

**CAMANCHE CITY COUNCIL AGENDA**  
**6:00 P.M. – CAMANCHE CITY HALL 818-7<sup>th</sup> Avenue**  
**TO ATTEND BY PHONE: 1-717-275-8940 ACCESS CODE: 289 8487**  
**ATTEND VIA INTERNET: <https://hello.freeconference.com/conf/call/2898487>**  
**(PLACE YOUR PHONE ON MUTE UNTIL PUBLIC COMMENTS)**  
**NOVEMBER 7, 2023**

**Roll Call**

**Moment of Silent Prayer**

**Pledge of Allegiance**

**Approval of Agenda**

**Visitor: Randy Schoon - ImOn**

**Public Comments on Agenda Topics-State Your Name and Address (3 Minute Limit)**

**Consent Agenda:**

- 1) Approve Minutes from Council meeting held on October 17, 2023
- 2) Approve bills and claims as submitted
- 3) Receive, accept and place on file draft minutes from the Park and Recreation Commission meeting on October 23, 2023
- 4) Receive, accept and place on file draft minutes from the Library Board meeting on October 4, 2023
- 5) Approve payment of Edens Construction invoice #1764 for work on the Depot \$14,500.00
- 6) Approve FYE2023 Urban Renewal Report
- 7) Accept proposal for PCC Patches, 1100 Block 19<sup>th</sup> Avenue and 900 Block 23<sup>rd</sup> Avenue: Clinton Engineering \$52,728.00
- 8) Accept proposal for fencing at 9<sup>th</sup> Avenue Pump Station: Wilson Fence Co. \$11,491.00

**Unfinished Business:**

- 1) First Reading of an Ordinance Amending Chapter 18 of the Camanche Zoning Ordinance 18.60.015 General Supplementary Regulations: Accessory Building and Structure Location
- 2) Third Reading of an Ordinance Amendment to Chapter 18 of the Camanche Zoning Ordinance 18.60-G Special Ordinances: Non-Utility / Utility Scale Solar – Battery Energy Storage (BESS) by Title Only
- 3) Adopt an Ordinance Amendment to Chapter 18 of the Camanche Zoning Ordinance 18.60-G Special Ordinances: Non-Utility / Utility Scale Solar – Battery Energy Storage (BESS)

**New Business:**

- 1) Adopt a Resolution to Destroy Certain City Records (Schneider)
- 2) Camanche Fire Department October 2023 Report (D Schutte)
- 3) Accept Civil Service Certified List for Police Officer (Schmitz)
- 4) Authorize Chief Schmitz to extend a conditional offer of employment for one Police Officer (Schmitz)
- 5) Accept Civil Service Certified List for Paramedic/Firefighter (D Schutte)
- 6) Adopt a Resolution Acknowledging Urban Revitalization Plan Endorsement for Merrill Steel Project (Kida)

**Communication from City Attorney**

**Communication from City Administrator**

**Communication from Mayor**

**Communication from City Council Members and Department Heads**

**Public Comments-State Your Name and Address (3 MINUTE LIMIT)**

**Council Members Requests for Placement of Matters on Future Agendas**

**Possible Closed Session:**

- 1) Bargaining per Iowa Code 21.5 Subsection 1 Subsection C

**Adjourn**

**Board Vacancies – None**

City of Camanche  
October 17, 2023

The City Council of the City of Camanche, Iowa met in regular session October 17, 2023, at 6:00 p.m. at Camanche City Hall. Present on roll call: Mayor Pruett presiding, and Council members Bowman, Schnoor and Weller. Councilman Varner arrived at 6:14 p.m. Also present were City Attorneys Randy Current, John Frey and Braydon Roberts, City Administrator Andrew Kida, and Department Heads Evans (online), Pewe, Schmitz, Schutte and Schneider.

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

Moved by Councilman Bowman second by Councilman Schnoor 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 Weller to approve the Consent Agenda which covered the following: Approve minutes from the Council meeting held on October 3, 2023; approve Abstract No. 834 which includes the following:

ADVANCE AUTO PARTS	HEADLIGHT-FIRE DEPARTMENT	19.94
AIR CONTROL INC	LIBRARY-SLEEVED GAS LINE	236.20
CAMANCHE VOL FIRE DEPT	2024 JR FF RENEWAL	472.00
CENTER POINT LARGE PRINT	LARGE PRINT BOOKS	199.31
CLINTON HERALD	LEGAL PUBLICATIONS	637.96
CLINTON HUMANE SOCIETY	3 CATS,3 DAYS; 1 DOG,4 DAYS	325.00
CITY OF CLINTON	28E SEWER CONTRACT	24,000.00
CLINTON NATIONAL BANK	FED/FICA TAX WITHHOLDING	12,182.27
CL CO AREA SOLID WASTE	YARD WASTE	156.20
CULLIGAN	WATER,DISP RENT-LIBRARY, CITY HALL	81.20
MANATTS	WASTE/RUBBLE	80.00
EASTERN IA LIGHT & POWER	SECURITY LIGHT-ANAMOSA RD,9TH ST	117.42
EMER MEDICAL PRODUCTS INC	AMBULANCE SUPPLIES	556.71
HOME DEPOT CREDIT SERVICE	SHOVELS, WATER-PUBLIC WORKS	92.90
IOWA ONE CALL	120 ONE CALL LOCATES	108.00
INGRAM BOOK COMPANY	BOOKS/DVDS	143.69
J & C ENTERPRISES	SEPT 2023 COLLECTION	95.68
LECTRONICS INC	CHALL ALARM,QTRLY ALARM-LIBRARY	120.00
MEDIACOM	INTERNET	135.56
A. C. MCCARTNEY	GEARBOX/SHAFT-DITCH MOWER	820.38
MIDAMERICAN ENERGY CO	STREET LIGHTING	2,528.59
ACCESS SYSTEMS	COPIES-POLICE DEPARTMENT	89.88
MUNICIPAL FIRE & POLICE	MUNICIPAL PENSION	11,496.03
GREG NELSON	SEPT 23 AMBULANCE STIPEND	72.00
QC ANALYTICAL SERVICES	SAMPLE ANALYSIS	358.00
QUILL CORPORATION	DESK ORGANIZER,SUPP-BILLING CLERK	91.26
SANDRY FIRE SUPPLY LLC	REPLACEMENT AKRON VALVE-FD	350.00
SECRETARY OF STATE	NOTARY RENEWAL-SCHNEIDER	30.00
SHIVE-HATTERY ENGINEERS	ENG-PFAS,9TH ST,WATER LINE EXTENS	71,645.55
THE LIBRARY STORE	POSTERS,TAPE,DECORATIONS-LIB	104.06
TREASURER STATE OF IOWA	SEPT 23 WATER EXCISE TAX	3,311.89
USA BLUEBOOK	EAR PLUGS-PUBLIC WORKS	164.67
HAWKINS INC	50 GAL AZONE-WATER DEPARTMENT	196.12
WENDLING QUARRIES INC	7.58 TON 1" ROAD STONE	89.44
BRIAN WERNICK	SEPT 23 AMBULANCE STIPEND	36.00
WINKELPARKER & FOSTER	PROGRESS BILLING FY23 AUDIT	7,595.00
JORDAN MOORE	SEPT 23 AMBULANCE STIPEND	60.00
QUAD CITY SAFETY	ANTIFOG LENS WIPES-P WORKS	8.66
CHRISTY SCHUTTE	REIMBURSE CLOTHING ALLOWANCE	116.59
PETERSEN SANITARY INC	PORTABLE TOILETS-PARKS	990.00
PREMIER PARTS INC	BATTERY-CEMETERY MOWER	215.02

