

City of Camanche

June 6, 2023

The City Council of the City of Camanche, Iowa met in regular session June 6, 2023, at 6:00 p.m. at Camanche City Hall. Present on roll call: Mayor Pruett presiding, and Council members Bowman, Determann and Varner. Absent: Council members Schnoor and Weller. Also present were City Attorneys Randy Current, John Frey and Braydon Roberts, City Engineer Dan Solchenberger, City Administrator Andrew Kida and Department Heads Pewe, Schmitz and Schneider.

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

Mayor Pruett read a Mayoral Proclamation Ending the Flood Emergency

Mayor Pruett read a Mayoral Proclamation Designating June as Pride Month in the City of Camanche

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

Mayor Pruett called for Public Comments on Agenda Topics. There were none.

Moved by Councilman Bowman, second by Councilman Determann to approve the Consent Agenda, which covered the following: Approve minutes from the Council meeting held on May 16, 2023; approve Abstract No. 825 which includes the following:

ALEXIS FIRE EQUIP CO INC	REPAIRS-VALVES,SPRINGS-TANKER	5,587.81
ALLIANT ENERGY	GAS SERVICE	983.64
UMB BANK NA	BOND PMTS-9TH ST,WASH,SEWER,SIP	667,462.02
CAMANCHE VOL FIRE DEPT	MONTHLY MAINTENANCE, FD SUPPLIES	689.03
CENTER POINT LARGE PRINT	LARGE PRINT BOOKS	173.34
CITY OF CLINTON	28E SEWER CONTRACT	24,000.00
CLINTON NATIONAL BANK	COMMUNITY CENTER LOAN PAYMENT	51,449.28
COLLECTION SERVICES CTR	GARNISHMENT	162.00
CORE-VENS & COMPANY	PROP,LIAB,AUTO,WC 4/23-4/24	230,308.00
GATEWAY UNITED WAY	UNITED WAY DEDUCTIONS	48.00
HARTZ LOCK COMPANY	ENTRY KNOB, KEYS-PUBLIC WORKS	57.50
HOME DEPOT CREDIT SERVICE	PAINT-BLOCKS,LINES;PARKS	617.53
IOWA ONE CALL	88 ONE CALL LOCATES	79.20
IOWA LAW ENFORCEMENT	MMPI EVALUATION-OFFICER TYSON	150.00
VOYA	457 PLAN DEDUCT	2,014.00
IPERS	IPERS	9,890.66
KWIK TRIP/KWIK STAR STORE	422.889 G PWORKS; 28.669G AMB 26.949G CEM; 54.722G FD; 376.56G PD	3,008.69
ELECTRONICS INC	ALARM SERVICE-CITY HALL	30.00
MAR-GEE PLASTICS & TROP	PLAQUES-FIRE DEPARTMENT	126.00
MASTERCARD	PD-CPL ELLIOTT,WEINGART TRNG FD TRAINING,KIDA ICMA, CH OFFC SUPP	6,156.42
MEDIACOM	INTERNET	450.00
MERCY MEDICAL CENTER-CLIN	MAR/APR 23 PHARMACEUTICALS	60.00
A. C. MCCARTNEY	HOUSING,CONE,NUTS-MOWERS	231.35
MICROMARKETING LLC	1 DVD	19.99
MIDAMERICAN ENERGY CO	ELECTRIC SERVICE	3,044.49
JEFFREY MOORE	REIMBURSE BOOTS	171.18
MUNICIPAL FIRE & POLICE	MUNICIPAL PENSION	12,146.96
PANTHER UNIFORMS INC	FD UNIFORMS-DEWITT	366.44
PRESTO-X-COMPANY	PEST CTRL-CCTR,LIB,CHALL,HIST BLDG	204.34
LIFE INSURANCE	LIFE INSURANCE PREMIUMS	1,297.76
QC ANALYTICAL SERVICES	SAMPLE ANALYSIS	105.00
QUILL CORPORATION	LIBR-TISSUES,CARDSTOCK,COLOR INK	150.61
RK AUTOGRAPHICS	LETTERING-FD LADDER TRUCK	1,528.00

