was held on setting up budget work sessions. Roth stated that the property valuations have gone up. A budget work session has been set for Tuesday, January 26, 2010 beginning at 5:00 P.M. Supper will be provided.

Schutte presented a proposal to replace the 1994 ambulance. It has an E450 Ford Chassis which won't be available after 2010. He has \$52,000 in his current capital outlay budget and would use the proposed \$80,000 allocated for next year. Robertson would like to wait until after the budget hearing to see what is allocated for capital outlay. Kramer stated that Schutte could go out for bids but that doesn't mean that we may accept them if we don't have the money. Schutte wanted to remind everybody we are now in the ambulance business.

Moved by Kramer, second by Nelson to authorize Schutte to go out for bids for a new ambulance. On roll call - all ayes.

Moved by Nelson, second by Varner to approve a Resolution to Fix a Date for a Public Hearing on a General Obligation Refunding Loan Agreement in a Principal Amount Not to Exceed \$700,000. On roll call – all ayes.

Lonergan reported that another meeting will be scheduled for negotiations.

Solchenberger reported that Langmann is out to 31st St for the water main project. Paperwork had to be filed for wetland delineation for the 9th St Bridge. Maguire will be going out to the other water tower sight soon. They are about finished behind city hall.

Roth read a letter from Ray Meyerman concerning the coal dust coming from Determann Asphalt. Kampe reported that in years pass the EPA standards were being met as far as emissions. The council agreed that a letter needs to be sent to ARTCO stating this is an ongoing problem and see what their response is.

Robertson reported that Kampe has replaced Willis on the bargaining committee. There are also vacancies on Planning and Zoning, Park and Rec, Board of Adjustment and Historical Board.

Fahlbeck wanted to congratulate the new council members and would like them and all of the council members to keep everyone informed. He wanted to thank the public works and police chief for investigating the traffic problems at 9th St/14th Avenue. There will be "No Parking From Here to Corner" signs placed on 14th Avenue and 9th Street. There will need to be an ordinance in order to enforce this.

Kampe stated that he is helping Mark Cross establish his property. He will be attending meetings in the county and will let everybody know what is going on.

Varner also wanted to congratulate the 2 new council members.

Schutte asked Solchenberger about the status of the generators. Dan sent an email to Goodwin/Braley's office but has not heard a response.

Roth stated that a young couple may be applying for a special use permit to have a salvage yard on the Mark Cross property.

At 7:36 P.M., being no further business, the Mayor declared the meeting to be adjourned, and the next meeting will be held Tuesday, January 19, 2010.

James R. Robertson, Mayor

Sheryl L. Jindrich
City Clerk/Treasurer