CENTURYLINK	TELEPHONE EXPENSE	166.75
XOP NETWORKS	FIREBAR SERVICE 10/1-12-31-23	779.00
FIRE SERVICE TRAINING	FF2 BRANDON SMITH	50.00
ANNA EVANS	MILEAGE-LIBRARY MEETING	128.50
ERIC DAU	SEPT 23 PAID ON CALL	240.00
UNIQUE MANAGEMENT SERV	COLLECTIONS-LIBRARY	11.65
THOMPSON TRUCK & TRAILER	REPL ELEC CONTROL MOD-2019 TRK	6,790.96
PLATINUM SMART INC.	DATA BACK UPS-OCT 2023	400.00
AMAZON	LIB BOOKS,PAPER,MICROWAVE,SUPPL	1,172.22
SLOAN IMPLEMENT CO.	SCRAPER-CEMETERY SNOW BLOWER	108.78
FREY, HAUFE & CURRENT PLC	LEGAL SERVICES,PFAS-SEPT 2023	9,449.59
HSA ACCOUNTS	HSA- EMPLOYEES	1,550.00
PLATINUM INFORMATION SVC	IT SUPPORT,NETWORKMON,SPAM FLT	2,433.00
BRENT BRIGHTMAN	SEPT 23 AMBULANCE STIPEND	15.00
CLINTON ROTARY CLUB	QUARTERLY DUES-KIDA	211.00
DANNY WELLER	SEPT 23 AMBULANCE STIPEND	84.00
JASON PLOZEL	REFUND AFLAC PREMIUM	53.10
IA DEPT OF AGRICULTURE	ANIMAL SHELTER LICENSE RENEWAL	75.00
REGALIA MANUFACTURING CO	US, IOWA, POW FLAGS-CEM, CHALL	487.37
KIESLER POLICE SUPPLY	PD WEAPONS EXPENSE	120.05
CORY SNODGRASS	SEPT 23 AMBULANCE STIPEND	12.00
DUANE J WIESE	SEPT 23 AMBULANCE STIPEND	48.00
CHRISTIAN MARSH	SEPT 23 PAID ON CALL	120.00
JESSIE BAUGHMAN	SEPT 23 AMBULANCE STIPEND	24.00
BRANDON SMITH	SEPT 23 AMBULANCE STIPEND	36.00
JENNIFER BIELEMA	SEPT 23 AMBULANCE STIPEND	60.00
JEFFREY HACKNEY	SEPT 23 AMBULANCE STIPEND	24.00
MICHELLE SOWLE	SEPT 23 AMBULANCE STIPEND	20.00
THOMAS FRANKLIN	SEPT 23 AMBULANCE STIPEND	120.00
JOHN LUND	SEPT 23 AMBULANCE STIPEND	10.00
QUAD CITIES WINWATER	50 3/4 METERS,12" ANTENNAS	13,333.69
MICHAEL BURMAHL	SEPT 23 AMBULANCE STIPEND	36.00
TONY BLOMME	SEPT 23 AMBULANCE STIPEND	168.00
PLATINUM LEASING SERVICES	LEASE BUYOUTS	184.00
MIDWEST GROUP BENEFITS	WEEKLY CLAIMS,MONTHLY MAINT	970.75
ACCESS SYSTEMS LEASING	CH,LIB COPIER LEASE+ADD COLOR COP	658.09
RILEY SOWLE	SEPT 23 PAID ON CALL	160.00
CINTAS	TOWELS,RUGS-PW,CH;UNIF-PEWE	83.67
HAROLD TEAGARDEN	REIMB EMS TRAINING COURSE	60.00
AIRGAS USA, LLC.	CYLINDER RENTAL	9.75
CITIZENS FIRST BANK	MOVE PERPETUAL CARE SVGS FR CNB	974.66
MORGAN BUTT	SEPT 23 AMBULANCE STIPEND	12.00
TEXT MY GOV	TEXTING SOFTWARE MGMT/SUPPORT	3,500.00
SHUTTLEWORTH & INGERSOLL	PFAS ENVIRONMENTAL MATTERS	713.00
SHAUNA TEGELER	GLASSES REIMBURSEMENT	43.70
SHALAYA AUSTIN	SEPT 23 AMBULANCE STIPEND	24.00
PCC AMBULANCE BILLING SER	AMBULANCE BILLING SVC-AUG 23	625.03
NOLAN CAMPIE	REFUND IPERS-HS STUDENT	304.01
JEFF KING'S CONTRACTING	LMI-ROOF MEISER-206 10TH PLACE	8,000.00
PAYROLL CHECKS	PAYROLL CHECKS ON 10/11/2023	129.08
PAYROLL CHECKS	PAYROLL CHECKS ON 10/13/2023	50,971.24
PAYROLL CHECKS	PAYROLL CHECKS ON 10/14/2023	375.37
	CLAIMS TOTAL	246,265.19
	GENERAL FUND	84,456.18
	LIBRARY FUND	8,329.07
	PARKS FUND	2,166.61
	CEMETERY FUND	2,600.93
	ROAD USE FUND	13,957.97
	LOW/MODERATE HOUSING FUND	8,000.00
	9TH STREET PROJECT FUND	25,365.85

ACC/GCC WATER LINE EXTENS FUND	10,875.00
PFAS FUND	37,426.50
WATER UTILITY FUND	25,659.46
SEWER UTILITY FUND	26,712.87
LANDFILL/GARBAGE FUND	714.75

Accept City Clerk/Treasurer's Report for September 2023 which includes receipts: General \$174,347.02, Library \$23,915.65, Parks \$8,162.50, Cemetery \$8,841.67, Road Use \$71,399.69, Police & Fire Pension \$5,796.33, Edens – TIF \$11,251.71, Cross – TIF \$4,194.38, Low/Moderate Housing-Edens \$2,704.00, Low/Moderate Housing-Cross \$2,648.05 P. C. & R. Howson Trust \$202.84, Debt Service \$24,450.79, ACC/GCC Water Line Extension Fund \$130,000.00, Water Utility Fund \$49,017.22, Sewer Utility \$73,652.25, Landfill/Garbage \$50,230.87; Approve reappointment of Michael Bumahl and Tony Blomme to the Park and Recreation Commission, terms ending July 2025; Approve reappointment of Amanda Determann, Julie Leonard and Pamela Stewart to the Historical Board, terms ending July 2025; Receive, accept and place on file draft minutes from the Park and Recreation Commission meeting on October 9, 2023; Approve Pay Application #4 from Manatt's for the 9<sup>th</sup> Street Reconstruction Project \$296,342.68; Receive, accept and place on file draft minutes from the Historical Board meeting on October 9, 2023; Approve Application for Tax Abatement for 3000 Dunn Road as submitted by Kenneth R Sivertsen; Approve estimate from River City Property Services, LLC for painting railroad crosswalks \$1,800.00. On roll call – all Ayes.

Mayor Pruettt read the Second Reading of an Ordinance Amending Chapter 18 of the Camanche Zoning Ordinance 18.60-G Special Ordinances: Non-Utility/Utility Scale Solar – Battery Energy Storage (BESS) by Title only.

Moved by Councilman Bowman, second by Councilman Weller to Approve the Second Reading of an Ordinance Amending Chapter 18 of the Camanche Zoning Ordinance 18.60-G Special Ordinances: Non-Utility/Utility Scale Solar – Battery Energy Storage (BESS) by Title only. On roll call – Ayes – Councilmen Schnoor, Bowman, Weller. Councilman Varner arrived after the vote. Nays – None.

City Attorney Frey said there were some minor formatting changes made from the First Reading. City Attorney Current said he had a conversation with the County Attorney and their Ordinance dealing with this issue is a sub-ordinance. After much discussion about the possible changes, it was decided to table the Third Reading and the Adoption of the Ordinance until it can be updated as appropriate.

Mayor Pruettt read the Second Reading of an Ordinance Amending the Camanche Iowa Municipal Code Chapter 3-3-70 Golf Carts and 3-3-66 Off-Road Vehicles by Title Only.

Moved by Councilman Bowman, second by Councilman Weller to Approve the Second Reading of an Ordinance Amending the Camanche Iowa Municipal Code Chapter 3-3-70 Golf Carts and 3-3-66 Off-Road Vehicles by Title Only. On roll call – Ayes – Councilmen Schnoor, Bowman, Weller. Councilman Varner arrived after the vote. Nays – None.

Mayor Pruettt read the Third Reading of an Ordinance Amending the Camanche Iowa Municipal Code Chapter 3-3-70 Golf Carts and 3-3-66 Off-Road Vehicles by Title Only.

Moved by Councilman Bowman, second by Councilman Schnoor to Approve the Third Reading of an Ordinance Amending the Camanche Iowa Municipal Code Chapter 3-3-70 Golf Carts and 3-3-66 Off-Road Vehicles by Title Only. On roll call – Ayes – Councilmen Bowman, Weller, Schnoor. Councilman Varner arrived after the vote. Nays – None.

Moved by Councilman Bowman, second by Councilman Weller to Adopt an Ordinance Amending the Camanche Iowa Municipal Code Chapter 3-3-70 Golf Carts and 3-3-66 Off-Road Vehicles. On roll call – Ayes – Councilmen Bowman, Schnoor, Weller. Councilman Varner arrived after the vote. Nays – None.

Mayor Pruettt read the First Reading of an Ordinance Amending Chapter 18 of the Camanche Zoning Ordinance 18.60.015 General Supplementary Regulations: Accessory Building and Structure Location.

Regarding the limit of two buildings, Councilman Bowman asked if we currently have properties in violation. City Administrator Kida said this is the law put in place after the fact. Existing structures will not need to be changed. Current added that a new classification is proposed with the creation of the term accessory private garage. There was a lengthy discussion of the meaning of terms describing garages and accessory buildings as they relate to the Ordinance amendment. Also discussed was the square footage of the home where the building is built and whether the intent is to include a second story and how to measure a split foyer. The members of the Council agreed to table the Ordinance amendment until these points are clarified in the amendment. Councilman Bowman tried to summarize the items that need to be cleaned up as: clarify attached, detached or both, clarify the under 1,440 square feet of ground floor living space section should have the same terminology so it is clear what we mean. Kida interjected that the first line of this garage section refers to a detached accessory building and said in this whole section the big issue is the use of the word accessory private garage and said private garage means detached accessory building. Kida wants the numbers to refer only to detached garages. Current said he thinks he can come up with something that can differentiate between the two so there is no confusion in its enforcement. This item was tabled until the next meeting.

Kida presented a proposal from GovInvest for employee benefit cost forecasting service. He asked if Council would be interested in a presentation from them; it is a tool he would like to have. Councilman Bowman asked Kida about the cost. It is \$5,000 initially plus \$12,000 annually. Kida said any of these services are expensive. Members of the Council were not in favor of spending this much money but agreed to see the presentation only. Mayor Pruett asked if there are other options that cost less.

Chief Schmitz presented the September 2023 Police Department Report.