RICHARD SCHMITZ JR	REIMBURSE GLASSES	77.00
DAVE SCHUTTE	REIMBURSE FOR CONFERENCE EXP	1,062.56
SHIVE-HATTERY ENGINEERS	ENG-9TH ST,PFAS,CULVERT,ROUNDABT	28,683.45
KELLI ELLIOTT	REIMBURSE GLASSES, BOOTS	327.32
STREICHER'S	PD AMMUNITION SUPPLIES	419.92
TEAM TWO INC	APR 2023 AMBULANCE BILLING SVC	1,538.19
TREASURER STATE OF IOWA	WITHHOLDING,SALES,EXCISE TAX	7,423.61
UNIFORM DEN	UNIFORMS-OFFICER TYSON	116.41
US CELLULAR	PD CELL PHONES,MOBILE 311 DATA	611.85
UTILITY EQUIPMENT COMPANY	HYDRANT BREAKAWAY REPAIR KITS	520.80
PAUL VARNER	MILEAGE-CCASWA MEETINGS JAN-MAY	140.83
HAWKINS INC	100 GAL AZONE, TANK-WATER DEPT	1,598.76
WENDLING QUARRIES INC	ROAD STONE - ALLEYS	92.51
1ST GATEWAY CREDIT UNION	UNION DUES DEDUCTIONS	240.00
QUAD CITY SAFETY	6'LANYARD SGL LEG W/REBAR HOOK	78.53
WINDSTREAM	PHONE/LONG DISTANCE	301.01
CHRISTY SCHUTTE	CLOTHING ALLOWANCE	178.73
PREMIER PARTS INC	AMBUL-BATTERY,FIRE TRUCK-BELT	342.36
CENTURYLINK	TELEPHONE EXPENSE	1,074.65
FIRE SERVICE TRAINING	FRANKLIN,BURMAHL,BLOMME,SMITH	200.00
JAMES SOWLE	REIMBURSE WELLNESS	250.00
BLUE CROSS BLUE SHIELD	HEALTH INSURANCE PREMIUMS	20,556.32
AFLAC	AFLAC - PRETAX DEDUCTIONS	500.40
PLATINUM SMART INC.	DATA BACKUPS-MAY 2023	400.00
AMAZON	SUMMER READ PROG,LIB SUPPL,BOOKS	480.92
CONTINUOUS TOUCH, LLC	SIP TRUNKING	149.01
TROY ALDERMAN	CLOTHING ALLOWANCE	41.67
CASEY'S GENERAL STORES	55.33G PD; 4.36G PW; 44.07G FD	561.49
	32.01G AMBULANCE; 20.77G BLDG INSP	
SPARKLEAN	MAY 2023 CLEAN-CCTR,LIB,CHALL,PW	1,180.00
XEROX BUSINESS SERV LLC	FIRE DEPARTMENT COPIER EXPENSE	126.85
HSA ACCOUNTS	HSA- EMPLOYEES	2,832.30
IOWA STATE UNIVERSITY	SCHNEIDER MUNICIPAL PROF INSTI	512.00
ANDREW KIDA	CLOTHING.WELLNESS REIMBURSEMENT	284.25
PLATINUM INFORMATION SVC	ITSUPPORT,NETWORKMON,SPAMFLT	2,325.00
CLINTON ROTARY CLUB	QUARTERLY DUES - KIDA	211.00
TONI SCHNEIDER	REIMB WELLNESS, CLOTHING ALLOW	236.20
REPUBLIC SERVICES	MAY23 P WORKS, CITY COLLECTION	31,093.90
KIESLER POLICE SUPPLY	AMMUNITION-POLICE DEPARTMENT	491.98
SPARKS SMALL ENGINE	STIHL HAND GUARD,HANDLE FRAME	74.38
MITCHELL JAHNS	REIMBURSE BOOTS, GLASSES	350.00
STRYKER MEDICAL	POWER COT MAINTENANCE AGREEMEN	9,369.48
PLATINUM LEASING SERVICES	JUNE 2023 LEASE PAYMENT	853.00
MIDWEST GROUP BENEFITS	WEEKLY CLAIMS, MONTHLY SVC FEE	6,410.55
GEMT	STATE SHARE-GEMT-JUNE 2023	1,604.40
GREAT WESTERN SUPPLY CO	TP, KLEENEX-CITY HALL	311.48
MITCH'S AUTOMOTIVE	2010 AMBULANCE REPAIRS	888.15
FIRST CENTRAL STATE BANK	CITY HALL EXPANSION LOAN PMTS	44,966.00
D & W MONUMENTS	REPAIR DAMAGE TO BENTLEY STONE	100.00
CINTAS	UNIFORM DEDUCT	75.00
TEMP ASSOCIATES-IOWA, INC	LIBRARY DELUHERY THRU 05/14/23	275.14
HAROLD TEAGARDEN	REIMB DRONE SUPPLIES, CLOTHING	109.64
CITIZENS FIRST BANK	PHIII/EQUIPMENT LOAN PAYMENT	52,405.00
CONFERENCE TECHNOLOGIES I	COMMUNITY CENTER TECHNOLOGY	11,894.84
SHAUNA TEGELER	CLOTHING ALLOWANCE	24.48
MULGREW OIL & PROPANE CO.	426.8G DIESEL-WELL 5 PFAS	4,450.26
GREEN FAMILY CHEVROLET	2024 CHEV SILVERADO PW TRUCK	49,212.26
LAKEVIEW BOOKS	BOOKS/DVDS	398.82
PAYROLL CHECKS	PAYROLL CHECKS ON 05/26/2023	49,178.20
	CLAIMS TOTAL	1,362,982.10

