

The City Council of the City of Camanche, Iowa met in regular session February 16, 2021 at 6:00 p.m. via electronic means due to the COVID-19 pandemic. Present on roll call: Mayor Trevor Willis, presiding, and council members Bowman, Varner, Weller and Brightman. Absent: Schnoor. Also present were City Attorneys John Frey, Randy Current and Braydon Roberts, City Engineer Dan Solchenberger, City Administrator Kida, Department Heads Yoder for Hilgendorf, Reid, Schutte and Schneider.

A moment of silent prayer was observed. Mayor Willis led the Pledge of Allegiance.

Moved by Varner, second by Bowman to approve the Agenda. On roll call – all Ayes.

Visitors Andrew and Ray Naeve with NIBS, LLC gave a presentation and discussed their plans for a beef processing facility with a retail space in Camanche. It will be a \$10 million investment with 40-50 jobs. They will do custom processing and everything will be USDA inspected. Everything will be inside and climate controlled so there will be no smell. Sewage will be pretreated and rendered products will be removed daily. They take great pride in being an excellent neighbor. They expect to break ground this spring with a nine month build.

Mayor Willis opened a Public Hearing to Vacate a Portion of the Right of Way at 1120 2nd Street at 6:35 p.m. In the absence of public comments, the Mayor closed the Public Hearing at 6:36 p.m.

Mayor Willis opened a Public Hearing to Vacate a Portion of the Right of Way at 606 1st Street at 6:36 p.m. In the absence of public comments, the Mayor closed the Public Hearing at 6:37 p.m.

Mayor Willis opened a Public Hearing for the Sale of Real Estate 606 1st Street at 6:37 p.m. In the absence of public comments, the Mayor closed the Public Hearing at 6:38 p.m.

Mayor Willis asked for public comments on agenda topics. There were none.

Moved by Bowman, second by Weller to approve the Consent Agenda, which covered the following: Approve minutes from the Council meeting held on February 2, 2021; approve Abstract No. 771 which includes the following:

CAMANCHE VOL FIRE DEPT	PAPER PRODUCTS-SAMS	28.96
CLINTON HERALD	LEGAL PUBLICATIONS	195.77
CLINTON HUMANE SOCIETY	1 CAT-3 DAYS	75.00
CITY OF CLINTON	CAM SHARE ST LIGHT HWY 30/ANAM	979.28
CLINTON NATIONAL BANK	FED/FICA TAX WITHHOLDING	10,361.98
CL CO AREA SOLID WASTE	2021 ANNUAL LICENSE	35.00
COLLECTION SERVICES CTR	GARNISHMENT	908.71
CULLIGAN	DISPENSER RENT-LIBRARY,CITY HALL	20.00
MANATTS	SWAN DR PAY APP #1-2 LESS CHG OR	62,054.95
DOMESTIC PLUMBING COMPANY	REPAIR POLICE STATION FURNACE	696.56
EASTERN IOWA TIRE INC	TIRES 06 EXPEDITION,PW SHOPTRUCK	951.43
EASTERN IA LIGHT & POWER	SECURITY LIGHT-9TH ST,ANAMOSA	102.69
EMER MEDICAL PRODUCTS INC	TRAUMA OXYGEN KIT,NITRILE GLOV	610.19
GALLS INCORPORATED	GAS MASK FILTERS	137.27
GATEWAY DOOR COMPANY	REPAIR GARAGE DOOR FIRESTATION	2,227.11
HARTZ LOCK COMPANY	KEYS/TAGS-PUBLIC WORKS	14.85
HOME DEPOT CREDIT SERVICE	FIRE STATION IMPROVEMENTS	272.27
IA ASSOC OF MUN UTILITIES	2021 IAMU WATER MEMBER DUES	905.00
INGRAM BOOK COMPANY	BOOKS/DVDS	634.05
J & C ENTERPRISES	JANUARY COLLECTION	92.00
KWIK TRIP/KWIK STAR STORE	331.894G SNOW REM;324.986G PW	2,411.92

