

City of Camanche
February 4, 2025

The City Council of the City of Camanche, Iowa met in regular session February 4, 2025, at 6:00 p.m. at Camanche City Hall. Present on roll call: Mayor Austin Pruett presiding, and Council members Bowman, Edens, Klahn and Weller. Absent: Council member Farrell. City Attorneys Current, Frey and Roberts, City Administrator Andrew Kida, and Department Heads Grim, Pewe, Schutte, Schneider and Sergeant Parks for Schmitz.

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

Mayor Pruett opened a Public Hearing: Rezone a Portion of Land Currently Zoned R-1 to B-2 at 6:01 p.m. Gregg Maxwell 2127 10th Street said it is his opinion that the costs of bringing in Fareway outweigh the benefit and he hopes we have further opportunity to negotiate with them. He knows people are excited for them but he doesn't think people understand what the costs are going to be. He hopes it get communicated well in all of this. There's been a lot of talk about quality of life and he gets there's something to that but a very heavy tax burden affects quality of life.

Dick Ryan said he owns the land and said that 25 years ago, a developer wanted to build 34 condos on this land. The City of Camanche did not allow it because it would cost some money and because they didn't do it, they lost out on \$11 million worth of real estate on the taxation of the real estate. He also brought a plat of the land if Council wants it.

Being no further public comments, Mayor Pruett closed the Public Hearing at 6:04 p.m.

Mayor Pruett called for public comments on Agenda topics. Gregg Maxwell commented on the budget workshops; there is a lot of talk about revenues being short. He would sure like to see more focus on cost savings. There is very little talk on that; where we could make our budget work on that as well instead of continuing to go to the taxpayers and ask them to do more and more. He would appreciate Council keeping that in mind.

Moved by Councilman Bowman, second by Councilman Klahn to approve the Consent Agenda which covered the following: Approve minutes from the Council meeting held on January 21, 2025; approve Abstract No. 865 which includes the following:

AIR CONTROL INC	CHECK LIBRARY HEAT EXCHANGER	125.00
ALLIANT ENERGY	GAS SERVICE	3,402.77
CAMANCHE VOL FIRE DEPT	MONTHLY MAINTENANCE	500.00
CITY OF CLINTON	28E SEWER CONTRACT	24,000.00
CLINTON NATIONAL BANK	FED/FICA TAX WITHHOLDING	12,857.25
HYVEE	ILEA MEALS-JACK DAVISON	2,904.50
IOWA ONE CALL	43 ONE CALL LOCATES	38.70
VOYA	457 PLAN DEDUCT	1,162.00
IPERS	IPERS	14,577.85
LIBRARY PETTY CASH	LIBRARY PROGRAM SUPPLIES	91.98
MCMANUS CONSTRUCTION SERV	GRAVES-CURTIS, MENSINGER	1,100.00
MEDIACOM	INTERNET	156.95