Mayor Pruett reminded everyone of Pirate Party in the Park on October 28<sup>th</sup> and said he will be in the dunk tank. Councilman Schnoor asked if the roads connecting Cedar Heights and 9<sup>th</sup> Street could be reopened; it is inconvenient for school buses. Kida said they will be open on Friday. Schnoor echoed the Party in the Park reminder, said he will be in the dunk tank and said there will be 3 or 4 food vendors there and a lot going on. Councilman Varner wished everyone a happy Halloween and urged everyone to watch out for the kids. Councilman Bowman, liaison for the Library Board, said that the RFP for the Library expansion will be going out soon. It is expected to be on the ballot in 2025 and the levy for this debt will replace the Washington Boulevard levy. He said the Fire Station open house was a good time. Public Works Director Pewe gave a detailed update on the 9<sup>th</sup> Street project, with traffic patterns changing as the final paving expected at the end of the week. Information will go out on social media as it becomes available. MidAmerican will be installing permanent lighting at the roundabout in the next few weeks, with the need to close one direction at a time. There will be signage and social media communication as this project progresses. The SCADA system is in the building/design phase. The pump for well 5 is expected to be delivered in November and installed in early December. The docks at the boat ramps will be pulled in the next two weeks. Chief Schmitz said there will be several wind turbine blades moving in the next several days so expect some traffic delays.

Mayor Pruett called for Public Comments. There were none.

Mayor Pruett adjourned the meeting at 7:01 p.m.

Austin Pruett  
Mayor

Toni Schneider  
City Clerk/Treasurer

## CLAIMS REPORT

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
AFLAC	AFLAC - PRETAX	465.00	10319699	10/27/2023
ALLIANT ENERGY	GAS SERVICE	576.98	92731	10/30/2023
ALLIANT ENERGY	GAS SERVICE	35.62	92736	10/31/2023
ALTORFER, INC.	GENERATOR RENTAL-WELL #5	2,575.00	92705	10/20/2023
ANNA EVANS	MILEAGE TO IA LIBRARY CONFERENCE	91.57	92706	10/20/2023
BLAKE HARDISON	REFUND IPERS DED < 6 MO WORKER	355.68	92707	10/20/2023
BLUE CROSS BLUE SHIELD	HEALTH INSURANCE PREMIUMS	1,500.40	92730	10/27/2023
BLUE CROSS BLUE SHIELD	HEALTH INSURANCE PREMIUMS	19,971.41	92737	10/31/2023
BRITTNEY PARKS	GLASSES REIMBURSEMENT	140.00	92735	10/31/2023
CAMANCHE VOL FIRE DEPT	MONTHLY MAINTENANCE	500.00	92740	11/7/2023
CASEY'S BUSINESS MASTERCARD	65.66 GAL POLICE; 49.52 GAL FIRE; 14.63 GAL AMB; 16.89 GAL BLDG INSP	562.80	10319691	10/20/2023
CENTURYLINK	TELEPHONE EXPENSE	968.16	92708	10/20/2023
CENTURYLINK	TELEPHONE EXPENSE	115.92	92741	11/7/2023
CINTAS	TOWELS,RUGS-PW,CH;UNIFORMS-PEWE	72.55	92742	11/7/2023
CITY OF CLINTON	28E SEWER CONTRACT	24,000.00	92743	11/7/2023
CLINTON ACE HARDWARE	SHIP WATER SAMPLES	13.12	92709	10/20/2023
CLINTON ACE HARDWARE	SHIP WATER SAMPLES	14.65	92744	11/7/2023
CLINTON HUMANE SOCIETY	9 KITTENS, 1 CAT, 1 DOG	850.00	92745	11/7/2023
CLINTON NATIONAL BANK	FED/FICA TAX WITHHOLDING	11,938.37	10319695	10/27/2023
CONTINUOUS TOUCH, LLC	SIP TRUNKING	150.53	92746	11/7/2023
DAN'S OVERHEAD DOORS & MORE	FIRE STATION GARAGE DOOR SERVICE	257.87	92710	10/20/2023
DAVE SCHUTTE	MILEAGE-CHIEF'S CONFERENCE	193.88	92738	10/31/2023
DEPENDABLE DRAIN & PLUMB	INSTALL 6" RISER-7TH AVE ALLEY	1,000.01	92747	11/7/2023
EASTERN IOWA COMM COLLEGES	K DEWITT PARAMEDIC COURSES	681.00	92711	10/20/2023
FENTON RYCROFT	REFUND-INSURANCE PAID AMB CALL	832.00	92712	10/20/2023
GABE FLYNN	22 BOOKS-PURCHASED AT ILA	110.00	92713	10/20/2023
IOWA GEMT PAYMENT PROGRAM	STATE SHARE-GEMT NOV 2023	1,599.29	10319692	10/20/2023
HAWKINS, INC	230 GAL AZONE, 80 GAL LPC-WATER DEPT	3,158.97	92748	11/7/2023
HSA ACCOUNTS	HSA- EMPLOYEES	1,550.00	10319700	10/27/2023
IOWA ONE CALL	77 ONE CALL LOCATES	69.30	92749	11/7/2023
IPERS	IPERS	10,106.40	10319696	10/27/2023
KWIK TRIP INC.	353.077G PW; 67.152G CEM; 64.973G FD 274.493G PD; 47.539G AMBULANCE	2,928.98	10319693	10/20/2023
ELECTRONICS INC	ALARM SERVICE-CITY HALL	30.00	92750	11/7/2023
LESLIE ELECTRIC SERVICES INC	WIRE GENERATOR-WELLHOUSE #5	1,022.95	92751	11/7/2023
PRINCIPAL LIFE INSURANCE CO.	LIFE INSURANCE PREMIUMS	260.53	92728	10/27/2023
PRINCIPAL LIFE INSURANCE CO.	LIFE INSURANCE PREMIUMS	926.53	92739	10/31/2023
MANATTS	PAY APP #4 9TH ST RECONSTRUCT	296,342.68	92714	10/20/2023
MASTERCARD	KIDA,WELLER,BOWMAN-LEAGUE/CITIES; FIRE DEPT,POLICE DEPT TRAINING	3,932.30	92716	10/20/2023
MEDIACOM	INTERNET	450.00	92752	11/7/2023
MERCYONE, CLINTON, IA	AUG/SEPT PHARMACEUTICALS	57.00	92717	10/20/2023
MID-IOWA SOLID WASTE EQUIPMENT	PARTS FOR SEWER JET	1,013.43	92753	11/7/2023
MIDAMERICAN ENERGY CO	ELECTRIC SERVICE-WELL # 5	3,661.00	92719	10/20/2023
MIDWEST GROUP BENEFITS	WEEKLY CLAIMS	432.37	10319694	10/18/2023

MIDWEST GROUP BENEFITS	WEEKLY CLAIMS	115.98	10319717	10/25/2023
MIDWEST GROUP BENEFITS	WEEKLY CLAIMS	1,267.94	10319718	11/1/2023
MULGREW OIL & PROPANE CO.	FUEL TANK RENT-WELL #5	100.00	92720	10/20/2023
MUNICIPAL FIRE & POLICE	MUNICIPAL PENSION	11,538.53	10319697	10/27/2023
PATRICK JONES	BAND-PIRATE PARTY IN THE PARK	500.00	92732	10/30/2023
PCC AMBULANCE BILLING SERVICE	SEPT 23 AMB BILLING SERVICE	1,290.96	92721	10/20/2023
PLATINUM LEASING SERVICES, INC	OCTOBER,NOVEMBER LEASE PMTS	222.00	92754	11/7/2023
POSITIVE PROMOTIONS, INC	PD CUSTOM SHIELD STICKERS-ROLL	330.95	92755	11/7/2023
POSTMASTER	PO BOX 77 RENT;1ST CLASS PRESORT	493.00	92756	11/7/2023
NAPA AUTO PARTS	HYDR HOSE,FITTINGS-SEWER JET	592.69	92722	10/20/2023
NAPA AUTO PARTS	DIESEL EXH FLUID-AMBULANCE #37	301.75	92733	10/30/2023
PRESTO-X COMPANY	PEST CTRL-CCTR,LIB,CHALL,HIST BLDG	204.34	92757	11/7/2023
QC ANALYTICAL SERVICES LLC	SAMPLE ANALYSIS	125.00	92758	11/7/2023
QUAD CITIES WINWATER	50 3/4' METER COUPLINGS	220.37	92723	10/20/2023
QUILL CORPORATION	CITY HALL KITCHEN,OFFICE SUPPL	77.71	92724	10/20/2023
QUILL CORPORATION	CITY HALL FILE FOLDERS,SHARPIES	48.36	92759	11/7/2023
REPUBLIC SERVICES	NOV 23 PW, OCT 23 CITY COLLECTION	31,093.90	92760	11/7/2023
RHA SERVICE INC.	SERVICE OFFICE HEATER-PUBL WORKS	92.00	92761	11/7/2023
RICK EUGENE BRAMMER	LIBRARY-PUPPETS FROM CONFERENCE	207.66	92762	11/7/2023
SPARKLEAN	SEP 23 CLEAN-CHALL,LIB,CCTR,PWORKS	825.00	92734	10/30/2023
SPARKLEAN	OCT 23 CLEAN-CHALL,LIB,CCTR,PWORKS	905.00	92763	11/7/2023
SPOT FREE PROPERTY MAINTENANCE	WASH INTERIOR/EXTERIOR WINDOWS	300.00	92764	11/7/2023
TEMP ASSOCIATES-IOWA, INC	LIBRARY-SPRINGER/ZAMORA 10/29	993.13	92765	11/7/2023
TONI SCHNEIDER	CLOTHING ALLOWANCE	167.76	92766	11/7/2023
TREASURER STATE OF IOWA	STATE WITHHOLDING TAX	4,898.27	10319698	10/27/2023
TROY ALDERMAN	CLOTHING ALLOWANCE	56.69	92767	11/7/2023
US CELLULAR	PD CELL PHONES,MOBILE 311 DATA	439.02	92725	10/20/2023
US CELLULAR	PD CELL PHONES	174.08	92768	11/7/2023
VOYA INSTITUTIONAL TRUST CO	457 PLAN DEDUCT	1,814.00	92727	10/27/2023
WINDSTREAM CORPORATION	PHONE/LONG DISTANCE	306.20	92769	11/7/2023
WINKEL PARKER & FOSTER CPA PC	PROGRESS BILLING FY23 AUDIT	11,425.00	92770	11/7/2023
ACCOUNT1100256004	WATER DEPOSIT REFUND	114.92	92701	10/18/2023
ACCOUNT 1101704004	WATER DEPOSIT REFUND	95.00	92702	10/18/2023
ACCOUNT 1100491005	WATER DEPOSIT REFUND	114.95	92703	10/18/2023
ACCOUNT 1101775006	WATER DEPOSIT REFUND	121.13	92704	10/18/2023
	Payroll Paid on 10/27/23	49,730.46		
	***** REPORT TOTAL *****	516,818.00		