GENERAL FUND	328,339.12
LIBRARY FUND	17,644.15
PARKS FUND	7,905.90
CEMETERY FUND	7,235.29
ROAD USE FUND	57,915.53
POLICE & FIRE PENSION FUND	57.77
DEBT SERVICE FUND	652,329.90
ROUNDAABOUT-7TH AVE/HWY 67 FUND	2,474.30
9TH STREET PROJECT FUND	165,160.05
PFAS FUND	1,511.22
WATER UTILITY FUND	45,240.47
SEWER UTILITY FUND	45,433.01
LANDFILL/GARBAGE FUND	31,735.39

Approve renewal of Cigarette/Tobacco/Nicotine/Vapor permits as submitted by Kwik Star #632, Casey's Marketing Company, DEV Supermart (Food Pride) and Dolgen Corp (Dollar General); Receive, accept and place on file draft minutes from the Library Board meeting on May 3, 2023; Adopt a Resolution Amending the Delinquent Water/Sewer/Solid Waste Lien 407 7<sup>th</sup> Ave, Camanche, Iowa; Receive, accept and place on file draft minutes from the Park and Recreation Commission meeting on May 22, 2023; Approve Shive-Hattery Agreement for West 9<sup>th</sup> Street Water Service Project; Approve sale of 1978 Seagrave Ladder Truck to Justin Morris \$3,000.00; Approve Appointment of William Siefken to the Park and Recreation Commission, term ending July 2025; Approve Appointment of Ashley Foley to the Board of Adjustments, term ending January 2028; Approve Final Pay Application (#7) City Hall Project, Retainage, \$30,365.47, which includes Change Order #3 \$-2,850.67. Councilman Bowman asked if Item 7, the Shive-Hattery agreement for the West 9<sup>th</sup> Street Water Service Project would be reimbursed by 3M. Kida said ACC/GCC will front the money for this. Bowman also asked, for item 10, if Ashley Foley was aware that the agenda placed her on the Board of Adjustments when she applied for the Planning and Zoning Commission. There is not an opening on the Planning and Zoning Commission. It was agreed to table this item from the Consent Agenda and change Councilman Bowman's motion to Approve the Consent Agenda with item 10 tabled. On roll call, with Item 10 tabled – all Ayes.

Public Works Director Pewe gave an update on PFAS and Well 5. He said water usage is up. The DNR site map and well applications have been sent in. There will be another set of PFAS testing done on June 20<sup>th</sup>. City Engineer Solchenberger added that they are working with Barr Engineering to move the project forward with weekly meetings.