MICROMARKETING LLC	1 DVD	28.48
MIDAMERICAN ENERGY CO	ELECTRIC SERVICE	4,228.36
ACCESS SYSTEMS	COPIES-POLICE DEPARTMENT	188.76
MUNICIPAL FIRE & POLICE	MUNICIPAL PENSION	12,095.66
O'REILLY AUTOMOTIVE INC	HYDRAULIC FITTINGS-SNOW PLOWS	104.62
PRESTO-X-COMPANY	PEST CTRL-CCTR,LIB,CHALL,HIST BLDG	224.78
LIFE INSURANCE	LIFE INSURANCE PREMIUMS	1,275.31
QUILL CORPORATION	OFFICE SUPPLIES-PWORKS,CHALL	223.53
TREASURER STATE OF IOWA	DEC 24 EXCISE,SALES,WITHHOLDING	8,320.17
US CELLULAR	LIFT STATION - PER AK	340.59
PAUL VARNER	MILEAGE-CCASWA MTGSNOV24-JAN25	71.70
QUAD CITY SAFETY	LEATHER GLOVES-PUBLIC WORKS	147.70
IOWA WORKFORCE DEV	UNEMPLOYMENT-HALL, PUTMAN	2,375.69
WINDSTREAM	PHONE/LONG DISTANCE	1,828.03
CHRISTY SCHUTTE	WELLNESS REIMBURSEMENT	32.09
PREMIER PARTS INC	HYDRAULIC HOSES-SNOW PLOWS	55.82
BWC EXCAVATING	2ND ST, 9TH AV WATER MAIN BREAKS	17,113.23
CENTURYLINK	TELEPHONE EXPENSE	119.54
NORTHEAST IOWA REGIONAL	MEMBERSHIP DUES	20.00
CLERK OF COURT	DISMISSED PARKING TICKET	95.00
VULCAN INDUSTRIES INC	2 LONGOPAC SCREENING BAGS	365.00
UNIQUE MANAGEMENT SERV	COLLECTIONS-LIBRARY	46.60
BLUE CROSS BLUE SHIELD	HEALTH INSURANCE PREMIUMS	22,445.36
AFLAC	AFLAC - PRETAX	697.50
AMAZON	PROGRAM,LIBRARY,OFFICE SUPPLIE	64.63
CONTINUOUS TOUCH, LLC	SIP TRUNKING	165.16
TROY ALDERMAN	CLOTHING ALLOWANCE	53.49
HSA ACCOUNTS	HSA- EMPLOYEES	1,180.00
IOWA STATE UNIVERSITY	SCHNEIDER-MUNICIPAL PROF CLASSES	160.00
VESTIS	RUGS,TOWELS-PW;UNIF-PEWE	110.23
CLINTON ROTARY CLUB	QUARTERLY DUES-KIDA	211.00
Q C COUNCIL OF POLICE CHIEFS	CHIEF SCHMITZ ANNUAL DUES	50.00
TONI SCHNEIDER	REIMB SPSE EXP IN LIEU OF INSURANCE	844.14
REPUBLIC SERVICES	FEB COLLECTION-PUBLIC WORKS	45.41
EASTERN IOWA COMM COLLEGE	PUBL WORKS CONFINED SPACE TRAING	324.00
KIESLER POLICE SUPPLY	POLICE DEPARTMENT AMMUNITION	1,549.26
QUAD CITIES WINWATER	2.5" REPAIR LID, CHLORINE	1,121.91
MIDWEST GROUP BENEFITS	MONTHLY SVC FEE,WEEKLY CLAIMS	200.97
SHAUNA TEGELER	WELLNESS REIMBRSEMENT	18.99
BOUND TREE MEDICAL, LLC	AMBULANCE SUPPLIES	31.50
LIBERTY NATIONAL	LIBERTY NATIONAL PRETAX	400.08
VISA	SRO SCHOOL,ILEA TRAVEL,HOTEL	1,326.31
KANOPY, INC.	VIDEO BOOKS-LIBRARY	11.00
DEPOSIT REFUNDS	REFUND DATE 01/27/2025	134.41
PAYROLL CHECKS	PAYROLL CHECKS ON 01/31/2025	52,009.27
PAYROLL CHECKS	PAYROLL CHECKS ON 02/01/2025	2,301.29
PAYROLL CHECKS	PAYROLL CHECKS ON 02/02/2025	1,466.12

CLAIMS TOTAL	197,139.69
GENERAL FUND	106,260.76
LIBRARY FUND	10,055.31
PARKS FUND	2,525.93
CEMETERY FUND	2,935.58
ROAD USE FUND	8,948.95
WATER UTILITY FUND	34,697.09
SEWER UTILITY FUND	30,829.18
LANDFILL/GARBAGE FUND	886.89

Receive, accept and place on file draft minutes from the Park and Recreation Commission meeting on January 27, 2025; Approve Application for Tax Abatement as submitted by Steve Paulline for new construction at 808 16th Place; Authorize City Clerk to pay Ferguson invoices received through January 14, 2025 for Water Meter Project \$58,201.87; Authorize payment of Edens Construction invoice #1796 for insulation of the Train Depot \$1,500.00. On roll call – with Councilman Edens abstaining on Item #6, payment of Edens Construction invoice #1796 for insulation of the Train Depot \$1,500.00 - all Ayes.

Sergeant Parks explained the practical, working uses of the Flock cameras as they relate to criminal investigations. She gave examples of actual cases where valuable stolen items have been recovered, as well as stolen firearms from a property in Clinton. The cameras are used on patrol for Officer safety, for locating elderly residents and used in kidnapping cases. City Administrator Kida added that sometimes efficiencies are found in work produced, not money spent.

Moved by Councilman Bowman, second by Councilman Weller to Authorize Chief Schmitz to renew 2-year Flock camera contract. On roll call – all Ayes.

Mayor Pruett read the First Reading of Ordinance 804 Amending Title 18.12, Districts and Boundaries, of the Camanche Municipal Code to Rezone A 12.75 Parcel of Ground Owned by Dick Ryan AKA Camanche Cooperative Parcel ID 1019201000 from R-1 Residential to B-2 Highway Outlying Commercial Zoning Upon the Acceptance of the Final Plat of the Proposed Subdivision of the Land. Kida said that the City Attorneys are asking that the legal description of the land be included in the Ordinance, so it will be added as Exhibit A so if a motion is made, it will need to be “as amended”.

Councilman Edens asked if half of the parcel can only be multi-family housing; Kida said no, it can be anything B-2 and backward. If the other 8 acres are developed, it will be re-platted at that time. Edens also asked if the tower on the property is re-platted; Kida said yes, it is included within the legal description. Kida said the agenda items regarding waiving the 2nd and 3rd readings are allowed as we pre-published the Ordinance. Councilman Klahn said he is against waiving the readings; to spend this amount of money, he thinks we need to go through 3 readings to give people the opportunity to voice their opinion. Kida pointed out that the Planning and Zoning process included sending letters to surrounding property owners letting them know of the proposed rezoning and of the P & Z meeting. As a result, one family attended that meeting and Fareway made the agreement they would build a fence along the property line so there would be a barrier. Clarification was then made that the public can contact Council members with concerns, outside of meetings. We still have the Development

Agreement to approve where people can voice their concerns and can also speak at the meeting regarding an agenda topic. Councilman Bowman said he understands what Klahn is saying but agrees with Kida; citizens' concerns should be expressed during the Development Agreement discussion. Councilman Weller said if we rezone, Mr. Ryan can do something else with the land if Fareway falls through.