CHECK NO	DATE	EMP NO	PAY TO THE ORDER OF	CHECK AMOUNT	CLEARED	VOIDED	MANUAL
1			CITIZEN'S FIRST BANK 073922762				
6471	10/27/2023	10800	JOE W TYSON	1886.23			
6472	10/27/2023	9500	HAROLD W TEAGARDEN	1425.43			
6473	10/27/2023	10400	GAYLON S PEWE	2086.20			
6474	10/27/2023	9600	JEFFREY R ANNEAR	471.52			
6475	10/27/2023	10900	JEFFREY J APLIN	118.97			
6476	10/27/2023	3900	MICHAEL G YACKSHAW	250.00			
6477	10/27/2023	3900	MICHAEL G YACKSHAW	1748.53			
6478	10/27/2023	4000	DARYL W YODER	1938.69			
6479	10/27/2023	7700	NATHAN P CAMPIE	125.00			
6480	10/27/2023	7700	NATHAN P CAMPIE	1906.53			
6481	10/27/2023	1800	WILLIAM J LODGE	425.00			
6482	10/27/2023	1800	WILLIAM J LODGE	333.00			
6483	10/27/2023	1800	WILLIAM J LODGE	1458.79			
6484	10/27/2023	2800	RICHARD E SCHMITZ	1517.80			
6485	10/27/2023	2800	RICHARD E SCHMITZ	1250.00			
6486	10/27/2023	3200	KELLI J ELLIOTT	1654.46			
6487	10/27/2023	3200	KELLI J ELLIOTT	400.02			
6488	10/27/2023	8600	CORY J SNODGRASS	1235.00			
6489	10/27/2023	8600	CORY J SNODGRASS	933.41			
6490	10/27/2023	8700	ANDREW M WEINGART	2252.38			
6491	10/27/2023	9700	BRITTNEY R PARKS	2194.45			
6492	10/27/2023	1900	JEFFREY D MOORE	2725.96			
6493	10/27/2023	3000	DAVID C SCHUTTE	2674.75			
6494	10/27/2023	3300	JAMES F SOWLE	400.00			
6495	10/27/2023	3300	JAMES F SOWLE	1941.47			
6496	10/27/2023	9100	MITCHELL L JAHNS	2295.55			
6497	10/27/2023	9200	JACOB M VANZUIDEN	1100.00			
6498	10/27/2023	9200	JACOB M VANZUIDEN	600.00			
6499	10/27/2023	9200	JACOB M VANZUIDEN	356.62			
6500	10/27/2023	700	ANNA L EVANS	1544.31			
6502	10/27/2023	5100	NANCY J MCDUGALL	625.14			
6503	10/27/2023	10000	SHAINA J PAARMANN	579.53			
6504	10/27/2023	9400	ROB J PUTMAN	981.05			
6505	10/27/2023	7000	ANDREW S KIDA	700.00			
6506	10/27/2023	7000	ANDREW S KIDA	2154.06			
6507	10/27/2023	7300	TONI L SCHNEIDER	55.00			
6508	10/27/2023	7300	TONI L SCHNEIDER	40.00			
6509	10/27/2023	7300	TONI L SCHNEIDER	185.00			
6510	10/27/2023	7300	TONI L SCHNEIDER	1391.12			
6511	10/27/2023	10700	SHAUNA E TEGELER	1069.04			
6512	10/27/2023	5000	CHRISTY J SCHUTTE	40.00			
6513	10/27/2023	5000	CHRISTY J SCHUTTE	150.00			
6514	10/27/2023	5000	CHRISTY J SCHUTTE	1031.24			
6515	10/27/2023	6600	TROY F ALDERMAN	1479.21			
			BANK TOTAL	49730.46			
			REPORT TOTAL	49730.46			

**CLAIMS REPORT  
CLAIMS FUND SUMMARY**

FUND	NAME	AMOUNT
001	GENERAL	114,313.80
002	LIBRARY	8,200.44
003	PARKS	2,517.50
004	CEMETERY	3,165.74
110	ROAD USE	8,306.52
321	9TH STREET PROJECT	296,342.68
333	PFAS	6,670.25
600	WATER UTILITY FUND	14,437.54
610	SEWER UTILITY FUND	31,064.93
670	LANDFILL/GARBAGE	31,798.60
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	TOTAL FUNDS	516,818.00

## Park and Rec Minutes

The meeting was called to order at 6:04 p.m. on 10/23/23.

Linda Putman, Bill Siefken, Tony Blomme, Casey Green and Marty Schnoor were present.

This is not an official sanctioned meeting since the agenda was not posted on the Community Center doo 24 hours before the meeting.

Approving of the minutes is tabled to our next meeting on November 13<sup>th</sup>.

There was a discussion about the Splash pad. Casey is still waiting on Water Odyssey to get back to him so we can move forward.

Pirate Party in the park is this weekend. There will be raffles and a dunk tank and bounce house and Three on a Tree will play 11-2. We will meet at Platt Park at 9:00 AM to help set up.

50/50 will be 6 for \$5.00 or \$20 for an arm length. Raffle tickets for items will be sold 5 for \$20 or \$5.00 a piece. Casey will get bounce house and take care of power supplies. Bill will bring the dunk tank around 10AM and have a heater and hut to keep dunkers warm. Bill will also bring tables. We need to see if the banks can let us use some money bags. Linda will get containers for tickets. The dunk tank will be \$5.00 for 3 balls. Marty will ask the principals to be in the dunk tank and Charlie Crider will donate a Bonfire party and he will play.

### Other Business

There was a discussion on why Anthony Park has not been completed. We would like it done before Winter. It might be time to look for another company if it can't be completed.

Meeting Adjourned 7:00 Pm.

Respectfully submitted,

Linda Putman

October 4th, 2023

The October meeting of the Board of Trustees of the Camanche Public Library was called to order by Vice President Linda Foster. Roll call was held and members present were Griswold, Foster, and Reuter, along with Librarian Evans, and City Council liaison Dave Bowman.

A motion to approve the agenda was made by Trustee Griswold and a second was made by Trustee Reuter. All trustees aye. A motion to approve the minutes from the September 2023 meeting was made by Trustee Griswold and a second was made by Trustee Reuter. All trustees were aye. Financials for September 2023 were discussed and Trustee Griswold made a motion to approve the financials with the question regarding \$12860.10 for repairs/improvements and a second was made by Trustee Reuter. All trustees aye. Trustee Griswold made a motion to approve the claims of \$3648.22 (bills/book orders) with Trustee Reuter seconding the motion. All trustees aye.

Book orders in the amount of \$1212.71 were approved to order from Ingram.

New Bills for October 2023 approved for payment:

- Amazon (\$657.09 books/ \$515.13 supplies) \$1172.22
- MicroMarketing (books/audio/DVD) \$394.38
- General Book Cover \$60.00
- CenterPoint \$227.21
- MidAmerica no bill
- Alliant no bill
- Culligan \$10.00
- PrestoX \$35.50
- Sparklean \$250.00
- City Water Bill no bill
- New Life Computer \$50.00
- AirControl (cover for gas pipe) \$236.20

Total of bills including Ingram: \$3648.22

Director's Report:

Financial: Fiscal year budget 2024 – 2025 were discussed. Librarian Evans reported the library does have a "guilt jar" on the counter for donations.

Personnel/Operational: Librarian Evans introduced the topic of increasing hourly pay for new employees. She stated Pam Deluhry should have received a raise as her 90 days is up and she would like to increase her wage which would be a raise. A motion was made by Trustee Griswold to increase Pam Deluhry's wage to \$12.75 and a second was made by Trustee Reuter. All trustees aye.

Librarian Evans informed the trustees Kerri Kudelka, the current children's librarian, has taken another position and her last day is tomorrow. Librarian Evans reported Pam Deluhry will be covering this position until another librarian could be hired. Librarian Evans would like to start the process of hiring another librarian and would like to utilize Temp Associates again. She would also like to increase the wage starting out to between \$15 and \$16 an hour. Trustee Griswold made a motion to utilize Temp

Associates to hire another librarian starting at \$15 an hour. There was no second so the motion died. Trustee Griswold amended the motion to start \$15.50 an hour for another librarian through Temp Associates and a second was made by Trustee Reuter. All trustees aye.

Programming: no report given

Collection Development: no report given

Facilities: Librarian Evans reported the gas pipe has been covered. Trustee Griswold discussed the books the DeWitt public library utilized regarding their expansion and encouraged all trustees to look at the books.

Summer Reading Program: no report given

Miscellaneous: Librarian Evans updated the trustees regarding the timesheet issues with the city clerk. Librarian Evans reported she has talked with Pam Deluhry regarding time sheets and feels as if the situation has been handled. Trustee Griswold inquired if Librarian Evans had met with City Clerk Toni and Librarian Evans reported the meeting has not happened. A meeting between City Clerk Toni and Librarian Evans still needs to occur and the trustees instructed Librarian Evans to schedule a meeting within the next week and then training will occur with City Clerk Toni and all staff.