Solchenberger provided an update on the 9<sup>th</sup> Street project. He said the south side of the pavement has been taken out. Meetings for this project will be every two weeks unless more frequent meetings become necessary.

Kida explained the Resolution Approving an Amendment to the Collective Bargaining Agreement for the Camanche Police, Fire, Utility Billing and Public Works Bargaining Unit for FYE 2024 reflects the negotiation process. In our bargaining agreement, we had the ability to renegotiate wages every year, based on what the economy has been doing. The first year of the agreement, we did not have the opportunity to make any kind of adjustments for inflationary issues going on. This year reflects that. Next year will be a challenge based on the changes to the tax code but we will work on that next year. This percentage reflects the capacity at which the Council authorized the negotiation. Mayor Pruett read the Resolution which approved an additional 3% increase for year two of the contract for a total of 6% through mediation.

Moved by Councilman Bowman, second by Councilman Varner to Adopt a Resolution Approving an Amendment to the Collective Bargaining Agreement for the Camanche Police, Fire, Utility Billing and Public Works Bargaining Unit for FYE 2024. On roll call – all Ayes.

Schneider noted the need to reschedule the first Council meeting in July, as the first Tuesday falls on the Independence Day Holiday. After a brief discussion, it was decided that the meeting will be held on Thursday, July 6, 2023.

Moved by Councilman Bowman, second by Councilman Varner to hold the first July Council Meeting on July 6, 2023 at 6:00 p.m. at Camanche City Hall due to the Independence Day Holiday. On roll call – all Ayes.

Kida led a discussion regarding the property known as the “Lanhart purchase”. He said it was really the directive from Council to be able to have us start working on that parcel of land, dedicating the area for the streets to go through, which was the intent of the land purchase to begin with. The recommendation is to move Lum Park from its existing location where it is underutilized space up to that new parcel of land where there are more houses in the area to service. That will also be the location for the sensory park and there is enough land over there, as well, to add park equipment for seniors, which is the intent. But that will be up to the Parks Commission and their plan, then selling what is now Lum Park so we are no longer responsible for that parcel of land. This Resolution provides some direction to staff so we can begin working on selling the existing land and getting the surveying, layout and infrastructure for what will need to happen on the acreage that we own. Kida showed on a map where the roads will go through and where the park area would be. This also provides the Park Commission with the directive to amend their Strategic Plan. The new area has more square footage, it is easily accessible and is a quiet location.

Moved by Councilman Bowman, second by Councilman Varner to Adopt a Resolution Dedicating City Property for Park Development. On roll call – all Ayes.

City Attorney John Frey said he wanted the Council to be aware that the City Attorney has been asked by the Clinton County Area Solid Waste Agency to render an opinion concerning a position taken by Clinton County with regard to funding related to the landfill. He said that the City Attorneys do not think there is a conflict as to the City of Camanche, because all of the other cities in the Solid Waste Agency seem to have the same concern that they would like to see the funding continue at the past rate, if possible, and they would like to be informed as to what the law is related to that funding. He said if they accept the engagement, and it depends on negotiating with the Solid Waste Agency, one of the provisions they would have is if a conflict of interest should develop with regard to the City of Camanche, they would withdraw and the Solid Waste Agency would retain independent counsel so they could continue to represent the City of Camanche.

Moved by Councilman Bowman, second by Councilman Determann that the Council does not object to the City Attorney pursuing a possible engagement with the Solid Waste Agency for the purpose of rendering a legal opinion on the County financing. On roll call – Ayes – Councilmen Determann, Bowman. – Abstain – Councilman Varner.

Kida led a discussion regarding a proposal for RFQ Energy Proposal that he sent to Council. It is what ABM was working on, they made presentations at previous Council meetings. There will be a cost to us but also some savings for energy efficiencies over a period of 20 years. Kida said that we have not really discussed what ABM presented. Councilman Bowman suggested a workshop to select specific projects. Kida said what is written is how it will be sent out. The contractors have to be qualified to do all the things listed in the RFQ. Councilman Bowman said as long as it is no cost to us except sending letters, he has no problem with it.

