

City of Camanche
December 17, 2024

The City Council of the City of Camanche, Iowa met in regular session December 17, 2024, at 6:00 p.m. at Camanche City Hall. Present on roll call: Mayor Austin Pruett presiding, and Council members Bowman, Edens, Farrell, Klahn and Weller. Also present were City Attorneys Randy Current, John Frey and Braydon Roberts, City Administrator Andrew Kida, and Department Heads Grim, 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 Weller to approve the Agenda. On roll call – all Ayes.

Visitor Susan Sharp, Salvation Army presented Mayor Pruett with the Red Kettle trophy as a result of the Mayor's Ring-Off at Hy-Vee between the Mayors of Clinton and Camanche. Mayor Pruett raised more money for the Salvation Army than Mayor Maddiason this year, dressed in his elf suit. Ms. Sharp expressed appreciation for the Mayors' efforts.

Visitor Kristyl McDaniel, CPA, CGFM, Winkel, Parker & Foster, CPA PC presented the Fiscal 2024 Independent Auditor's Report.

Visitor Andy Sokolovich, Grow Clinton addressed the Council regarding the proposed Fareway project. He said he has evaluated and reviewed several development agreements made between Fareway and municipalities across the state and he confidently reports that the proposed agreement with Camanche is fair and equitable. Fareway Meat and Grocery has proven to be a catalyst and an economic driver since the first store opened in Boone, Iowa in 1938. He continued by sharing testimonials from other communities also noted the store will stimulate jobs.

Mayor Pruett called for public comments on Agenda topics. Dennis Lauver, 1130 N 4th Street Clinton, who has worked with the Chamber of Commerce for 25 years said TIF incentives make a difference. He shared multiple statistics, notably there is a 9.8% leak for purchases and Fareway is an opportunity to retain those dollars in Camanche. He said it is a good project for us to do.

Dick Ryan, owner of Riverside Apartment Complex, stated he owns the land on which Fareway would be constructed and said he loves Camanche. He noted that 25 years ago, Camanche turned down a condo development on land that is now still sitting vacant; we are still losing a significant amount of tax revenue from that mistake, and he urged this Council to not make the same mistake a previous Council made by turning down that development. He added that he pays the most residential tax in the city. He added that when he sees a grocery store, he wants to build more apartments.

Tom Aaronson, DeWitt, said he currently owns land in Camanche and is securing the purchase of the Kraciun farm so he will collectively own 35 acres of land. That ground is in

perfect position to be developed as potential increase to the tax basis. He believes a strong grocery store across the street would make a strong impact on that development and help it succeed.

Andy Green, 326 S 5th Street Clinton, United Way Director, also with Clinton Rotary where we look at food security. Looking at the social impact of bringing in a grocery store, he explained we have the ALICE number (Asset Limited Income Constrained and Employed), people doing what they are supposed to be doing but having a hard time getting by, living paycheck to paycheck. In Camanche, 9% of the population is living in poverty and 29% is ALICE with and just under 40% of the students in the Camanche School District are on the free or reduced lunch program, therefore in danger of food insecurity. Especially with the added barrier of the drive to Clinton to a grocery store. He thinks Fareway is a great idea for Camanche.

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 December 3, 2024; approve Abstract No. 862 which includes the following:

