

City of Camanche, Iowa

May 4, 2010

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

Mark Schneider, ECIA, was present to discuss the administration contract for the new CDBG. The City had applied for \$600,000.00 and was awarded \$300,000.00 for the lift station project. The contract amount between ECIA and the City is \$10,000.00.

Moved by Kampe, second by Kramer to approve a Resolution of the City of Camanche Approving the Contract for 2010 CDBG Grant Administration to East Central Intergovernmental Association. On roll call – all ayes.

Moved by Nelson, second by Varner to approve the consent agenda as amended which covered the following items: approve minutes from regular council meeting held April 20, 2010; approve Abstract No. 512 dated May 4, 2010 with total expenditures of \$124,017.90 and salaries of \$32,865.78; approve pay application to Langman Construction - \$102,271.00; approve pay application to Maguire Iron - \$46,027.50; approve pay application to Shive Hattery for the water main project - \$37,387.90; accept performance evaluation for city administrator; approve promotion of Kelli Smith to Patrolman 2nd Class effective May 1, 2010; approve reappointment of Dave Rickertsen to the Local Emergency Planning Committee. On roll call – all ayes.

Fiber Optic Cable – Camanche Community Schools – Lonergan stated he has checked with Jim Griswold and there does not need to be any insurance language in the agreement. Lonergan would recommend approval of the draft.

Moved by Kramer, second by Kampe to approve an agreement to allow Camanche Community School District to place fiber optic cable in the City rights-of-way. On roll call – all ayes.

Roth presented the first reading of an ordinance amending Chapter 10.40 of the Camanche Municipal Code by creating a new section 10.40.135, entitled “Dunnburr Street – No Parking Zone/Signs Posted”.

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

Moved by Kramer, second by Kampe to waive the 2nd and 3rd reading of said ordinance. On roll call – Fahlbeck, Kramer, Nelson, Varner and Kampe.

Moved by Kramer, second by Varner to adopt Ordinance 706 – Ordinance Amending Chapter 10.40 of the Camanche Municipal Code by Creating a New Section 10.40.135, entitled “Dunnburr Street – No Parking Zone/Signs Posted.” On roll call – Kramer, Nelson, Varner, Kampe and Fahlbeck. Robertson declared ordinance adopted.

Property Tax Abatement – Roth explained that Clinton has a 50% tax abatement of new construction for 3 years. Lonergan stated it is a crap shoot. It will put all contractors on a level playing field. Lonergan stated that if a developer asks for a TIF – homeowners can not ask for an abatement in that area. Kampe felt it was not fair to people who have already built new

homes. Varner felt the city has to start somewhere. He thought it would put us in the same playing field with Clinton. Nelson stated it would get developers going forward on plans. Lonergan stated if after the 3 years it looks like it's not working, you can drop the ordinance. Camanche could use Clinton's ordinance as a template. Roth will draft it.

Moved by Nelson, second by Kramer to have Roth draft an ordinance for review with the tax abatement for 3 years for certain areas for a five year time span. On roll call – all ayes.

The residents will have to remember that taxes could still go up even if there is tax abatement. It could be from a special assessment or the property reassessed.

Solchenberger stated that the specs are done for the water tower demo. Will probably open bids in June. He was wondering if the city wanted to publicly solicit bids or go to a couple of companies. Maguire would do it for \$1.00 and would take the tower for scrap. Kramer felt the city should go out for bids and to authorize Solchenberger to prepare bid documents for June with demo in July.

Initially, ACC/GCC had agreed to give the city \$62,000 for operating and maintenance costs for the tower and hydrant flushing, etc. After looking at the costs for painting and cleaning the new towers, over the next 25 years, and other costs with the maintenance of the new water main, ACC/GCC has agreed to pay the city \$75,000.00. Kampe wanted to know if there will be warranties on the towers. Dan stated there is a one year inspection. Rickertsen was surprised that they were only going to pay to maintain one tower. Dan stated they are only going to allow for one – the one on 9th Street – since we already had one tower. Dan stated they had put extra costs in for maintaining the lines. Kampe thinks the city should sit on the money for 5 years to see if there are any problems before spending it. Dan feels \$75,000 is a fair number. Dan said the project was come in at or less that it was bid. He would suggest waiting until next meeting to approve the operating and maintenance costs. He would like to wait until all change orders are in.

