

**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)**  
**DECEMBER 16, 2025**

**Roll Call**

**Moment of Silent Prayer**

**Pledge of Allegiance**

**Approval of Agenda**

**Public Hearing: Development Agreement with Fareway Stores, Inc.**

**Oath of Office: Mayor Austin Pruett (Kida)**

**Oath of Office: Councilman Bob Edens (Mayor Pruett)**

**Oath of Office: Councilman Gregg Maxwell (Mayor Pruett)**

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

**Consent Agenda:**

- 1) Approve Minutes from Council meetings held on December 2, 2025 and December 9, 2025
- 2) Approve bills and claims as submitted
- 3) Accept City Clerk/Treasurer's Report for November 2025
- 4) Approve TIF Payment RJ Edens Rental Property \$60,069.88
- 5) Approve TIF Payment Cross Roads Land Development, L.L.C. \$17,217.72
- 6) Approve request for \$1,000.00 to help fund Day on the Hill trip for Camanche-DeWitt Coalition
- 7) Approve payment of invoice from McManus Construction Services, Inc. for Water Main repairs 11<sup>th</sup> Place & Rosehill \$1,495.00
- 8) Approve payment of invoice from River City Fencing for new Fence at Peck Park \$9,240.00 from Park and Recreation Budget

**Unfinished Business:**

- 1) Third Reading of An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2025 Camanche Redevelopment Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa by title only
- 2) Adopt An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2025 Camanche Redevelopment Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

**Board Vacancies –**

- 1-Historical Board**
- 1-Board of Adjustments**
- 1-Park and Recreation Commission**

# OATH OF OFFICE

I, Austin Pruett, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all of the duties of the office of Mayor in the City of Camanche, as now or hereafter required by law.

Signed \_\_\_\_\_

STATE OF IOWA, CLINTON COUNTY: ss.

Subscribed and sworn to before me

This \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_

\_\_\_\_\_  
Notary Public

# OATH OF OFFICE

I, Bob Edens, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all of the duties of the office of Council-At-Large in the City of Camanche, as now or hereafter required by law.

Signed \_\_\_\_\_

STATE OF IOWA, CLINTON COUNTY: ss.

Subscribed and sworn to before me

This \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_

\_\_\_\_\_  
Notary Public

# OATH OF OFFICE

I, Gregg Maxwell, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all of the duties of the office of Council-At-Large in the City of Camanche, as now or hereafter required by law.

Signed \_\_\_\_\_

STATE OF IOWA, CLINTON COUNTY: ss.

Subscribed and sworn to before me

This \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_

City of Camanche  
December 2, 2025

The City Council of the City of Camanche, Iowa met in regular session December 2, 2025, at 6:00 p.m. at Camanche City Hall. Present on roll call: Mayor Pruett presiding, and Council members Bowman, Edens, Farrell (online), Klahn and Weller. Also present were City Attorneys Current, Frey and Roberts, City Administrator Andrew Kida, and Department Heads Pewe, Schmitz, Schutte, and Schneider.

Moved by Councilman Bowman, second by Councilman Edens to approve the Agenda, as amended to move the Public Comments to follow the Mayoral Proclamation. On roll call – Ayes – Councilmembers Klahn, Edens, Weller, Bowman. Online connection with Farrell was lost.

Mayor Pruett administered the Oath of Office for incoming Councilmember Randy Goldbeck. He will take office in January 2026.

Mayor Pruett read a Mayoral Proclamation recognizing Assistant Police Chief Bill Lodge for 25 years of service.

Public Comments began with Dave Willis 1433 3<sup>rd</sup> Street asking for copies of items 4 Library Board Minutes) and 5 (Park and Recreation Commission Minutes) on the Consent Agenda. Alice Srp 610 2<sup>nd</sup> Street thanked Fareway for offering Camanche the opportunity to host their store. This is a top-notch firm with an outstanding track history. She is sure they have done a market analysis and have very strong reasons for making this decision. Her comment is “sometimes you have to spend money to make money”. She knows money is sacred but she knows there are circumstances where we have to do some really long-range planning, thinking about the really strong future of this community. She also expressed concern for dangerous intersections where there are vehicles parked and blocking stop signs so you cannot see and have to pull ahead so you are almost into the street. There are also trees and shrubs growing at these intersections. She would like to suggest that parameters be set as to where people plant. She is also concerned about abandoned vehicles, particularly a pickup that she thinks has been parked at 3<sup>rd</sup> Street and 7<sup>th</sup> Avenue for years.

Tom Aronson also spoke. He and his wife own 35 acres of ground across the street and up the road from here for future development of a project if this project goes through. He also employs multiple people in this town with Aronson Group Insurance. He talked about the future of the City. As a town of 4,500 people, with no grocery store and virtually no large commercial development, the burden of funding the city continues to fall on homeowners; this is not sustainable. Fareway is a rare opportunity, an anchor for growth, jobs and an expanded tax base. He said over the past few weeks, it has become clear that the decisions about this project are not being driven by broad community input. Instead, the direction of the Council appears to be influenced by a small circle of relationships and that’s not how public service is supposed to work. You are elected to represent all residents, not just the loudest voices in your circle. He has heard people ask why we should give Fareway \$500,000. First, this is not a gift, it is an investment. It is an incentive structure that every growing community uses and the only reason it costs the City anything is commercial development has been ignored for years. Second, the belief that rejecting the project protects the taxpayers is simply incorrect. Without commercial growth, the tax burden stays on the homeowners. Without businesses like

Fareway, we continue to see higher residential taxes for citizens and declined economic strength. If you want to protect the taxpayers, then the answer is not to block the development, but to expand the tax base. That is what a healthy community does. That is what successful Councils do across Iowa and that's what this Council should do. This community has shown overwhelming support through signs through town and here and the social media page he started yesterday. People want this and people need this. This is a moment for representing the entire City, not just a select few. Camanche deserves to grow, deserves the opportunity, deserves a grocery store and a Council that listens. He is requesting that commitments previously made to follow the City's revitalization plan be honored and to ask Fareway to come back to the table and in return, provide full support for the previously negotiated deal from 7/17/24 for which all members voted yes. It is a small investment to make in comparison to a significant opportunity cost. This is about future generations and quality of life to attract younger home buyers and expand the tax base.

Chris Kalina 1403 Edens Avenue said Fareway will bring jobs; his daughter works at Fareway in Clinton. He said he thinks most of us here want it. He has never heard one person say they did not want this. He asked for those in favor of it to stand and everyone in the gallery stood up. He thinks it will be great for this town and Bobby could build a lot more houses.

Jake VanZuiden 1113 21<sup>st</sup> Avenue commented, representing the Police and Fire Bargaining Unit. He read a prepared statement addressing the Mayor and Council expressing support for the Fareway project. As Public Safety professionals, they see the importance of a strong community and economic development. The Fareway store presents an opportunity for local access to essential goods, to create jobs and to stimulate additional growth that benefits residents and visitors alike. They recognize this project requires careful consideration and they appreciate Council's diligence evaluating all aspects of the proposal. From their prospective, this development aligns with long term interests of the community and contributes positively to Camanche's continued progress. They believe it will strengthen the City's economic base while offering more convenience to the people they serve every day. They thanked Council for their thoughtful leadership and respectfully encouraged Council to move forward in support of this project.

Dave Schutte 1215 Hiawatha Lane said the most prevalent thing he we hear about is taxes. Most of our revenues rely on residential taxes and this is a great opportunity to help that, bringing in commercial development to generate revenue offset residential taxes so that is important to recognize. He has heard it mentioned the money for Fareway is a gift; this is not a gift. A gift is something you give and get nothing back. This is an investment in our community. It will create jobs. It is good for our community and it is needed in our community. Several years ago, we brought Park Vista here so we could keep our aging population here and this falls in line with that so they don't have to travel far to get groceries. He thinks that this should be supported and we should do everything we can to move it forward.

Mayor Pruett then read a list of people who contacted City Hall to express their support of Fareway but were unable to attend the meeting: Betsy Lee, Jon Lee, Amy Brightman, Michelle Munson, Carol Bielema, Willy Duncan, Owen Bunce, Sherry Danley, Gary Schneider, Jan Barten, Joan Taylor, Toni Howes, Catarina Howes, Margaret Surprenant, Larry Kramer, Paul Varner and Shirley Varner.

Mayor Pruett called for public comments on Agenda topics; there were none.

Moved by Councilman Weller, second by Councilman Bowman to approve the Consent Agenda which covered the following: Approve minutes from the Council meetings held on November 18, 2025 and November 25, 2025; approve Abstract No. 885 which includes the following:

ALLIANT ENERGY	GAS SERVICE	995.73
UMB BANK NA	BOND INT 9TH ST,SEWER,ANAM,WBVD	58,996.88
C&M REFRIGERATION LTD	REPAIR COOLER-FIRE STATION	379.61
CAMANCHE VOL FIRE DEPT	MONTHLY MAINTENANCE	500.00
CAMANCHE SHARING TREE	PARK AND RECREATION ALLOCATION	500.00
CITY OF CLINTON	28E SEWER CONTRACT	24,000.00
COLLECTION SERVICES CTR	GARNISHMENT	366.77
GWORKS	SIMPLE CITY SUPPT-1/1/26-12/31/26	21,500.00
UNITED WAY OF CLINTON CO	UNITED WAY DEDUCTIONS	36.00
IOWA LEAGUE OF CITIES	PARTS 1-2-3 VIRTUAL,GOLDBECK	220.00
INGRAM BOOK COMPANY	BOOKS/DVDS	356.60
VOYA	457 PLAN DEDUCT	1,975.00
IPERS	IPERS	10,647.28
MCMANUS CONSTRUCTION SERV	GRAVE-REPPERT	550.00
MICROMARKETING LLC	BOOKS/DVDS	39.99
MIDAMERICAN ENERGY CO	ELECTRIC SERVICE	3,368.78
JEFFREY MOORE	REIMB SPSE EXP IN LIEU OF INS	2,000.00
MUNICIPAL FIRE & POLICE	MUNICIPAL PENSION	14,723.40
O'REILLY AUTOMOTIVE INC	BRAKE FLUID-ALL CITY VEHICLES	28.41
LIFE INSURANCE	LIFE INSURANCE	273.27
QUILL CORPORATION	CITY HALL,COMM CENTER SUPPLIES	150.18
SHERWIN-WILLIAMS	PAINT FOR CROSSWALKS	157.25
SOUTHPARK PSYCHOLOGY LTD	PREEMPLOYMENT PHYSICAL-FIRE DP	350.00
TREASURER STATE OF IOWA	STATE WITHHOLDING TAX	4,287.38
US CELLULAR	CROSS LIFT STATION	85.08
UTILITY EQUIPMENT COMPANY	WATER TAPS-3M	135.89
PAUL VARNER	MILEAGE-CCASWA MTGS SEP-NOV 25	92.40
HAWKINS INC	140 GAL AZONE-WATER DEPARTMENT	486.29
WINDSTREAM	PHONE/LONG DISTANCE	1,029.35
DEPENDABLE DRAIN & PLUMB	3M WATER LINE CONNECTIONS	12,740.00
CLINTON ACE HARDWARE	PART-LADDER TRUCK REPAIR-FD	5.69
ERIC DAU	REIMBURSE PREEMP PHYSICAL	107.24
EASTERN IOWA EXCAVATING	PAY APP #2-FINAL-RETAINAGE	932.21
BLUE CROSS BLUE SHIELD	HEALTH INSURANCE PREMIUMS	21,732.91
AFLAC	AFLAC - PRETAX	598.65
PLATINUM SMART INC.	LIBRARY MICROSOFT BACKUPS	35.00
CONTINUOUS TOUCH, LLC	SIP TRUNKING	162.11
TROY ALDERMAN	REIMBURSE CLOTHING ALLOWANCE	32.24
BROAD REACH	BOOKS/DVDS	207.65
SLOAN IMPLEMENT CO.	ACCELERATOR-CEMETERY MOWER	83.92
HSA ACCOUNTS	HSA- EMPLOYEES	1,578.33



VESTIS	RUGS,TOWELS-PW,CH;UNIF-PEWE	78.58
PLATINUM INFORMATION SERV	IT SUPPORT-LIBRARY	438.20
CLINTON ROTARY CLUB	QUARTERLY DUES-KIDA	211.00
NATHAN CAMPIE	REIMB BOOT,CLOTHING ALLOWANCE	317.79
REPUBLIC SERVICES	DEC 25 COLLECTION-PUBLIC WORKS	78.00
SERVPRO	NUISANCE PROP CLEANUP 610 13PL	500.00
MIDWEST GROUP BENEFITS	WEEKLY CLAIMS	1,772.91
GEMT	STATE SHARE-GEMT DEC 2025	1,156.78
O.T.R. TIRE	TIRE MOUNT & DISMOUNT-FIRE DPT	160.00
FELD FIRE	POLYTAC 90 W/BATTERY PACK,USB	465.00
FIRST CENTRAL STATE BANK	INTEREST SPLASH PAD LOAN	6,191.40
AIRGAS USA, LLC.	OXYGEN-AMBULANCE	52.44
CITIZENS FIRST BANK	INTEREST WATER METER, PH 3 LOANS	13,974.00
AUTOMATIC SYSTEMS CO.	SERVICE CALL-PUMPS AT WWTP	135.00
LIBERTY NATIONAL	LIBERTY NAT PRETAX DEDUCTIONS	117.98
CLINTON REG WATER RECL	SAMPLE ANALYSIS	90.00
FERGUSON WATERWORKS	NEPTUNE360 AMI SOFTWARE AGREEM	14,455.80
GAIL GRIM	REIMBURSE GLASSES ALLOWANCE	200.00
EFTPS	FED/FICA TAX WITHHOLDING	14,132.08
CLINTON NATIONAL BANK	INTEREST-COMMUNITY CENTER LOAN	2,056.64
MICHAEL WIRTH	MILEAGE REIMBURSEMENT-CEMETERY	63.80
DANKO EMERGENCY EQUIP	FD EXTRICATION EQUIPMENT-CCDA	20,000.00
ACCO UNLIMITED CORPORATI	SPLASH PAD WINTERIZATION	2,172.10
ASCENDANCE TRUCK CENTERS	OIL PAN-SNOW PLOW	1,744.18
DEPOSIT REFUNDS	REFUND DATE 11/20/2025	215.72
PAYROLL CHECKS	PAYROLL CHECKS ON 11/20/2025	750.18
PAYROLL CHECKS	PAYROLL CHECKS ON 11/21/2025	58,488.48
	CLAIMS TOTAL	326,465.55
	GENERAL FUND	129,765.30
	LIBRARY FUND	9,480.81
	PARKS FUND	4,812.50
	CEMETERY FUND	3,421.24
	ROAD USE FUND	11,369.00
	DEBT SERVICE FUND	81,218.92
	3M WATER LINE CONNECTION FUND	12,875.89
	WATER UTILITY FUND	30,868.62
	SEWER UTILITY FUND	41,838.98
	LANDFILL/GARBAGE FUND	814.29

Receive, accept and place on file the City Street Finance Report for Fiscal Year 2025 as required by the Iowa DOT; Receive, accept and place on file draft minutes from the Library Board meeting on November 12, 2025; Receive, accept and place on file draft minutes from the Park and Recreation Commission meeting on November 24, 2025; Approve payment of Final Pay Application (Retainage) from Eastern Iowa Excavating for 9<sup>th</sup> Avenue Culvert \$932.21; Approve payment of Pay App #1, which includes Change Order #1 (\$36,000.00 previously approved) from Gingerich Well & Pump Service, LLC for Well #8 \$965,650.52; Approve Change Order #2

from Gingerich Well & Pump Service, LLC for Well #8 a decrease of \$224,344.00. On roll call – Ayes – Councilmembers Klahn, Edens, Weller, Bowman. Online connection with Farrell was lost.

Mayor Pruett read the Second Reading of An Ordinance Amending Chapter 3-3-70 Golf Carts Subsection 3(b).

Moved by Councilman Bowman, second by Councilman Edens to Approve the Second Reading of An Ordinance Amending Chapter 3-3-70 Golf Carts Subsection 3(b). On roll call – Ayes – Councilmembers Edens, Klahn, Farrell, Bowman, Weller. Nays – None.

Moved by Councilman Weller, second by Councilman Klahn to Waive the Third Reading of An Ordinance Amending Chapter 3-3-70 Golf Carts Subsection 3(b). On roll call – Ayes – Councilmembers Bowman, Klahn, Edens, Farrell, Weller. Nays – None.

Moved by Councilman Weller, second by Councilman Bowman to Adopt An Ordinance Amending Chapter 3-3-70 Golf Carts Subsection 3(b). On roll call – Ayes – Councilmembers Klahn, Edens, Weller, Bowman, Farrell. Nays – None.

Mayor Pruett read the Second Reading of An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2025 Camanche Redevelopment Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa by title only.

Moved by Councilman Bowman, second by Councilman Weller to Approve the Second Reading of An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2025 Camanche Redevelopment Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa by title only, as amended to correct a date. On roll call – Ayes – Councilmembers Edens, Bowman, Klahn, Weller, Farrell. Nays – None.

Councilman Bowman said he did not think we should put off the Third Reading of the Ordinance and would like to move forward to put the ball in Fareway's court. He would like to know, from legal, if we could move forward. City Administrator Kida said he would not advise doing that unless Fareway comes back to the table, because once you adopt the Ordinance, the TIF clock starts ticking. If you don't have that big project to start, then your Urban Renewal Area becomes a waste and you are losing time. Time is the most important factor. Councilman Edens asked about the reset in 20 years; Kida said that can happen in 20 years. He then explained why it is important to start it with a major project or a lot of small projects at one time. Bowman said Fareway hasn't slammed the door and we can send them a strong message saying we want you here and this is one way to do this. Kida said he does not think that economic development people will tell you that is the best move. He thinks that tonight, we have shown them there is a commitment from the City and that should be enough to bring them back to a discussion and hopefully move the project forward. He thinks we want the commitment before we move forward. Edens said the issue he has is we started this 5 years ago and it was supposed to be started 3 years ago. It was a directive from Council to get it started. He thinks we should get it started. Mayor Pruett asked for Legal's input. City Attorney Frey said their advice would be to wait until the next meeting and take the conservative route. Bowman then said he is willing to wait.

In the comments portion of the meeting, City Administrator Kida complimented Public Works on the streets. Mayor Pruett thanked the Public Works crews. He also thanked the members of the Public for showing up for the meeting. Councilman Bowman said we tried to have a Board of Adjustments meeting for the Iowa American water tower but no one showed up and no one had called to say they were not going to attend. Kida also recognized the efforts of staff on the smooth move of the giant tower for Lyondell.

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

A brief recess was taken at 6:38 p.m.

The meeting reconvened at 6:55 p.m. for a FY2027 Budget Workshop which began with Kida going over the funds charged for various salaries. There was discussion about correcting where salaries should be charged based on who is doing work for which departments. By allocating the salary expenses properly, it will reduce the burden on the General Fund and appropriately place expenses in the Road Use Fund, Water Fund, Sewer Fund and Solid Waste Fund. Rates in the proprietary funds will need to be adjusted to proper levels to cover the expense needed to run these business functions of the City. Kida detailed the other line items in these departments. There will be additional discussion of these departments at future meetings.

Mayor Pruett adjourned the meeting at 7:42 p.m.

Austin Pruett  
Mayor

Toni L. Schneider  
City Clerk/Treasurer

City of Camanche  
December 9, 2025

The City Council of the City of Camanche, Iowa met in special session on December 9, 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: Councilmember Farrell. Also present were City Attorneys Current, Frey and Roberts, City Administrator Andrew Kida and City Clerk Schneider.

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

Mayor Pruett called for Public Comments. There were no members of the public in attendance and no public comments.

Moved by Councilman Bowman, second by Councilman Weller to go to Closed Session as per Iowa Code 21.5 (1)(a) Review or Discuss Records Authorized to be Kept Confidential; Iowa Code 22.7(6) Designates reports to governmental agencies which, if released, would give advantage to competitors and serve no public purpose at 6:02 p.m. On roll call – all Ayes.

Reconvened in Open Session at 7:03 p.m.

Moved by Councilman Bowman, second by Councilman Weller to direct City Administrator to take action based on direction from Closed Session. On roll call – all Ayes.

Mayor Pruett adjourned the meeting at 7:04 p.m.

