

City of Camanche, Iowa

August 4, 2015

The City Council of the City of Camanche, Iowa met in regular session August 4, 2015 at 6:00 P.M. at Camanche City Hall. Present on roll call: Mayor Fahlbeck, presiding, and the following named council members: Willis, Lind, Varner, and Wruck. McManus was absent. Also present were City Administrator Roth, City Attorney Donnelly, City Engineer Solchenberger, and department heads Houzenga, Schutte and Hilgendorf and City Clerk/Treasurer Jindrich.

A moment of silence was observed. Mayor Fahlbeck led the Pledge of Allegiance.

Agenda – the \$ amount for App 3 to Determann Asphalt should read \$192,757.94.

Moved by Lind, second by Willis to approve the agenda. On roll call – all ayes.

Moved by Willis, second by Varner to approve the consent agenda which covered the following items: approve minutes from council meeting held July 21, 2015; approve Abstract No. 637 which includes the following:

AIR CONTROL INC	SERVICE LIBRARY AC UNIT	757.90
ALLIANT ENERGY	GAS SERVICE	285.13
WELLMARK	HEALTH CARE PREMIUMS	28,673.37
CAMANCHE DAYS	DONATION-INSURANCE,FIREWORKS	2,500.00
CAMANCHE VOL FIRE DEPT	MONTH MAINT,CLEANING SUPPLIES	604.22
CAMANCHE FOOD PRIDE	CLEANING SUPPLIES	79.80
CAMANCHE SCHOOLS	CROSSING GUARDS-1/2 FYE 2015	1,136.06
CARQUEST AUTO PARTS	BATTERY 2014 SQUAD CAR	101.83
CARRIAGE PAPER PROD CORP	INK CARTRIDGES,TONER	505.61
CENTER POINT LARGE PRINT	LARGE PRINT BOOKS	116.20
CLINTON NATIONAL BANK	FED/FICA TAX	9,182.58
CL CO AREA SOLID WASTE	SHARPS DROP OFF	3.00
COLLECTION SERVICES CTR	GARNISHMENT	138.46
CULLIGAN	BOTTLED WATER,DISPENSER	28.95
DES MOINES STAMP MFG CO	STAMPS	60.75
GALE	BOOKS	200.73
ING	DEFERRED COMP	750.00
IPERS	IPERS	9,637.63
SHERYL L JINDRICH	DEDUCTIBLE/COPAYMENT	107.10
LIBRARY PETTY CASH	POSTAGE,TAPE,STAPLES,WATER	173.98
MAR-GEE PLASTICS & TROPHI	SIGNS AND TAGS	190.00
MEDIACOM	INTERNET	450.00
MICROMARKETING LLC	CD	14.99
MIDAMERICAN ENERGY CO	ELECTRIC SERVICE	4,861.08
MIDWEST BUSINESS PRODUCTS	COPIES	299.19
MISSISSIPPI VALLEY PUMP	REPAIR PUMP	4,263.00
MUNICIPAL FIRE & POLICE	MUNICIPAL PENSN	8,413.42
PRESTO-X-COMPANY	PEST CONTROL	89.00
QC METALLURGICAL LAB	SAMPLE ANALYSIS	20.00
QUALITY CONCRETE	FILL SINK HOLE-4TH AVE/RR	123.00
RIVER CITY DISPOSAL LLC	SOLID WASTE/RECYCLING	22,659.00
THOMAS ROTH	DEDUCTIBLE/COPAYMENT	21.00
SHIVE-HATTERY ENGINEERS	ENG SERV-WASH BLVD ENHANCEMENT	7,674.92
TREASURER STATE OF IOWA	STATE TAXES	6,851.00
USA BLUEBOOK	REPAIR KIT,TEST SUPPLIES	524.70