Electric franchise fees/ordinance – Roth received the draft proposal back from Ivan Weber. There will be an option in there for franchise fees. Lonergan recommended taking large industrial users into consideration when deciding on franchise fees. It may make a difference for them to locate here vs. Clinton. The option will be included in the ordinance.

Lonergan opened the following bids for old garden tractors:

Mower #2 – Tim Roth - \$100.00
Richard Thompson - \$659.00
Michael Yackshaw - \$101.00
Mike McManus - \$200.00
Tom Powell - \$65.00

Mower #4 – Tim Roth - \$100.00
Richard Thompson - \$250.00
Daryl Yoder - \$51.00

Mower #7 – Tim Roth - \$100.00
Richard Thompson - \$85.00

Moved by Nelson, second by Fahlbeck to sell the tractors to the high bidders. On roll call – all ayes.

Kampe stated that Jr. Baseball wanted one of the tractors. McManus did put a bid on one. Kampe said Jr. Baseball would like the opportunity to buy the old cemetery mower. Rickertsen thought there is another mower that Public Works used to prep diamonds at the beginning of the season. He will talk to Daryl and Mike about giving Jr. Baseball that tractor and Jr. Baseball could also take over prepping the diamonds in the spring.

Lonergan stated the council had received a copy of a letter sent to ECIA's attorney asking for settlement of Top Grade's claim. We are forcing ECIA to step up to the plate. If they do not settle, Scott will file suit against ECIA.

Solchenberger stated that asphalt was been laid on Washington Blvd and Wednesday the shoulders will be done. Striping should be done the end of week depending on the weather.

Dan reported that the inside of the water tower behind city hall has been painted and they are now going on the outside.

9th Street Bridge – Dan talked to the Corps – the city should have the permit before the end of the month and then should be released from the DOT to go out for bids.

Generators – Dan has not heard anything. He will check on it next week.

Robertson would like Dan to check the road in front of the fire station (9th Avenue). The trucks bottom out when they come out of the station.

Dan has a pay estimate for Top Grade in the amount of \$168,000 which he will have the city put on the next agenda.

Roth stated Emergency Management would like to set up a meeting either May 25 or 26 to discuss hazards that would affect Camanche. For everybody attending, the city would get credit (towards matching funds when applying for grants). It was the consensus of the council for May 25 at 6:00 P.M.

Roth commented that he had talked to Jorge (River City Disposal) about a long term garbage contract. Is there still interest with the council? Jorge has bought new garbage and recycling truck. Lonergan wanted to refresh the council's memory that the city did this years ago with Jetter Hauling. There have not been as many complaints. Roth commented that there would be a yearly increase and a possible fuel surcharge. The council would like Roth to put something together.

Neighborhood Plan – Dan will get a preliminary plan together for storm water drainage issues.

Kramer was wondering if Roth was taking care of the house on Dunnburr (junk vehicles). Roth will look into it.

Kramer was concerned about the Brandon Kooi sewer issue. Rickertsen stated it was been turned into our insurance carrier and has been put on the sewer maintenance list.

Insurance Issues – Roth informed Kramer that he is working on it. Chuck Duax brought in a page from BCBS drug exclusions and UnitedHealthCare of the River Valley drug exclusions. Growth hormones are excluded from both policies but for some reason Blue Cross chose to pay for them. Schutte felt they should have asked him about the issues. He would like to see the people come back and address these issues. Lonergan stated we are trying to stay on top and come back with a policy.

Roberson stated there is a grant program to help entities with generators. Camanche has submitted a grant.

There are board vacancies on Planning and Zoning and Historical Board.

Fahlbeck brought up the following items: Mrs. Kraciun (1307 9th Avenue) would like a sidewalk instead of the dirt path that people are using. Lou Creed (1307 6th Street) would like the alley opened up. There are things in the alley. Lonergan suggested throwing it back to Planning and Zoning.

Schutte wanted to remind everybody about the installation banquet Saturday night.

Rickertsen reported that the pump has been rebuilt for the sewer jet and he is going to pull back and start over with the bid process.

Kampe wanted to commend the new restaurant opening up and Robertson also reported that a new business will be opening up on South Washington Blvd.

Roth reported that there will be another computer demonstration on May 13. He is also going to speak with Connor Anderson – Riverfront Technology – and get his feedback on the process.

At 7:40 P.M., being no further business, the Mayor declared the meeting to be adjourned.

James Robertson, Mayor

Sheryl L. Jindrich
City Clerk/Treasurer