Austin Pruett  
Mayor

Toni Schneider  
City Clerk/Treasurer

## CLAIMS REPORT

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
ACCESS SYSTEMS LEASING	DEC 25 CHALL,PD,LIBR COPIER LEASES	686.64	96463	12/16/2025
AIRGAS USA, LLC.	CYLINDER RENTAL	13.50	96464	12/16/2025
AMERICAN ELECTRIC INC	INSTALL/REMOVE LIGHTS/BANNERS	700.00	96465	12/16/2025
ANDREW BUTT	NOV 25 AMBULANCE STIPEND	20.00	96438	12/12/2025
ANDREW KIDA	REIMBURSE CLOTHING ALLOWANCE	53.50	96422	12/5/2025
ARIAN STOWE	NOV 25 AMBULANCE STIPEND	5.00	96439	12/12/2025
BOUND TREE MEDICAL, LLC	AMBULANCE SUPPLIES	360.11	96466	12/16/2025
BRENT BRIGHTMAN	NOV 25 AMBULANCE STIPEND	10.00	96440	12/12/2025
BRIAN PAUL WERNICK	NOV 25 AMBULANCE STIPEND	12.00	96441	12/12/2025
BRITTNEY PARKS	REIMBURSE GLASSES ALLOWANCE	200.00	96442	12/12/2025
CAMANCHE VETERINARY CLINIC	VETERINARY CARE-ABANDONED DOG	232.66	96423	12/5/2025
CENTURYLINK	INTERNET-HISTORICAL BUILDING	122.36	96424	12/5/2025
CENTURYLINK	TELEPHONE EXPENSE	475.33	96467	12/16/2025
CHRISTIAN MARSH	NOV 25 PAID ON CALL	120.00	96443	12/12/2025
CHRISTY SCHUTTE	REIMBURSE CITY HALL SUPPLIES	33.18	96425	12/5/2025
CINTAS	PW FIRST AID/SAFETY KIT	521.95	96468	12/16/2025
CL CO AREA SOLID WASTE	YARD WASTE, LIBRARY E-WASTE	455.08	96426	12/5/2025
CLERK OF COURT	TICKETS-COST DEFERRED TO CITY	380.00	96469	12/16/2025
CLERK'S PETTY CASH FUND	POSTAGE DUE;CHALL SUPPL;PD TRNING	177.20	96437	12/8/2025
CLINTON ACE HARDWARE	NUTS/BOLTS-OIL PAN, PLOW TRUCK	9.00	96470	12/16/2025
CLINTON HERALD	LEGAL PUBLICATIONS	1,521.02	96471	12/16/2025
CLINTON HUMANE SOCIETY	1 CAT, 3 DAYS	75.00	96472	12/16/2025
COLLECTION SERVICES CTR	GARNISHMENT	366.77	10321252	12/5/2025
CROSS ROADS LAND DEVELOPMENT	TIF PAYMENT-EAST RIVER COURT	17,217.72	96444	12/12/2025
CULLIGAN	DISPENSER RENT-CITY HALL	10.00	96473	12/16/2025
DANNY WELLER	NOV 25 AMBULANCE STIPEND	48.00	96445	12/12/2025
DEPENDABLE DRAIN & PLUMB	3M WATER LINE CONNECTIONS	1,850.00	96474	12/16/2025
DES MOINES REGISTER	SUBSCRIPTION-LIBRARY	50.00	96475	12/16/2025
E C I A	MEMBERSHIP DUES FY26 2ND INSTALLM	1,782.30	96476	12/16/2025
EASTERN IA LIGHT & POWER	SECURITY LIGHT-9TH ST,ANAMOSA RD	123.76	96477	12/16/2025
EFTPS	FED/FICA TAX WITHHOLDING	16,042.74	10321255	12/5/2025
ERIC MICHAEL DAU	NOV 25 PAID ON CALL	160.00	96446	12/12/2025
FIRE SERVICE TRAINING BUREAU	INSTR1-THOMAS FRANKLIN	50.00	96478	12/16/2025
FREY, HAUF & CURRENT PLC	LEGAL SERVICES-NOV 25	8,759.50	96479	12/16/2025
GENESIS OCCUPATIONAL HEALTH	MEDICAL DIRECTOR SERVICES	156.25	96480	12/16/2025
GINGERICH WELL & PUMP SERVICES	WELL 8-3M CONSTR; PAY APP #1,CO 1-2	741,306.52	96427	12/5/2025
GIS WORKSHOP LLC dba gWORKS	CAMANCHE-W-2,1099 FORMS	242.73	96428	12/5/2025
GREGORY EDWARD NELSON	NOV 25 AMBULANCE STIPEND	96.00	96447	12/12/2025
HAROLD TEAGARDEN	NOV 25 AMBULANCE STIPEND	12.00	96448	12/12/2025
HSA ACCOUNTS	HSA- EMPLOYEES	1,728.33	10321256	12/5/2025
IMON COMMUNICATIONS, LLC	INTERNET-HISTORICAL BUILDING	124.98	96429	12/5/2025
IOWA LAW ENFORCEMENT ACADEMY	DEESCALATION/USE FORCE-LODGE	50.00	96481	12/16/2025
IOWA ONE CALL	196 ONE CALL LOCATES	176.40	96482	12/16/2025
IOWA POLICE CHIEFS ASSOC	MEMBERSHIP-CHIEF RICH SCHMITZ	125.00	96430	12/5/2025
J & C ENTERPRISES	NOV 25 COLLECTION	95.68	96483	12/16/2025
JENNIFER BIELEMA	NOV 25 AMBULANCE STIPEND	84.00	96449	12/12/2025
JEREMIAH JACOBSEN	NOV 25 AMBULANCE STIPEND	60.00	96450	12/12/2025

JOSEPH T SNODGRASS	NOV 25 AMBULANCE STIPEND	20.00	96451	12/12/2025
JOHN LUND	NOV 25 AMBULANCE STIPEND	25.00	96452	12/12/2025
KEVIN DECKER	NOV 25 AMBULANCE STIPEND	12.00	96453	12/12/2025
KYLE STEVEN DEWITT	NOV 25 AMBULANCE STIPEND	12.00	96454	12/12/2025
ELECTRONICS INC	ALARM SERVICE-CITY HALL,LIBRARY	60.00	96431	12/5/2025
PRINCIPAL LIFE INSURANCE CO.	LIFE INSURANCE PREMIUMS	1,113.33	96432	12/5/2025
LISA TATE	NOV 25 AMBULANCE STIPEND	10.00	96455	12/12/2025
MCMANUS CONSTRUCTION SERVICES	WATER MAIN REPAIR-11TH PL/ROSEHILL	1,495.00	96484	12/16/2025
MEDIACOM	INTERNET	256.94	96433	12/5/2025
MEDIACOM	INTERNET	450.00	96485	12/16/2025
MICHAEL BURMAHL	NOV 25 AMBULANCE STIPEND	96.00	96456	12/12/2025
MICROMARKETING LLC	BOOKS/DVDS	58.80	96486	12/16/2025
MIDWEST GROUP BENEFITS	WEEKLY CLAIMS	223.89	10321270	12/3/2025
MUNICIPAL FIRE & POLICE	MUNICIPAL PENSION	17,720.51	10321254	12/5/2025
NAPA AUTO PARTS	DIESEL EXH FLUID DUMP TRK #7	76.38	10321273	12/8/2025
NAPA AUTO PARTS	BATTERY-FD COMMAND VEHICLE	221.11	10321274	12/8/2025
NOLAN CAMPIE	REIMBURSE CLOTHING ALLOWANCE	69.99	96457	12/12/2025
O'REILLY AUTOMOTIVE STORES INC	RUST PENTRNT,BLACK PAINT-SHOP	35.73	10321275	12/16/2025
O'REILLY AUTOMOTIVE STORES INC	PUBLIC WORKS SHOP SUPPLIES	12.72	10321276	12/8/2025
O.T.R. TIRE	2 TIRES-PD SQUAD CAR	852.00	96487	12/16/2025
PANTHER UNIFORMS INC	UNIFORMS-ERIC DAU	1,073.45	96488	12/16/2025
POSTMASTER	MAIL 1ST QTR WATER/SEWER BILLS	931.61	96434	12/5/2025
TERMINEX PRESTO-X	PEST CTRL-CCTR,CHALL,LIB,HIST BLDG	250.26	96489	12/16/2025
QUAD CITIES WINWATER	COUPLINGS-3M WATER LINE CONNEX	835.56	96490	12/16/2025
QUILL CORPORATION	INK-PWORKS;PAPER,BINDERS-CHALL	466.21	96491	12/16/2025
REPUBLIC SERVICES	NOV 25 CITY COLLECTION	33,562.00	96492	12/16/2025
RIVER CITY FENCING INC	NEW FENCING AT PECK PARK	9,240.00	96493	12/16/2025
RIVERSTONE GROUP, INC	UPM COLD MIX-STREET PATCHING	1,132.50	96494	12/16/2025
RJ EDENS RENTAL PROPERTIES LLC	TIF PAYMENT-9TH TO 9TH,3RD,4TH ADD	60,069.88	96458	12/12/2025
SHIVE-HATTERY ENGINEERS	ENG-WELL 8,LYONDELL,SOLAR,MTGS	22,183.60	96495	12/16/2025
SPARKLEAN	OCT-NOV 25 COMM CTR,CHALL,PW,PD	2,356.00	96435	12/5/2025
T-MOBILE	POLICE DEPARTMENT CELL PHONES	281.72	96436	12/5/2025
THOMAS FRANKLIN	NOV 25 AMBULANCE STIPEND	84.00	96459	12/12/2025
TODD POWERS	NOV 25 AMBULANCE STIPEND	60.00	96460	12/12/2025
ANTHONY RAYMOND BLOMME	NOV 25 AMBULANCE STIPEND	24.00	96461	12/12/2025
TREASURER STATE OF IOWA	NOV 2025 WATER EXCISE TAX	188.40	10321271	12/5/2025
TREASURER STATE OF IOWA	NOV 2025 SALES TAX	42.04	10321272	12/5/2025
TROY ALDERMAN	REIMBURSE CLOTHING ALLOWANCE	27.87	96462	12/12/2025
UMB BANK N.A.	SVC FEE-WASH BLVD,SEWER,ANAMOSA	750.00	96496	12/16/2025
VESTIS	RUGS,TOWELS-PW,CH;UNIF-PEWE	78.58	96497	12/16/2025
VOYA INSTITUTIONAL TRUST CO	457 PLAN DEDUCT	1,975.00	10321253	12/5/2025
WINKEL PARKER & FOSTER CPA PC	PROGRESS BILLING FY25 AUDIT	7,580.00	96498	12/16/2025
	PAYROLL PAID ON 12/05/25	65,311.57		
	***** REPORT TOTAL *****	1,028,227.86		

CHECK NO	DATE	EMP NO	PAY TO THE ORDER OF	CHECK AMOUNT	CLEARED	VOIDED	MANUAL
1			CITIZEN'S FIRST BANK 073922762				
9055	12/05/2025	12800	CARTER C MARTEN	1944.55			
9056	12/05/2025	13300	ERIC M DAU	3704.21			
9057	12/05/2025	12000	AVERY R DRAPER	467.30			
9058	12/05/2025	12600	NICOLE L DOHSE	329.28			
9059	12/05/2025	12900	CATALINA C FINN	216.40			
9060	12/05/2025	13100	MARKEE J LOW	62.33			
9061	12/05/2025	9600	JEFFREY R ANNEAR	506.38			
9062	12/05/2025	4000	DARYL W YODER	2568.49			
9063	12/05/2025	11100	NOLAN S CAMPIE	1906.05			
9064	12/05/2025	1800	WILLIAM J LODGE	425.00			
9065	12/05/2025	1800	WILLIAM J LODGE	333.00			
9066	12/05/2025	1800	WILLIAM J LODGE	2662.19			
9067	12/05/2025	2800	RICHARD E SCHMITZ	1519.93			
9068	12/05/2025	2800	RICHARD E SCHMITZ	1500.00			
9069	12/05/2025	3200	KELLI J ELLIOTT	1654.46			
9070	12/05/2025	3200	KELLI J ELLIOTT	1544.59			
9071	12/05/2025	8600	CORY J SNODGRASS	1235.00			
9072	12/05/2025	8600	CORY J SNODGRASS	2539.59			
9073	12/05/2025	9700	BRITTNEY R PARKS	2675.20			
9074	12/05/2025	11800	COLE D VANDEVOORDE	3252.42			
9075	12/05/2025	12700	JACK T DAVISON	2540.19			
9076	12/05/2025	1900	JEFFREY D MOORE	2516.26			
9077	12/05/2025	3000	DAVID C SCHUTTE	2933.45			
9078	12/05/2025	3300	JAMES F SOWLE	400.00			
9079	12/05/2025	3300	JAMES F SOWLE	2119.47			
9080	12/05/2025	9100	MITCHELL L JAHNS	2994.11			
9081	12/05/2025	9200	JACOB M VANZUIDEN	1300.00			
9082	12/05/2025	9200	JACOB M VANZUIDEN	600.00			
9083	12/05/2025	9200	JACOB M VANZUIDEN	896.68			
9084	12/05/2025	9500	HAROLD W TEAGARDEN	1471.42			
9085	12/05/2025	10400	GAYLON S PEWE	2271.83			
9086	12/05/2025	12400	GAIL L GRIM	1685.97			
9087	12/05/2025	10000	SHAINA J PAARMANN	673.63			
9088	12/05/2025	13200	MICHAEL R WIRTH	880.26			
9089	12/05/2025	7000	ANDREW S KIDA	700.00			
9090	12/05/2025	7000	ANDREW S KIDA	2016.03			
9091	12/05/2025	7300	TONI L SCHNEIDER	55.00			
9092	12/05/2025	7300	TONI L SCHNEIDER	40.00			
9093	12/05/2025	7300	TONI L SCHNEIDER	185.00			
9094	12/05/2025	7300	TONI L SCHNEIDER	1539.20			
9095	12/05/2025	10700	SHAUNA E TEGELER	1166.97			
9096	12/05/2025	5000	CHRISTY J SCHUTTE	40.00			
9097	12/05/2025	5000	CHRISTY J SCHUTTE	150.00			
9098	12/05/2025	5000	CHRISTY J SCHUTTE	1244.32			
9099	12/05/2025	6600	TROY F ALDERMAN	1492.27			
9102	12/05/2025	7700	NATHAN P CAMPIE	125.00			
9103	12/05/2025	7700	NATHAN P CAMPIE	2228.14			
BANK TOTAL				65311.57			
REPORT TOTAL				65311.57			

**CLAIMS REPORT  
CLAIMS FUND SUMMARY**

FUND	NAME	AMOUNT
001	GENERAL	115,335.86
002	LIBRARY	5,164.17
003	PARKS	11,255.76
004	CEMETERY	1,616.61
110	ROAD USE	11,575.76
125	EDENS - TIF	60,069.88
126	CROSS TIF	17,217.72
200	DEBT SERVICE	750.00
332	3M WATER LINE CONNECTION	2,685.56
338	WELL 8	757,411.32
600	WATER UTILITY FUND	8,073.40
610	SEWER UTILITY FUND	2,719.70
670	LANDFILL/GARBAGE	34,352.12
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	TOTAL FUNDS	1,028,227.86



# BALANCE SHEET

## CALENDAR 11/2025, FISCAL 5/2026

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1110	CASH ON HAND-GENERAL	40,637.84-	658,136.12
001-000-1119	CASH - INSURANCE FUND	599.40-	18,057.79
002-000-1110	CASH-LIBRARY	1,172.63	77,516.55
003-000-1110	CASH-PARKS AND REC	3,204.53-	40,006.56
004-000-1110	CASH-CEMETERY	803.44	15,248.73
110-000-1110	CASH-ROAD USE	36,843.58	417,475.08
112-000-1110	CASH - EMPLOYEE BENEFIT	3,524.60	143,833.84
117-000-1110	CASH - CIVIL SVC. RET. EX	5,953.43	123,777.10
125-000-1110	CASH - TIF	3,267.23	60,069.88
126-000-1110	CASH-CROSS TIF-E RIVER CT	1,022.66	17,217.72
145-000-1110	CASH-LOW/MODERATE HOUSING	2,107.69	171,549.73
146-000-1110	CASH-CROSS LMI-E RIVER CT	626.79	63,664.08
160-000-1110	CASH - ECONOMIC DEVELOP.	.00	.00
167-000-1110	CASH - TRUST & AGENCY	.00	.00
200-000-1110	CASH-DEBT SERVICE	4,924.10-	312,858.78
312-000-1110	CASH - 9TH AV/ANAMOSA/21ST ST	.00	.00
315-000-1110	CASH-CITY HALL EXPANSION PROJ	.00	.00
315-750-1110	CASH	.00	.00
316-000-1110	CASH-21ST ST CULVERT	.00	.00
317-000-1110	CASH	.00	.00
318-000-1110	CASH-AMERICAN RESCUE PLAN	.00	.00
319-000-1110	CASH PHASE III SIP/EQUIPMENT	.00	.00
320-000-1110	CASH-ROUNDAABOUT PROJECT	.00	.00
321-000-1110	CASH-9TH STREET PROJECT	.00	.00
325-000-1110	CASH-ACC/GCC WATER LINE EXTENS	.00	.00
332-000-1110	CASH-3M WATER LINE CONNECTIONS	10,790.00-	121,124.50
333-000-1110	CASH-PFAS-3M	.00	16,864.55-
334-000-1110	CASH-TRAIN DEPOT PROJECT	.00	365.00
335-000-1110	CASH-SPLASH PAD	.00	34,799.66-
337-000-1110	CASH-WELL #7	.00	55,601.86
338-000-1110	CASH-WELL #8	670.25-	899,456.95
600-000-1110	CASH-WATER	29,123.32-	201,633.36
600-000-1111	WATER DEPOSITS	215.72-	182,855.29
610-000-1110	CASH-SEWER	12,519.22-	31,393.57-
670-000-1110	CASH-GARBAGE	32,911.40-	13,736.61
	CASH TOTAL	80,273.73-	3,511,127.75
302-000-1111	CASH-CDBG	.00	.00
	CASH-CDBG TOTAL	.00	.00
001-000-1120	PETTY CASH - CLERK	.00	200.00
002-000-1121	PETTY CASH - LIBRARY	.00	100.00
600-000-1120	PETTY CASH	.00	200.00
	PETTY CASH TOTAL	.00	500.00

# BALANCE SHEET

## CALENDAR 11/2025, FISCAL 5/2026

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
002-000-1160	LIBRARY SAVINGS	41.19	18,243.31
	LIBRARY SAVINGS TOTAL	41.19	18,243.31
001-000-1161	BARGAIN UNIT WELLNESS PRG	.00	.00
320-000-1161	CD	.00	.00
321-000-1161	9TH ST CFB CD #36432	.00	.00
	WELLNESS SAVINGS TOTAL	.00	.00
167-000-1160	ROBERT HOWSON EST TRUST	.78	346.38
	ROBERT HOWSON SAVINGS TOTAL	.78	346.38
167-000-1161	PERP CARE TRUST SAVINGS	2.27	1,004.75
	PERPETUAL CARE SAVINGS TOTAL	2.27	1,004.75
167-000-1170	PERP CARE TRUST CD#19810	.00	87,400.00
321-000-1170	CD #36432	.00	.00
	CD #01875 TOTAL	.00	87,400.00
001-000-1170	GEN P.W.D. EQ C.D.#37804	.00	74,313.96
001-000-1171	GEN POL EQ PUR C.D.#37804	.00	103,525.23
001-000-1172	GEN FIRE EQ C.D. #37804	.00	451,783.59
001-000-1173	GENERAL C HALL-CD#37804	.00	16,498.95
001-000-1174	AMBULANCE EQUIP-CD#37804	.00	141,102.48
610-000-1171	SEWER EQ. PUR. C.D.04250	.00	.00
	CD #01875 TOTAL	.00	787,224.21
002-000-1176	EQUIPMENT RESERVE-CD19463	.00	35,480.39
	CD #01875 TOTAL	.00	35,480.39
001-000-1177	GEN CD #17954 VACATION/SICK	.00	137,095.48
	CD #02337 TOTAL	.00	137,095.48
001-000-1178	GENERAL CD 15758	.00	.00
	CD #01875 TOTAL	.00	.00

# BALANCE SHEET

## CALENDAR 11/2025, FISCAL 5/2026

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
003-000-1179	RECREA. RIP-RAP CD#04965	.00	.00
004-000-1175	CEMETERY TRACTOR CD19463	.00	21,610.88
	CD #01883 TOTAL	.00	21,610.88
003-000-1176	RECRE. MOWER CD19463	.00	75,834.37
110-000-1170	R.U.T. C. D. #07997	.00	.00
	CD #01883 TOTAL	.00	75,834.37
600-000-1170	WATER METER C.D. #19802	.00	.00
	CD #02303 TOTAL	.00	.00
600-000-1171	WATER UT RES CD 07450	.00	.00
	CD #07450 TOTAL	.00	.00
001-000-1179	KATSIS MEMORIAL FUND-CD #00976	.00	.00
610-000-1170	SEW NE CO FUT DS #80644	.00	.00
	CD #00976 TOTAL	.00	.00
600-000-1172	WATER MAINTENANCE-CD #19422	.00	.00
	CD #01289 TOTAL	.00	.00
	TOTAL CASH	80,229.49-	4,675,867.52

# OUTSTANDING TRANSACTION REGISTER

## OPEN

MOD CODE	BANK NO	NAME	DATE	PERIOD	VEND/EMPL	OTHER NUMB	DEPOSITS	CHECKS AND WITHDRAWALS	RECONCILING	VOIDED	MANUAL
1 CITIZEN'S FIRST BANK						STATEMENT DATE: 11/30/2025					
BK DEP	86664	8/01/24	02/25	ubi sarah heister			56.13				
RM DEP	87658	11/26/25	05/26	DEPOSIT			745.00				
UB CHK	86229	7/01/21	01/22	GRAMS KENDALL				1.55			
AP CHK	86271	7/12/21	01/22	JESSE SCHNEEBERGER				15.00			
AP CHK	86406	8/06/21	02/22	DREW HACKNEY				15.00			
AP CHK	86420	8/06/21	02/22	JESSE SCHNEEBERGER				10.00			
AP CHK	86555	9/07/21	03/22	JESSE SCHNEEBERGER				10.00			
AP CHK	87481	2/15/22	08/22	JESSE SCHNEEBERGER				25.00			
AP CHK	87575	3/04/22	09/22	JESSE SCHNEEBERGER				5.00			
AP CHK	87749	4/08/22	10/22	JESSE SCHNEEBERGER				30.00			
AP CHK	87901	5/17/22	11/22	JESSE SCHNEEBERGER				5.00			
AP CHK	88025	6/10/22	12/22	JESSE SCHNEEBERGER				5.00			
AP CHK	88232	7/19/22	01/23	JESSE SCHNEEBERGER				5.00			
AP CHK	88794	11/02/22	05/23	MICHAEL ANDERSON JR				12.00			
UB CHK	88972	12/09/22	06/23	KIMMER SARAH				9.82			
UB CHK	88973	12/09/22	06/23	O'NEAL MARCIA				1.98			
AP CHK	89300	2/15/23	08/23	TRISH ANN ANDERSON				20.00			
UB CHK	89559	4/11/23	10/23	NILES BRADLEY				8.69			
UB CHK	89867	6/08/23	12/23	COOK THOMAS J				78.03			
UB CHK	89869	6/08/23	12/23	HOENICKE HANNAH				53.32			
UB CHK	89994	6/27/23	12/23	CARBAJAL JESSE				117.90			
AP CHK	92557	9/22/23	03/24	SECRETARY OF STATE				30.00			
UB CHK	93131	1/16/24	07/24	CARBAJAL ANDREW				115.97			
AP CHK	93189	2/06/24	08/24	BRANDON SMITH				12.00			
UB CHK	93233	2/07/24	08/24	HIDES IA LLC				18.58			
AP CHK	93798	3/22/24	09/24	BIG DOCKS/BIG BILLET				100.00			
UB CHK	93849	6/10/24	12/24	POWELL AVRIANA				48.12			
AP CHK	94131	8/06/24	02/25	JOE SNODCRASS				10.00			
UB CHK	94220	8/26/24	02/25	VOGEL PAYTON				13.29			
UB CHK	94674	12/09/24	06/25	BLOOMFIELD DREW				.70			
AP CHK	94709	12/10/24	06/25	SAM HAGENSON				84.00			
AP CHK	94866	1/13/25	07/25	KYLE DEWITT				72.00			
AP CHK	94868	1/13/25	07/25	RILEY SOWLE				20.00			
UB CHK	95057	2/27/25	08/25	HEWER DIORA				20.00			
AP CHK	95097	3/07/25	09/25	ARIAN STOWE				10.00			
AP CHK	95117	3/07/25	09/25	TONY BLOMME				84.00			
AP CHK	95180	3/21/25	09/25	JEREMIAH JACOBSEN				44.08			
AP CHK	95278	4/14/25	10/25	RILEY SOWLE				20.00			
AP CHK	95410	5/09/25	11/25	THOMAS FRANKLIN				168.00			
AP CHK	95519	6/06/25	12/25	DIANE K MCMANUS REVOCABLE				1.00			
AP CHK	95522	6/06/25	12/25	KENNETH & CAROLYN LIDDLE				1.00			
AP CHK	95539	6/06/25	12/25	KYLE DEWITT				24.00			
UB CHK	95853	8/07/25	02/26	BOSS GREG				84.52			
UB CHK	95854	8/07/25	02/26	HERNANDEZ NEFTALY				112.69			
UB CHK	95855	8/07/25	02/26	STEARNS JACOB & TAYLIA				89.33			
AP CHK	95894	8/19/25	02/26	PARALLEL AG				115.13			
AP CHK	95928	8/21/25	02/26	ARIAN STOWE				25.00			
AP CHK	95946	8/21/25	02/26	TONY BLOMME				24.00			
AP CHK	96009	9/05/25	03/26	JESSIE BAUGHMAN				12.00			
AP CHK	96020	9/05/25	03/26	RILEY SOWLE				20.00			
UB CHK	96027	9/08/25	03/26	BROOKS JULIE				13.78			
UB CHK	96029	9/08/25	03/26	SCHOMER AUSTIN				3.25			