	49.45G FD;330.868G PD;76.69G AMB	
LECTRONICS INC	RADIO MAINT-PD,FD;ALARM-CHALL	252.50
TOM MCMANUS BACKHOE	HAUL SNOW PILES-FD,PD,CC	885.00
MEDIACOM	INTERNET	587.12
MERCY MEDICAL CENTER-CLIN	JANUARY 2021 PHARMACEUTICALS	152.00
MICROMARKETING LLC	DVDS	46.76
MIDAMERICAN ENERGY CO	STREET LIGHTING	2,577.13
MIDWEST BREATHING AIR	CO INDICATOR KIT	199.40
MUNICIPAL FIRE & POLICE	MUNICIPAL PENSION	12,783.53
MUTUAL WHEEL CO	REPL SPRINGS-#6 DUMP TRUCK	1,655.94
DALE NISSEN	REFUND INSURANCE PREM OVERPMT	549.58
PRAXAIR DISTRIBUTION INC	CYLINDER RENTAL	78.96
QUALITY CONCRETE	SAND FOR ICY ROADS	130.00
QUILL CORPORATION	OFFICE SUPPLIES-LIBRARY	118.24
AUDITOR OF STATE	AUDIT FILING FEE FYE 2020	425.00
TREASURER STATE OF IOWA	JANUARY 2020 SALES, EXCISE TAX	2,495.31
USA BLUEBOOK	HACH FOR WATER SAMPLE	154.15
1ST GATEWAY CREDIT UNION	OPEN 501c3 ACCT SENIOR PROGRAM	100.00
PREMIER PARTS INC	WINDSHIELD WASH,PWR ST FLUID	149.05
CENTURYLINK	TELEPHONE EXPENSE	166.75
JETCO INC.	NEW FCC LICENSE-WATER TOWERS	1,325.00
THOMPSON TRUCK & TRAILER	ELECT REPAIRS 2019 DUMP TRUCK	841.81
PLATINUM SMART INC.	DATA BACKUPS-JANUARY 2021	583.40
MODERN MARKETING	PD BOOKMARKS-CIT 1ST SPONSORED	390.84
CASEY'S GENERAL STORES	261.23G SNOW REM;7.52G SEWERJET	1,153.52
	129.8G PD;48.23G FD; 28.95G AMB	
FREY, HAUFE & CURRENT PLC	LEGAL SERVICES JANUARY 2021	849.61
SPARKLEAN	JAN CLEAN-COMM CTR,PD,CH,LIBR	505.00
XEROX BUSINESS SERV LLC	FIRE DEPARTMENT COPIER EXPENSE	99.75
COLIN REID	REIMB QC COUNCIL-POLICE CHIEFS	50.00
HSA ACCOUNTS	HSA- EMPLOYEES	1,265.00
PLATINUM INFORMATION SERV	ITSUPPORT,NETWORKMON,SPAMFLT	1,628.00
CLINTON ROTARY CLUB	QUARTERLY DUES X2-KIDA	422.00
FINDAWAY	BOOKS/DVDS	479.94
BURKE BUSINESS	MOP,MATS,TOWELS,CVR-PW,CCTR	77.60
PLATINUM LEASING SERVICES	MARCH 2021 LEASE PAYMENT	860.82
BRAY ASSOCIATES ARCHITECT	ARCHITECT-CITY HALL EXPANSION	9,985.00
SYMBOL ARTS	CHALLENGE COINS-POLICE DEPT	904.00
KELLY HEATING & AIR COND	REPAIR OVERHEAD HEATER-FIRE ST	434.42
PETERSON PLUMBING, INC	LIBRARY ADA COMPLIANT RESTROOM	1,227.05
FOLEY STUMP REMOVAL	STUMP REMOVAL-10 CEM,2 PARKS	900.00
PAYROLL CHECKS	PAYROLL CHECKS ON 02/05/2021	43,159.21
	CLAIMS TOTAL	174,363.38
	GENERAL FUND	132,388.97
	LIBRARY FUND	5,569.50
	PARKS FUND	974.06
	ROAD USE FUND	13,619.61
	CITY HALL EXPANSION PROJ FUND	9,985.00
	WATER UTILITY FUND	8,306.26
	SEWER UTILITY FUND	2,381.78
	LANDFILL/GARBAGE FUND	1,138.20

Accept City Clerk/Treasurer's Report for January 2021 which includes receipts: General \$105,942.76, Library \$15,647.69, Parks \$6,770.08, Cemetery \$1,701.00 Road Use \$51,456.97, Employee Benefit \$1,227.07, Police & Fire Pension \$2,381.97, Debt Service \$2,717.52, Water Utility Fund \$40,128.75, Sewer Utility \$63,826.07 Landfill/Garbage \$42,507.59; Receive, accept and place on file draft minutes from the Library Board meeting on January 6, 2021; Approve Tax Abatement for 2304 N Washington Boulevard as submitted by Kimberly A Stoll dba Investment Service, Inc.; Approve renewal of Class C Beer Permit, Class B Wine Permit and Sunday Sales as submitted by DOLGENCORP, LLC dba Dollar General effective 03/01/2021; Approve change in

ownership as submitted by DOLGENCORP, LLC dba Dollar General effective 03/01/2021; Adopt a Resolution for a Public Hearing to set the maximum tax levy for FYE 2022; Approve payment of Manatts invoice-5th Avenue Boat Ramp repairs \$27,683.00; Authorize Chief Schutte to apply for a CCDA grant for the matching funds for the Mud Motor Boat package; Approve agreement with McCann Associates for the execution of Police Chief testing. On roll call – all Ayes.