UTILITY EQUIPMENT		
COMPANY	10055657-BARKS METER	1,285.63
PAUL VARNER	BARKS,CASEYS METER	1.78
WENDLING QUARRIES INC	DUMP FEE-CONCRETE	25.00
MICHAEL YACKSHAW	DEDUCTIBLE/COPAYMENT	30.00
DARYL YODER	REIMBURSE COPAYS-PHYSICAL	30.00
1ST GATEWAY CREDIT UNION	1ST GATEWAY CU	844.00
EDENS CONSTRUCTION	LAST DRAW CITY HALL PROJECT	2,814.15
WINDSTREAM	PHONE/LONG DISTANCE	104.08
CONSOLIDATED FLEET SERV	HEAT SENSORS	50.00
CENTURYLINK	TELEPHONE EXPENSE	443.39
KUNAU IMPLEMENT CO INC	IGNITOR-PARKS & REC MOWER	404.19
INSURANCE FUND	BASE	1,219.71
GATEWAY AREA CHAPTER	AMER RED CROSS	75.00
DATAPATH CARD SERVICES	REPLENISH MYSOURCECARD	810.00
NORTHERN LIGHTS DISPLAY	BALANCE OWING-BANNERS	3,819.00
BLUE CROSS BLUE SHIELD	INS PREMIUM	846.04
AFLAC	AFLAC - PRETAX	881.28
AMAZON	DVDS	127.46
XEROX BUSINESS SERVICES	SUPPORT CONTRACT RENEWAL	795.00
RHA SERVICE INC.	SERVICE ROOFTOP UNIT-C HALL	286.50
KARLEE LOW	PARTY IN PARK-MISS IA SCHOLAR	189.00
PAYROLL CHECKS	PAYROLL CHECKS ON 07/31/2015	31,031.44
ACCOUNTS PAYABLE	CLAIMS TOTAL	126,578.51
	GENERAL FUND	81,475.86
	LIBRARY FUND	7,462.03
	PARKS FUND	6,840.99
	CEMETERY FUND	2,504.69
	ROAD USE FUND	4,529.37
	WASH BLVD ENHANCEMENT FUND	7,674.92
	CITY HALL PROJECT FUND	2,814.15
	WATER UTILITY FUND	11,696.95
	SEWER UTILITY FUND	9,952.29
	LANDFILL/GARBAGE FUND	22,659.00

Receive, accept and place on file minutes from Park and Recreation meeting held July 6, 2015 and Rose Hill Cemetery meeting held July 13, 2015; receive, accept and place on file minutes from Board of Adjustment meeting held July 28, 2015 and accept Board of Adjustment's decision in regards to Determann Asphalt Request for Variance (minimum side yard variance); approve renewal of Class B Wine, Class C Beer, Class E Liquor and Sunday Sales for Camanche Food Pride as submitted by DEV Supermart Inc., approve new Class C Liquor, Outdoor Service and Sunday Sales for Donald's Poor House as submitted by DP Weller and Sons pending dram shop; approve Application for Tax Abatement for 1221 23rd Avenue as submitted by Leo and Irma Willis; approve Pay Application from Determann Asphalt Paving – Washington Blvd. Enhancement Project in the sum of \$192,757.94. On roll call – all ayes.

Vacant Lots behind Old City Hall – Realtor Pam Stewart had received two bids on the lots. The property had been surveyed. One bid was for \$26,505 with \$500 earnest money and the other bid was for \$27,500 with \$1,000 earnest money. Both had been pre-approved and would like to close by the end of August. Roth stated that resolutions will need to be prepared and a public hearing on the sale needs to be held. He also stated that the evergreens are not on city property and one of the offers stated they would not cut down the evergreen trees. Connie Schmitz was wondering what the dimensions were on the lots. Roth commented that one was 132' deep x 66' wide and the other one is 66' wide x 88' deep.

Moved by Willis, second by Varner to accept the high bid of \$27,500 for the two lots. On roll call – all ayes.

Fire Storage Building/Community Center – Roth commented that they want to keep it simple, but it is a public building using public money. Public code requirements are different from private building requirements. It is not possible without using an engineer. With having a grant for ½ of the building, it will not be any easier or cheaper than it is right now. Have to bid apples to apples. Solchenberger commented that with the energy code they state how much insulation there needs to be. He suggested putting the burden on the contractor so that they have to find a mechanical engineer to certify the energy code requirements. There has to be a 2 hour standing fire wall between the fire department area and the community center portion. Lind was wondering that if we pay Shive Hattery for the design proposal and then stop the process, do we front the cost. Roth commented that if we get a grant to take down Garner Hall that would free up money to pay for the engineering costs. Solchenberger stated that the engineering services are an hourly rate not to exceed \$40,000. He said it could be less. Roth reiterated that even though these issues are disturbing, there isn't a better time. We can't go forward until the engineering is approved. Fahlbeck commented that with going forward with the building, the city is looking out for the people on the other side of the tracks in regards to fire and ambulance service. Wruck commented that we are getting close to a \$500,000 building. Willis commented that since McManus is not here there would probably be a 2-2 tie and it would kill the project. He would like to see this matter tabled until the next meeting.