# OUTSTANDING TRANSACTION REGISTER

## OPEN

MOD CODE	BANK NO	NAME	NUMBER	DATE	PERIOD	VEND/EMPL	OTHER NUMB	DEPOSITS	CHECKS AND WITHDRAWALS	RECONCILING	VOIDED	MANUAL
AP CHK	96159	10/09/25	04/26	ANDREW BUTT					40.00			
AP CHK	96255	10/24/25	04/26	WINDSTREAM					1,029.35			
AP CHK	96268	10/31/25	04/26	TROY ALDERMAN					11.75			
AP CHK	96291	11/07/25	05/26	CHRISTIAN MARSH					20.00			
AP CHK	96296	11/07/25	05/26	JEFFREY HACKNEY					12.00			
AP CHK	96306	11/07/25	05/26	THOMAS FRANKLIN					48.00			
AP CHK	96323	11/18/25	05/26	CENTURYLINK					1,508.05			
AP CHK	96337	11/18/25	05/26	IRD CONSULTING, LLC					75.00			
AP CHK	96338	11/18/25	05/26	J & C ENTERPRISES					95.68			
AP CHK	96342	11/18/25	05/26	M & E PLASTIC REPAIR					525.00			
AP CHK	96343	11/18/25	05/26	MCMANUS CONSTRUCTION SERV					550.00			
AP CHK	96344	11/18/25	05/26	MEDIACOM					176.36			
AP CHK	96345	11/18/25	05/26	MERCYONE CLINTON NORTH					2,138.00			
AP CHK	96347	11/18/25	05/26	MISSISSIPPI VALLEY PUMP					4,177.50			
AP CHK	96350	11/18/25	05/26	PETERSEN SANITARY INC					2,380.00			
AP CHK	96354	11/18/25	05/26	REPUBLIC SERVICES					33,562.00			
AP CHK	96355	11/18/25	05/26	RHA SERVICE INC.					616.51			
AP CHK	96363	11/19/25	05/26	GAIL GRIM					200.00			
AP CHK	96370	11/21/25	05/26	LIFE INSURANCE					273.27			
AP CHK	96372	11/21/25	05/26	BLUE CROSS BLUE SHIELD					2,401.87			
AP CHK	96373	11/21/25	05/26	LIBERTY NATIONAL					117.98			
UB CHK	96375	11/20/25	05/26	LETCHER WILLIAM					17.04			
UB CHK	96376	11/20/25	05/26	NIELSEN STACEA					100.11			
UB CHK	96377	11/20/25	05/26	PAULLINE TYLER					7.14			
UB CHK	96378	11/20/25	05/26	THEISEN STACY					12.77			
AP CHK	96379	11/25/25	05/26	ALLIANT ENERGY					995.73			
AP CHK	96380	11/25/25	05/26	BLUE CROSS BLUE SHIELD					19,331.04			
AP CHK	96381	11/25/25	05/26	DANKO EMERGENCY EQUIPMENT					20,000.00			
AP CHK	96382	11/25/25	05/26	EASTERN IOWA EXCAVATING					932.21			
AP CHK	96383	11/25/25	05/26	FELD FIRE					465.00			
AP CHK	96384	11/25/25	05/26	IOWA LEAGUE OF CITIES					220.00			
AP CHK	96386	11/25/25	05/26	PLATINUM INFORMATION SERV					438.20			
AP CHK	96387	11/25/25	05/26	PLATINUM SMART INC.					35.00			
AP CHK	96388	11/25/25	05/26	SERVPRO					500.00			
AP CHK	96389	11/25/25	05/26	SOUTHPARK PSYCHOLOGY LTD					350.00			
AP CHK	96390	11/25/25	05/26	US CELLULAR					85.08			
AP CHK	96391	11/25/25	05/26	WINDSTREAM					1,029.35			
AP CHK	96392	11/26/25	05/26	JEFFREY MOORE					2,000.00			
AP CHK	96393	11/26/25	05/26	TROY ALDERMAN					32.24			
AP ETR	10321227	11/21/25	05/26	TREASURER STATE OF IOWA					4,287.38			

BANK TOTAL	801.13	102,621.34	.00
DEPOSITS-CHECKS	101,820.21-		

BANK NO	DATE	JOURNAL	PENDING DEPOSITS	ADJUSTMENTS*
1	10/01/2024	RM 5051	679.67	.00
1	10/03/2024	RM 5066	243.96	.00
1	10/01/2024	RM 5058	679.67-	.00

# OUTSTANDING TRANSACTION REGISTER

## OPEN

BANK NO NAME						CHECKS AND					
MOD CODE	NUMBER	DATE	PERIOD	VEND/EMPL	OTHER NUMB	DEPOSITS	WITHDRAWALS	RECONCILING	VOIDED	MANUAL	

BANK NO	DATE	JOURNAL	PENDING DEPOSITS	ADJUSTMENTS*
1	10/03/2024	RM 5082	243.96-	.00
1	1/08/2025	RM 5495	141.60	.00
1	1/08/2025	RM 5503	141.60-	.00
1	2/04/2025	RM 5640	138.50-	.00
1	4/03/2025	RM 5866	307.64	.00
1	4/03/2025	RM 5874	307.64-	.00
1	4/08/2025	RM 5910	674.39	.00
1	4/08/2025	RM 5966	674.39-	.00
1	5/01/2025	RM 6021	150.00	.00
1	5/01/2025	RM 6027	150.00-	.00
1	7/30/2025	RM 6411	168.96	.00
1	7/30/2025	RM 6415	732.85	.00
1	7/30/2025	RM 6415	168.96-	.00
1	7/30/2025	RM 6420	732.85-	.00
BANK TOTAL			138.50-	.00
REPORT TOTAL			138.50-	

\*Adjustments include fees and returns that reduce GWorks Payments Deposits.

BANK CASH REPORT  
2025

BANK NAME FUND GL NAME	OCTOBER CASH BALANCE	NOVEMBER RECEIPTS	NOVEMBER DISBURSMENTS	NOVEMBER CASH BALANCE	OUTSTANDING TRANSACTIONS	NOV BANK BALANCE
CITIZEN'S FIRST BANK						
BANK CITIZEN'S FIRST BANK						3,612,947.96
001 CASH ON HAND-GENERAL	698,773.96	228,400.82	269,038.66	658,136.12		
001 CASH - INSURANCE FUND	18,657.19	0.00	599.40	18,057.79	48,921.72	
002 CASH-LIBRARY	76,343.92	17,454.79	16,282.16	77,516.55	3,246.28	
003 CASH-PARKS AND REC	43,211.09	6,098.59	9,303.12	40,006.56	3,012.55	
004 CASH-CEMETERY	14,445.29	7,362.58	6,559.14	15,248.73	1,099.17	
110 CASH-ROAD USE	380,631.50	58,001.99	21,158.41	417,475.08	4,048.13	
112 CASH - EMPLOYEE BENEFIT	140,309.24	13,328.75	9,804.15	143,833.84		
117 CASH - CIVIL SVC. RET. EX	117,823.67	26,798.04	20,844.61	123,777.10		
125 CASH - TIF	56,802.65	3,267.23	0.00	60,069.88		
126 CASH-CROSS TIF-E RIVER CT	16,195.06	1,022.66	0.00	17,217.72		
145 CASH-LOW/MODERATE HOUSING	169,442.04	2,107.69	0.00	171,549.73		
146 CASH-CROSS LMI-E RIVER CT	63,037.29	626.79	0.00	63,664.08		
160 CASH - ECONOMIC DEVELOP.	0.00	0.00	0.00	0.00		
167 CASH - TRUST & AGENCY	0.00	0.00	0.00	0.00		
200 CASH-DEBT SERVICE	317,782.88	54,072.78	58,996.88	312,858.78		
301 CASH-STORM SEWER IMP PROJ	0.00	0.00	0.00	0.00		
303 ACC/GCC CASH	0.00	0.00	0.00	0.00		
304 CASH - MRT	0.00	0.00	0.00	0.00		
305 CASH-WASHINGTON BLVD.	0.00	0.00	0.00	0.00		
306 CASH - 9TH STREET BRIDGE	0.00	0.00	0.00	0.00		
307 CASH-9TH ST REC TRAIL	0.00	0.00	0.00	0.00		
308 CASH-EMERGENCY GENERATOR	0.00	0.00	0.00	0.00		
309 CASH-9TH AVE CURB & RECONST	0.00	0.00	0.00	0.00		
310 CASH-3RD ST MILL & OVERLAY	0.00	0.00	0.00	0.00		
311 CASH-21ST CULVERT	0.00	0.00	0.00	0.00		
312 CASH - 9TH AV/ANAMOSA/21ST ST	0.00	0.00	0.00	0.00		
313 CASH - WASH BLVD ENHANCEMENT	0.00	0.00	0.00	0.00		
314 CASH-CITY HALL PROJECT	0.00	0.00	0.00	0.00		
315 CASH-CITY HALL EXPANSION PROJ	0.00	0.00	0.00	0.00		
316 CASH-21ST ST CULVERT	0.00	0.00	0.00	0.00		
317 CASH	0.00	0.00	0.00	0.00		
318 CASH-AMERICAN RESCUE PLAN	0.00	0.00	0.00	0.00		
319 CASH PHASE III SIP/EQUIPMENT	0.00	0.00	0.00	0.00		
320 CASH-ROUNDAABOUT PROJECT	0.00	0.00	0.00	0.00		
321 CASH-9TH STREET PROJECT	0.00	0.00	0.00	0.00		
325 CASH-ACC/GCC WATER LINE EXTENS	0.00	0.00	0.00	0.00		
332 CASH-3M WATER LINE CONNECTIONS	131,914.50	0.00	10,790.00	121,124.50		
333 CASH-PFAS-3M	16,864.55-	0.00	0.00	16,864.55-		
334 CASH-TRAIN DEPOT PROJECT	365.00	0.00	0.00	365.00		
335 CASH-SPLASH PAD	34,799.66-	0.00	0.00	34,799.66-		
337 CASH-WELL #7	55,601.86	0.00	0.00	55,601.86		
338 CASH-WELL #8	900,127.20	0.00	670.25	899,456.95		
600 CASH-WATER	230,756.68	4,410.85	33,534.17	201,633.36		
600 WATER DEPOSITS	183,071.01	0.00	215.72	182,855.29	2,906.74	
610 CASH-SEWER	18,874.35-	7,545.76	20,064.98	31,393.57-	5,785.64	
615 CASH-SEWER SINKING FUND	0.00	0.00	0.00	0.00		
620 CASH-SEWER RESERVE	0.00	0.00	0.00	0.00		
670 CASH-GARBAGE DEPOSITS	46,648.01	2,977.51	35,888.91	13,736.61	33,601.11	801.13

BANK CASH REPORT  
2025

BANK NAME FUND GL NAME	OCTOBER CASH BALANCE	NOVEMBER RECEIPTS	NOVEMBER DISBURSMENTS	NOVEMBER CASH BALANCE	OUTSTANDING TRANSACTIONS	NOV BANK BALANCE
CITIZEN'S FIRST BANK TOTALS	3,591,401.48	433,476.83	513,750.56	3,511,127.75	101,820.21	3,612,947.96
TOTAL OF ALL BANKS	3,591,401.48	433,476.83	513,750.56	3,511,127.75	101,820.21	3,612,947.96



# TREASURER'S REPORT

## CALENDAR 11/2025, FISCAL 5/2026

ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	1,641,950.84	178,562.51	220,416.21	616.46	1,600,713.60
002 LIBRARY	130,126.43	15,048.44	13,834.62	.00	131,340.25
003 PARKS	119,045.46	4,852.67	8,057.20	.00	115,840.93
004 CEMETERY	36,056.17	6,077.64	5,274.20	.00	36,859.61
110 ROAD USE	380,631.50	54,375.97	17,532.39	.00	417,475.08
112 EMPLOYEE BENEFIT	140,309.24	13,281.34	9,756.74	.00	143,833.84
117 POLICE & FIRE PENSION	117,823.67	25,781.39	19,827.96	.00	123,777.10
125 EDENS - TIF	56,802.65	3,267.23	.00	.00	60,069.88
126 CROSS TIF	16,195.06	1,022.66	.00	.00	17,217.72
145 LOW/MODERATE HOUSING	169,442.04	2,107.69	.00	.00	171,549.73
146 LOW/MODERATE HOUSING CR	63,037.29	626.79	.00	.00	63,664.08
160 ECONOMIC DEVELOPEMENT	.00	.00	.00	.00	.00
167 P.C. & R. HOWSON TRUST	88,748.08	3.05	.00	.00	88,751.13
200 DEBT SERVICE	317,782.88	54,072.78	58,996.88	.00	312,858.78
302 CDBG	.00	.00	.00	.00	.00
312 9TH AV/ANAMOSA/21ST ST	.00	.00	.00	.00	.00
315 CITY HALL EXPANSION PRO	.00	.00	.00	.00	.00
316 21ST STREET CULVERT	.00	.00	.00	.00	.00
317 LANHART PROPERTY	.00	.00	.00	.00	.00
318 ARP-AMERICAN RESCUE PLA	.00	.00	.00	.00	.00
319 PHASE III SIP/EQUIPMENT	.00	.00	.00	.00	.00
320 ROUNDABOUT-7TH AVE/HWY	.00	.00	.00	.00	.00
321 9TH STREET PROJECT	.00	.00	.00	.00	.00
325 ACC/GCC WATER LINE EXTE	.00	.00	.00	.00	.00
332 3M WATER LINE CONNECTIO	131,914.50	.00	10,790.00	.00	121,124.50
333 PFAS	16,864.55-	.00	.00	.00	16,864.55-
334 TRAIN DEPOT PROJECT	365.00	.00	.00	.00	365.00
335 SPLASH PAD PROJECT	34,799.66-	.00	.00	.00	34,799.66-
337 WELL 7	55,601.86	.00	.00	.00	55,601.86
338 WELL 8	900,127.20	.00	670.25	.00	899,456.95
600 WATER UTILITY FUND	414,027.69	2,987.29	29,155.58	3,170.75-	384,688.65
610 SEWER UTILITY FUND	18,874.35-	6,912.60	19,248.96	182.86-	31,393.57-
670 LANDFILL/GARBAGE	46,648.01	2,778.84	35,690.24	.00	13,736.61
Report Total	4,756,097.01	371,758.89	449,251.23	2,737.15-	4,675,867.52



818 7<sup>th</sup> Ave PO Box 77  
Camanche, Iowa 52730  
563-259-8342 [www.camancheia.org](http://www.camancheia.org)

## Payment to RJ Edens Rental Property December 2025

4 <sup>th</sup> Addition	\$ 26,153.53	125-520-6420
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9 <sup>th</sup> to 9 <sup>th</sup> Street	\$ 27,090.03	125-520-6419
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3 <sup>rd</sup> Street 100%	<u>\$ 6,826.32</u>	125-520-6418
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\$ 60,069.88



818 7<sup>th</sup> Ave PO Box 77  
Camanche, Iowa 52730  
563-259-8342 [www.camancheia.org](http://www.camancheia.org)

**December 2025**

**Payment to Cross Roads Land Development, L.L.C.**

East River Court                      \$ 17,217.72 126-520-6419

To: Camanche City Administration

For the past ten years, the Camanche-DeWitt Coalition (CDC) has proudly served our communities of Camanche, DeWitt, and the surrounding areas with the support of the federal Drug-Free Communities grant. Together, we have worked to reduce unhealthy substance use and create safe, supportive environments where our youth can thrive.

Since the launch of the DFC grant in 2015, we have made measurable progress in reducing youth substance use rates. Among high school students, past 30-day alcohol use declined from 29% to 20%, and past 30-day marijuana use dropped from 13% to 6%. These outcomes highlight the positive impact of our prevention efforts and the importance of continuing this work.

In September 2025, our federal funding ended six months earlier than expected, leaving us with a significant budget gap. Without these funds, the programs and activities that have become part of our community like the Back-to-School Bash attended by more than 250 youth, annual Day on the Hill event, youth-led radio, social media, billboard campaigns, and our presence at events like Parent-Teacher Conferences, Camanche Days, National Night Out, and the 4th of July Parade are at risk.

We are reaching out today to ask for your help. To continue providing these valuable opportunities for our youth, we are respectfully requesting \$1,000 from the City of Camanche to continue providing these services for one additional year.

Your gift will directly support:

- To help cover the cost of the annual Day on the Hill trip for students. Day on the Hill is a powerful opportunity for youth and adults to come together as partners in creating positive change. This leadership experience gives young people a meaningful platform to speak directly with their local legislators about the real issues impacting their community. It helps youth develop confidence, civic engagement skills, and a deeper understanding of how their voices can influence policies that affect their lives. Specifically, your donation will help cover the cost of transportation to the Iowa capitol as a charter bus cost over \$2,400.

You can make a tax-deductible contribution by mailing a check to:

- Payable to *Camanche-DeWitt Coalition*, mailed to 1900 N. 3<sup>rd</sup> Street, Clinton, Iowa 52732

We know you share our belief that every young person deserves a safe, healthy future. Please consider making a donation today to keep this important work alive in our community. Thank you for your partnership and continued support. Together, we can ensure that the next generation grows up with the resources, encouragement, and opportunities they need to succeed.

With gratitude,

**Lauren Schwandt**-Program Director  
**Don Thiltgen**- Co-Chair  
**Steve Cundiff**-Co-Chair

**Carole Dunkin**-Treasurer  
**Sally Burroughs**- Secretary  
**Shawn Felts**- At-Large

**Jaiden Goodman**- At-Large  
**Olivia Steines**- At- Large  
**Brooklyn Quick**- At-Large



**9 OUT OF 10**  
Camanche & DeWitt students are making healthy choices  
and **NOT** drinking alcohol, vaping or using marijuana. We  
are proud of you!

**McManus Construction Services Inc**

310 Hwy 67  
P.O Box 215  
Camanche, IA 52730  
Phone 563-259-8967

# Invoice

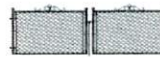
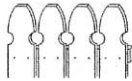
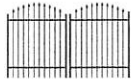
**Date** 12/10/2025  
**Invoice #** 8942

<b>Bill To</b>
City of Camanche PO Box 77 Camanche IA 52730

Description		Amount
11th Pl & Rosehill  12/09/25 Watermain Repair Labor and equipment & materials		1,495.00
Due upon receipt. Please Pay from this invoice Late charge of 1.5% (18.00 annually) will be assessed after 30 days		<b>Total</b> \$1,495.00



# River City Fencing Inc.



Commercial \* Industrial \* Residential

# Invoice

Dan Wheeler  
815-589-2307

E-mail-Bonniercfe@frontier.com  
Fax 815-589-3059

21490 Waller Road  
Fulton, IL. 61252

Order No. **012032503**

012032503  
Date 12/03/25

**Name: Camanche Parks and Recreations**

Address: 818 7<sup>th</sup> Ave

Ship To:

Address: Camanche, IA. 52730

Salesman

Ship Via

## When

## Terms

F.O.B.

<b>QTY</b>	<b>ITEM DESCRIPTION</b>	<b>Cost Ea</b>	<b>Total cost</b>
	Installation of 4' commercial grade chain link fence has been completed.		
	<b>Materials</b>		<b>5,665.00</b>
	<b>Tax</b>		<b>0.00</b>
	<b>Labor</b>		<b>3,575.00</b>
	<b>Total</b>		<b>9,240.00</b>
	<b>003-430-6799</b>		
	<b>New Fencing@ Peck Park</b>		
	<b>Project approved by Council</b>	<b>10/7/25</b>	
	Please take a moment and give River City Fence a review. <a href="https://bizrater.com/river-city-fence-review/">https://bizrater.com/river-city-fence-review/</a>		

December 11, 2025

**VIA EMAIL**

Andrew S. Kida  
City Administrator/City Hall  
Camanche, IA

Re: 2025 Camanche Redevelopment Urban Renewal Area  
Our File No. 419856-23

Dear Andrew:

Attached please find proceedings providing for the City Council's action of adopting the tax increment ordinance for the 2025 Camanche Redevelopment Urban Renewal Area. Once the ordinance has been finally adopted, it must be published, and a copy must be filed with the County Auditor of Clinton County. Please print extra copies of the ordinance for publishing and filing. Certificates are included in the proceedings to attest to each of those acts.

We will appreciate receiving executed copies of these proceedings as soon as they are available. Please contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Toni Schneider

MINUTES PROVIDING FOR FIRST  
CONSIDERATION OF AN ORDINANCE  
ESTABLISHING A TAX INCREMENT  
FINANCING DISTRICT FOR THE 2025  
CAMANCHE REDEVELOPMENT  
URBAN RENEWAL AREA

419856-23

Camanche, Iowa

November 18, 2025

The City Council of Camanche, Iowa, met on November 18, 2025, 6:00 p.m., at the Camanche City Hall, Iowa.

The Mayor presided and the roll was called showing the members present and absent, as follows:

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

Council Member \_\_\_\_\_ introduced an ordinance entitled “Ordinance No. \_\_\_\_\_. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2025 Camanche Redevelopment Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa.”

It was moved by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_ that the ordinance be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its initial consideration.



• • • •

There being no further business to come before the meeting, it was upon motion adjourned.

---

Mayor

Attest:

---

City Clerk

MINUTES PROVIDING FOR SECOND  
CONSIDERATION OF AN ORDINANCE  
ESTABLISHING A TAX INCREMENT  
FINANCING DISTRICT FOR THE 2025  
CAMANCHE REDEVELOPMENT  
URBAN RENEWAL AREA

419856-23

Camanche, Iowa

December 2, 2025

The City Council of the City of Camanche, Iowa, met on December 2, 2025 at 6:00 p.m., at the Camanche City Hall, in the City.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

The Mayor announced that on November 18, 2025 the Council had given its initial consideration and had adopted an ordinance entitled "Ordinance No. \_\_\_\_\_. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2025 Camanche Redevelopment Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

It was moved by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_ that the aforementioned ordinance be given its second consideration and that it be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its second consideration.

• • • •

There being no further business to come before the meeting, it was upon motion adjourned.

---

Mayor

Attest:

---

City Clerk

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MINUTES PROVIDING FOR FINAL  
CONSIDERATION AND ADOPTION OF  
AN ORDINANCE ESTABLISHING A  
TAX INCREMENT FINANCING  
DISTRICT FOR THE 2025 CAMANCHE  
REDEVELOPMENT URBAN RENEWAL  
AREA

419856-23

Camanche, Iowa

December 16, 2025

The City Council of the City of Camanche, Iowa, met on December 16, 2025 at 6:00 p.m., at the Camanche City Hall, in the City.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

The Mayor announced that, on November 18, 2025, and on December 2, 2025, the Council had given initial and second consideration and had adopted an ordinance entitled “Ordinance No. \_\_\_\_\_. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2025 Camanche Redevelopment Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa.”

It was moved by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_ that the aforementioned ordinance be given its final consideration and that it be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its final consideration and has been adopted.

ORDINANCE NO. \_\_\_\_\_

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2025 Camanche Redevelopment Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

BE IT ENACTED by the members of the City Council of the City of Camanche, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the 2025 Camanche Redevelopment Urban Renewal Area, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“City” shall mean the City of Camanche, Iowa.

“County” shall mean Clinton County, Iowa.

“Urban Renewal Area” shall mean the taxable real property situated in 2025 Camanche Redevelopment Urban Renewal Area, the boundaries of which are set out below, such property having been identified in the Urban Renewal Plan approved by the City Council by resolution adopted on November 18, 2025:

That part of Parcel “E” of the Southeast Quarter of Section 28, Township 81 North, Range 6 East of the Fifth Principal Meridian, Clinton County, Iowa, and being more particularly described as follows:

Beginning at the southeast corner of said Parcel “E”; thence S 56° 29' 02" W, along the south line of said Parcel “E”, a distance of 60.00 feet; thence N 33° 54' 29" W, a distance of 15.00 feet; thence S 56° 29' 02" W, a distance of 302.92 feet, to the east right-of-way line of 9th Avenue; thence N 32° 40' 06" W, along said east right-of-way line of 9th Avenue, a distance of 487.26 feet; thence N 46° 53' 29" E, a distance of 19.20 feet; thence northeasterly 203.11 feet along a curve to the right, tangent to the last described line, having a radius of 270.00 feet, a delta angle of 43° 06' 04", and a chord distance of 198.35 feet which bears N 68° 26' 31" E; thence N 89° 59' 33" E, a distance of 260.61 feet, to the east line of said Parcel “E”; thence S 00° 05' 07" E, along said east line of Parcel “E”, a distance of 137.70 feet; thence S 33° 54' 29" E, continuing along said east line of Parcel “E”, a distance of 205.53 feet, to said south line of Parcel “E”, and to the Point of Beginning.