UMB BANK NA	SVCE FEE-WBLVD,ANAMOSA,SEWER	750.00
CAMANCHE WATER WORKS	4TH QTR 2024 WATER/SEWER BILLS	628.23
CLINTON HERALD	LEGAL PUBLICATIONS	380.08
CLINTON HUMANE SOCIETY	1 DOG, 4 DAYS; 1 CAT, 3 DAYS	175.00
CLINTON NATIONAL BANK	FED/FICA TAX WITHHOLDING	14,421.38
CL CO AREA SOLID WASTE	YARD WASTE, COMMERCIAL REFUSE	67.76
CULLIGAN	DISPENSER RENT-CITY HALL	10.00
GWORCS	SIMPLE CITY 1/1/25-6/30/25	10,750.00
MANATTS	STREET SWEEPING	6,500.00
EASTERN IOWA TIRE INC	2 TIRES PD SQUAD	411.12
E C I A	MEMBERSHIP DUES FY25 2ND INST	1,736.60
EASTERN IA LIGHT & POWER	SECURITY LIGHT-ANAMOSA RD,9TH ST	112.55
DAN'S OVERHEAD DOORS	REPLACE OUTSIDE ANTENNA-FD	266.62
VOYA	457 PLAN DEDUCT	1,162.00
J & C ENTERPRISES	NOV 24 COLLECTION	95.68
ELECTRONICS INC	ALARM SERVICE-LIBRARY,CITY HALL	60.00
MCMANUS CONSTRUCTION SERV	GRAVES-DAVIS, JOHNSON	800.00
MEDIACOM	INTERNET	762.81
MIDAMERICAN ENERGY CO	STREET LIGHTING	2,672.06
ACCESS SYSTEMS	COPIES-POLICE DEPARTMENT	94.38
JEFFREY MOORE	REIMB SPSE IN LIEU OF INSURANCE	2,000.00
MUNICIPAL FIRE & POLICE	MUNICIPAL PENSION	16,167.79
GREG NELSON	NOV 24 AMBULANCE STIPEND	60.00
O'REILLY AUTOMOTIVE INC	FITTINGS FOR SNOW PLOWS	104.62
POSTMASTER	MAIL 4TH QTR WATER/SEWER BILLS	862.06
SHIVE-HATTERY ENGINEERS	ENGINEERING-SPLASH PAD	7,840.95
TREASURER STATE OF IOWA	NOV 24 SALES,WATER EXCISE TAX	255.01

HAWKINS INC	250 GAL AZONE, 80 GAL LPC	3,313.61
BRIAN WERNICK	NOV 24 AMBULANCE STIPEND	84.00
MICHAEL YACKSHAW	CLOTHING ALLOWANCE	76.32
JORDAN MOORE	NOV 24 AMBULANCE STIPEND	20.00
BWC EXCAVATING	REPAIR WATER LEAK 9TH AV/3RD S	2,704.00
CENTURYLINK	TELEPHONE EXPENSE	418.14
XOP NETWORKS	FIREBAR SERVICE 1/1-3/31/25	779.00
RJ EDENS RENTAL PROPERT	TIF PAYMENT-4TH ADD,3RD,9TH-9TH	47,834.78
IOWA POLICE CHIEFS ASSOC	MEMBERSHIP-CHIEF RICH SCHMITZ	125.00
FIRE SERVICE TRAINING	REG FEE-TRAINING, BLOMME	100.00
ERIC DAU	NOV 24 AMBULANCE STIPEND	20.00
EASTERN IOWA EXCAVATING	PAY APP #2 SPLASH PAD	60,640.16
NATIONAL WASH	CLEAN OUTSIDE HWY 67 TOWER	7,800.00
PLATINUM SMART INC.	DATA BACKUPS-JAN 2025	400.00
AMAZON	LIBRARY BOOKS/DVDS/SUPPLIES	635.14
CASEY'S GENERAL STORES	53.13 GAL SEWER JET; 7.96 GAL PD; 49.76 GAL FD; 25.22 GAL AMBULANCE	461.47
FREY, HAUF & CURRENT PLC	LEGAL SERVICES-NOV 24	6,385.53
SPARKLEAN	NOV 24 CLEANING-CITY HALL	1,022.00
ILLOWA COUNCIL	JR FIREFIGHTER RENEWAL-BLOMME	62.00
HSA ACCOUNTS	HSA- EMPLOYEES	1,215.00
VESTIS	RUGS,TOWELS-PW,CH;UNIF-PEWE	143.34
PLATINUM INFORMATION SERV	IT SUPPORT,NETWORKMON,SPAM FLT	2,405.18
BRENT BRIGHTMAN	NOV 24 AMBULANCE STIPEND	20.00
DANNY WELLER	NOV 24 AMBULANCE STIPEND	252.00
TONI SCHNEIDER	REIMB SPSE EXP IN LIEU/INS,WELLNES	870.34
REPUBLIC SERVICES	NOV 24 CITY COLLECTION	32,264.50
GENESIS OCC HEALTH	MEDICAL DIRECTOR SERVICES	156.25
CLINTON COUNTY AUDITOR	2ND QTR FY25 PEANUT BUTTER	210.00
CORY SNODGRASS	NOV 24 AMBULANCE STIPEND	12.00
CHRISTIAN MARSH	NOV 24 AMBULANCE STIPEND	20.00
JESSIE BAUGHMAN	NOV 24 AMBULANCE STIPEND	36.00
JENNIFER BIELEMA	NOV 24 AMBULANCE STIPEND	36.00
KEVIN DECKER	NOV 24 AMBULANCE STIPEND	108.00
JEFFREY HACKNEY	NOV 24 AMBULANCE STIPEND	24.00
MICHELLE SOWLE	NOV 24 AMBULANCE STIPEND	20.00
THOMAS FRANKLIN	NOV 24 AMBULANCE STIPEND	156.00
JOHN LUND	NOV 24 AMBULANCE STIPEND	50.00
MICHAEL BURMAHL	NOV 24 AMBULANCE STIPEND	48.00
TONY BLOMME	NOV 24 AMBULANCE STIPEND	96.00
PLATINUM LEASING SERVICES	DEC 24 LEASE PAYMENT	475.00
MIDWEST GROUP BENEFITS	WEEKLY CLAIMS,MONTHLY SVC FEE	410.28
GEMT	STATE SHARE-GEMT JAN 2025	793.35
CROSS ROADS LAND DEVELOPM	TIF PAYMENT-EAST RIVER COURT	17,617.83