Moved by Councilman Bowman, second by Councilman Varner to approve the RFQ Energy Project. On roll call – all Ayes.

Kida presented a detailed TIF Overview, stating that we are looking at doing an Urban Renewal Area for Commercial Development. Until now, we have only done Urban Renewal areas in TIF or housing developments. This will be a little bit different approach. He detailed

steps in the process and explained the difference between residential and commercial TIF as well as multiple options available to cities using this tool. He showed the map of the proposed Urban Renewal Area. He said this will be on a future agenda and John Danos will provide additional information.

Mayor Pruett thanked Mayor Pro Tem Varner for his speech at the Memorial Day ceremony and everyone who helped out at the event. Councilman Varner said he has spent a lot of time at the landfill lately; they had another fire there. Councilman Bowman recognized Chief Schutte for getting the storm shelter in place at Cedar Heights. Also, regarding the Pride Proclamation, Pride Month is about people being able to be who they are and love who they want without being ashamed of it and expressed his support for the Pride declaration because it is important for us to recognize that everybody has a right to be happy. Pewe addressed water issues that arose with the hydrant flushing this week. He said we have changed up the way we have done it for years and the older part of town has a lot of sediment in the pipes and it came out. So, Shive, the Fire Department, Nate, Andrew and Pewe are working together to try and come up with a better plan to do a large, heavy flush on all lines south of the tracks for sure and possibly other parts of town, so we are all aware of that and working on it as we speak. Our new truck was delivered and we are waiting on the dump bed to be built; probably the end of July. Later this week, the tower on Highway 67 is scheduled for a chemical clean like we did on the other tower last month. Two temp summer workers have been hired for mowing and painting projects. Boat docks are going in. The Case tractor is going up for sealed bid sale to be opened at the July 6<sup>th</sup> meeting.

Mayor Pruett called for Public Comments. There were none.

A brief recess was taken at 7:04 p.m. Reconvened at 7:15 p.m.

Moved by Councilman Bowman, second by Councilman Determann to go to Closed Session under Iowa Code 21.5.1.c Imminent Litigation. On roll call – all Ayes.

Reconvened to Open Session at 7:47 p.m.

Kida presented the items discussed in Closed Session, a general agreement with 3M concerning the water work done to the wells in the City of Camanche. The agreement says 3M will fund the digging of two new deep wells. 3M will actually dig the wells and turn them over to the City and the City will be responsible for bidding out the well houses, the infrastructure, electronics, and what goes along with it and 3M will have to reimburse us for that. That is the basis for the agreement. Under schedule A, for the reimbursables, 3M will be providing up to 10% of the cost of the construction of the new wells for engineering so we will be reimbursed for that. Infrastructure will be done in conjunction with Shive-Hattery's approval, including the drilling of the wells, to Shive's standards. Payments from 3M include \$300,000 to cover the cost of well 5 upgrades that are currently going on, so we will be reimbursed for the expenses that we have had so far and the future costs associated with that. \$50,000 to the city for expert technical advice and legal expenses along the way that we have incurred and may incur in the future. \$17,840.85 for half of the cost of the Camanche water supply system upgrades study that was performed by Shive-Hattery a couple of years ago. They will install the two new wells at their expense. An advance deposit to the City of \$500,000 which we will utilize to draw from for additional expenses in the future for construction costs of the two new deep wells. We will be required to turn in reimbursement requests to 3M along the way, payable back to us within 45 days. Kida added there will be a few minor modifications as pointed out in Closed Session, just some language clarification. In principle, we have what we think is a very good agreement moving forward.

Moved by Councilman Bowman, second by Councilman Varner to approve the agreement with 3M in principle, pending minor clarifications which do not change the sense of the agreement, and authorize the City Administrator to execute the agreement. On roll call – all Ayes

Mayor Pruett adjourned the meeting at 7:51 p.m.

Austin Pruett  
Mayor

Toni Schneider  
City Clerk/Treasurer