Containing 3.88 acres, more or less.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support levy program of a school district imposed pursuant to Section 257.19 of the Code of Iowa, and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word “taxes” includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Camanche, Iowa, on December 16, 2025.

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Mayor

Attest:

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City Clerk

First consideration: November 18, 2025  
Second consideration: December 2, 2025

• • • • •

There being no further business to come before the meeting, it was upon motion adjourned.

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Mayor

Attest:

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City Clerk



STATE OF IOWA  
CLINTON COUNTY                      SS:  
CITY OF CAMANCHE

I, the undersigned, City Clerk of the City of Camanche, Iowa, do hereby certify that the attached is a true, correct and complete copy of all the records of the City Council of the City relating to the adoption of an ordinance entitled "Ordinance No. \_\_\_\_\_. An Ordinance providing for the division of taxes levied on taxable property in the 2025 Camanche Redevelopment Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa."

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk

STATE OF IOWA

SS:

CLINTON COUNTY

I, the undersigned, County Auditor of Clinton County, in the State of Iowa, do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 2025, a copy of an ordinance of the City was filed in my office, shown to have been adopted by the City Council and approved by the Mayor thereof on \_\_\_\_\_, 2025, entitled: "Ordinance No. \_\_\_\_\_. An Ordinance providing for the division of taxes levied on taxable property in the 2025 Camanche Redevelopment Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa," and that I have duly placed a copy of the ordinance on file in my records.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
County Auditor

STATE OF IOWA  
CLINTON COUNTY  
CITY OF CAMANCHE

SS:

I, the undersigned, City Clerk of the City of Camanche, Iowa, do hereby certify that I caused to be published "Ordinance No. \_\_\_\_\_. An Ordinance providing for the division of taxes levied on taxable property in the 2025 Camanche Redevelopment Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa," of which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, and that such newspaper has a general circulation in the City.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk

**(Attach hereto publisher's affidavit of publication with clipping of ordinance as published.)**

**(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published ordinance and have verified that it was published on the date indicated in the publisher's affidavit.)**

RESOLUTION \_\_\_\_\_

Resolution Approving Development Agreement with Fareway Stores, Inc.,  
Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain  
Tax Increment Revenues to the Payment of the Agreement

WHEREAS, the City of Camanche, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the 2025 Camanche Redevelopment Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council intends to adopt an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has proposed to enter into a certain development agreement (the “Agreement”) with Fareway Stores, Inc. (“Fareway”) in connection with the construction by Fareway of a new Fareway grocery store (the “Grocery Store Project”) in the Urban Renewal Area; and

WHEREAS, the City has proposed to undertake the extension of 10<sup>th</sup> Place from its dead end on the east to 9<sup>th</sup> Avenue on the west (the “10<sup>th</sup> Place Extension Project”), including street paving; the construction of curb and gutter improvements; and the incidental utility, landscaping, site clearance and cleanup work related thereto in order to support the development of the Grocery Store Project, such 10<sup>th</sup> Place Extension Project estimated to cost approximately \$317,515; and

WHEREAS, under the Agreement, (a) the City would provide financial incentives to Fareway in the form of (i) an economic development grant in an amount not to exceed \$500,000; and (ii) annual appropriation incremental property tax payments in an amount not to exceed \$1,850,000 under the authority of Section 403.9(1) of the Code of Iowa; (b) the City would agree to construct the 10<sup>th</sup> Place Extension Project; and (c) Fareway would agree to construct the Grocery Store Project; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on December 16, 2025, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Camanche, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

(a) The Project will add diversity and generate new opportunities for the Camanche and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation and retention of jobs and income which are warranted in comparison to the amount of the proposed Payments.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the Payments to the Fareway as provided for therein.

Section 3. The Agreement is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City in substantially the form and content in which the Agreement has been presented to this City Council. The Mayor and the City Administrator are also authorized to make such changes, modifications, additions or deletions as they, with the advice of legal counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. The Payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "Fareway Stores, Inc. Subfund"), into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

That part of Parcel "E" of the Southeast Quarter of Section 28, Township 81 North, Range 6 East of the Fifth Principal Meridian, Clinton County, Iowa, and being more particularly described as follows:

Beginning at the southeast corner of said Parcel "E"; thence S 56° 29' 02" W, along the south line of said Parcel "E", a distance of 60.00 feet; thence N 33° 54' 29" W, a distance of 15.00 feet; thence S 56° 29' 02" W, a distance of 302.92 feet, to the east right-of-way line of 9th Avenue; thence N 32° 40' 06" W, along said east right-of-way line of 9th Avenue, a distance of 487.26 feet; thence N 46° 53' 29" E, a distance of 19.20 feet; thence northeasterly 203.11 feet along a

curve to the right, tangent to the last described line, having a radius of 270.00 feet, a delta angle of 43° 06' 04", and a chord distance of 198.35 feet which bears N 68° 26' 31" E; thence N 89° 59' 33" E, a distance of 260.61 feet, to the east line of said Parcel "E"; thence S 00° 05' 07" E, along said east line of Parcel "E", a distance of 137.70 feet; thence S 33° 54' 29" E, continuing along said east line of Parcel "E", a distance of 205.53 feet, to said south line of Parcel "E", and to the Point of Beginning.

Containing 3.88 acres, more or less.

Section 5. The City hereby pledges to the payment of the Agreement the Fareway Stores, Inc. Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no Payment will be made under the Agreement unless and until monies from the Fareway Stores, Inc. Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the county auditor of Clinton County to evidence the continuing pledging of the Fareway Stores, Inc. Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the county auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved December 16, 2025.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

• • • • •

On motion and vote the meeting adjourned.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

STATE OF IOWA  
CLINTON COUNTY  
CITY OF CAMANCHE

SS:

I, the undersigned, Clerk of the City of Camanche, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to holding a public hearing and adopting a resolution to approve a Development Agreement with Fareway Stores, Inc.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk

## DEVELOPMENT AGREEMENT

This Development Agreement (the “Agreement”) is entered into among the City of Camanche, Iowa (the “City”) and Fareway Stores, Inc. (the “Company”) as of the \_\_\_\_\_ day of \_\_\_\_\_, 2025 (the “Commencement Date”).

WHEREAS, the City has established the 2025 Camanche Redevelopment Urban Renewal Area (the “Urban Renewal Area”), and intends to adopt a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Company has acquired certain real property (the “Property”) which is situated in the City, lies within the Urban Renewal Area and is more particularly described on Exhibit A hereto; and

WHEREAS, the Company has proposed to undertake the construction of a new building on the Property for use in the business operations of a Fareway grocery store (the “Project”); and

WHEREAS, the Company has requested that the City provide financial assistance in the form of (i) incremental property tax payments to be used in paying the costs of constructing and maintaining the Project; and (ii) an economic development grant (the “Grant”) to be used in paying the costs of constructing and maintaining the Project; and

WHEREAS, in order to support the development of the Project, the City has agreed to undertake the extension of 10<sup>th</sup> Place (the “10<sup>th</sup> Place Extension Project”); and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

**A. Company’s Covenants**

**1. Property Acquisition; Project Construction; Operational Requirement.**

**Property Acquisition**

The company has acquired the property.



## Project

The Company agrees to construct the Project on the Property. The Company agrees to submit a detailed site plan (the “Site Plan”) for the development of the Project to the City. Upon approval by the City Council, the Site Plan shall be attached hereto as Exhibit B. The Company agrees to construct the Project in accordance with the Site Plan and to substantially complete such construction by no later than December 31, 2029. However, this date is subject to change in the event of unforeseeable delays common to the construction practice of building the Project. The Company will take all measures to avoid any such delays.

The Company agrees to ensure that the completed Project is used in the business operations of a Fareway grocery store throughout the Term (as hereinafter defined) of this Agreement (the “Business Operations Requirement”).

## Maintenance of Property

Further, the Company agrees to maintain, preserve, and keep the Property, including but not limited to the Project, useful and in good repair and working order, ordinary wear and tear excepted, and from time to time will make all necessary repairs, replacements, renewals, and additions.

**2. Minimum Assessment Agreement.** The Company agrees to enter into an assessment agreement (the “Assessment Agreement”), pursuant to Section 403.6 of the Code of Iowa fixing the minimum assessed valuation of the Property, in contemplation of the value to be added by the Project, at not less than Three Million Two Hundred Thousand Dollars (\$3,200,000) (the “Minimum Assessed Valuation”) as of January 1, 2030 (the “First Valuation Date”). It is intended by the Company that the Minimum Assessed Valuation shall be established on the Clinton County property tax rolls as of the First Valuation Date regardless of the then-current degree of completion or incompleteness of the Project. The Assessment Agreement shall be in substantially the form attached hereto as Exhibit C and shall remain in effect throughout the Term of this Agreement.

**3. Property Taxes.** The Company agrees to make timely payment of all property taxes as they come due with respect to the Property with the completed Project thereon throughout the Term, and to submit a receipt or cancelled check in evidence of each such payment.

**4. No Abatement; No Property Tax Exemption.** The Company agrees that it will not seek any tax exemption or abatement either presently or prospectively authorized under any State, federal or local law with respect to taxation of the Property throughout the Term, including by causing or allowing the property to be leased, sold, transferred to or otherwise used by an entity that is exempt from property taxes under the laws of the State of Iowa.

**5. Property Tax Payment Certification.** The Company agrees to certify to the City by no later than October 15<sup>th</sup> of each year during the Term, commencing in 2030, an amount (the “Company’s Estimate”) equal to eighty-five percent (85%) (the “Annual Percentage”) of the estimated Incremental Property Tax Revenues (as hereinafter defined), anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property. The Company will submit the Company’s Estimate by completing and submitting the

worksheet attached hereto as Exhibit D. The City reserves the right to review and request revisions to each such Company's Estimate to ensure the accuracy of the figures submitted.

For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable (post-roll back) valuation of the Property, as shown on the property tax rolls of Clinton County, above and beyond the Base Valuation (as hereinafter defined); and (4) deducting any State of Iowa property tax credits which may from time to time be claimed with respect to the Property.

For purposes of calculations of Incremental Property Tax Revenues under this Agreement and Section 403.19 of the Code of Iowa, "Base Valuation" shall mean the assessed taxable base valuation of the Property as of January 1, 2028.

Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.5.

## **6. Insurance.**

(a) The Company, and any successor in interest to the Company, shall obtain and continuously maintain insurance on the Property and the completed Project and, from time to time at the request of the City, furnish proof to the City that the premiums for such insurance have been paid and the insurance is in effect. The insurance coverage described below is the minimum insurance coverage that the Company must obtain and continuously maintain:

- (i) Comprehensive general liability insurance (including operations, contingent liability, completed operations when substantially completed and contractual liability insurance) together with an Owner's/Contractor's Policy with limits against bodily injury and property damage of not less than \$2,500,000 for each occurrence (to accomplish the above-required limits, an umbrella excess liability policy may be used), written on an occurrence basis.
- (ii) Workers compensation insurance, with statutory coverage limited to employees of the Company.

(b) All insurance required in this Section shall be obtained and continuously maintained in responsible insurance companies selected by the Company or its successors that are authorized under the laws of the State of Iowa to assume the risks covered by such policies. Unless otherwise provided in this Section, each policy must contain a provision that the insurer will not cancel nor modify the policy without giving written notice to the insured at least thirty (30) days before the cancellation or modification becomes effective. Not less than fifteen (15) days prior to the expiration of any policy, the Company, or its successors or assigns, must renew the existing policy or replace the policy with another policy conforming to the provisions of this Section. In

lieu of separate policies, the Company or its successors or assigns, may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein.

(c) The Company, its successors or assigns, agrees to notify the City promptly in the case of damage exceeding \$50,000 in amount to, or destruction of the Project resulting from fire or other casualty. Furthermore, the Company agrees to apply the proceeds from any and all casualty claims against the insurance detailed in this Section to the restoration and improvement of the Property and/or the Project.

**7. Dedication of Property for 10<sup>th</sup> Place Extension Project and Deeding Certain Property to Neighboring Owners.**

(a) The Company hereby agrees to dedicate and convey to the City, at no cost to the City, approximately 0.7 acre portion of the Property (the “Dedicated Property”) as depicted on Exhibit E attached hereto for use as public right-of-way and related public improvements necessary to complete the 10<sup>th</sup> Place Extension Project. The dedicated Right of Way for 10<sup>th</sup> Place shall be 60’ in width.

The Company shall, at its sole cost and expense, cause the Dedicated Property to be promptly platted, legally described, and conveyed to the City by warranty deed, free and clear of all liens, encumbrances, and title defects, except for standard utility easements approved by the City. Such conveyance shall occur on or before December 31, 2026, unless otherwise approved in writing by the City.

(b) Developer agrees to deed, at no cost, to the owners of lots fifteen (15) and twenty-eight (28) in Kiefer’s subdivision a strip of land 15 feet wide located adjacent to the westerly property lines of said lots 15 and 28, from the north line of 9<sup>th</sup> Avenue to the south line of 8<sup>th</sup> Avenue in the City of Camanche, Iowa. Said conveyance is to provide a buffer between the developer’s property and the adjacent residential property. This conveyance shall not require a subdivision plat. Any other agreements between developer and the adjoining property owners are not a part of this agreement.

**8. Annual Certification.** To assist the City in monitoring the performance of the Company under this Agreement, a duly authorized officer of the Company shall annually certify to the City to the best of the Company’s knowledge (a) that the Company owns the Property; (b) that all taxes owed on the Property have been timely paid; (c) that the Company is not in material violation of this Agreement; and (d) that the Company is in compliance with the Business Operations Requirement. The Company’s annual certification (the “Annual Certification”) pursuant to this provision shall be in substantially the form set forth on Exhibit F attached hereto and shall be due each year on October 15<sup>th</sup> beginning in 2030

The Company shall provide supporting information for its Annual Certification upon request of the City.

**9. Default Provisions.**

a. Events of Default. The following shall be “Events of Default” under this Agreement, and the term “Event of Default” shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

- i. Failure by the Company to complete construction of the Project pursuant to the terms and conditions of this Agreement.
- ii. Failure by the Company to comply with the Business Operations Requirement.
- iii. Failure by the Company to enter into the Assessment Agreement pursuant to the terms and conditions of this Agreement.
- iv. Failure by the Company to fully and timely remit payment of property taxes when due and owing.
- v. Failure by the Company to comply with Sections A.4, A.5, A.6, A.7, and A.8 of this Agreement.
- vi. Failure by the Company to observe or perform any other material covenant on its part, to be observed or performed hereunder.

b. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Company describing the cause of the default and the steps that must be taken by the Company in order to cure the default. The Company shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Company fails to cure the default or provide assurances, the City shall then have the right to:

- i. Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.
- ii. Withhold the disbursement of the Grant proceeds under Section B.1 below.
- iii. Withhold the Payments provided for under Section B.2 below.
- iv. Terminate this Agreement.

**B. City’s Obligations**

**1. Economic Development Grant Disbursements; Annual Appropriation**

**Grant Disbursements**

In recognition of the Company’s obligations set out above, the City agrees to fund the Grant through a series of five (5) annual grant disbursements (the “Grant Disbursements” and each, individually, a “Grant Disbursement”) to the Company during the Term of this Agreement, pursuant to Chapter 15A of the Code of Iowa, provided however that the aggregate, total amount of the Grant shall not exceed \$500,000. Further, the amount of each Grant Disbursement to be made in any fiscal year during the Term shall not exceed \$100,000, and all Grant Disbursements

under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

Subject to annual appropriation by the City Council as provided hereunder, the Grant Disbursements will be made to the Company on June 1 of each fiscal year, beginning June 1, 2030, and continuing through and including June 1, 2034 provided that substantial completion has been satisfactorily achieved by June 1, 2030. The date of disbursement may be moved if substantial completion has not been completed by June 1, 2030.

#### Annual Appropriation; Grant Disbursement Amounts

The Grant Disbursements shall be subject to annual appropriation by the City Council. As a part of the City's budgeting process in each year during the Term (as hereinafter defined) of this Agreement, commencing in fiscal year 2028-2029, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Grant Disbursement due on June 1 in the next succeeding fiscal year an amount (the "Grant Disbursement Appropriated Amount") equal to or less than \$100,000.

In any year, if the City Council determines to not obligate the then-considered Grant Disbursement Appropriated Amount, then the City will be under no obligation to fund the Grant Disbursement scheduled to become due on June 1 in the next succeeding fiscal year, and the Company will have no rights whatsoever to compel the City to make such Grant Disbursement, to seek damages relative thereto or to compel the funding of such Grant Disbursement in future years. A determination by the City Council to not obligate funds for any particular year's Grant Disbursement shall not render this Agreement null and void, provided however that no Grant Disbursement shall be made after June 1, 2034.

Each Grant Disbursement shall be in an amount equal to the corresponding Grant Disbursement Appropriated Amount (for example, for the Grant Disbursement due on June 1, 2031, the amount of such Grant Disbursement would be determined by the Grant Disbursement Appropriated Amount determined during the City's budgeting process in 2030).

**2. Payments.** In recognition of the Company's obligations set out above, the City agrees to make twenty (20) annual economic development tax increment payments (the "Payments" and each, individually a "Payment") to the Company during the Term, pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments shall not exceed one million eight hundred fifty thousand dollars (\$1,850,000) (the "Maximum Payment Total"), and all Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from the Annual Percentage of Incremental Property Tax Revenues received by the City from the Clinton County Treasurer attributable to the taxable valuation of the Property.

This Agreement assumes that the new taxable valuation resulting from the Project will go on the property tax rolls as of January 1, 2030. Accordingly, Payments will be made on June 1 of each fiscal year, beginning June 1, 2032, and continuing through and including June 1, 2051, or

until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

**3. Annual Appropriation.** Each Payment shall be subject to annual appropriation by the City Council. Prior to June 1 of each year during the Term of this Agreement, commencing in the 2030 calendar year, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payment due in the following fiscal year, an amount (the “Appropriated Amount”) of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the most recently submitted Company’s Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payment scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Payment, to seek damages relative thereto or to compel the funding of such Payment in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year’s Payment shall not render this Agreement null and void, and the Company shall make the next succeeding submission of the Company’s Estimate as called for in Section A.5 above, provided however that no Payment shall be made after June 1, 2051.

**4. Payment Amounts.** Each Payment shall be in an amount equal to the corresponding Appropriated Amount (for example, for the Payment due on June 1, 2032, the amount of such Payment would be determined by the Appropriated Amount determined for certification by December 1, 2029), provided, however, that no Payment shall exceed the Annual Percentage of Incremental Property Tax Revenues received by the City from the Clinton County Treasurer during the twelve (12) months immediately preceding each Payment date attributable to the taxable valuation of the Property with the Project thereon.

**5. Certification of Payment Obligation.** In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section B.3 above, then the City Clerk will certify by December 1 of each such year to the Clinton County Auditor an amount equal to the most recently obligated Appropriated Amount.

**6. 10<sup>th</sup> Place Extension Project.** The City intends to achieve substantial completion of the 10<sup>th</sup> Place Extension Project on or before the date that the Company achieves substantial completion of the Project, or on such other date as may be mutually agreed upon by the City and Company. The 10<sup>th</sup> Place Extension Project shall include the extension of 10<sup>th</sup> Place from its dead end on the east to 9<sup>th</sup> Avenue on the west as depicted on Exhibit E hereto, including street paving; the construction of curb and gutter improvements; and the incidental utility, landscaping, site clearance and cleanup work related thereto. The current cost estimate for the 10<sup>th</sup> Place Extension Project at the time of execution of this Agreement is \$317,515 (the “Cost Estimate”), including costs associated with the planning and design of the 10<sup>th</sup> Place Extension Project.

The City shall procure construction contracts for the 10<sup>th</sup> Place Extension Project in accordance with the public bid letting requirements set forth in Chapter 26 of the Iowa Code and all other applicable laws and regulations.

In the event that the lowest responsive and responsible bid(s) received for the construction of the 10<sup>th</sup> Place Extension Project exceed the Cost Estimate by more than [twenty]percent (20%), the City shall promptly consult with the Company to discuss the proposed bids. The City and the Company shall then negotiate in good faith to reach a mutually acceptable arrangement to address the cost overrun, which may include, without limitation, project scope adjustments, cost sharing, or other financial arrangements.

If the City and the Company are unable to reach a mutually acceptable agreement regarding such cost overrun, the City may, in its sole discretion, reject all bids and terminate the 10<sup>th</sup> Place Extension Project without any further obligation to the Company.

## 7. Public Infrastructure to Property Line

The City is responsible for all public infrastructure located on public property, as required by the Company to operate its standard meat and grocery store, is readily available to Company's property line. Since the Memorandum of understanding was signed, the City has extended, or arranged for extension of electricity, water, sewer, gas, phone, and internet to the Company's property line, at no additional cost to the City, other than allowing installation in the public right of way.

### C. Administrative Provisions

**1. Notices.** All notices, demands, requests, consents and approvals which may, or are required to, be given by any Party to any other Party hereunder shall be in writing and shall be deemed to have been duly given if (a) delivered personally or (b) sent by a nationally recognized overnight delivery service to:

The Company:	Fareway Stores, Inc. Attn: Koby M. Pritchard 715 8 <sup>th</sup> Street Boone, IA 50036
With a copy to:	Fareway Stores, Inc. Attn: Chuck Greteman 715 8 <sup>th</sup> Street Boone, IA 50036
The City:	City of Camanche, Iowa Attn: City Administrator 818 7 <sup>th</sup> Avenue P.O. Box 77 Camanche, IA 52730
With copies to:	Dorsey & Whitney LLP 801 Grand, Suite 4100 Des Moines, Iowa 50309 Attn: John P. Danos, Esq.

Amy Bjork, Esq.

Any party hereto may by proper notice made by the other party designate such other address for giving of notices. All notices shall be deemed given on the day such notice is delivered (or if refused, the date of such refusal) in accordance with this Section. Notices, demands and requests may be provided by an attorney on behalf of such attorney's client.

**2. Amendment and Assignment.** Neither party may cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Company's rights to receive the Payments hereunder may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City.

**3. Successors.** This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

**4. Term.** The term (the "Term") of this Agreement shall commence on the Commencement Date and end on June 1, 2051 or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

**5. Time.** Time is of the essence of this Agreement and each and every provision hereof. Any extension of time granted for the performance of any duty under this Agreement shall not be considered as an extension of time for the performance of any other duty under this Agreement. As used in this Agreement, "business day" refers to any day which is not a Saturday, Sunday or a holiday in the State of Iowa. In the event the time for performance of any obligation hereunder shall fall on a Saturday, Sunday or a holiday, such time for performance shall be extended to the next business day.

**6. Choice of Law.** This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.



The City and the Company have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF CAMANCHE, IOWA

By: \_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

FAREWAY STORES, INC.

By: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

That part of Parcel "E" of the Southeast Quarter of Section 28, Township 81 North, Range 6 East of the Fifth Principal Meridian, Clinton County, Iowa, and being more particularly described as follows:

Beginning at the southeast corner of said Parcel "E"; thence S 56° 29' 02" W, along the south line of said Parcel "E", a distance of 60.00 feet; thence N 33° 54' 29" W, a distance of 15.00 feet; thence S 56° 29' 02" W, a distance of 302.92 feet, to the east right-of-way line of 9th Avenue; thence N 32° 40' 06" W, along said east right-of-way line of 9th Avenue, a distance of 487.26 feet; thence N 46° 53' 29" E, a distance of 19.20 feet; thence northeasterly 203.11 feet along a curve to the right, tangent to the last described line, having a radius of 270.00 feet, a delta angle of 43° 06' 04", and a chord distance of 198.35 feet which bears N 68° 26' 31" E; thence N 89° 59' 33" E, a distance of 260.61 feet, to the east line of said Parcel "E"; thence S 00° 05' 07" E, along said east line of Parcel "E", a distance of 137.70 feet; thence S 33° 54' 29" E, continuing along said east line of Parcel "E", a distance of 205.53 feet, to said south line of Parcel "E", and to the Point of Beginning.