ACCESS SYSTEMS LEASING	CITY HALL, LIBRARY COPIER LEASES	503.86
KYLE DEWITT	NOV 24 AMBULANCE STIPEND	60.00
RILEY SOWLE	NOV 24 PAID ON CALL	100.00
AMERICAN PUBLIC WORKS ASC	MEMBERSHIP-GAYLON PEWE	238.00
HAROLD TEAGARDEN	NOV 24 AMBULANCE STIPEND	36.00
AIRGAS USA, LLC.	CYLINDER RENTAL	12.00
MID-AMERICAN RESEARCH CHE	SEWER LINE, WEED CHEMICALS	1,599.37
SKYLINE SALT SOLUTIONS	117.18 TONS TREATED ROAD SALT	14,754.36
CLINTON COUNTY IZAAK WALT	MEMBERSHIPS-RANGE FOR PD	600.00
ALTORFER, INC.	GENERATOR RENTAL-WELL #5	5,047.00
JEREMIAH JACOBSEN	NOV 24 AMBULANCE STIPEND	60.00
BOUND TREE MEDICAL, LLC	AMBULANCE SUPPLIES	217.98
ARIAN STOWE	NOV 24 AMBULANCE STIPEND	30.00
CLINTON REG WATER RECL	SAMPLE ANALYSIS	90.00
JOE SNODGRASS	NOV 24 AMBULANCE STIPEND	55.00
LYNCH DALLAS, P.C.	LEGAL SERVICES-WELL #8	145.00
SAM HAGENSON	NOV 24 AMBULANCE STIPEND	84.00
TELEFLEX	AMBULANCE TRAINING SUPPLIES	412.00
T-MOBILE	POLICE DEPARTMENT CELL PHONES	313.20
POLARIS	CCDA PORTION;SIDE-BY-SIDE FDPD	21,404.50
DEPOSIT REFUNDS	REFUND DATE 12/09/2024	190.22
DEPOSIT REFUNDS	REFUND DATE 12/11/2024	132.66
PAYROLL CHECKS	PAYROLL CHECKS ON 12/05/2024	748.84
PAYROLL CHECKS	PAYROLL CHECKS ON 12/06/2024	57,426.18
PAYROLL CHECKS	PAYROLL CHECKS ON 12/09/2024	2,117.09
PAYROLL CHECKS	PAYROLL CHECKS ON 12/11/2024	192.03
	GENERAL FUND	121,565.95
	LIBRARY FUND	5,329.93
	PARKS FUND	1,866.47
	CEMETERY FUND	3,240.87
	ROAD USE FUND	28,645.20
	EDENS - TIF FUND	47,834.78
	CROSS TIF FUND	17,617.83
	DEBT SERVICE FUND	750.00
	PFAS FUND	5,047.00
	SPLASH PAD PROJECT FUND	68,481.11
	WELL 8 FUND	145.00
	WATER UTILITY FUND	26,120.75
	SEWER UTILITY FUND	6,281.81
	LANDFILL/GARBAGE FUND	33,109.51