Old Business: Librarian Evans reported the radon level is at 4 at the last testing. This is in the acceptable range.

New Business:

Librarian Evans and Council member Bowman reported a new trustee was approved by the city council last night. The new trustee will be Bill Goble and his first meeting will be in November 2023.

Liaisons Report:

There were no public comments. Vice President Foster adjourned the meeting.

The next meeting of the Camanche Public Library Board of Trustees will be held on November 1st, 2023 at 4:00 pm at the Camanche Public Library

Respectfully submitted,  
Janeen Reuter, secretary

Edens Construction  
 1509 9th St.  
 Camanche, IA 52730

Phone #
563-259-9032

Date	Invoice #
10/26/2023	1764

Bill To
City of Camanche Camanche, IA. 52730

Terms	Project

Quantity	Description	Amount
	1. Remove and rebuild exterior chimney and add new flashing	3,500.00
	2. Replace furnace with 95% high efficiency furnace.	5,500.00
	3. Build a ADA ramp and landing with pressure treated lumber	5,500.00

Thank you for your business.	<b>Total</b>	\$14,500.00
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**Annual Urban Renewal Report, Fiscal Year 2022 - 2023**

**Levy Authority Summary**

Local Government Name: CAMANCHE  
 Local Government Number: 23G203

<b>Active Urban Renewal Areas</b>	<b>U.R. #</b>	<b># of Tif Taxing Districts</b>
CAMANCHE CITY URBAN RURAL RENEWAL	23019	1
CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA	23023	2
CAMANCHE CROSS 1ST ADDITION URBAN RENEWAL AREA	23024	1
CAMANCHE EDENS 4TH ADDITION URBAN RENEWAL AREA	23027	1

**TIF Debt Outstanding: 1,740,529**

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<b>TIF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 07-01-2022 Cash Balance</b>
<b>as of 07-01-2022:</b>	<b>66,010</b>	<b>66,010</b>	<b>Restricted for LMI</b>

TIF Revenue:	135,828
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>135,828</b>

Rebate Expenditures:	87,462
Non-Rebate Expenditures:	39,005
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>126,467</b>

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<b>TIF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 06-30-2023 Cash Balance</b>
<b>as of 06-30-2023:</b>	<b>75,371</b>	<b>75,371</b>	<b>Restricted for LMI</b>

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,538,691**

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

**Urban Renewal Area Data Collection**

Local Government Name: CAMANCHE (23G203)  
 Urban Renewal Area: CAMANCHE CITY URBAN RURAL RENEWAL  
 UR Area Number: 23019  
  
 UR Area Creation Date: 01/2010  
  
 UR Area Purpose: remove dilapidated buildings and  
 construct new apartments/housing.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
CAMANCHE CITY/CAM.SCH/THIRD STREET URBAN RENEWAL INCREMENT	230177	230178	419,584

**Urban Renewal Area Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	658,170	0	658,170
Taxable	0	0	0	0	0	0	419,584	0	419,584
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 0      0      **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 12,346  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 12,346**

Rebate Expenditures: 12,346  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 12,346**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 0      0      **Amount of 06-30-2023 Cash Balance Restricted for LMI**



## Projects For CAMANCHE CITY URBAN RURAL RENEWAL

### RJ Edens Apartments

Description:	remove dilapidated buildings/construct new apartments
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CAMANCHE CITY URBAN RURAL RENEWAL

### RJ Edens Rebate

Debt/Obligation Type:	Rebates
Principal:	140,560
Interest:	0
Total:	140,560
Annual Appropriation?:	Yes
Date Incurred:	01/04/2010
FY of Last Payment:	2030

## Rebates For CAMANCHE CITY URBAN RURAL RENEWAL

### 3rd Street Urban Renewal Area

TIF Expenditure Amount:	12,346
Rebate Paid To:	R.J. Edens
Tied To Debt:	RJ Edens Rebate
Tied To Project:	RJ Edens Apartments
Projected Final FY of Rebate:	2030

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

**TIF Taxing District Data Collection**

Local Government Name: CAMANCHE (23G203)  
 Urban Renewal Area: CAMANCHE CITY URBAN RURAL RENEWAL (23019)  
 TIF Taxing District Name: CAMANCHE CITY/CAM.SCH/THIRD STREET URBAN RENEWAL INCREMENT  
 TIF Taxing District Inc. Number: 230178  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2010

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	658,170	0	658,170
Taxable	0	0	0	0	0	0	419,584	0	419,584
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	171,720	419,584	419,584	0	0

FY 2023 TIF Revenue Received: 12,346

**Urban Renewal Area Data Collection**

Local Government Name: CAMANCHE (23G203)  
 Urban Renewal Area: CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA  
 UR Area Number: 23023

UR Area Creation Date: 08/2016

UR Area Purpose: Contribute to a diversified local economy by creating new res development, jobs, and property tax base. Creating a method for financing infrastructure and residential development.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
CAMANCHE CITY/CAM SCH/9TH TO 9TH INCREMENT	230202	230203	2,454,187
CAMANCHE AG/CAM SCH/9TH TO 9TH TIF INCREMENT	230206	230207	0

**Urban Renewal Area Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,554,390	0	0	0	-11,112	4,543,278	0	4,543,278
Taxable	0	2,465,299	0	0	0	-11,112	2,454,187	0	2,454,187
Homestead Credits									21

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **51,224** **51,224** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 72,214  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 72,214**

Rebate Expenditures: 43,329  
 Non-Rebate Expenditures: 39,005  
 Returned to County Treasurer: 0  
**Total Expenditures: 82,334**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 41,104 41,104 Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA

### 9th to 9th

Description:	Blighted ag land converted to housing to promote LMI
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA

### RJ Edens Rental Properties, LLC

Debt/Obligation Type:	Rebates
Principal:	259,094
Interest:	0
Total:	259,094
Annual Appropriation?:	Yes
Date Incurred:	09/06/2016
FY of Last Payment:	2028

## **Non-Rebates For CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA**

TIF Expenditure Amount:	39,005
Tied To Debt:	RJ Edens Rental Properties, LLC
Tied To Project:	9th to 9th



## Rebates For CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA

### 9th to 9th Edens

TIF Expenditure Amount:	43,329
Rebate Paid To:	RJ Edens Rental Properties, LLC
Tied To Debt:	RJ Edens Rental Properties, LLC
Tied To Project:	9th to 9th
Projected Final FY of Rebate:	2026

## Income Housing For CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	39,005
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	39,005
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

LMI qualified payments to income qualified residents for home improvements

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2023

0

**TIF Taxing District Data Collection**

Local Government Name: CAMANCHE (23G203)  
 Urban Renewal Area: CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA (23023)  
 TIF Taxing District Name: CAMANCHE CITY/CAM SCH/9TH TO 9TH INCREMENT  
 TIF Taxing District Inc. Number: 230203  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,554,390	0	0	0	-11,112	4,543,278	0	4,543,278
Taxable	0	2,465,299	0	0	0	-11,112	2,454,187	0	2,454,187
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	16,530	2,454,187	2,454,187	0	0

FY 2023 TIF Revenue Received: 72,214

**TIF Taxing District Data Collection**

Local Government Name: CAMANCHE (23G203)  
 Urban Renewal Area: CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA (23023)  
 TIF Taxing District Name: CAMANCHE AG/CAM SCH/9TH TO 9TH TIF INCREMENT  
 TIF Taxing District Inc. Number: 230207  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	90,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

**Urban Renewal Area Data Collection**

Local Government Name: CAMANCHE (23G203)  
 Urban Renewal Area: CAMANCHE CROSS 1ST ADDITION URBAN RENEWAL AREA  
 UR Area Number: 23024  
  
 UR Area Creation Date: 12/2017  
  
 UR Area Purpose: Land Development AG to housing

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
CAMANCHE CITY/CAMANCHE SCHOOL/CROSS FIRST ADDITION TIF INCREMENT	230214	230215	919,667

**Urban Renewal Area Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,702,420	0	0	0	-1,852	1,700,568	0	1,700,568
Taxable	0	921,519	0	0	0	-1,852	919,667	0	919,667
Homestead Credits									7

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	27,061
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>27,061</b>

Rebate Expenditures:	16,778
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>16,778</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>25,069</b>	<b>25,069</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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## Projects For CAMANCHE CROSS 1ST ADDITION URBAN RENEWAL AREA

### Cross Subdivision

Description:	Convert Ag to Housing
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For CAMANCHE CROSS 1ST ADDITION URBAN RENEWAL AREA

### Infrastructure Rebate

Debt/Obligation Type:	Rebates
Principal:	955,875
Interest:	0
Total:	955,875
Annual Appropriation?:	Yes
Date Incurred:	12/05/2017
FY of Last Payment:	2029

## **Rebates For CAMANCHE CROSS 1ST ADDITION URBAN RENEWAL AREA**

### **Cross Subdivision 1st Addition**

TIF Expenditure Amount:	16,778
Rebate Paid To:	Cross Land Development LLC
Tied To Debt:	Infrastructure Rebate
Tied To Project:	Cross Subdivision
Projected Final FY of Rebate:	2029