Containing 3.88 acres, more or less.

**EXHIBIT B**  
**SITE PLAN**

**EXHIBIT C**  
**FORM OF MINIMUM ASSESSMENT AGREEMENT**

## **MINIMUM ASSESSMENT AGREEMENT**

### **Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Amy M. Bjork, Esq., Dorsey & Whitney LLP, 801 Grand Avenue, Suite 4100, Des Moines, IA 50309; Phone: 515-699-3285

**Return Document To:**

City Administrator, City of Camanche, Iowa, 818 7<sup>th</sup> Avenue, PO Box 77, Camanche, IA 52730;  
Phone: 563-259-8342

**City:**

City of Camanche, Iowa

**Property Owner:**

Fareway Stores, Inc.

**Legal Description:**

See Exhibit A

**Book & Page Reference if applicable:**

## MINIMUM ASSESSMENT AGREEMENT

THIS MINIMUM ASSESSMENT AGREEMENT, dated as of the \_\_\_\_ day of \_\_\_\_\_, 2025, by and among the City of Camanche, Iowa (the “City”), Fareway Stores, Inc. (the “Property Owner”), and the County Assessor of Clinton County (the “Assessor”).

### WITNESSETH

WHEREAS, the Property Owner owns the real property, the legal description of which is contained in Exhibit A attached hereto (the “Property”), which is located in the 2025 Camanche Redevelopment Urban Renewal Area in the City; and

WHEREAS, the Property Owner intends to undertake the construction of a new grocery store on the Property; and

WHEREAS, a development agreement (the “Development Agreement”), dated \_\_\_\_\_, 2025, has been executed between the City and the Property Owner in connection with the Property Owner’s investment in and business operations on the Property; and

WHEREAS, pursuant to Section 403.6(19) of the Code of Iowa, the City and the Property Owner desire to establish a minimum taxable value for the Property and the improvements to be constructed thereon, which shall be effective as of January 1, 2028, and from then until this Agreement is terminated pursuant to the terms herein and which is intended to reflect the minimum market value of the land and improvements;

NOW, THEREFORE, the parties to this Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Effective January 1, 2028, the minimum actual value which shall be assessed for the Property upon completion of the improvements to be constructed thereon, shall not be less than Three Million Two Hundred Thousand Dollars (\$3,200,000) until termination of this Agreement.

2. The Property Owner hereby agrees that the assessed valuation (hereinafter referred to as the “Minimum Actual Value”) set forth in Section 1 above shall become and remain effective as of January 1, 2028, and throughout the term of this Agreement, regardless of the actual degree of completion or incompletion of the Project, even if construction of the Project is not commenced by such date. Furthermore, the Property Owner acknowledges that the City has changed its position in reliance on the timeliness of such increase in valuation as set forth in the Development Agreement.

3. The Property Owner agrees to pay when due, all taxes and assessments, general or special, and all other charges whatsoever levied upon or assessed or placed against the Property, subject to any limitations set forth in the Development Agreement. The Property Owner further agrees that until this Agreement is terminated, they will not seek administrative or judicial review of the applicability, enforceability, or constitutionality of this Agreement or the obligation to be taxed based upon the Minimum Actual Value or to raise any such argument by way of defense in any proceedings, including delinquent tax proceedings.

4. The Property Owner further agrees that until this Agreement is terminated it will not seek any tax exemption or abatement either presently or prospectively authorized under any State, federal or local law with respect to taxation of the Property including causing or allowing the property to be leased, sold, transferred to or otherwise used by an entity that is exempt from property taxes under the laws of the State of Iowa.

5. This Agreement, and the Minimum Actual Value established herein, shall be effective until such time as the City's obligations to make Payments (as defined in the Development Agreement) have been satisfied in-full.

6. Nothing herein shall be deemed to waive the Property Owner's rights under Section 403.6(19) Code of Iowa (2025), or otherwise, to contest that portion of any actual value assignment made by the Assessor in excess of the Minimum Actual Value.

7. This Agreement shall be promptly recorded with the Clinton County Recorder, along with a copy of Iowa Code Section 403.6.

8. Neither the preamble nor provisions of this Agreement are intended to, nor shall they be construed as, modifying the terms of any other contract between the City and the Property Owner, including the Development Agreement.

*[Remainder of page intentionally left blank.]*

This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

CITY OF CAMANCHE, IOWA

By: \_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

FAREWAY STORES, INC.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

[Signature Page]



STATE OF IOWA                    )  
  )       SS:  
COUNTY OF CLINTON        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ and \_\_\_\_\_, the Mayor and City Clerk, respectively, of Camanche, Iowa, a municipal corporation of the State of Iowa, on behalf of the City.

\_\_\_\_\_  
Notary Public

STATE OF IOWA                    )  
  )     SS:  
CLINTON COUNTY )

      The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2025 by \_\_\_\_\_ the  
\_\_\_\_\_ of Fareway Stores, Inc., an Iowa corporation.

\_\_\_\_\_  
Notary Public

## **EXHIBIT A TO MINIMUM ASSESSMENT AGREEMENT**

That part of Parcel "E" of the Southeast Quarter of Section 28, Township 81 North, Range 6 East of the Fifth Principal Meridian, Clinton County, Iowa, and being more particularly described as follows:

Beginning at the southeast corner of said Parcel "E"; thence S 56° 29' 02" W, along the south line of said Parcel "E", a distance of 60.00 feet; thence N 33° 54' 29" W, a distance of 15.00 feet; thence S 56° 29' 02" W, a distance of 302.92 feet, to the east right-of-way line of 9th Avenue; thence N 32° 40' 06" W, along said east right-of-way line of 9th Avenue, a distance of 487.26 feet; thence N 46° 53' 29" E, a distance of 19.20 feet; thence northeasterly 203.11 feet along a curve to the right, tangent to the last described line, having a radius of 270.00 feet, a delta angle of 43° 06' 04", and a chord distance of 198.35 feet which bears N 68° 26' 31" E; thence N 89° 59' 33" E, a distance of 260.61 feet, to the east line of said Parcel "E"; thence S 00° 05' 07" E, along said east line of Parcel "E", a distance of 137.70 feet; thence S 33° 54' 29" E, continuing along said east line of Parcel "E", a distance of 205.53 feet, to said south line of Parcel "E", and to the Point of Beginning.

Containing 3.88 acres, more or less.

[EXHIBIT A TO MINIMUM ASSESSMENT AGREEMENT]

Error! Unknown document property name.

# CERTIFICATION BY ASSESSOR

The undersigned Assessor, being legally responsible for the assessment of the above-described property upon completion of improvements to be made on it, hereby certifies that the actual value assigned to such land and improvements upon completion, shall be not less than Three Million Two Hundred Thousand Dollars (\$3,200,000) until termination of the Agreement.

\_\_\_\_\_  
County Assessor for Clinton County,  
State of Iowa

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

[Assessor's Certification]

LIENHOLDER'S CONSENT, IF ANY

In consideration of one dollar and other valuable consideration, the receipt of which is hereby acknowledged, and notwithstanding anything in any loan or security agreement to the contrary, the undersigned ratifies, approves, consents to and confirms the Assessment Agreement entered into between the parties, and agrees to be bound by its terms. This provision shall be binding on the parties and their respective successors and assigns.

[NAME OF LIENHOLDER]

By: \_\_\_\_\_  
Signature

Date: \_\_\_\_\_

STATE OF IOWA                    )  
  )       SS:  
CLINTON COUNTY )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_ the \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

**[Add additional pages for each Lienholder]**

**[If no Lienholders exist, this consent will not be completed]**

[Lienholder's Consent]

### **To be filed with Assessment Agreement**

Consistent with Iowa Code §403.6(19)(b), filed with this assessor certification is a copy of subsection 19 as follows:

19. a. A municipality, upon entering into a development or redevelopment agreement pursuant to section 403.8, subsection 1, or as otherwise permitted in this chapter, may enter into a written assessment agreement with the developer of taxable property in the urban renewal area which establishes a minimum actual value of the land and completed improvements to be made on the land until a specified termination date which shall not be later than the date after which the tax increment will no longer be remitted to the municipality pursuant to section 403.19, subsection, subsection 2. The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above-described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than \$\_\_\_\_\_.

b. This assessment agreement with the certification of the assessor and a copy of this subsection shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. This subsection does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement during the term of the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with this subsection constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

**EXHIBIT D**  
**COMPANY'S ESTIMATE WORKSHEET**

- (1) Date of Preparation: October \_\_\_\_, 20\_\_.
- (2) Assessed Taxable Valuation of Property as of January 1, 20\_\_:  
\$\_\_\_\_\_.
- (3) Base Taxable Valuation of Property for purposes of Agreement:  
\$\_\_\_\_\_.
- (4) Incremental Taxable Valuation of Property (2 minus 3):  
\$\_\_\_\_\_ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):  
\$\_\_\_\_\_ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5).  
\$\_\_\_\_\_ x \$\_\_\_\_\_/1000 = \$\_\_\_\_\_ (the "TIF Estimate")
- (7) TIF Estimate (\$\_\_\_\_\_ x .85 (85%) = Company's Estimate (\$\_\_\_\_\_).

**EXHIBIT E**  
**10<sup>th</sup> PLACE EXTENSION PROJECT**





**EXHIBIT F**  
**ANNUAL CERTIFICATION**

(due by October 15th as required under terms of Development Agreement)

WHEREAS, the City of Camanche, Iowa (the "City") authorized the payment of certain economic development tax increment payments (the "Payments") and an economic development grant (the "Grant") to Fareway Stores, Inc. (the "Company") pursuant to a Development Agreement (the "Agreement") entered into between the City and the Company; and

WHEREAS, the Agreement contains certain conditions required to be completed by the Company in order for the Company to be eligible to receive such Payments and the Grant, and as such the Company hereby certifies the following as satisfaction of such conditions:

- (i) All property taxes on the Property in the Urban Renewal Area have been paid for the prior fiscal year (and for the current year, if due) and attached to this Annual Certification are proof of payment of said taxes.
- (ii) The Company is not in material violation of the Agreement or any local, state or federal law or regulation and is not aware of any pending or threatened claim against the Company with respect to such laws.
- (iii) The Company owns the Property and is using the Project in the business operations of a Fareway Grocery Store.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

FAREWAY STORES, INC.

By: \_\_\_\_\_

Its: \_\_\_\_\_

**CHANGE ORDER NO.: Two**

Owner: City of Camanche  
Engineer: Shive-Hattery, Inc.  
Contractor: Gingerich Well & Pump Services, LLC.  
Project: Camanche Well #8 Test Well  
Contract Name: Camanche Well #8 Test Well  
Date Issued: August 29, 2025  
Owner's Project No.:  
Engineer's Project No.: 2132201054  
Contractor's Project No.:  
Effective Date of Change Order: 12-01-2025

The Contract is modified as follows upon execution of this Change Order:

Description:

**Balancing of Contract Quantities**

Attachments:

Letter from Gingerich Well & Pump Services, LLC. dated November 20, 2025

Change in Contract Price		Change in Contract Times [State Contract Times as either a specific date or a number of days]	
Original Contract Price:		Original Contract Times:	
\$ 1,188,860.00		Substantial Completion:	
		Ready for final payment:	04-15-2026 (Addendum 1)
Increase to original contract from other Change Orders:		Increase to original contract from other Change Orders:	
\$ 36,000.00		Substantial Completion:	
		Ready for final payment:	
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 1,224,860.00		Substantial Completion:	
		Ready for final payment:	04-15-2026 (Addendum 1)
Decrease this Change Order:		[Increase] this Change Order:	
\$ 224,344.00		Substantial Completion:	
		Ready for final payment:	04-15-2026 (Addendum 1)
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 1,000,516.00		Substantial Completion:	
		Ready for final payment:	04-15-2026 (Addendum 1)

Recommended by Engineer (if required)

By: [Signature]  
Title: City Engineer Rep  
Date: 11-25-2025

Requested by Contractor

[Signature]  
Office Manager  
11-25-2025

Approved by Owner

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



**GINGERICH**  
**WELL & PUMP SERVICE, LLC**  
YOUR WELL-BEING OUR BUSINESS

1331 Highway 1  
Kalona, IA 52247  
(319) 656-2664  
Fax (319) 656-2676  
(800) 356-2664

November 20, 2025

Shive-Hattery, Inc.  
2144 56<sup>th</sup> Ave W  
Bettendorf, IA 52722

Attn: Dan Solchenberger

RE: Change Order Request #2  
Camanche Well #8 Test Well

Item 3: Drill 21-inch diameter hole decrease of 20 LF @ \$415/LF for a total decrease of \$8,300.00.

Item 4: Install 16-inch casing decrease of 20 LF @ \$285/LF for a total decrease of \$5,700.00.

Item 6: Cement Grout increase of 56 CF @ \$52/CF for a total increase of \$2,912.00.

Item 7: Drill 15-inch diameter hole decrease of 90 LF @ \$320/LF for a total decrease of \$28,800.00.

Item 8: Furnish and Install 10.75" casing decrease of 110 LF @ \$175/LF for a total decrease of \$19,250.00.

Item 10: Cement Grout decrease of 90 LF @ \$52/CF for a total decrease of \$4,680.00.

Item 11: Drill 10-inch diameter hole increase of 140 LF @ \$210/LF for a total increase of \$29,400.00.

Item 12: Furnish and Install 7" casing increase of 30 LF @ \$105/LF for a total increase of \$3,150.00.

Item 14: Cement Grout increase of 37 CF @ \$52/CF for a total increase of \$1,924.00.



**GINGERICH**  
**WELL & PUMP SERVICE, LLC**  
YOUR WELL-BEING OUR BUSINESS

1331 Highway 1  
Kalona, IA 52247  
(319) 656-2664  
Fax (319) 656-2676  
(800) 356-2664

Item 16: Acid Injection Set-Up decrease of 1 LS @ \$55,000/LS for a total decrease of \$55,000.00.

Item 17: Acidize decrease of 5000 GAL @ \$10/GAL for a total decrease of \$50,000.00.

Item 24: Water Delivered to Site (10,000 Gallons) decrease of 60 EA @ \$1,500/EA for a total decrease of \$90,000.00.

TOTAL decrease from Original Bid/Contract: \$224,344.00

Should you have questions or need additional information please contact me.

Respectfully,

Klint Gingerich, President

A FOURTH GENERATION FAMILY OWNED BUSINESS

Emery Gingerich · Klint Gingerich · Corwin Gingerich  
[www.gingerichwell.com](http://www.gingerichwell.com)





# Contractor's Application for Payment No.

1

Application Period: 9/01/25-11/19/25		Application Date: 11/20/2025	
To (Owner): City of Camanche	From (Contractor): Gingerich Well & Pump Service	Via (Engineer): Shive-Hattery	
Project: Camanche Well #8	Contract:		
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.:	

## Application For Payment Change Order Summary

Approved Change Orders			
Number	Additions	Deductions	
1	\$36,000.00		
TOTALS	\$36,000.00		
NET CHANGE BY CHANGE ORDERS	\$36,000.00		

1. ORIGINAL CONTRACT PRICE.....	\$	\$1,188,860.00
2. Net change by Change Orders.....	\$	\$36,000.00
3. Current Contract Price (Line 1 ± 2).....	\$	\$1,224,860.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$995,516.00
5. RETAINAGE:		
a. 3% X \$995,516.00 Work Completed.....	\$	\$29,865.48
b. X                      Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$29,865.48
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$965,650.52
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	
8. AMOUNT DUE THIS APPLICATION.....	\$	\$965,650.52
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$259,209.48

## Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:  
 (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;  
 (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and  
 (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

## Contractor Signature

By: Helen Davidson Date: 11-20-25

Payment of: \$ 965,650.52  
 (Line 8 or other - attach explanation of the other amount)

is recommended by: [Signature] 11-25-2025  
 (Engineer) (Date)

Payment of: \$ \_\_\_\_\_  
 (Line 8 or other - attach explanation of the other amount)

is approved by: \_\_\_\_\_  
 (Owner) (Date)

Approved by: \_\_\_\_\_  
 Funding or Financing Entity (if applicable) (Date)

### Progress Estimate - Unit Price Work

### Contractor's Application

For (Contract): Camanche Well #8							Application Number: 1				
Application Period: 9/01/25-11/19/25							Application Date: 11/20/2025				
A					B	C	D	E	F		
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)						
1	Mobilization/Demobilization	1	LS	\$400,000.00	400,000.00	1	\$400,000.00		\$400,000.00	100.0%	
2	General Permit & WWPPP Compliance	1	LS	\$25,000.00	\$25,000.00	1	\$25,000.00		\$25,000.00	100.0%	
3	Drill 21-inch diameter hole	100	LF	\$415.00	\$41,500.00	80	\$33,200.00		\$33,200.00	80.0%	\$8,300.00
4	Install 16-Inch casing	100	LF	\$285.00	\$28,500.00	80	\$22,800.00		\$22,800.00	80.0%	\$5,700.00
5	Grout Set-Up 16-inch casing	1	EA	\$18,000.00	\$18,000.00	1	\$18,000.00		\$18,000.00	100.0%	
6	Cement Grout	140	CF	\$52.00	\$7,280.00	196	\$10,192.00		\$10,192.00	140.0%	-\$2,912.00
7	Drill 15-inch diameter hole	220	LF	\$320.00	\$70,400.00	130	\$41,600.00		\$41,600.00	59.1%	\$28,800.00
8	Furnish and Install 10.75" casing	320	LF	\$175.00	\$56,000.00	210	\$36,750.00		\$36,750.00	65.6%	\$19,250.00
9	Grout Set-Up 10.75" inch casing	1	EA	\$7,500.00	\$7,500.00	1	\$7,500.00		\$7,500.00	100.0%	
10	Cement Grout	260	CF	\$52.00	\$13,520.00	170	\$8,840.00		\$8,840.00	65.4%	\$4,680.00
11	Drill 10 inch diameter hole	580	LF	\$210.00	\$121,800.00	720	\$151,200.00		\$151,200.00	124.1%	-\$29,400.00
12	Furnish and Install 7" casing	900	LF	\$105.00	\$94,500.00	930	\$97,650.00		\$97,650.00	103.3%	-\$3,150.00
13	Grout Set-Up 7" casing	1	EA	\$7,500.00	\$7,500.00	1	\$7,500.00		\$7,500.00	100.0%	
14	Cement Grout	300	CF	\$52.00	\$15,600.00	337	\$17,524.00		\$17,524.00	112.3%	-\$1,924.00
15	Drill 6" Open Hole	420	LF	\$88.00	\$36,960.00	420	\$36,960.00		\$36,960.00	100.0%	
16	Acid Injection Set-Up	1	LS	\$55,000.00	\$55,000.00						\$55,000.00
17	Acidize	5000	GAL	\$10.00	\$50,000.00						\$50,000.00
18	Development	1	LS	\$12,000.00	\$12,000.00	1	\$12,000.00		\$12,000.00	100.0%	
19	Test pump installment and LS removal	1	LS	\$15,000.00	\$15,000.00	1	\$15,000.00		\$15,000.00	100.0%	
20	Test pumping	24	HRS	\$325.00	\$7,800.00	24	\$7,800.00		\$7,800.00	100.0%	
21	Water quality samples	1	LS	\$7,500.00	\$7,500.00	1	\$7,500.00		\$7,500.00	100.0%	
22	Cleaning & Disinfection	1	LS	\$2,500.00	\$2,500.00	1	\$2,500.00		\$2,500.00	100.0%	
23	Plugging and Abandonment	1	EA	\$5,000.00	\$5,000.00						\$5,000.00
24	Water Delivered to Site (10,000 Gallons)	60	EA	\$1,500.00	\$90,000.00						\$90,000.00
	Change Order 1	1	LS	\$36,000.00	\$36,000.00	1	\$36,000.00		\$36,000.00	100.0%	
								</			



# GINGERICH

## WELL & PUMP SERVICE, LLC

YOUR WELL-BEING OUR BUSINESS

1331 Highway 1  
Kalona, IA 52247  
(319)656-2664  
Fax (319)656-2676  
(800)356-2664

Date	Invoice
11/20/2025	45774

Mailing Address:		Site Address:	
City of Camanche 818 7th Ave Camanche, IA 52730		City of Camanche 9XX 2nd St Well #8 Camanche, IA 52730 Pay App 1	
Phone	Due Date	Sales Rep	
563-219-5477	11/30/2025	Dillon	
Quantity	Description	Price	Amount
1	Mobilization/Demobilization	\$400,000.00	\$400,000.00
1	General Permit 6/WWPPP Compliance	\$25,000.00	\$25,000.00
80	Drill 21-inch diameter hole	\$415.00	\$33,200.00
80	Furnish and install 16-inch casing	\$285.00	\$22,800.00
1	Grout Set-up 16-inch casing	\$18,000.00	\$18,000.00
196	Cement Grout	\$52.00	\$10,192.00
130	Drill 15-inch diameter hole	\$320.00	\$41,600.00
210	Furnish and install 10.75" casing	\$175.00	\$36,750.00
1	Grout Set-up 10.75" casing	\$7,500.00	\$7,500.00
170	Cement Grout	\$52.00	\$8,840.00
720	Drill 10-inch diameter hole	\$210.00	\$151,200.00
930	Furnish and install 7" casing	\$105.00	\$97,650.00
1	Grout Set-up 7" casing	\$7,500.00	\$7,500.00
337	Cement Grout	\$52.00	\$17,524.00
420	Drill 6" Open Hole	\$88.00	\$36,960.00
1	Development	\$12,000.00	\$12,000.00
1	Test pump installment and removal	\$15,000.00	\$15,000.00
24	Test Pumping	\$325.00	\$7,800.00
1	Water Quality Samples	\$7,500.00	\$7,500.00
1	Cleaning and Disinfection	\$2,500.00	\$2,500.00

Balance due in 10 days. All past due accounts are subject to a late payment fee of 1.5% per month.

A FOURTH GENERATION FAMILY OWNED BUSINESS  
Emery Gingerich - Klint Gingerich - Corwin Gingerich  
[www.gingerichwell.com](http://www.gingerichwell.com)



# GINGERICH

## WELL & PUMP SERVICE, LLC

YOUR WELL-BEING OUR BUSINESS

1331 Highway 1  
Kalona, IA 52247  
(319)656-2664  
Fax (319)656-2676  
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Date	Invoice
11/20/2025	45774

Mailing Address:		Site Address:	
City of Camanche 818 7th Ave Camanche, IA 52730		City of Camanche 9XX 2nd St Well #8 Camanche, IA 52730 Pay App 1	
Phone	Due Date	Sales Rep	
563-219-5477	11/30/2025	Dillon	
Quantity	Description	Price	Amount
1	Change Order 1	\$36,000.00	\$36,000.00
Thank you!		Sales Tax	\$0.00
		Total	\$995,516.00

Balance due in 10 days. All past due accounts are subject to a late payment fee of 1.5% per month.