Moved by Councilman Bowman, second by Councilman Weller to Approve the First Reading of Ordinance 804 Amending Title 18.12, Districts and Boundaries, of the Camanche Municipal Code to Rezone A 12.75 Parcel of Ground Owned by Dick Ryan AKA Camanche Cooperative Parcel ID 1019201000 from R-1 Residential to B-2 Highway Outlying Commercial Zoning Upon the Acceptance of the Final Plat of the Proposed Subdivision of the Land, as amended. On roll call – Ayes – Councilmen Bowman, Klahn, Edens, Weller. Nays – None.

Moved by Councilman Weller, second by Councilman Bowman to Waive the Second and Third Readings of Ordinance 804 Amending Title 18.12, Districts and Boundaries, of the Camanche Municipal Code to Rezone A 12.75 Parcel of Ground Owned by Dick Ryan AKA Camanche Cooperative Parcel ID 1019201000 from R-1 Residential to B-2 Highway Outlying Commercial Zoning Upon the Acceptance of the Final Plat of the Proposed Subdivision of the Land, as amended. On roll call – Ayes – Councilmen Weller, Bowman. Nays – Councilmen Klahn, Edens. The Second Reading will occur at the next meeting.

A Road Use Agreement between the City of Camanche and Rock Creek Solar, LLC was next on the agenda. Councilman Bowman asked to see a map to see the roads involved. Mainly Highway 30 and 49th Avenue; it is a multijurisdictional operation. Councilman Edens asked, for the most part, our portion of the roads involved are gravel, right? Kida said yes. Kida added that the agreement is pretty much the same as what the County adopted on Monday. A review of the map and further discussion took place.

Moved by Councilman Bowman, second by Councilman Weller to Approve Road Use Agreement between the City of Camanche and Rock Creek Solar LLC. On roll call – all Ayes.

Library Director Grim and Library Board Liaison Bowman gave a presentation regarding the Library Expansion. They discussed the guiding principles incorporated in the expansion plan, including stewardship; the Library as a place where the learning happens for young and aged; a place to gather the community; safety for the patrons, employees, and internet; sustainability; and energy efficiency. The presentation also covered goals & objectives, security & safety, storage solutions, reading areas, study areas, quiet areas, technology updating, infrastructure, enlarging the parking lot, outdoor seating and dock updates. They showed the one-story and two-story architect plans. Funding was discussed; it will need to go to a referendum vote in November of 2025 so the debt can replace the Washington Boulevard debt on the tax levy so residents do not see an increase in the levy. Also discussed were grants and philanthropy opportunities to help fund the expansion. Councilman Klahn asked about cleaning the space. Councilman Edens talked about the interest rates on the existing debt compared with what the new debt will be, possibly resulting in the ability to borrow either more or less. He asked how long we would wait if we do not get enough donations.

City Administrator Kida complimented Public Works Director Pewe and his staff, Nate Campie and Troy Alderman for how quickly they found and resolved the low water pressure

issue the night of January 21st. He pointed out that we do the best we can notifying everyone using social media and our text alert system. We sent notification to the TV stations, but they did not report the boil order. We cannot make them report what we send to them. Mayor Pruett piggybacked what Kida said. Councilman Bowman put in a plug for the app we all now have available to us with our new water meters. He said it helped him identify a running toilet in his house saving him a large bill. He recommends getting the app. Library Director Grim gave an update about the Library including patrons, circulation and programming. She also introduced her staff via photos; Shaina Paarmann, Avery Draper, Nicole Dohse and Cat Finn.

Mayor Pruett asked for Public Comments. Scott Steines 926 9th Ave. wanted to correct something that was said earlier in the meeting. He has not agreed with Fareway at all on anything. He said they have only agreed to get together. There were no other Public Comments.

Mayor Pruett asked Council for requests for placement of matters on future agendas. There were none.

A brief recess was taken at 7:45 p.m. At 7:53 p.m. the third Budget Work Session began with Kida discussing moving the Public Works Director salary from the General Fund to the Water, Sewer and Road Funds where he performs all of his duties. This would alleviate the deficit in the General Fund created by the State taking away the backfill. It would also necessitate the increase in water and sewer rates, more than is needed to simply balance the funds due to increased labor, utility and supply costs. Detailed discussion followed regarding options of phasing in this allocation. There were discussions of the Water, Sewer and Road budgets as well as Local Option Sales Tax. Gregg Maxwell added that LOST is 9%.

There will be additional Budget Work Sessions at future meetings.

Mayor Pruett adjourned the meeting at 8:57 p.m.

Austin Pruett
Mayor

Toni L. Schneider
City Clerk/Treasurer