## Income Housing For CAMANCHE CROSS 1ST ADDITION URBAN RENEWAL AREA

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

**TIF Taxing District Data Collection**

Local Government Name: CAMANCHE (23G203)  
 Urban Renewal Area: CAMANCHE CROSS 1ST ADDITION URBAN RENEWAL AREA (23024)  
 TIF Taxing District Name: CAMANCHE CITY/CAMANCHE SCHOOL/CROSS FIRST ADDITION TIF INCREMENT  
 TIF Taxing District Inc. Number: 230215  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,702,420	0	0	0	-1,852	1,700,568	0	1,700,568
Taxable	0	921,519	0	0	0	-1,852	919,667	0	919,667
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,012	919,667	919,667	0	0

FY 2023 TIF Revenue Received: 27,061

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

**Urban Renewal Area Data Collection**

Local Government Name: CAMANCHE (23G203)  
 Urban Renewal Area: CAMANCHE EDENS 4TH ADDITION URBAN RENEWAL AREA  
 UR Area Number: 23027

UR Area Creation Date:

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
CAMANCHE CITY/CAM SCH/EDENS 4TH INCREMENT	230222	230223	822,691

**Urban Renewal Area Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,523,260	0	0	0	-1,852	1,521,408	0	1,521,408
Taxable	0	824,543	0	0	0	-1,852	822,691	0	822,691
Homestead Credits									5

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 0      0      **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 24,207  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 24,207**

Rebate Expenditures: 15,009  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 15,009**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 9,198      9,198      **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For CAMANCHE EDENS 4TH ADDITION URBAN RENEWAL AREA

### Edens 4th Addition

Description:	Subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## **Debts/Obligations For CAMANCHE EDENS 4TH ADDITION URBAN RENEWAL AREA**

### **Edens 4th Addition**

Debt/Obligation Type:	Rebates
Principal:	385,000
Interest:	0
Total:	385,000
Annual Appropriation?:	No
Date Incurred:	12/15/2020
FY of Last Payment:	2032

## **Rebates For CAMANCHE EDENS 4TH ADDITION URBAN RENEWAL AREA**

### **RJ Edens Rental Property LLC**

TIF Expenditure Amount:	15,009
Rebate Paid To:	RJ Edens Rental Property LLC
Tied To Debt:	Edens 4th Addition
Tied To Project:	Edens 4th Addition
Projected Final FY of Rebate:	2032

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

**TIF Taxing District Data Collection**

Local Government Name: CAMANCHE (23G203)  
 Urban Renewal Area: CAMANCHE EDENS 4TH ADDITION URBAN RENEWAL AREA (23027)  
 TIF Taxing District Name: CAMANCHE CITY/CAM SCH/EDENS 4TH INCREMENT  
 TIF Taxing District Inc. Number: 230223

TIF Taxing District Base Year:	2019		<b>UR Designation</b>
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,523,260	0	0	0	-1,852	1,521,408	0	1,521,408
Taxable	0	824,543	0	0	0	-1,852	822,691	0	822,691
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	262,290	822,691	822,691	0	0

FY 2023 TIF Revenue Received: 24,207

Date: 10/4/2023

Contractor/Owner: CITY OF CAMANCHE  
Job Name: CAMANCHE PCC PATCHES  
Job Location: 1100 BLK 19<sup>TH</sup> AVE & 900 BLK 23<sup>RD</sup> AVE CAMANCHE IOWA  
Architect/Engineer: N/A  
Drawings: N/A  
Addendum: N/A

### SCOPE OF WORK

**ITEM 1 – 1100 BLK 19<sup>TH</sup> AVE. 7” PCC PATCHING 177 SY.**

**\$26,007.00 LS**

- REMOVE AND REPLACE EXISTING PCC WITH NEW PCC ON 6” COMPACTED AGREGATE
- INLET REAIR
- ALL PCC WORK TO BE PERFORMED TO SUDAS SPECIFICATIONS.

**ITEM 2 – 900 BLK 23<sup>RD</sup> AVE. 7” PCC PATCHING 197 SY.**

**\$26,721.00 LS**

- REMOVE AND REPLACE EXISTING PCC WITH NEW PCC ON 6” COMPACTED AGGREGATE.
- INLET REPAIR.
- ALL PCC WORK TO BE PERFORMED TO SUDAS SPECIFICATIONS.

### **CLARIFICATIONS**

1. Must come to a mutually agreeable schedule and contract.
2. This proposal will become part of the contract.
3. One mobilization included.

### **EXCLUSIONS**



# CLINTON ENGINEERING

GENERAL CONTRACTORS

2101 Lincolnway • Clinton, Iowa 52732 • Phone: 563-242-5732 • www.mccarthybushcorp.com

1. Testing service fees.
2. Layout and grade control engineering.
3. Traffic control, fencing, temporary shoring and bracing, and safety railings.
4. Colored concrete work, parking bumpers, curb and gutter, and splash pads.
5. Underground utility work, underground drain tile material and installation, dewatering.
6. Over-excavation and controlled fill due to unsuitable soil, geofabric material and installation, hazardous waste removal.
7. Temporary facilities, enclosures, heat, water, and electrical service.
8. Erosion control and SWPP permits and related work. Seeding and sodding of areas disturbed during construction.
9. Consequential damages.
10. Protection of existing facilities.
11. Mechanical and electrical pads and bases, sign bases.
12. Line striping of any kind
13. Cleaning of paving.
14. Winter conditions such as winter service charges, accelerators, no-ash concrete mix, temporary heat/enclosures, frost removal, and protection from freezing temperatures.
15. Misc. metal items such as bollards, anchor bolts, railings, stair nosing, and embeds.
16. Bonds, dues, and permits.

PROPOSED BY:  DATE: 10/4/2023.  
Michael T. Hansen, Project Manager/Estimator  
[email@clintoneng.com](mailto:email@clintoneng.com)

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
By:  
Title:

PAYMENT TERMS: Payment terms are net in 30 days with 1.5% monthly interest applied to any outstanding balances.

PROPOSAL VALID FOR: 30 DAYS



*BWC Inc*

*Brandon Hansen*

1303 Hickory Hollow Road, Solon, IA. 52333

Office (563)259-0921 Cell (563)321-8669

Main Office (319)848-7513

E-Mail [b.hansen@bwc-co.com](mailto:b.hansen@bwc-co.com)

October 5, 2023

Subject: 1100 blk of 19<sup>th</sup> Ave & 900 blk of 23<sup>rd</sup> Ave PCC Patching

Gaylon-

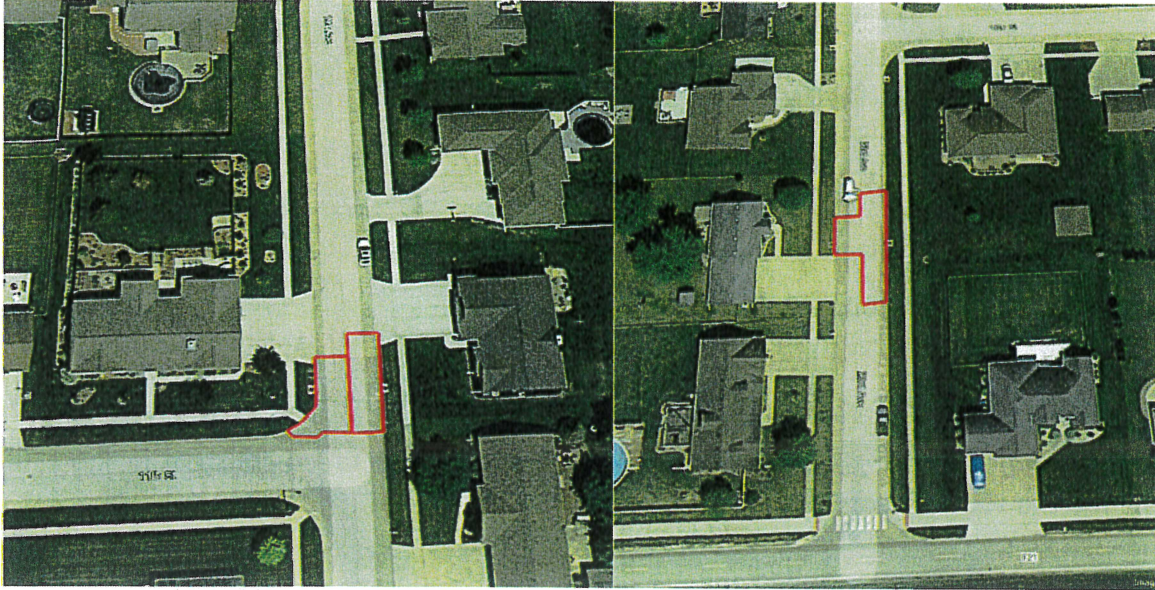
Please find the following quote for the removal and replacement of the failed concrete in the 1100 block of 19<sup>th</sup> Ave and the 900 block of 23<sup>rd</sup> Ave in Camanche.

Here is the breakdown of what is all included and excluded.

- **Included**
  - All labor, equipment, materials, and subcontractors to complete the work.
  - Existing pavement removal
  - Placement of 6" of aggregate subbase
  - 7" of PCC pavement
  - Sealing of joints
  - Black dirt and seeding
  - Traffic Control
- **Excluded**
  - Over excavation of unsuitable material for base
    - This includes any replacement materials needed.
  - Rock Excavation
  - Testing (compaction and manhole testing)
  - ADA ramp replacements
  - Winter weather conditions not included, additional.
  - Bonds, permits, dues.
- **General Notes**
  - Quote is good for 30 days.
  - All work to be completed in 2023 calendar year.
  - Invoice paid within 45 days.
  - All work is to be performed using Iowa SUDAS standards and City of Camanche standards.
  - Pricing is per location.

- 1100 block of 19<sup>th</sup> Ave = \$27,874.00
- 900 block of 23<sup>rd</sup> Ave = \$28,637.00

Below are aeries of each location and the pavement being replaced is outlined in red.