A FOURTH GENERATION FAMILY OWNED BUSINESS  
Emery Gingerich - Klint Gingerich - Corwin Gingerich  
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## **PROFESSIONAL SERVICES AGREEMENT**

**ATTN:** Andrew Kida, City Administrator  
**CLIENT:** City of Camanche  
Post Office Box 77  
Camanche, IA 52730

**PROJECT:** 9<sup>th</sup> Street and 9<sup>th</sup> Avenue Recreation Trail and Washington Blvd Trail Extension

**PROJECT LOCATION:** Camanche, Iowa

**DATE OF AGREEMENT:** December 16, 2025

### **PROJECT DESCRIPTION**

Shive-Hattery will provide civil design services for a recreation trail that will be funded by ECIA distributed grant funding. One section of the trail will start at 19<sup>th</sup> Ave and 9<sup>th</sup> Street and extend east to 9<sup>th</sup> Avenue along the Camanche School District Property and then proceed north along 9<sup>th</sup> Avenue along the Camanche School District property crossing 9<sup>th</sup> Avenue to Platt Park and then continue along 9<sup>th</sup> Avenue to the north boundary of Platt Park. The other section of the trail will be an extension of the Washington Boulevard trail starting at existing recreational trail Washington Boulevard crossing at the east side of Logisticus. The trail will extend along the north side of Washington Boulevard to the east and connect to the existing sidewalk at 17<sup>th</sup> Avenue. Both of these trail extensions will provide vital connections to the existing walkways and provide safe access to city amenities for the residents of Camanche. The attached drawing shows the trail extensions/connections.

### **SCOPE OF SERVICES**

We will provide the following services for the project:

Civil Engineering

These services will consist of the following tasks:

1. Survey & Design
  - A. Survey
    1. Conduct a topographic and boundary survey of the project area.
  - B. Preliminary Design
    1. Prepare a Concept Statement
    2. Revise the Concept Statement incorporating DOT review comments
    3. Prepare DOT Determination of Effect (environmental) form. Note: as with the previous DOT-funded trail and street reconstruction projects in Camanche, we anticipate the DOT will determine the project to be non-controversial and have no environmental impact, and thus will receive a "Categorical Exclusion" that requires no archeological or environmental studies.
    4. Develop the horizontal and vertical alignment
    5. Identify obstructions
    6. Evaluate drainage in the area of the trail



7. Notify utility companies of proposed work and obtain existing utility location information
8. Meet with City to discuss alignment (Meeting 1)
9. Revise and finalize alignment, submit preliminary plans to the City and DOT for review
- C. Final Design
  1. Meet with City to review preliminary plans (Meeting 2)
  2. Further the design of the trail, including grading, pavement, and amenities.
  3. Update the engineer's opinion of probable construction cost
  4. Make revisions to drawings incorporating City and DOT review comments
  5. Prepare check plans, once environmental clearance has been obtained, and submit to the City and DOT for review
    - a. The plan set will generally include the following:
      - 1) Check set of plans
        - a) Title Sheet
        - b) Typical Sections
        - c) Quantity Estimate and References
        - d) Pay Item Schedules
        - e) General Notes
        - f) Plan & Profile Sheets
        - g) Intersection Details
        - h) Construction Limits
        - i) Traffic Control Plan
        - j) Erosion Control and SWPPP Plan
        - k) Engineer's opinion of probable cost
        - l) Special provisions
  6. Prepare a Storm Water Pollution Prevention Plan (SWPPP) and submit to the City and DOT for review and comments.
  7. Revise the check plans and SWPPP incorporating City and DOT review comments, then meet with City for final review (Meeting 3)
  8. Submit Final Plans and Project Development Certificate to DOT to begin bidding process
  9. Complete bid items application on DOT website
  10. Submit plans to utilities for relocations, if necessary
2. Permitting
  - A. Prepare and submit permit applications to the IDNR for the NPDES storm water permit
3. Bidding
  - A. Answer questions from contractors
  - B. Prepare addenda items for DOT
4. Construction Services
  - A. Facilitate pre-construction meeting

- B. Provide construction observation
  - 1. Documentation of daily observations
  - 2. Perform and coordination of materials testing
  - 3. Take photographs of the project site after construction is completed
- C. Provide contract administration
  - 1. Prepare pay applications
  - 2. Process change orders
  - 3. Assist DOT with final audit
  - 4. Schedule and conduct progress meetings with the City, DOT and the contractor
  - 5. Record material certifications, prepare record drawings and prepare close-out documentation per the DOT procedure

Deliverables will include:

- 1. Preliminary Plan Set
- 2. Check Plan Set
- 3. Final Plan Set (construction documents)
- 4. Engineer's opinion of probable construction cost
- 5. Contract Administration documents (daily observations, pay applications, change orders, material certifications, DOT close out documentation)

#### **CLIENT RESPONSIBILITIES**

It will be your responsibility to provide the following:

- 1. Identify a Project Representative with full authority to act on behalf of the Client with respect to this project. The Client Project Representative shall render decisions in a timely manner in order to avoid delays of Shive-Hattery's services.
- 2. Legal, accounting, and insurance counseling services or other consultants, including geotechnical, or vendors that may be necessary. The Client shall coordinate these services with those services provided by Shive-Hattery.
- 3. Provide to Shive-Hattery any available drawings, survey plats, testing data and reports related to the project, either hard copy or electronic media. Electronic media is preferred.
- 4. Unless specifically included in the Scope of Services to be provided by Shive-Hattery, the Client shall furnish tests, inspections, permits and reports required by law, regulation or code including but not limited to hazardous materials, structural, mechanical, chemical, air pollution and water pollution tests.
- 5. Provide Shive-Hattery personnel unlimited access to the site as required.

### **SCHEDULE**

We will begin our services upon receipt of this Agreement executed by you which will serve as a notice to proceed. We will complete the project based on the following schedule, which reflect the DOT's schedule for a "Minor Project":

- Submit Concept Statement 02/17/2026
- Submit Preliminary Plans 05/19/2026
- Submit Check Plans 07/07/2026
- Submit Final Plans 08/18/2026
- Bid Date 11/17/2026
- Construction Spring 2027 – Fall 2027

Dates dependent upon DOT review timeframes

### **COMPENSATION**

Description	Fee Type	Fee	Estimated Expenses	Total
Design, Permitting, Bidding – Items 1-3	Fixed Fee	\$61,200	Included	\$61,200
Construction Services – Item 4	Hourly			

#### **Fee Types:**

- Fixed Fee - We will provide the Scope of Services for the fee amounts listed above.
- Hourly– We will complete the Scope of Services on an hourly rate basis, based on our Standard Hourly Fee schedule in effect at the time the services are performed.

#### **Expenses:**

- Included – Expenses have been included in the Fee amount.

The terms of this proposal are valid for 30 days from the date of this proposal.

### **ADDITIONAL SERVICES**

Unless specifically stated in the Scope of Services, any resilient design related services including areas of resistance, reliability and redundancy (i.e. flood protection, storm/tornado shelter, emergency generators, utility backup, etc.) are not included in this proposal.

The following are additional services you may require for your project. We can provide these services but they are not part of this proposal at this time.

1. Preparation of easements / right-of-way acquisition and coordination of consultants to obtain appraisals and to negotiation the purchase of the easements.
2. Environmental work beyond the Determination of Effect form (e.g. archeological survey, Phase I / Phase 2 environmental survey, wetland delineation, endangered species review)
3. Other engineering and/or survey services not listed in the Scope of Services.

Thank you for considering this proposal. We look forward to working with the City of Camanche on the project. If you have any questions concerning this proposal, please contact us.

Sincerely,  
SHIVE-HATTERY, INC.

Daniel C. Solchenberger, PE  
Civil Engineering Representative

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***AGREEMENT ACCEPTED AND SERVICES AUTHORIZED TO PROCEED***

**CLIENT:** City of Camanche, IA

**BY:** \_\_\_\_\_ **TITLE:** \_\_\_\_\_  
(signature)

**PRINTED NAME:** \_\_\_\_\_ **DATE ACCEPTED:** \_\_\_\_\_

**OTHER TERMS**

**STANDARD TERMS AND CONDITIONS**

Copyright © Shive-Hattery May 2023

**TERMS AND CONDITIONS AS PROVIDED IN THE 2025 MASTER SERVICES AGREEMENT BETWEEN THE CITY OF CAMANCHE AND SHIVE-HATTERY, INC.**

# CITY OF CAMANCHE - RECREATIONAL TRAIL IMPROVEMENTS



**AMENDMENT TO THE SOFTWARE LICENSE AND SERVICE AGREEMENT BETWEEN TRITECH SOFTWARE  
SYSTEMS AND CLINTON COUNTY PUBLIC SAFETY SOFTWARE CONSORTIUM**

This Amendment (this “Amendment”) to the Software License and Service Agreement (“Agreement”) entered into by and between **TriTech Software Systems (“TriTech”), a CentralSquare Technologies** company, as successor in interest to **Zuercher Technologies, LLC (“CentralSquare”),** and **Clinton County Public Safety Software Consortium: Clinton County Sheriff’s Office, Clinton County Communications, Clinton Police Department, Camanche Police Department, DeWitt Police Department** (collectively referred to herein as the “Customer” or “Client”) with an execution date of June 28<sup>th</sup>, 2016, as amended from time to time including additional purchases is entered into and effective as of the last date of signature below (“Effective Date”). In the event of a conflict or inconsistency between this Amendment and the Agreement, the terms of this Amendment shall control. Customer and CentralSquare may be referenced as each a “Party”, and together “Parties”.

**WHEREAS**, Customer entered into the Agreement for an on-premise deployment of the PSJ Pro CentralSquare solution; and

**WHEREAS**, the Parties mutually agree and desire to switch the on-premise deployment of the CentralSquare PSJ Pro solution to a cloud-hosted deployment.

**NOW THEREFORE**, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Term. The term of the Agreement is hereby extended on an annual basis commencing on the last date of signature on this Amendment. The Agreement will automatically renew for successive five (5) year terms unless earlier terminated by either party. Either party may elect to end renewal of the Agreement by issuing a notice of non-renewal, in writing, to the other party six (6) months prior to the next renewal. Except as otherwise set forth herein, each defined term in the Agreement has the meaning ascribed to that term in the Agreement when the term is used in this Amendment.
2. Amendments to the Agreement. As of the Effective Date, the Agreement is hereby amended or modified as follows:
  - a. The items listed in Attachment A, attached to this Amendment, detail the items to be migrated to cloud, the services necessary, and associated costs. The on-premise software being migrated to cloud shall be replaced as applicable and licensed as follows:
    - i. Access Grant. So long as subscription fees are paid and current, (unless terminated as provided in the Agreement, Customer is granted a nontransferable, nonexclusive right to use the software for the Customer’s own internal use for the applications described in the Statement of Work, in the applicable environment (e.g., production, test, training, or disaster recovery system) and in the quantity set forth. Additional software subscriptions purchased after the execution of this Amendment shall also be accessed in accordance with the provisions of this section. Customer shall not use, copy, rent, lease, sell, sublicense, modify, create derivative works from/of, or transfer any software, or permit others to do said acts, except as provided in the Agreement. Any such unauthorized use shall be void and may result in immediate and automatic termination of the applicable access. The subscription access granted in this Agreement or in connection with it are for object code only and do not include a license or any rights to source code whatsoever.
    - ii. Attachment B, Statement of Services is hereby added as an additional document, in its entirety governing the cloud migration project.

- iii. Attachment C, Maintenance & Support is hereby added as an additional document that governs the support and maintenance of all software.
  - iv. Attachment D, Service Level Commitments is hereby added as an additional document that governs the cloud provisions of the software as applicable.
  - v. Attachment E, Using/Accessing Agency guidelines is hereby added as an additional document that governs any sub-agencies using the software.
  - vi. Attachment F, Third-Party Terms and Conditions is hereby added as an additional document that governs the third-party software.
3. AI Use & Accuracy. The software provided under this Amendment may include access to artificial intelligence (“AI”) features that generate outputs based on inputs. Customer acknowledges and agrees that:
- a. AI-generated outputs may be inaccurate, incomplete, or inappropriate, and should not be relied on as a sole source of truth or decision making;
  - b. Users are responsible for reviewing and validating any AI-generated content before using it in any context;
  - c. A human-in-the-loop (human is actively involved in reviewing, validating, or making decisions based on the output) approach is strongly recommended, and users agree to exercise appropriate judgment and oversight when using the software;
  - d. CentralSquare makes no warranties or guarantees regarding the accuracy, reliability, or suitability of AI-generated outputs for any particular purpose;
  - e. Use of the AI features is at Customer’s own risk, and Customer agrees not to use the software in any manner that may cause harm or violate applicable laws or regulations.
4. Limited Effect. Except as expressly provided in this Amendment, all of the terms and provisions of the Agreement are and will remain in full force and effect and are hereby ratified and confirmed by the Parties. Without limiting the generality of the foregoing, the amendments contained herein will not be construed as an amendment to or waiver of any other provision of the Agreement or as a waiver of or consent to any further or future action on the part of either Party that would require the waiver or consent of the other Party. On and after the Effective Date, each reference in the Agreement to “the Agreement” will mean and be a reference to the Agreement as amended by this Amendment.
5. Representations and Warranties. Each Party hereby represents and warrants to the other Party that:
- a. It has the full right, power, and authority to enter into this Amendment and to perform its obligations hereunder and under the Agreement as amended by this Amendment.
  - b. The execution of this Amendment by the individual whose signature is set forth at the end of this Amendment on behalf of such Party, and the delivery of this Amendment by such Party, have been duly authorized by all necessary action on the part of such Party.
  - c. This Amendment has been executed and delivered by such Party and constitutes the legal, valid, and binding obligation of such Party, enforceable against such Party in accordance with its terms.
6. Miscellaneous. All other terms and conditions of the Agreement not specifically modified by this Amendment shall remain in full force and effect. Should any term in this Amendment conflict with a term in the Agreement, the terms of this Amendment shall control.



**IN WITNESS THEREOF**, THE PARTIES HERETO HAVE ENTERED INTO THIS AMENDMENT AS OF THE EFFECTIVE DATE.

<b>TriTech Software Systems</b>	<b>Clinton County Sheriff's Office</b>
1000 Business Center Drive Lake Mary, FL 32746	241 7th Ave N, Clinton, Iowa , 52732
By:	By:
Print Name:	Print Name: Sheriff Bill Greenwalt
Print Title:	Print Title:
Date Signed:	Date Signed:

	<b>Clinton County Communications</b>
	By:
	Print Name:
	Print Title:
	Date Signed:
	<b>Clinton Police Department</b>
	By:
	Print Name:
	Print Title:
	Date Signed:
	<b>Camanche Police Department</b>
	By:
	Print Name:
	Print Title:
	Date Signed:
	<b>DeWitt Police Department</b>
By:	
Print Name:	
Print Title:	
Date Signed:	

**Attachment A**  
**Software & Services**

**Quote #:** Q-234586

**Primary Quoted Solution:** PSJ Pro

**Quote expires on:** December 31, 2025

## WHAT SOFTWARE IS INCLUDED?

### CAD

	PRODUCT NAME	QUANTITY	UNIT PRICE	DISCOUNT	TOTAL
1.	CAD PS Pro ProQA PlatinumCertified Interface (Import and Export) Annual Subscription Fee	1	7,955.00	- 3,707.83	4,247.17
2.	CentralSquare Pro CAD Cloud Dispatch Position Annual Subscription Fee	5	1,800.00	- 4,194.90	4,805.10
3.	CentralSquare Pro CAD Cloud Platform Annual Subscription Fee	1	34,000.00	- 15,847.40	18,152.60
4.	CentralSquare Pro Cloud Mapping AVL Playback Annual Subscription Fee	1	2,915.25	- 1,358.80	1,556.45
5.	PS Pro Esri Desktop License Annual Subscription Fee	1	965.60		965.60

**CAD Software Subtotal** 54,835.85 USD  
**CAD Software Discount** - 25,108.93 USD  
**CAD Software Total** 29,726.92 USD

### CIVIL

	PRODUCT NAME	QUANTITY	UNIT PRICE	DISCOUNT	TOTAL
6.	CentralSquare Pro Cloud Civil Annual Subscription Fee	1	5,067.30	- 2,361.87	2,705.43

**Civil Software Subtotal** 5,067.30 USD  
**Civil Software Discount** - 2,361.87 USD  
**Civil Software Total** 2,705.43 USD

## CLINTON COUNTY COMMUNICATIONS

	PRODUCT NAME	QUANTITY	UNIT PRICE	DISCOUNT	TOTAL
7.	CAD PS Pro ESO Solutions Interface (Export) Annual Subscription Fee	1	2,920.00	- 1,361.01	1,558.99

8.	CAD PS Pro ImageTrend Interface (Export) Annual Subscription Fee	1	3,980.00	- 1,855.08	2,124.92
9.	PS Pro IOWA/NCIC Interface (Additional States Data Mining ) Annual Subscription Fee	1	1,396.52		1,396.52

**Clinton County Communications Software Subtotal** 8,296.52 USD  
**Clinton County Communications Software Discount** - 3,216.09 USD  
**Clinton County Communications Software Total** 5,080.43 USD

## CRIMEVIEW

	PRODUCT NAME	QUANTITY	UNIT PRICE	DISCOUNT	TOTAL
10.	CrimeView Analytics: Informative (3 years data) CST System Subscription	1	3,350.00	- 3,350.00	0.00
11.	CrimeView Analytics: Standard (3 years data) CST System Subscription	1	3,125.00	- 3,125.00	0.00

**Crimeview Software Subtotal** 6,475.00 USD  
**Crimeview Software Discount** - 6,475.00 USD  
**Crimeview Software Total** 0.00 USD

## DEWITT POLICE

	PRODUCT NAME	QUANTITY	UNIT PRICE	DISCOUNT	TOTAL
12.	CAD PS Pro Utility DEMS Interface (Export) Annual Subscription Fee	1	7,950.00	- 3,705.49	4,244.51

**DeWitt Police Software Subtotal** 7,950.00 USD  
**DeWitt Police Software Discount** - 3,705.49 USD  
**DeWitt Police Software Total** 4,244.51 USD

## JAIL

	PRODUCT NAME	QUANTITY	UNIT PRICE	DISCOUNT	TOTAL
13.	CentralSquare Pro Jail Cloud per Bed Annual Subscription Fee	96	120.00	- 5,369.28	6,150.72
14.	CentralSquare Pro Jail Cloud Platform Annual Subscription Fee	1	8,500.00	- 3,961.85	4,538.15
15.	Jail PS Pro Commissary Interface (Export) Annual Subscription Fee	1	3,208.00	- 1,495.25	1,712.75
16.	Jail PS Pro GUARDIAN RFID Interface (Import and Export) Annual Subscription Fee	1	4,078.00	- 1,900.76	2,177.24
17.	Jail PS Pro LiveScan/AFIS Interface (Export) Annual Subscription Fee	1	4,076.00	- 1,899.82	2,176.18
18.	Jail PS Pro NDEx Adapter (IB IEPD) Annual Subscription Fee	1	0.00		0.00
19.	Jail PS Pro VINE Interface (Export) Annual Subscription Fee	1	3,208.00	- 1,495.25	1,712.75

**Jail Software Subtotal** 34,590.00 USD  
**Jail Software Discount** - 16,122.21 USD

## MOBILE

	PRODUCT NAME	QUANTITY	UNIT PRICE	DISCOUNT	TOTAL
20.	CentralSquare Pro CAD Cloud Mobile Position Annual Subscription Fee	116	434.83	- 23,509.72	26,930.56
Mobile Software Subtotal					50,440.28 USD
Mobile Software Discount					- 23,509.72 USD
Mobile Software Total					26,930.56 USD

## PORTAL

	PRODUCT NAME	QUANTITY	UNIT PRICE	DISCOUNT	TOTAL
21.	Portal PS Pro Attorney Case View Annual Subscription Fee	1	2,500.00	- 1,165.25	1,334.75
22.	Portal PS Pro Community Involvement Pack Annual Subscription Fee	1	2,500.00	- 1,165.25	1,334.75
23.	Portal PS Pro Remote CFS View Pack Annual Subscription Fee	1	2,500.00	- 1,165.25	1,334.75
Portal Software Subtotal					7,500.00 USD
Portal Software Discount					- 3,495.75 USD
Portal Software Total					4,004.25 USD

## RECORDS

	PRODUCT NAME	QUANTITY	UNIT PRICE	DISCOUNT	TOTAL
24.	CentralSquare Pro Records Cloud Officer Annual Subscription Fee	95	400.00	- 17,711.80	20,288.20
25.	CentralSquare Pro Records Cloud Platform Annual Subscription Fee	1	18,000.00	- 8,389.80	9,610.20
26.	Records PS Pro IA Pistol Permits Interface (Export) Annual Subscription Fee	1	0.00		0.00
27.	Records PS Pro IA TraCS Accident Reporting Interface (Import) Annual Subscription Fee	1	9,328.00	- 4,347.78	4,980.22
28.	Records PS Pro IA TraCS eCitations Interface (Import) Annual Subscription Fee	1	9,328.00	- 4,347.78	4,980.22
29.	Records PS Pro NDEx Adapter (IA IEPD) Annual Subscription Fee	1	0.00		0.00
Records Software Subtotal					74,656.00 USD
Records Software Discount					- 34,797.16 USD
Records Software Total					39,858.84 USD

## SOFTWARE SUMMARY

<b>Software Subtotal</b>	249,810.95 USD
<b>Software Discount</b>	- 118,792.22 USD
<b>Software Total</b>	<b>131,018.73 USD</b>

### WHAT SERVICES ARE INCLUDED?

#### CLOUD IMPLEMENTATION

DESCRIPTION	TOTAL
1. Pro CAD Cloud Migration Services (1-12 CAD Positions) - Fixed Fee	5,000.00
2. Pro JMS Cloud Migration Services (1-2,000 Jail Beds) - Fixed Fee	5,000.00
3. Pro RMS Cloud Migration Services (1-1,000 Sworn) - Fixed Fee	5,000.00
<b>Cloud Implementation Services Subtotal</b>	15,000.00 USD
<b>Cloud Implementation Services Discount</b>	- 15,000.00 USD
<b>Cloud Implementation Services Total</b>	0.00 USD

#### CRIMEVIEW

DESCRIPTION	TOTAL
4. Public Safety GIS/Analytics Services - Fixed Fee	3,900.00
5. Public Safety Project Management Services - Fixed Fee	19,500.00
<b>Crimeview Services Subtotal</b>	23,400.00 USD
<b>Crimeview Services Discount</b>	- 23,400.00 USD
<b>Crimeview Services Total</b>	0.00 USD

#### SERVICES SUMMARY

<b>Services Subtotal</b>	38,400.00 USD
<b>Services Discount</b>	- 38,400.00 USD
<b>Services Total</b>	<b>0.00 USD</b>

### QUOTE SUMMARY

<b>Software Subtotal</b>	249,810.95 USD
--------------------------	----------------

Services Subtotal

38,400.00 USD

Quote Subtotal

288,210.95 USD

Discount

- 157,192.22 USD

Quote Total

131,018.73 USD

TOTAL RECURRING FEES

TYPE	AMOUNT
TOTAL RECURRING FEES	\$131,018.73
CURRENT RECURRING FEES	-\$92,818.21
NET RECURRING FEE INCREASE	\$38,200.52

**Payment Terms:****Subscriptions:**

- Annual Subscription Fees are due Twelve (12) months after Delivery\*, and annually thereafter on the anniversary of that payment date.
- Annual Subscription Fees shall increase as follows:
  - o Year 2: 0%
  - o Years 3–5: 3%
  - o Year 6+: 5%

**Services:****Payment Schedule:**

	Implementation Services
30%	Due on Effective Date
20%	Due at Project Kickoff
15%	Due at completion of 1 <sup>st</sup> End User Training Session
30%	Due at Go Live
5%	Due at completion of Reliability Period

- If applicable, non-fixed fee professional services shall be due as incurred on a time and materials basis. Non-fixed fee professional services are not included in the percentages outlined in the above Payment Schedule.
- If applicable, non-fixed fee travel expenses shall be due as incurred, invoiced monthly for the travel expenses of the preceding month. Non-fixed fee travel expenses are not included in the percentages outlined in the above Payment Schedule.
- If applicable, Fixed Fee travel expenses are included in the percentages outlined in the above Payment Schedule.