Mayor Willis read the First Reading of an Ordinance to Vacate 20' by 92' Right of Way on the southwesterly side of 1120 2nd Street.

Moved by Brightman, second by Bowman to approve the First Reading of an Ordinance to Vacate 20' by 92' Right of Way on the southwesterly side of 1120 2nd Street. On roll call – Ayes – Weller, Varner, Bowman, Brightman. Absent – Schnoor.

Moved by Brightman, second by Varner to suspend the rules of procedures. On roll call – all Ayes.

Moved by Bowman, second by Weller to waive the Second and Third Readings of an Ordinance to Vacate 20' by 92' Right of Way on the southwesterly side of 1120 2nd Street. On roll call – Ayes – Varner, Brightman, Bowman, Weller. Absent – Schnoor.

Moved by Brightman, second by Varner to Adopt an Ordinance to Vacate 20' by 92' Right of Way on the southwesterly side of 1120 2nd Street. On roll call – Ayes – Bowman, Brightman, Varner, Weller. Absent – Schnoor.

Mayor Willis read the First Reading of an Ordinance to Vacate 20' by 132' Right of Way on the northeasterly side of 606 1st Street by Title Only.

Moved by Varner, second by Brightman to approve the First Reading of an Ordinance to Vacate 20' by 132' Right of Way on the northeasterly side of 606 1st Street. On roll call – Ayes – Bowman, Brightman, Weller, Varner. Absent – Schnoor.

Moved by Bowman, second by Weller to Waive the Second and Third Readings of an Ordinance to Vacate 20' by 132' Right of Way on the northeasterly side of 606 1st Street. On roll call – Ayes – Varner, Weller, Brightman, Bowman. Absent – Schnoor.

Moved by Bowman, second by Brightman to Adopt an Ordinance to Vacate 20' by 132' Right of Way on the northeasterly side of 606 1st Street. On roll call – Ayes – Weller, Brightman, Bowman, Varner. Absent – Schnoor.

Moved by Bowman, second by Brightman to Adopt a Resolution to sell interest in Right of Way Real Estate on the Southwesterly side at 1102 2nd Street. On roll call – all Ayes.

Moved by Varner, second by Brightman to Adopt a Resolution to sell interest in Right of Way Real Estate on the Northeasterly side at 606 1st Street. On roll call – all Ayes.

Bidding for the General Contractor for the City Hall project was discussed. John Mahon with Bray Architects discussed the 410 page bid document and 58 page drawing set. He said the bid period would be a minimum of three weeks with bids due on March 10th. Bray will review the bids and make a recommendation at the March 16th Council meeting.

The Building Inspector job description and responsibilities were discussed. Kida sought input from other cities and shared information with Council. He asked Council to look over the information, make notes and submit ideas. Kida would like to advertise in May so we can hire in June for a July start date.

LMI Commission and process were discussed. Kida explained the LMI fund is a part of the TIF process. We are growing our fund and need to start dispersing some of it. He looked at how other cities are doing this. Some options are housing assistance programs where grants are awarded to help with closing costs or down payments. There are also rehab programs or loans that devalue over time. It is best if a commission is formed to decide how the funds are

awarded. People would need to qualify under Federal guidelines. After further discussion of details, Kida said he would draft something and submit it to legal.

Reopening city offices and future council meetings were discussed. It was decided to reopen the Community Center with the addition of a waiver to the rental agreement. With construction on City Hall expected to begin soon, it was decided to keep City Hall closed until after the construction is complete for the safety of the public and the workers. Council meetings will continue to be virtual until the new Council Chamber is complete to allow proper social distancing. The opening of the Library will be discussed and decided by the Library Board.

Chief Reid read the January 2021 Camanche Police Department Report. Chief Schutte read the January 2021 Camanche Fire Department Report.

Kida recognized Christy Schutte for 10 years of service and Chief Colin Reid for 4 years of service. Solchenberger said the 9th Avenue bid letting was today and he will get the results to Kida. They are working on the well location study.

Bowman noted there are a lot of sidewalks not cleared and asked if we can offer any assistance. Brightman said we should look at clearing around the fire hydrants.

Chief Reid reported that the in-car cameras are installed and running; the body cameras are online. Some Officers are recertifying on their Tasers. They are all grateful for the new equipment. Chief Schutte applauded Kida and Mayor Willis for bringing the new business to town. He said they successfully navigated a structure fire yesterday.

Mayor Willis asked for public comments. There were none.

Moved by Varner, second by Bowman to go to closed session at 8:06 p.m. to discuss Interest in Real Estate. On roll call – all Ayes.

Reconvened to open session at 8:21 p.m. at which time Mayor Willis adjourned the meeting.

Trevor Willis, Mayor

Toni Schneider, City Clerk/Treasurer