If there are any questions regarding this quote, please let me know.

Respectfully Submitted,

*Brandon Hansen*

Brandon Hansen  
Estimator/Project Manager

ESTIMATE

**WILSON  
FENCE CO. LLC  
309-235-4652**

**Prepared For**

Gaylon/ Camanche Public Works  
9th St Lift Station  
Camanche , IA  
(563) 219-5477

**Wilson Fence Co. LLC**

Dewitt, IA 52742  
Phone: (309) 235-4652  
Email: wilsonfenceco@gmail.com  
Web: www.facebook.com/WilsonFenceCompanyLLC/

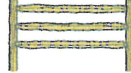
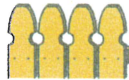
Estimate # 1678  
Date 10/31/2023

<b>Description</b>	<b>Total</b>
White Vinyl Feet: +/-128' Style: 8' Full Privacy Gates:12' drive gate	\$11,491.00

<b>Subtotal</b>	\$11,491.00
<b>Total</b>	<b>\$11,491.00</b>

Gaylon/ Camanche Public Works

# River City Fencing Inc.



Commercial \* Industrial \* Residential

## Proposal and Contract

Dan Wheeler  
815-589-2307

E-mail- [Bonniercfence@frontier.com](mailto:Bonniercfence@frontier.com)  
Fax 815-589-3059

21490 Waller Road  
Fulton, IL. 61252

Proposal Submit City of Camanche	Phone number 563-219-5477	Date 5/08/23
Address 9 <sup>th</sup> Ave	Job Name PWD@camancheia.org	
City, State and Zip Code Camanche IA. 52730	Job Location Pump Station	
Check For : <input type="checkbox"/>	Power Line <input type="checkbox"/>	Telephone Lines <input type="checkbox"/>
	Gas Lines <input type="checkbox"/>	Cable TV Lines <input type="checkbox"/>

**We Propose To Furnish Labor And Material In General Accordance With The Plans And Specifications As Follows:**

**Note:** Furnish and install 30'x30'x30'30' with (1) 12' double drive gates 7' height while poly vinyl privacy fence. Location Pump Station. All post to be 11' in length .280 wall thickness for strength and wind load. Sections will be 6' sections for strength.

To furnish all materials and labor if proposal is accepted to install approx.120' of white 6' high Lakeland poly vinyl fence. All materials being proposed will be as listed: 5" x5" x 11' .280 wall thickness post with flat caps, 2" x 7" x 95" horizontal ,2" x 6" mid rail, 7/8" x 7" x 34 3/4" 60" tongue and groove pickets, 13/4" x 72' u- channel in bottom rail. (1) 12' double drive gate with stainless steel gate hardware. 5"x5" x9' aluminum post bar stiffeners for support of latch and hinge gate post. All post to be set in 12" round x 48" dug holes concrete. This proposal Includes all materials and labor to complete installation as listed.

**Price: For the Total Sum of.....\$ 10,525.00**  
**Sales Tax ..... \$ 0.00**  
**Labor ..... \$ 2,875.00**  
**Total .....\$ 13,400.00**

### Options:

It is understood and agreed that we shall not be held liable for any loss, damage or delays occasioned by fire, strikes, or material stolen after delivery upon premises, lockouts, acts of God, or public enemy, accidents, boycotts, material shortages, disturbed labor conditions, delayed delivery of materials from Seller's suppliers, force majeure, inclement weather, floods, freight embargoes, causes incident to national emergencies, war, or other causes beyond the reasonable control of Seller, whether of like or different character, or causes beyond his control. Price quote in this contract is based upon present prices and upon conditions that the proposal will be accepted within fifteen days. Also, general conditions which are standard for specialty contracts in the construction industry. Purchaser is responsible for identification of lot lines and location of installation.

**All secondary lines will be customers responsibility to inform River City Fencing where they are located.**  
**Any secondary hit lines will be customers responsibility for repairs.**

**Terms: We ask for a signed contract with 1/2 down, final Payment to be made upon completion:**

Accounts over 30 days will be charged 1 1/2 % per month service charge. This is a percentage rate of 18%.

This Proposal is submitted in duplicate the return to us of 1 copy with your signature shall constitute a contract.

Submitted: \_\_\_\_\_ Accepted By: \_\_\_\_\_ Date \_\_\_\_\_

ORDINANCE \_\_\_\_\_

**AN ORDINANCE AMENDING ZONING ORDINANCE CHAPTER 18.60.015 GENERAL SUPPLEMENTARY REGULATIONS: ACCESSORY BUILDING AND STRUCTURE LOCATION OF THE CAMANCHE, IOWA CODE OF ORDINANCES**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMANCHE, IOWA:**

**Section 1. Purpose.** The purpose of this ordinance is to amend Zoning Chapter 18.60.015 of the Camanche, Iowa Code of Ordinances, for the regulation of Accessory Buildings and Structure Location in the City of Camanche

**Section 2. Facts Found.** The City Council hereby makes the following findings of fact:

- 1) The City of Camanche Zoning Ordinance regulates the size and location of accessory buildings within the City of Camanche
- 2) The Camanche Planning and Zoning Commission has reviewed and recommended adoption of amended language to incorporate in the Zoning Ordinance
- 3) The City of Camanche finds it appropriate to amend the Zoning Ordinance

**Section 3. Amendment.** The Camanche, Iowa, Code of Ordinances for Zoning Chapter 18.60.015 is hereby amended by removing the language for 18.60.015 in its entirety and replacing it with the following language:

18.60.015 Accessory Building and Structure Location: No accessory building or structure shall be constructed or located on or across a municipal sanitary sewer, water or other utility easement. Any existing accessory building or structure located on any municipal utility easement shall be removed or relocated in conformance with these regulations at the owner's expense.

"Garage, Private" means a detached accessory building or portion of a residential building housing the automobiles of the occupants of the premises. No private garage within R-1, R-2, B-2 or R-M districts shall exceed ten (10) feet in height for side wall construction, and shall not have an overall height exceeding twenty (20) feet. Properties with a principal dwelling under 1440 Square feet of gross living area as defined by the Clinton County Assessor's office shall not have an private garage exceeding 1080 square feet. Properties with more than 1440 square feet of gross living area as defined by the Clinton County Assessor's office shall not have an overall private garage exceeding one thousand five hundred (1500) square feet total area, or seventy five (75) percent of the gross living area as defined by the Clinton County Assessor's office of the related principal residence, and whichever number is lesser establishes the total area maximum for such garage or accessory building. The largest dimension of any detached accessory building or private garage in R-1, R-2, B-2, or R-M districts shall not exceed forty (40)

feet in length. In the case of the attached garage, the twenty (20) foot height limitation does not apply, however the height of the garage shall not exceed the height of the principal residence adjacent to the point of attachment to such principal residence. The number of accessory private garages shall be no more than 2 (two) buildings and the combined square footage of those buildings may not exceed the amount of square footage for a private garage allowed for that property. (Ord. 638 §3,2000).

The location and size of any accessory building shall also comply with the requirements set forth at 18.24.020 regarding set back requirements and percentage of rear-yard space which an accessory building may occupy.

**Be It Further Resolved** that Section 18.08.060 is hereby amended in order to correct a Scribner’s error which is pertinent to the amendment to 18.60.015, to read as follows:

18.08.060 Basement. “Basement means a story having part but not less than one-half of its height below grade. A basement is counted as a story for the purpose of height regulations.

**Section 4. Repealer.** All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

**Section 5. Severability Clause.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole, or any section, provision, or part thereof not adjudicated invalid or unconstitutional.

**Section 6. When Effective.** This ordinance shall be in full force and effect from and after its final approval, passage, and publication as provided by law.

Passed by the Camanche City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2023 and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Austin Pruett, Mayor

\_\_\_\_\_  
Attest: Toni L. Schneider, City Clerk

**Certification of Posting**

I, Toni L. Schneider, City Clerk do hereby certify that a copy of this ordinance was posted at Clinton National Bank, Camanche City Hall and the Camanche Public Library on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, as required by law.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Toni L. Schneider, City Clerk



## ORDINANCE \_\_\_\_\_

### AN ORDINANCE AMENDING ZONING ORDINANCE CHAPTER 18-60G SPECIAL ORDINANCES: NON-UTILITY SCALE/UTILITY SCALE ORDINANCES OF THE CAMANCHE, IOWA CODE OF ORDINANCES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMANCHE, IOWA:

**Section 1. Purpose.** The purpose of this ordinance is to amend Zoning Chapter 18-60G of the Camanche, Iowa Code of Ordinances, for the regulation of solar renewable energy Battery Energy Storage Systems in the City of Camanche

**Section 2. Facts Found.** The City Council hereby makes the following findings of fact:

- 1) The City of Camanche Zoning Ordinance does not address requirements for renewable energy Battery Energy Storage Systems within the City's jurisdiction
- 2) The Camanche Planning and Zoning Commission has reviewed and recommended adoption of amended language to incorporate in the Zoning Ordinance in order to provide governance
- 3) The City of Camanche finds it necessary to amend the Zoning Ordinance in order to provide fair regulation of Battery Energy Storage Systems within its jurisdiction

**Section 3. Amendment.** The Camanche, Iowa, Code of Ordinances for Zoning Chapter 18.60-G is hereby amended by adding the following language:

#### **Battery Energy Storage System**

The purpose of this Ordinance is to establish minimum requirements and regulation of any Applicant/Developer/owner engaged in the construction, erection, placement, location, maintenance, modification, operation, and decommissioning of Battery Energy Storage Systems (BESS) within the City of Camanche, IA current or future land use area/s in a manner that preserves and protects the rights, privileges, and property of the City and its residents, that ensures the protection of the health, safety, and welfare of the City's residents, and that provides an opportunity for economic growth and development. All future Battery Energy Storage Systems (BESS) projects, as well as those currently contracted by agreement permitted, or planned, shall follow this Ordinance.