**Hardware:**

- If applicable, Non-subscription Hardware Fees are due on the Effective Date.

**Licenses:**

- If applicable, License Fees are due on the Delivery Date.

**Support & Maintenance**

- If applicable, Support & Maintenance Fees are due annually, starting prior to the first anniversary of the Delivery Date and annually thereafter.
- Annual Software Maintenance Fees shall increase by 5% each year.
- If applicable, legacy support and maintenance shall be due until the payment date of the replacement subscription software detailed above. Any unused pre-paid support and maintenance shall be credited as a pro-rated amount towards the next applicable subscription software invoice due under this Agreement, or future invoice.

**Third Party:**

- If applicable, Third-Party Software Fees are due on the Effective Date. Third-Party software subscriptions and/or support fees shall be due annually thereafter on the anniversary of the Effective Date. Third-Party Software fees are subject to increase each year.
- If applicable, Third-Party Services shall be due 50% at Effective Date, 25% at completion of 1st End User Training Session, and 25% at Go Live.

**Invoice Terms:**

CentralSquare shall provide an invoice for the items in the schedule above no less than thirty (30) days prior to the due date.

**ANCILLARY FEES**

- a. Customer is responsible for paying all taxes relating to this Agreement. Applicable tax amounts (if any) are not included in the fees set forth in this Agreement. If Customer is exempt from the payment of any such taxes, Customer

must provide CentralSquare valid proof of exemption; otherwise, CentralSquare will invoice Customer and Customer will pay to CentralSquare all such tax amounts.

- b. To the extent allowable by law, if Customer fails to make any payment when due, then CentralSquare may charge interest on the past due amount at the rate of 1.5% per month calculated daily and compounded monthly, or, if lower, the highest rate permitted under applicable law; and if such failure continues for 90 days following written notice thereof, CentralSquare may suspend performance or access until past due amounts have been paid.

\*Delivery: For cloud-based software Delivery shall be whichever the following applies and occurs first: Customer has (a) received log-in access to the software or any module of the software or (b) received access to the software via a URL.



**Attachment B**  
**Summary of Services**  
**[Attached]**

### CentralSquare On-Premise to Cloud Migration - Pro

This Summary of Services describes a standard migration of your on-premise solution to the cloud. CentralSquare is here to ensure that your migration experience is simple, efficient, and empowering. Together, we can make this transition a success and set the stage for a brighter, more innovative future.

### Project Scheduling

The Parties agree that a schedule will be provided for services within **ten days** from the assigned of a CentralSquare Project Manager.

### Change Requests

The Parties may request a change to this Summary of Services, to increase hours or deliverables, through a written request to the CentralSquare Project Manager.

### CentralSquare Connectivity to On-Premises Systems

The BeyondTrust and/or SecureLink remote support solutions shall be the method of remote access to on-premises Customer systems and/or data. These solutions meet all requirements contained in the FBI CJIS Security Policy (Remote Access). Use of either of these solutions enables Customer agencies to remain CJIS compliant for the purposes of FBI and/or state regulatory agency audits.

### Professional Services

Throughout the course of the project, CentralSquare will perform the following services to ensure a successful migration to the cloud. All services are performed remotely.

### Migration to Cloud

The migration process involves backing up the on-premise environment, uploading critical data to the cloud, and deploying the latest software versions in the cloud environment. CentralSquare is responsible for ensuring the cloud environment functions as expected, while the Customer must review and provide feedback on the cloud deployment.

### System Installation

Cloud provisioning will be the responsibility of CentralSquare. On-premise hardware provisioning is the responsibility of the Customer. The installation of CentralSquare software on on-premise hardware is the responsibility of CentralSquare.

This implementation will be a combination of cloud and on-premise components.

### Cloud Components:

The CentralSquare Cloud Team will provision the CentralSquare software in the cloud. This will entail a planning meeting with the Customer/Network Administrator and other CentralSquare staff (Project Manager, Engineering), configuration of the connection, advising on network communications, and configuring access to the provisioned system.

The administration services of the cloud environment are the responsibility of CentralSquare, including support, operation, and maintenance of the underlying infrastructure. Access to any resources by the Customer will not be allowed except through applications and programmatic connections.

The Customer will be responsible for their side of the connection with CentralSquare maintaining the AWS side.



## **On-Premise Components:**

CentralSquare will provision the current server hardware on premise, as needed, for use of the CentralSquare provided NCIC Interface and CentralSquare's portion of the required interfaces.

The administration services of the on-premise environment is the responsibility of CentralSquare: including support and maintenance of the underlying infrastructure.

## **Geographical Information Services (GIS) *If applicable***

The migration from on-premise to cloud will include the moving of the GIS data.

## **Interfaces**

The standard interfaces and integrations maintained by CentralSquare that are fully operational, and in the production environment, will be enabled to the cloud production environment as part of this project. The ability of the Message Switch\NCIC Server to be hosted in the cloud is a decision made by the State. Should the State not allow this, an on-premise server will be required. Any interface(s) currently under implementation will need to be reviewed with CentralSquare.

The Customer will be responsible for the facilitation of discussions and the acquisition of materials from those third parties that are necessary for the configuration of interfaces. If there are any additional costs from the third parties the Customer is responsible for those costs.

## **Additional Services, Products and Interfaces**

No additional services, products, or interfaces are included in this scope. If any additional services, products, or interfaces are purchased, additional costs and services will be incurred.

## **Attachment C**

### **Maintenance & Support**

This Maintenance & Support Attachment describes support and maintenance relating to technical support that CentralSquare will provide to Customer during the Term of the Agreement.

#### **1. Product Updates and Releases**

- 1.1. **Software Version.** "Software Version" means the base or core version of the Software that contains significant new features and significant fixes and is available to the Customer. Software Versions may occur as the Software architecture changes or as new technologies are developed. The nomenclature used for updates and upgrades consists of major, minor, build, and fix and these correspond to the following digit locations of a release, a,b,c,d. An example of which would be 7.4.1.3, where the 7 refers to the major release, the 4 refers to the minor release, the 1 refers to the build, and the 3 refers to a fix. All Software Versions are provided and included as part of this Agreement.
- 1.2. **Updates.** From time to time CentralSquare may develop permanent fixes or solutions to known problems or bugs in the Software and incorporate them in a formal "Update" to the Software. If Customer is receiving technical support from CentralSquare on the general release date for an Update, CentralSquare will provide the Customer with the Update and related Documentation at no extra charge. Updates for custom configurations will be agreed upon by the Parties and outlined in a Statement of Work or Change Order.
- 1.3. **Releases.** Customer shall agree to install and/or use any New or Major Release within one year of being made available by CentralSquare to avoid or mitigate a performance problem, ineligibility for Support and Maintenance Services or infringement claim. All modifications, revisions and updates to the Software shall be furnished by means of new Releases of the Software and shall be accompanied by updates to the Documentation whenever CentralSquare determines, in its sole discretion, that such updates are necessary.

#### **2. Support**

- 2.1. CentralSquare shall provide to Customer support via toll-free phone number 833-278-7877 or via the CentralSquare Support Portal. CentralSquare shall provide to Customer, commercially reasonable efforts in solving errors reported by the Customer as well as making available an online support portal. Customer shall provide to CentralSquare reasonably detailed documentation and explanation, together with underlying data, to substantiate errors and to assist CentralSquare in its efforts to diagnose, reproduce and correct the error. Should either Party not be able to locate the error root cause and Customer and CentralSquare agree that on-site services are necessary to diagnose or resolve the problem CentralSquare shall provide a travel estimate and estimated hours in order to diagnose the reported error.
- 2.2. If after traveling onsite to diagnose a reported error and such reported error did not, in fact, exist or was not attributable to a Defect in the Software provided by CentralSquare or an act or omission of CentralSquare, then Customer shall pay for CentralSquare's investigation, travel, and related services in accordance with provided estimate. Customer must provide CentralSquare with such facilities, equipment and support as are reasonably necessary for CentralSquare to perform its obligations under this Attachment, including remote access in accordance with the Remote Access Policy.

#### **3. Online Support Portal**

Online support is available via <https://support.centalsquare.com/s/contact-us>, offering Customer the ability to resolve its own problems with access to CentralSquare's most current information. Customer will need to enter its designated username and password to gain access to the technical support areas on CentralSquare's website. CentralSquare's technical support areas allow Customer to: (i) search an up-to-date knowledge base of technical support information, technical tips, and featured functions; and (ii) access answers to frequently asked questions (FAQ).

#### **4. Exclusions from Technical Support Services**

CentralSquare shall have no support obligations to provide Support or Maintenance for Solutions that are not kept current to one version prior to the then current version of the Solution. CentralSquare shall have no support obligations with respect to any third-party hardware or software product not licensed or sold to Customer by CentralSquare ("Nonqualified Product"). Customer shall be solely responsible for the compatibility and functioning of Nonqualified Products with the Software.

#### **5. Customer Responsibilities**

In connection with CentralSquare's provision of technical support as described herein, Customer acknowledges that Customer has the responsibility to do each of the following:

- 5.1 Provide hardware, operating system and browser software that meets technical specifications, as well as a fast, stable, high-speed connection and remote connectivity for accessing the Solution.
- 5.2 Maintain any applicable computer system and associated peripheral equipment in good working order in accordance with the manufacturers' specifications, and ensure that any problems reported to CentralSquare are not due to hardware malfunction;
- 5.3 For CentralSquare Solutions that are implemented on Customer Systems, maintain the designated operating system at the latest code revision level reasonably deemed necessary by CentralSquare for proper operation of the Software;

- 5.4 Supply CentralSquare with access to and use of all information and facilities reasonably determined to be necessary by CentralSquare to render the technical support described herein;
- 5.5 Perform any test or procedures reasonably recommended by CentralSquare for the purpose of identifying and/or resolving any problems;
- 5.6 At all times follow routine operator procedures as specified in the Documentation or any error correction guidelines of CentralSquare posted on the CentralSquare website;
- 5.7 Customer shall remain solely responsible at all times for the safeguarding of Customer's proprietary, confidential, and classified information contained within Customer Systems; and
- 5.8 Reasonably ensure that the Customer Systems are isolated and free from viruses and malicious code that could cause harm before requesting or receiving remote support assistance.

## 6. **Priorities and Support Response Matrix**

The following priority matrix relates to software errors covered by this Agreement. Causes secondary to non-covered causes - such as hardware, network, and third-party products - are not included in this priority matrix and are outside the scope of this Attachment. CentralSquare will make commercially reasonable efforts to respond to Software incidents for live remote based production systems using the following guidelines:

Priority	Issue Definition	Response Time
<b>Priority 1 – Urgent</b>	The software is completely down and will not launch or function.	Priority 1 issues must be called in via 833-278-7877 and will be immediately answered and managed by the first available representative.
<b>Priority 2 – Critical</b>	A high-impact problem that disrupts the customer's operation but there is capability for the customer to remain productive and maintain necessary operations.	Priority 2 issues must be called in via 833-278-7877 and will be immediately answered and managed by the first available representative.
<b>Priority 3 – Non-Critical</b>	A Software Error related to a user function which does not negatively impact the User from the use of the system. This includes system administrator functions or restriction of user workflow but does not significantly impact their job function.	Non-Critical Priority 3 issues must be reported via <a href="https://support.centurysquare.com/s/contact-us">https://support.centurysquare.com/s/contact-us</a>
<b>Priority 4 – Minor</b>	Cosmetic or documentation errors, including Customer technical questions or usability questions.	Minor Priority 4 issues must be reported via <a href="https://support.centurysquare.com/s/contact-us">https://support.centurysquare.com/s/contact-us</a>

## 7. **Exceptions.** CentralSquare shall not be responsible for failure to carry out its Support and Maintenance obligations under this Attachment if the failure is caused by adverse impact due to:

- 7.1. defectiveness of the Customer's Systems (including but not limited to environment, hardware or ancillary systems), or due to Customer corrupt, incomplete, or inaccurate data reported to the Solution, or documented Defect.
- 7.2. denial of reasonable access to Customer's System or premises preventing CentralSquare from addressing the issue.
- 7.3. material changes made to the usage of the Solution by Customer where CentralSquare has not agreed to such changes in advance and in writing or the modification or alteration, in any way, by Customer or its subcontractors, of communications links necessary to the proper performance of the Solution.
- 7.4. a Force Majeure event (as outlined in Section 12), or the negligence, intentional acts, or omissions of Customer or its agents.

## 8. **Incident Resolution.** Actual response times and resolutions may vary due to issue complexity and priority. For critical impact level and above, CentralSquare provides a continuous resolution effort until the issue is resolved. CentralSquare will make commercially reasonable efforts to resolve Software incidents for live remote based production systems using the following guidelines:

Priority	Resolution Process	Resolution Time
<b>Priority 1 – Urgent</b>	CentralSquare will provide a procedural or configuration workaround or a code correction that allows the Customer to resume live operations on the production System.	CentralSquare will work continuously to provide the Customer with a solution that allows the Customer to resume live operations on the production system.  CentralSquare will either resolve the issue or provide a resolution plan as soon as possible and not later than twenty-four (24) hours after notification.
<b>Priority 2 – Critical</b>	CentralSquare will provide a procedural or configuration workaround or a code correction that allows the Customer to resume normal operations on the production System.	CentralSquare will work continuously to provide the Customer with a solution that allows the Customer to resume normal operations on the production System.  CentralSquare will either resolve the issue or provide a resolution plan as soon as possible and not later than thirty-six (36) hours after notification.
<b>Priority 3 – Non – Critical</b>	CentralSquare will provide a procedural or configuration workaround that allows the Customer to resolve the problem.	CentralSquare will work to provide the Customer with a resolution which may include a workaround or code correction within a timeframe that takes into consideration the impact of the issue on the Customer and CentralSquare's User base. Priority 3 issues have no defined resolution time.
<b>Priority 4 – Minor</b>	If CentralSquare determines that a reported Minor Priority error requires a code correction, such issues will be addressed in a subsequent release when applicable.	CentralSquare will work to provide the Customer with a resolution which may include a workaround or code correction in a future release of the software. Priority 4 issues have no defined resolution time.

9. Cases needing development. Support cases that require code development (e.g. writing, modifying or reviewing source code to create new functionality, resolve issues, or improve existing features) will be transferred to the appropriate product development team. Cases transferred to product development will be reviewed to determine the nature of the request, the severity of the impact on the performance of the solution, and the availability of a resolution. CentralSquare reserves the right to close out Non-Critical (Priority 3) and Minor (Priority 4) support cases, without resolution, for development items that do not reasonably fall within the current product roadmap.
10. **Non-Production Environments.** CentralSquare will make commercially reasonable efforts to provide fixes to non-production environment(s). Non-production environments are not included under the response or resolution tables provided in this Attachment.
  - 10.1. Maintenance. All non-production environment resolution processes will follow the structure and schedules outlined above for production environments.
  - 10.2. Incidents and service requests. Non-production environment incidents are considered priority 3 or 4, dictated by circumstances and will be prioritized and scheduled subordinate to production environment service requests.
11. **Training.** Outside the scope of training services purchased, if any, Customer is responsible for the training and organization of its staff in the operation of the Software.
12. **Development Work.** Software support and maintenance does not include development work either (i) on software not licensed from CentralSquare or (ii) development work for enhancements or features that are outside the documented functionality of the Software, except such work as may be specifically purchased and outlined in the Agreement. CentralSquare retains all intellectual property rights in development work performed and Customer may request consulting and development work from CentralSquare as a separate billable service.
13. **Technology Life Expectancy.** Customer understands, acknowledges and agrees that the technology upon which the Hardware, Solution and Third-Party Software is based changes rapidly. Customer further acknowledges that CentralSquare will continue to improve the functionality and features of the Solution to improve legal compliance, accuracy, functionality and usability. As a result, CentralSquare does not represent or warrant that the Hardware, Solution and/or Third-Party Software provided to Customer under this Agreement or that the Customer Systems recommended by CentralSquare will function for an indefinite period of time. Rather, CentralSquare and Customer may, from time to time, analyze the functionality of the Hardware, Solution, Third-Party Software and Customer Systems in response to changes to determine whether Customer must upgrade the same. Customer upgrades may include without limitation, the installation of a new Release, additional disk storage and memory, and workstation and/or server upgrades. Customer upgrades may also include the installation and/or removal of Third-Party Software. Customer is solely responsible for all costs associated with future resources and upgrades.

#### **CentralSquare Access Management Policy**

In order to provide secure, federally compliant connections to agency systems CentralSquare Technologies ("CentralSquare") requires BeyondTrust or SecureLink as the only approved methodology of connection. BeyondTrust and Securelink provide the necessary remote access in order to service and maintain CentralSquare products while adhering to the Federal Bureau of Investigations Criminal Justice Information Services requirements. Both solutions utilize two-factor authentication Federal Information Processing Standard Publication ("FIPS") 140-2 validated cryptographic modules and AES encryption in 256-bit strengths.

BeyondTrust and Securelink are addressed in turn via this Access Management Policy; Customers may choose which remote privileged access management solution will be utilized by CentralSquare.

#### **BeyondTrust**

The BeyondTrust remote support solution may be utilized via escorted session or a jump Customer. As for an escorted session, when an agency needs assistance from CentralSquare, the agency employee requesting assistance will receive verbal or email communication with a session key necessary to enable remote access. If a verbal key is provided, the user enters the session key after visiting <https://securesupport.centralsquare.com>.

Jump Customers are a Windows service that can be stopped/started to facilitate a support session. Connections made via jump Customer can be active or passive. An active jump Customer is always available. A passive connection is enabled for a specific purpose and then disabled when not used. Regardless of the option selected, CentralSquare's support team will arrange a BeyondTrust session to establish the jump Customer.

The jump Customer resides on the agency side on the installed device, where an agency administrator can manage. Instructions on how to enable/disable jump Customers can be provided upon request. A sample workflow of a passive jump Customer is provided below:

*Should an agency require support from CentralSquare, a call would be placed and/or a support ticket opened in the portal on the CentralSquare customer support website. Before accessing the agency's system and/or environment, the CentralSquare representative would send a notice of connection from the CentralSquare support portal instance. This notice can be sent to the individual at the agency that the CentralSquare representative is working with or other designated contacts as necessary. Upon receipt of the notice of connection, the agency personnel would enable the BeyondTrust jump Customer. The CentralSquare representative would then be admitted to the agency's system and/or environment to perform the necessary task. Upon completion of the task, the CentralSquare representative sends a notice of disconnection from the CentralSquare support portal instance. Upon receipt of the notice of disconnection, the agency personnel would then disable the BeyondTrust jump Customer.*

#### **Securelink**

Similar to BeyondTrust's escorted session, Securelink may be utilized via "quick connect". To enable a quick connect session when an agency needs assistance from CentralSquare, the Agency employee requesting assistance will enter a key code in order to connect for screen sharing on a device.

Similar to the jump Customer methodology, SecureLink may also be utilized via "gatekeeper". The sample workflow description for a jump Customer provided above is substantially similar to the workflow for gatekeeper.

#### **Summation**

BeyondTrust and Securelink allow customers the ability to monitor connectivity to the customer's network and maintain CJIS compliance while enabling CentralSquare to perform the necessary support functions.

## **Attachment D**

### **Service Level Commitments**

**The following applies to any cloud-hosted CentralSquare software only. The following does not apply to any on-premise software, hardware, or third-party products.**

#### **1. Service Level Commitments**

- A. **Availability.** During any calendar month, the availability of the Solution shall be no less than 99.99%, excluding scheduled maintenance. CentralSquare shall provide Customer with prompt notification as soon as it becomes aware of any actual or potential unscheduled downtime of the Solution, as well as continual periodic updates during the unscheduled downtime regarding CentralSquare's progress in remedying the unavailability and estimated time at which the Solution shall be available.
- B. **Measurement.** Service availability is measured as the total time that the solutions are available during each calendar month for access by Customer ("Service Availability"). Service Availability measurement shall be applied to the production environment only, and the points of measurement for all monitoring shall be the servers and the internet connections at CentralSquare's hosted environment.
- C. **Calculation.** Service availability for a given month shall be calculated using the following calculation:
  - I. The total number of minutes which the service was not available in a given month shall be subtracted from the total number of minutes available in the given month. The resulting figure is divided by the total number of minutes available in the given month.
  - II. Service availability targets are subject to change due to the variance of the number of days in a month.
  - III. The total number of minutes which the service was not available in a given month shall exclude minutes associated with scheduled or emergency maintenance.
- D. **Remedy.** If the service period target measurement is not met, then the customer shall be entitled to a credit calculated as follows:

<b>Service availability in the relevant Service period</b>	<b>Percentage reduction in monthly fee for the subsequent service period</b>
Less than 99.99% but greater than or equal to 99.9%	1%
Less than 99.9% but greater than or equal to 99.5%	5%
Less than 99.5%	10%

- E. Credit must be requested by the customer within sixty (60) days of the failed target. Any credit awarded shall be applied to the next applicable invoice. Customer shall not be eligible for credits where customer is more than thirty (30) days past due on their account.

#### **2. Exceptions.** The Service Level Commitments and availability stated in this Attachment do not cover services interruptions or performance issues that are caused by factors outside of CentralSquare or its hosting partner's control. Such factors may include, but are not limited to:

- A. **Internet Access.** Issues relating to Customer's internet access. Any outages, slowdowns, or other problems related to the internet connection are explicitly disclaimed;
- B. **Customer's Internal Network Issues.** Issues originating from Customer's internal network such as network congestion, network equipment failure, or misconfigurations are explicitly disclaimed;
- C. **Third-Party Acts.** Issues caused by the acts or omissions of third-parties, including providers of internet services, or for issues arising from third-party software or hardware that is not provided by CentralSquare is explicitly disclaimed;
- D. **Gross Negligence or Willful Misconduct.** Issues relating to the failure or delay in performance to the extent caused by the acts or omissions of Customer or its agents constituting gross negligence or willful misconduct are explicitly disclaimed; and,



- E. Force Majeure. A force majeure event such as natural disasters, acts of God, or any other cause constituting force majeure are explicitly disclaimed.
3. Server Performance & CapaCustomer. The standard provisioning of storage for the cloud solutions is 1 terabyte. If Customer requests to add additional Software, increase storage or processing requirements, and/or request additional environments, these requests will be evaluated and if additional resources are required to support modifications, additional fees may apply at per unit (gigabyte, hour, license, etc).
  4. Releases. Customer agrees keep the software up-to-date with the cloud release cycle as determined by CentralSquare. Staying current is essential to address security, performance, and infringement issues, and is required for receiving software support. All modifications, revisions, and updates to the software will be provided through new releases, accompanied by documentation updates whenever the CentralSquare deems necessary.
  5. Non-Production Environments. Included in the subscription fee is access to the training environment during the hours of 8:00am – 4:00pm EST, Monday through Friday. Should the Customer require extended access for items such as internal training, CentralSquare can make exceptions provided that Customer provide reasonable advance written notice. CentralSquare will then work with the Customer to enable access in accordance with an agreed upon schedule.

## **ATTACHMENT E**

### **Using/Accessing Agency Guidelines**

The following agencies are authorized to use the Customer's system in the quantities specified in Attachment A. Customer acknowledges and agrees to be responsible for these authorized agencies use of the system and to bind each authorized agency to all terms of the Agreement as reasonably applicable. In the event of breach, or threatened breach of the provisions of the Agreement, CentralSquare has no adequate contractual remedy with the authorized agencies and accordingly shall be entitled to pursue remedy direct from the Customer. The Customer shall be the point of contact for each of these authorized agencies in the event that support services are required or requested by said authorized agency. Customer agrees to be responsible for all payment obligations incurred by any authorized agency inclusive of support and any additional purchases made by or on behalf of Customer.