Accept City Clerk/Treasurer's November 2024 Report including Revenues: General Fund \$230,501.01, Library Fund \$22,323.30, Parks \$6,564.75, Cemetery \$8,896.65, Road Use \$54,487.34, Employee Benefit \$8,812.55, Police & Fire Pension \$17,106.71, Edens TIF

\$1,781.11, Cross TIF \$2,027.96, Low/Moderate Housing-Edens \$1,117.44, Low/Moderate Housing-Cross \$1,242.95, P.C. & R. Howson Trust \$402.91, Debt Service \$38,107.53, Water Utility Fund \$2,629.20, Sewer Utility Fund \$5,893.28, Landfill/Garbage \$1,991.61; Approve TIF Payment RJ Edens Rental Property \$47,834.78; Approve Cross Roads Land Development, L.L.C. \$17,617.83; Accept resignation from Officer Hailey Hall, effective 12/04/24; Receive, accept and place on file draft minutes from the Park and Recreation Commission meeting on December 9, 2024; Approve YWCA Empowerment Center contribution \$1,375.00 as budgeted. On roll call, with Councilman Edens abstaining on Item #4, TIF Payment RJ Edens Rental Property, all Ayes.

Approval of the Memorandum of Understanding between the City of Camanche and Fareway Stores, Inc. was first under New Business. Councilman Bowman started the discussion by saying he thought about what Councilman Weller said and the discussion during the Closed Session at the last meeting. If Fareway walks away, the citizens suffer; people who voted for us. It is a quality of life issue and is something people have been asking for. He added that we may not be making a bunch of money by bringing them in but making life a lot better for everyone here. Scot Kinne, Fareway Vice President of Banking, Payments, and Investments gave a presentation about Fareway. The Camanche store will be 21,000 square feet and employ 50-60 people and many will be full time. With a mission "The Best of Fresh", their family values support the local community and give back with their Lead with Love initiative. Council then proceeded to discuss two options of the Memorandum of Understanding. At Councilman Weller's request, Mr. Kinne walked through the two MOUs. Option 1 is an 85/15 TIF over 20 years with \$300,000 incentive over 5 years and a pad-ready site capped at \$175,000 in addition to the extension of 10th Place. Option #2 is also an 85/15 TIF but will alleviate risk on pad ready with \$500,000 over 5 years with the city bringing water, sewer, gas and electric to the lot line and they would do the pad ready. City Administrator added that Council has a very important tool available to them with our debt capacity; we can borrow against Road Use Tax, and leverage water and sewer revenue. After much more extensive discussion, Councilman Weller moved to approve Option #1. Further discussion ensued and Council agreed Option #2 would be better and Councilman Weller amended his motion. City Attorney added you need to distinguish between what you are doing on city property and Fareway property.