**A. Definitions.** For use in this Ordinance, certain words used herein shall be defined as follows:

**Agreement.** A legally binding document signed by both a participating landowner and an owner or operator for a specific purpose, including but not limited to a contract, easement, or lease.

**Applicant.** The person or entity submitting the application under this Ordinance, which is normally expected to be the owner or operator of a BESS.

**Battery Energy Storage System (BESS).** One or more devices, assembled together, capable of storing energy, not to include a stand-alone 12-volt car battery or an electric motor vehicle. A BESS may be a stand-alone project or in conjunction with a Solar Farm.

**BESS Construction Permit.** A permit issued by the City of Camanche, which is required before construction of a BESS is allowed in the City of Camanche. If a BESS is proposed in conjunction with a Solar Farm, the permits may be combined and submitted as one application.

**City Council.** A council elected by City of Camanche residents.

**Developed Project Area.** The total project area that is subject to an agreement between the Owner/Operator and the Participating Landowner and is developed and utilized for placement of a BESS.

**Easement.** A legal agreement for the use of property for a specified purpose.

**Non-Participating Landowner.** A landowner who has not signed a binding agreement with the Applicant/Developer/Owner of the BESS.

**Occupied Structure.** For the purpose of this ordinance, shall include any existing occupied house, apartment, barn or machine shed regularly used by the property owner, or parties in possession of the property at the time of the permit application. \* See Waiver Agreement.

**Owner.** The entity or entities with an equity interest in the Solar Farm or BESS, including their respective successors and assigns. Owner does not mean the landowner from whom a lease, easement, or other property right is acquired for locating the Solar Farm or BESS unless the landowner has an equity interest in the Solar Farm or BESS, or any person holding a security interest in the Solar Farm or BESS solely to secure an extension of credit, or a person foreclosing on such security interest provided that after foreclosure, such person seeks to sell the Solar Farm or BESS at the earliest practical date.

**Participating Landowner.** A landowner who has signed a binding agreement with the Applicant/Developer/Owner of the Solar Farm or BESS.

**Project Area.** The geographic area encompassing all components of a Solar Farm or BESS including border fencing.

**Property Line.** The legal boundary between separately owned real estate parcels, and between privately owned parcels and publicly owned land or public right of way.

**Setback.** The minimum required distance from a certain object, structure or point to the edge of any part or component of the Solar Farm or BESS.

**Solar Farm.** A commercial facility that converts sunlight into electricity, whether by photovoltaics (PV), or other conversion technology, for the primary purpose of wholesale sales of generated electricity also known as a Utility Scale Solar Installation.

**Utility Scale Solar Installation.** See definition for Solar Farm.

**B. Permit Application Requirements.** Permit application requirements for Utility Scale Solar Installations A-E shall be included with the required Project Development Plan. Permits after a Project Development Plan has been approved will require a building permit per structure.

**C. General Requirement for Battery Energy Storage Systems (BESS).** BESS shall be subject to the following requirements:

1. Battery Energy Storage Systems (BESS) are permitted in M-RE Zoning District.
2. All Battery Energy Storage Systems (BESS) and upgrades to existing BESS shall observe the following setbacks to be measure from the edge of the BESS (not applicable to underground facilities such as cable or fencing).

Protected Area	Setback Requirement
Occupied Structure	1,000 feet from occupied structure
Property line	100 feet from property line
Public road right of way	75 feet from road right of way for paved roads 50 feet from right of way for gravel roads

3. **Safety.** National Electric Safety Code (NESC) compliant fencing shall be required in all project permitted by this ordinance.
4. **Insurance.** Applicants shall provide evidence, in the form of a certificate of insurance (COI) satisfactory to the City, showing general liability insurance coverage for the installation and operation of the project under a standard homeowner’s or standard business owner’s insurance policy, separate and distinct from any requirements of a public utility.
5. **Certification and Compliance.** A BESS shall conform to applicable industry standards, including those from the Underwriters Laboratory (UL) and Federal Aviation Administration (FAA), and shall be in compliance with all applicable local, state, and federal regulatory standards and applicable electrical codes, including the National Electric Code (NEC), National Electric Safety Code (NESC), and National Fire Protection Association (NFPA). Any built plans must be submitted within twelve (12) months of completion of the project.

**Section 4. Repealer.** All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

**Section 5. Severability Clause.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole, or any section, provision, or part thereof not adjudicated invalid or unconstitutional.

**Section 6. When Effective.** This ordinance shall be in full force and effect from and after its final approval, passage, and publication as provided by law.

Passed by the Camanche City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2023 and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Austin Pruett, Mayor

\_\_\_\_\_  
Attest: Toni L. Schneider, City Clerk

**Certification of Posting**

I, Toni L. Schneider, City Clerk do hereby certify that a copy of this ordinance was posted at Clinton National Bank, Camanche City Hall and the Camanche Public Library on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, as required by law.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Toni L. Schneider, City Clerk

RESOLUTION \_\_\_\_\_

A RESOLUTION TO DESTROY CERTAIN CITY RECORDS

WHEREAS, Iowa Code Section 372.13 Subsection 5 provides that city records and documents, or accurate reproductions, shall be kept for at least five years, except that ordinances, resolutions, council proceedings, and records and documents relating to real property transactions or bond issues shall be maintained permanently; and,

WHEREAS, the City Clerk has Check Stubs #77498 dated June 22, 2016 through #80955 dated June 22, 2018; Employee time sheets dated January 2015 through December 2017; Parking Tickets, Utility Register Billing, Utility Readings, Deposit Invoices, Final Registers, Special Assessments and Credit Card Receipts from 2015 and 2017 and has requested authority to destroy same.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Camanche, Iowa, that the City Clerk is hereby authorized to destroy said records as named above.

Passed and approved this 7th day of November, 2023.

\_\_\_\_\_  
Austin Pruett, Mayor

ATTEST: \_\_\_\_\_  
Toni L .Schneider, City Clerk/Treasurer

# **MONTHLY REPORT**

## **October 2023**

### **CAMANACHE FIRE DEPARTMENT**



## **ISO Class 3**

### **Camanche Fire Department Mission Statement**

**Our mission is to serve the community and protect lives and property and promote a safer community through education.**

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# Monthly Statistics- October

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<b>Calls For Service <u>63</u></b>
<b>Emergency Medical Service (EMS) Calls <u>44</u></b>
<b>Fire Calls <u>14</u></b>
<b>Service Calls <u>5</u></b>
<b>Smoke Detectors Installed <u>8</u></b>
<b>CO Detectors Installed <u>1</u></b>
<b><u>Department Summary to date 2023</u></b> <b>Calls for Service <u>605</u></b>

## Ambulance Revenue

**Calendar Year 2023 \$194,389.86**

**Fiscal Year 2021-22 \$80,013.91**

# Building Inspector Report-Oct. 2023

Permit Types	Permit Fee	Cost of Projects
Building Permits Issued – 6	\$350.00	\$98,900.00
Demo Permits Issued – 0	\$0.00	
Utility Permits Issued – 3	\$250.00	
Total Fee's for Permits - \$600.00		Project Totals \$98,90000
Total permits - 9		
Working without a Permit 2		
Nuisance Complaint's total 5		

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## **Automatic Aid/Mutual Aid**

- 1 Fire Call Camanche Assisted Clinton
- 1 Ambulance Call Camanche Assisted Clinton



# Training and Equipment

## October Training Hours

TOPIC	# students	# Classes	HOURS
Pump from draft and Tanker Shuttle	16	1	32 hours
Open House Work Night	24	1	72 hours
Auto Extrication	14	1	28 hours
SCBA Training	10	1	20 hours
<b>Totals</b>	<b>64</b>	<b>4 classes</b>	<b>152 hours</b>



## *Hose Testing*



Tested 1,700 Foot of Fire Hose in October. Hose testing is now completed for 2023.

On Oct 14<sup>th</sup> we held our annual Open House with about 250 people attending



Davenport Fire Department Haz-Mat was recognized for serving Clinton County for 25 years.





We presented our annual check to MDA. In 2023 we raised \$17,000 which is a new record for the department. Thanks to all who helped and supported our events!

# Captain Greg Nelson was given a Community Service Award from ServePro for his 40 years of service to Camanche FD



RESOLUTION \_\_\_\_\_

**A RESOLUTION ACKNOWLEDGING URBAN REVITALIZATION PLAN ENDORSEMENT FOR  
MERRILL STEEL PROJECT**

**Whereas**, the City of Camanche adopted an Urban Revitalization Plan in 2015 to promote economic development in the City of Camanche, Iowa and

**Whereas**, the Urban revitalization Plan was amended in 2018 to incorporate more areas within the City for eligibility in commercial and industrial development, and

**Whereas**, the proposed project for Merrill Steel falls within the boundaries of the approved commercial and industrial portions of the Urban revitalization Plan.

**Now Therefore Be It Resolved** that the proposed project improvements for the Merrill Steel property are eligible for property tax abatement of the improvements to the property as detailed in the approved Camanche Urban Revitalization Plan.

**Be It Further Resolved** that it is incumbent upon the developer to submit the request for abatement as required under the Urban Revitalization Plan.

Adopted by the Camanche City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Attest: Toni L. Schneider, City Clerk

\_\_\_\_\_  
Austin Pruett, Mayor