Water Rates – Roth is asking for direction. There will be a webinar on water rates either put on by the DNR or the Iowa Finance Authority for cities under 10,000 in population on August 18. Wruck stated one of the problems is that people are using less water. He was wondering if the city has a meter charge on the bill. It was stated that we don't. He doesn't like to raise rates but need to fund the infrastructure. Roth feels the \$15.00 minimum charge for water (4,000) gallons is too low. That is only \$60.00 a year for water. The council doesn't need to make a decision tonight. But it does need to be addressed. Iowa American Water runs water service like a business. Cities don't. Roth stated this webinar will probably be an eye opener. You would probably put in expenses, revenue, capital and they will calculate how the rates should be. Solchenberger reminded everyone of the amount of new infrastructure the city was given for free. Lind was wondering if they gave us any money for a reserve. Tom stated that ACC/GCC gave the city \$100,000 since we now have 2 water towers and we would need money to maintain them. Hilgendorf informed the council that there will be maintenance done on the tower behind the old city hall next Thursday.

1702 3rd Street – working towards condemnation. Donnelly stated he will be pursuing this under the Dangerous Building Code. The landowner will be contacted. If they refuse to do any improvements to the property, the city can then take corrective action. They can board things up or can raise the building. Roth read the resolution and said "Go get them, Brian."

Moved by Lind, second by Varner to approve a Resolution Declaring the Property Located at 1702 3rd Street in Camanche a Public Nuisance and a Dangerous Building under the Camanche City Code. On roll call – all ayes.

City Attorney's Report – the Police and Fire Chief brought up concerns at the last council meeting. 90-95% of those issues were addressed by his letter. The council should review the clothing allowance to see if they desire to reinstate it. Fahlbeck stated it was not their intent to take it away. He was misinformed. He would like to put this on the next agenda.

1400 block of 2nd Street – overgrown yard. A letter was sent giving the owner 7 days or the city will file a lawsuit and he would have to pay court costs. The property owner has paid for the city for the mowing already done without any hesitation.

City Engineer's Report - Washington Blvd. Enhancement Project – the benches are in. The intakes and grading needs to be finished. He will be getting the schedule from Determann Asphalt for the Dunn Road project.

City Administrator's Report – He will be meeting with Julie Lonergan (assisted living) on August 10 concerning water and sewer to a piece of ground. He has received a signed complaint concerning the disrepair of sidewalks. It will be put on the next agenda so the council can state what they want done.

Mayor's Report – He reported that the American Queen will be docked in Clinton tomorrow from 12-5. He read a letter from the Camanche Days thanking the city for their donation. We need to support them as a city.

Willis reminded everyone to have a good time at Camanche Days – be careful and be safe.

Lind was wondering if the city has a jake braking ordinance along the highway. Houzenga will call the DOT to see if they will put up signs. He will make some calls.

Wruck was curious as to where the 7 fitness stations were going to be located. Judy Dell stated they haven't decided if they will be along the bike trail or in the parks. There will be stretching, strengthening and for adult use only. They would like to be put in yet this fall.

Lind also wanted to thank public works for putting the marker up at the corner of 3rd Street and 7th Avenue.

Schutte wanted to remind everyone that the pancake breakfast will be held August 16 at the high school due to mechanical issues at the middle school. He was wondering if the boot and safety glass allowance should be on the next agenda. Brian said "yes".

Claira Wiebers is still worried about Garner Hall. She has contacted the governor and she and her daughter will be going to a meeting in DeWitt. She was wondering if the city could get a grant to fix it up instead of using your money. Fahlbeck stated that the costs to repair Garner Hall are phenomenal and no one has contacted the city about keeping Garner Hall until she has. Wiebers stated evidently no one cares about Garner Hall except her.

Blount reported that there is increased truck traffic on 49th Avenue and was wondering about the tonnage signs. Hilgendorf said that there are 6 signs. If there are signs, not sure what they aren't seeing the signs.

At 7:07 P.M., being no further business, the Mayor declared the regular meeting to be adjourned.

Fahlbeck said there will be a closed session regarding labor issues following a 10 minute break.

Kenneth A. Fahlbeck, Mayor

Sheryl L. Jindrich
City Clerk/Treasurer