Moved by Councilman Weller, second by Councilman Farrell to approve the Memorandum of Understanding in concept, Option #2 with \$100,000 payments for 5 years, 85/15 TIF, as amended to include the extension of 10th Place. On roll call – all Ayes.

Councilman Klahn asked Mr. Kinne if Fareway is deeding the property for the extension of 10th Place to the City. He said, yes, that is their intention.

Councilman Bowman requested the Emergency Siren topic to be on the agenda. He invited Chance Kness with Emergency Management to speak about the topic. Mr. Kness said Constellation will only be using the existing sirens for nuclear issues; the county will no longer use them for weather. Except for the City of Clinton, other cities in Clinton County will not be using their sirens for weather. We can put up our own siren at a cost of approximately \$100,000 plus maintenance. Most people have phones or weather radios. For households that do not have either, the County is giving away weather radios. The decision for Council to make

is are we or are we not purchasing the existing siren. Mr. Kness said if we continue to use the existing siren for weather, the sound level will be reduced. He added that monthly tests will still happen and might confuse people. Councilman Bowman said it is his opinion that it is not worth the expense with most people having cell phones. Mayor Pruett added that he was on the County Commission and our siren is 19 years old and it has a projected 20 year lifespan. Then we will have to have someone activate it and have a policy for when it will be activated. Councilman Weller said he feels it is a waste of time and resources since there are so many other ways of warning people. Mr. Kness said we can continue at no cost until Constellation stops. Councilman Bowman wants a communication to go out to all residents explaining what has been decided.

Moved by Councilman Weller, second by Councilman Bowman to not replace the Emergency Warning Siren but continue the no cost use of the Emergency Warning Siren until it is decommissioned. On roll call – all Ayes.

Councilman Weller asked to have a Rental Inspection Discussion on the agenda. He said we have been doing our due diligence with our Building Code and feels the rental inspections protect the landlords and tenants. He said he owns rental properties in Clinton and Camanche and is glad to go through the inspections in Clinton. As a landlord, he feels he is providing a service to someone, a place to live, and it is also an investment for him. He added that as a firefighter he has seen things that are the fault of both landlord and tenant. Councilman Bowman said it is a good idea to have and we should direct staff to draft an ordinance. The packet has a checklist for the Building Inspector to look at. Councilman Edens believes that rental homes are tenant's homes and thinks there is something working its way through the Iowa Supreme Court. Councilman Weller said you just need to give 24 hours' notice. Councilman Edens said he doesn't have a problem with the inspection and mentioned the rates. Mayor Pruett added that we have talked a lot about quality of life in previous discussions, and this is also a quality of life issue. It was decided to direct staff to draft an ordinance.

Moved by Councilman Bowman, second by Councilman Weller to Adopt a Resolution Establishing \$30.00 Fees for NSF Paper or Electronic Checks and Debit Cards Online and Continuing a Policy of Cash Payment Only for Individuals Who Have Had NSF Returned Payments to the City of Camanche. On roll call – all Ayes.

City Engineer Dan Solchenberger said Shive-Hattery has been the City's Engineer for 45 years and it has been his privilege to work with the City for 19 years. The Master Agreement on the agenda for approval is written as time and material as it has been in the past. If larger projects come up, they are presented separately to Council for approval as has been done in the past.

Moved by Councilman Bowman, second by Councilman Weller to Approve Shive-Hattery Master Agreement for Engineering Services. On roll call – all Ayes.

Chief Schmitz presented the Camanche Police Department November 2024 report and Chief Schutte presented the Camanche Fire Department November 2024 report.

Mayor Pruett called for Public Comments. Dave Willis 1433 3rd Street said, "Let's get Fareway in this town." He added that he is not excited about the Library expansion and asked Council to "keep us informed". He said that Fareway is especially good for the kids. He appreciates the City Council, staff and Mayor.

There were no requests from Councilmembers for future Agendas.

Mayor Pruett adjourned the meeting at 7:56 pm.

Austin Pruett
Mayor

Toni L. Schneider
City Clerk/Treasurer