### **Accessing Agencies**

Clinton County Communications 911, IA; Clinton Police Department, Dewitt Police Department,  
Camanche Police Department

## **ATTACHMENT F**

### **Esri Terms and Conditions**

**Use of the Esri software requires Customer agreement to the following terms and conditions from Esri:**

1. Customer's use of Esri's software is restricted to the executable code and in accordance with payment of its fees to Esri via CentralSquare.
2. Customer shall not (i) transfer the Esri software except for temporary CPU transfer in the event of computer malfunction; (ii) participate in assignment, time-sharing, lending, leasing, distributing, sublicensing, or renting of the Esri software or use for commercial network services or interactive cable or remote processing services; and (iii) pass title of the Esri software to any party.
3. Customer shall not reverse engineering, disassembly, or decompilation the Esri software and prohibit duplication of the Esri software except for a single archival copy. Reasonable backup copies are permitted.
4. Customers disclaim, to the extent permitted by applicable law, Esri and its licensors' liability for any damages or loss of any kind, whether direct, special, indirect, incidental, or consequential, arising from the use of the Esri software including, but not limited to, liability for use of Esri software in high-risk activities or liability related to any Data supplied by Esri.
5. Customer shall certify in writing to CentralSquare that Customer has discontinued use and has uninstalled, removed, and destroyed Esri software upon CentralSquare's instruction due to CentralSquare's agreements authorizing CentralSquare customers' use of Esri software ending.
6. Customer will comply fully with all relevant export laws and regulations of the United States, including, but not limited to, the Export Administration Regulations (EAR), including prohibited end users and end uses as referenced in Part 44 and Supplement No. 4 to Part 44 of the EAR (<https://www.bis.doc.gov/index.php/documents/regulations-docs/2343-part-744-control-policy-end-user-and-end-use-based-2/file> and <https://www.bis.doc.gov/index.php/documents/regulations-docs/2347-744-suppl-4-6/file>); International Traffic in Arms Regulations (ITAR); and the United States Department of Treasury, Office of Foreign Assets Control (OFAC) regulations, and to ensure that Esri products, or any direct product thereof, are not exported, reexported, transferred, diverted, used, or accessed, directly or indirectly, in violation of any United States export laws and regulations.
7. Customer will not remove or obscure any patent, copyright, trademark, proprietary rights notices, or legends contained in or affixed to any Esri software, output, metadata file, or online or hard-copy attribution page of any data with respect to Esri software.
8. Customer disclaims all terms in the Esri Click-Through Master Agreement (E204CW) included with Esri software and acknowledges that any warranty offered by CentralSquare for CentralSquare software shall only apply between CentralSquare and Customer. Esri does not offer any warranties or indemnities to Customer for the Esri software.
9. Customer shall not use Esri software for any revenue-generating activities. Esri software that Customer uses is for the internal use of Customer only.
10. Customer shall not use Esri software independently from CentralSquare's software or in any other product or service.

# **MONTHLY REPORT**

## **November 2025**

### **CAMANCHE 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- November

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<b>Calls For Service <u>42</u></b>
<b>Emergency Medical Service (EMS) Calls <u>32</u></b>
<b>Fire Calls <u>7</u></b>
<b>Service Calls <u>3</u></b>
<b>Smoke Detectors Installed <u>3</u></b>
<b>CO Detectors Installed <u>0</u></b>
<b><u>Department Summary to date 2025</u></b> <b>Calls for Service <u>576</u></b>

## **Ambulance Revenue**

**Calendar Year 2025 \$193,823.17**

**Fiscal Year 2024-25 \$73,613.73**

**Incident Type Report for Previous Month  
(Summary)Camanche**

Basic Incident Type Code And Description (FD1.21)	Total Incidents	Total Incidents Percent of Incidents	Total Property Loss	Total Content Loss	Total Loss	Total Loss Percent of Total
<b>Incident Type Category (FD1.21): 3 - Rescue &amp; Emergency Medical Service Incident</b>						
321 - EMS call, excluding vehicle accident with injury	25	59.52%	0.00	0.00	0.00	
324 - Motor vehicle accident with no injuries.	1	2.38%	0.00	0.00	0.00	
<b>Total: 26</b>		<b>Total: 61.90%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>
<b>Incident Type Category (FD1.21): 5 - Service Call</b>						
531 - Smoke or odor removal	1	2.38%	0.00	0.00	0.00	
550 - Public service assistance, other	1	2.38%	0.00	0.00	0.00	
553 - Public service	2	4.76%	0.00	0.00	0.00	
554 - Assist invalid	6	14.29%	0.00	0.00	0.00	
561 - Unauthorized burning	2	4.76%	0.00	0.00	0.00	
<b>Total: 12</b>		<b>Total: 28.57%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>
<b>Incident Type Category (FD1.21): 6 - Good Intent Call</b>						
611 - Dispatched and cancelled en route	3	7.14%	0.00	0.00	0.00	
631 - Authorized controlled burning	1	2.38%	0.00	0.00	0.00	
<b>Total: 4</b>		<b>Total: 9.52%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>
<b>Total: 42</b>		<b>Total: 100.00%</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00</b>	<b>Total: 0.00%</b>

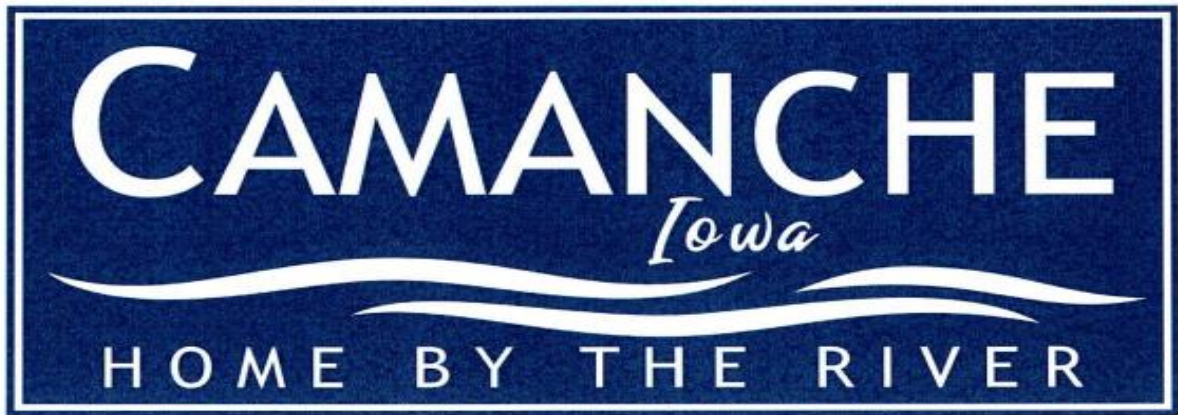
**Description**

Summary of Calls for Service from Previous Month

# Automatic Aid/Mutual Aid

## No Mutual/Automatic Aid

## Building Inspector Report-November 2025



### Building Inspector Report for Nov 2025

	Permit fees	Project costs
Building Permits issued -11	\$ 550.00	\$176,761.00

Utility Permits – 0

Nov Activity – 39 active permits

Total fees for permits -\$550.00 Total Permits - 11 for Nov

Nuisance Activity – 9 active

Dangerous Building (Garage) 817 14 Ave, working with Family as the owners have passed.

Property 610 13<sup>th</sup> Pl was cleaned up by Servpro and City was billed \$500.00

# PERMITS

Status	Address	Street Name	Work Type	Description
Permit Issued	103	21st St	Building Permit	addition of 10x12 to the front of coffee shop permit 25-149 Fence permit 25-148
New Request	703	1st St	Building Permit	Wade Glan
In Progress	416	9th Ave	Building Permit	siding permit, replaced windows and stayed the same size. Fence permit 25-146
Permit Issued	1504	Woods Ave	Building Permit	Trish Anderson
In Progress	102	12th Ave	Building Permit	hvac permit 25-147 no fee Library
Permit Issued	911	2nd St	Building Permit	siding permit Fence permit 25-143 lovewell doing work
Permit Issued	616	4th Ave	Building Permit	shawn gammill cell 563-979-4542 25-140 flat work next to the garage
Permit Issued	440	15th Ave	Building Permit	jasontampire@gmail.com siding permit 25-138
In Progress	1525	7th Ave	Building Permit	ameripro doing work locates came in for driveway replacement
In Progress	1310	16th Ave	Building Permit	permit 25-137
New Request	1439	Woods Ave	Building Permit	Container 40ft permit 25-132
Permit Issued	1620	S Washington Blvd	Building Permit	Art Snodgrass fence locates came in Fence permit 25-119 lovewell fence
In Progress	301	15th Ave	Building Permit	563-949-6217 shed permit 25-131 masonic lodge
In Progress	220	9th Ave	Building Permit	563-321-4612 Roofing permit 25-130 R3 Roofing doing that
Permit Issued	1623	3rd St	Building Permit	R3 563-888-1017
In Progress	414	E River Ct	Building Permit	new dwelling permit 25-127
Permit Issued	906	S Washington Blvd	Building Permit	sign/row permit 25-126
Permit Issued	1513	3rd St	Building Permit	siding permit 25-107



Permit Issued	9th	st at 3600	Building Permit	hand hole and work for lumen U25-3
In Progress	2121	Swan Dr	Building Permit	Deck permit 25-117 508-410-1620
In Progress	311	37th Ave	Building Permit	Commercial Permit 25-122 Greystone replacing the one that burned down. 100x275
In Progress	1531	Tyler Ct	Building Permit	New dwelling 25-113 Jake Brunner 563-349-4555
In Progress	314	Crossroads Ave	Building Permit	New dwelling permit 25-111 B&T rental Tommy Cassatt 563-370-4332
New Request	1321	6th St	Building Permit	hvac permit 25-99
New Request	1608	S Washington Blvd	Building Permit	kelly heating and air request came in 8/13/25
New Request	1438	18th Ave	Building Permit	locates came in for pool no permit yet check it out with drone
In Progress	103516th	Pl	Building Permit	Pool and shed permit 25-33 Tami Mcquiston 563-212-6685 new request permit 25-85 concrete and 6x12 deck 22x24 patio
In Progress	1808	9th ave	Building Permit	garage door to the backyard shed permit 25-114 10x10
In Progress	1845	7th Ave	Building Permit	putting up temporary plastic to keep water of perma patch. no permit needed
In Progress	513	3rd St	Building Permit	roofing and concrete work permit 25-71 11/18/25 almost done
In Progress	1711	15th Pl	Building Permit	permit 25-65 20x26 addition to rear of garage
In Progress	1810	Park Vista Dr	Building Permit	permit 25-56 24x24 garage solar permit
In Progress	813	49th Ave	Building Permit	Site #8

In Progress	1579	49th Ave	Building Permit	solar permit Site #1
In Progress	1103	49th Ave	Building Permit	Solar project Permit Site #2
In Progress	3906	9th St	Building Permit	ROW Permit U25-02 Site #7 substation entrance solar project

In Progress	404	Crossroads Ave	Building Permit	permit 25-10
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In Progress	408	Crossroads Ave	Building Permit	permit 25-09 Permit 25-01/2501 with flood permit James Pfeiffer 563-396-9500
In Progress	2109	Swan Dr	Building Permit	jepfeiffer@msn.com

# Nuisances

Street Name	Work Type	Comments
3rd St	Other - Codes	
S Washington Blvd	Other - Codes	773-326-7765
Hiawatha Ln	High Grass	Turned over to PW
14th Pl	High Grass	letter going out on 9/16/25 with a 30 day window
6th Ave	High Grass	letter sent out on 8/5/25 emailed 8/11/25 will go over on Aug 15th 563-357-7391 call for a time
3rd St	Other - Codes	130pk fri apt to see tree 8/15/25 spoke with bc it can only be accesed from river side, giving : sending letter on 5/29/25 checked x 6/2/25 no Improvement checked x he came in to tell me he got some moved 6/3/25, hes doing good. 7/7/25 he brought more junk in. HT 7/24/25 2 more cars are gone, a truck load has been moved from the front of house. doing g 1 more car has been removed 8/11/25 checked x 8/26/25 2 more truck loads have been removed from back yard.HT Has removed antother junk vehicle over wkend. 9/29/25 HT
5th St	Abandoned Vehicle	11/12/25 He has removed 1 more vehicle in Oct and the old trailer is gone and hauled out 2 t
14th Ave	Other - Codes	checked x 5/6/25 He is working with us and will continue to clean up. stopped 5/19/25 has cleaned up more.
3rd St	Public Nuisance	checked x 7/24/25 looking better, checked x 7/31/25 empty trailers, good checked x gotten worse checked x no improvement 4/22/25 7/1/25 complaint made. letter will be sent certified mail this week 7/1/25
4th Ave	Other - Codes	checked x 7/10/25 8/11/25 was mowed. checked 3x in Oct. been calling with updates weekly and is making progress.checked x 12x dec he is home now. checked x 1/27/25 checked x 5/12/25 moved 1 car checked x 2/10/25 progress has stopped, and is parking cars on other property. checked x 2/4/25 one more car is gone. checked x 2/27/25 over 20 visits he is home now but his ability to do much is limited, he is trying to relocate the 4/29/25 got off the phone with cathy about the cars on neighboring properties, truck and trailer and week.
5th St	Junk Vehicle	
5th St	Public Nuisance	in assisted living healing, they will call when he gets home in july, HT
5th St	Abandoned Vehicle	9/3/24 checked x working with us but has some medical probs

# Training and Equipment

## November Training Hours

Elite iowa

### Monthly Training Report

Activity/Training Start Actual Date	Activity/Training Event Name	Activity/Training Category	Activity/Training Attendee Count	Activity/Training Total Hours
11/5/25	EMT Skills Refresher	Continuing Training (Minimum Training Standard)	22	3
11/12/25	Cardiac Arrest Management 09-1125-***-C3	EMS Training	16	3
11/19/25	Airway - I gel Training 09-1125-###	EMS Training	23	3
Count: 3				

#### Report Filters

Activity/Training Start Actual Date: is between '11/1/2025' and '11/25/2025'

#### Report Criteria

Activity/Training Event Type: Is Equal To Training

Activity/Training Start Actual Date: Is Equal To This Year

**Totals 3 classes 61 Students 183 hours**

On November 10<sup>th</sup>, 2025 we had our State inspection for the ambulance service. We passed with flying colors and had no deficiencies.




IOWA DEPARTMENT OF HEALTH AND HUMAN SERVICES  
Bureau of Emergency Medical and Trauma Services  
Emergency Medical Service Program Authorization

CAMANCHE FIRE DEPARTMENT  
Camanche, Iowa

SERVICE NUMBER: 2230200  
TYPE: Ambulance Service  
FULL AUTHORIZATION: EMT  
CONDITIONAL AUTH: Paramedic

The Iowa Department of Health and Human Services hereby authorizes this Emergency Medical Service to provide emergency medical care pursuant to the provisions of Iowa Code, Chapter 147A, and the rules promulgated thereunder.


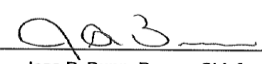

Authorization Expires: November 30, 2028

    
Ken Sharp, MPA, RS  
Iowa Department of Health and Human Services  
Bureau of Emergency Medical and Trauma Services | Iowa Department of Health and Human Services | Lucas State Office Building | 321 E. 12th St. Des Moines, IA 50319

Incoming Fire Chief Jim Sowle attended a 2 day NFA class in Altoona for new Fire Chief's

**FIRE SERVICE TRAINING BUREAU**  
DIVISION OF THE STATE FIRE MARSHAL  
IN COOPERATION WITH THE  
**NATIONAL FIRE ACADEMY**

This is to acknowledge that  
**Jim Sowle**  
has demonstrated a commitment to  
quality training and education by attending  
**NFA (F0762) New Fire Chief: Contemporary  
Issues**  
November 12 - 13, 2025  
16 Hours

   
Jess R. Dunn, Bureau Chief  
Fire Service Training Bureau 

# Firefighter /EMT Tom Franklin completed his Instructor 1 certification through the Illinois Fire Service Institute.

## University of Illinois THE ILLINOIS FIRE SERVICE INSTITUTE

This is to certify that

**THOMAS L FRANKLIN**

has successfully completed the course  
requirements of

Instructor I (40.00 Hours)

held at **PROPHETSTOWN, IL**

from **October 4, 2025** to **October 12, 2025**



**Jim Keiken**

Director  
Illinois Fire Service Institute



Certificate 1501785  
NFPA 1041 2019 Edition

EMS Continuing Education Credit: 4.00 hours  
EMS Site Code: 064441E1225\*

# CAMANCHE POLICE DEPARTMENT MONTHLY REPORT



## NOVEMBER 2025

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### Executive Summary

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- **Calls for Service decreased by 13.46%** compared to the 3-year average, continuing a multi-month downward trend in overall call volume.
- **Traffic enforcement activity increased significantly**, with traffic stops up **38.48%** and warnings/memos up **60.29%**, reflecting proactive patrol efforts.
- **Two unattended death investigations and one pursuit incident** marked the month's most critical patrol/ investigative responses.
- **Officer Wellness Program policies finalized**, establishing mandatory mental health check-ins and a voluntary fitness program to improve long-term wellness, resiliency, and retention.



## Monthly Statistics

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Monthly Statistics	November 2025	3 yr. Average	% Change
Squad Miles Driven	4410	4076	+8.19%
Monthly Calls for Service	720	832	-13.46%
Annual Calls for Service	8021	9984	-
New Cases	26	24.6	5.69%
Ambulance/FD Assists	27	41.6	-35.10%
MV Collisions	4	5.25	-23.81
Arrests	7	9.17	-23.66%
Traffic Stops	95	68.6	+38.48
Citations	15	23.2	-35.34%
Warnings/Memos	70	43.67	+60.29%
Mutual Aid *	42	29	+44.83%
SIFA Logged	528	566.8	-6.85%

### Self-Initiated Field Activity

Business checks  
Citizen assists  
Community policing  
Foot patrol  
Found property  
Out with vehicle  
School checks  
Subject stops  
Suspicious subjects  
Suspicious vehicles  
Traffic stops  
Etc.

Note: Mutual aid reflects the number of officers dispatched, not incidents. For example, if two Camanche Officers are dispatched to assist the Clinton County Sheriff's Office that would account for two mutual aid calls. The average is based on 2022-2024 statistics.





## Investigations & Patrol

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- CAP25000295 – On 11/02/25 CAPD took a report in reference to a hit and run accident that occurred at 7<sup>th</sup> Ave/13<sup>th</sup> Place where a guy wire for a telephone pole was struck and damaged.
- CAP25000296 – On 11/02/25 CAPD referred a case to DHHS regarding a 13 year old juvenile female.
- CAP25000297 – On 11/03/25 CAPD took a sexual assault report from a juvenile female that was later turned over to CLPD as the incident occurred in the City of Clinton.
- CAP25000298 – On 11/04/25 CAPD investigated an assault involving two juvenile females at the Camanche Middle School.
- CAP25000299 – On 11/04/25 CAPD investigated a car vs. deer accident on Hwy 67. The vehicle was disabled and subsequently towed for no insurance. The driver, Ashley Nicole Ivester (41) was cited for no insurance.
- CAP25000300 – On 11/05/25 CAPD investigated an animal bite/dog at large in the 1000 block of Middle Rd. The owner, Steven M. Cook (54) was cited for animal at large.
- CAP25000301 – On 11/08/25 CAPD responded to a report of a stray dog in the 400 block of 4<sup>th</sup> Ave. The dog was later returned to its owner.
- CAP25000302 – On 11/09/25 CAPD responded to an unoccupied vehicle in the ditch in the 5800 block of 44<sup>th</sup> Ave S that was turned over to another agency.
- CAP25000303 – On 11/11/25 CAPD took a harassment report in ref to a social media account being used to embarrass, harass, degrade and threaten other students.
- CAP25000304 – On 11/11/25 CAPD had two dogs running lose in the 1400 block of 9<sup>th</sup> Street that were turned into the police department. They were later returned to their owner.
- CAP25000305 – On 11/11/25 CAPD assisted the CCSO in an ATL on a suspicious activity call in Low Moor. The vehicle was subsequently located by CAPD officers and a felony stop was conducted on the occupants. Damien K. Arnold (18) was subsequently arrested for possession of marijuana.
- CAP25000306 – On 11/14/25 CAPD received a complaint of two dogs at large at 2619 Industrial Park Dr. Both dogs were placed in the kennels at Public Works.
- CAP25000307 – On 11/14/25 CAPD took a report of a violation of a protective order. As of this report, no statements have been returned.
- CAP25000308 – On 11/15/25 CAPD conducted a traffic stop on Highway 67 near 7<sup>th</sup> Ave for speeding. The passenger, Detriiss Anton McDowell (39) was subsequently arrested on an out of county warrant for failure to appear in reference to willful injury causing bodily injury, DA w/intent to inflict serious injury, and DA w/injury. The driver was issued a written warning for speeding.
- CAP25000309 – On 11/19/25 CAPD responded to the 300 block of 21<sup>st</sup> Street for a citizen requesting a deer salvage tag for a deer that was struck sometime overnight.



## Investigations & Patrol

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- CAP25000310 – On 11/19/25 CAPD conducted a traffic stop in the 100 block of 7<sup>th</sup> Ave for an equipment violations. A written warning was issued to the driver for the equipment violations. The passenger, Taylor Marie Horsley (32) was subsequently arrested for an out of county warrant for failure to appear for mittimus on OWI 2<sup>nd</sup> and child endangerment.
- CAP25000311 – On 11/20/25 CAPD responded to a residence in the 1200 block of 7<sup>th</sup> Ave for a unresponsive subject. CAPD subsequently opened an unattended death investigation that was later turned over to the Medical Examiner's Office.
- CAP25000312 – On 11/23/25 CAPD attempted to stop a vehicle traveling NB on 7<sup>th</sup> Ave that was observed traveling 71mph in the 45pmh zone. Officer attempted to catch up to the vehicle but the vehicle continued at a high rate of speed fleeing from officers. The officer terminated the pursuit at S. 32<sup>nd</sup> Street/Harts Mill Rd. The case is still under investigation.
- CAP25000313 – On 11/23/25 CAPD received a report of a reckless driver traveling NB in the 2800 block of Highway 67. Officers located the vehicle and conducted a traffic stop in the 300 block of Highway 67. The driver, Shannon Leann Simeral (52) was subsequently arrested for OWI 3<sup>rd</sup> Offense and cited for improper registration lamp.
- CAP25000314 – On 11/26/25 CAPD investigated a single vehicle property damage accident on 9<sup>th</sup> Ave near Dunn Rd. The vehicle had struck a temporary road sign that had blown into the traveled portion in the severe winds.
- CAP25000315 – On 11/19/25 CAPD cited Gary James Lind (62) for failure to license his dog.
- CAP25000316 – On 11/27/25 CAPD responded to a disturbance in the 1200 block of 7<sup>th</sup> Ave. It was later determined the callers sister had taken her juvenile child because she was intoxicated as well as unsafe living conditions. The case was referred to DHHS.
- CAP25000317 – On 11/28/25 CAPD responded to and investigated an unattended death at a residence in Cedar Heights.
- CAP25000318 – On 11/28/25 CAPD responded to a two vehicle property damage accident on 7<sup>th</sup> Ave/9<sup>th</sup> St. No citations issued as an at-fault driver could not be established.
- CAP25000319 – On 11/28/25 CAPD opened a case in reference to several dogs being unregistered and one that was reported to be running at large in the area of S. Washington Blvd/Hwy 67.
- CAP25000320 – On 11/30/25 CAPD investigated a two vehicle property damage accident at 7<sup>th</sup> Ave/Washington Blvd. Driver, Kathryn Alesia Myers (24) was cited for no insurance and unsafe stopping.



## Staffing & Training

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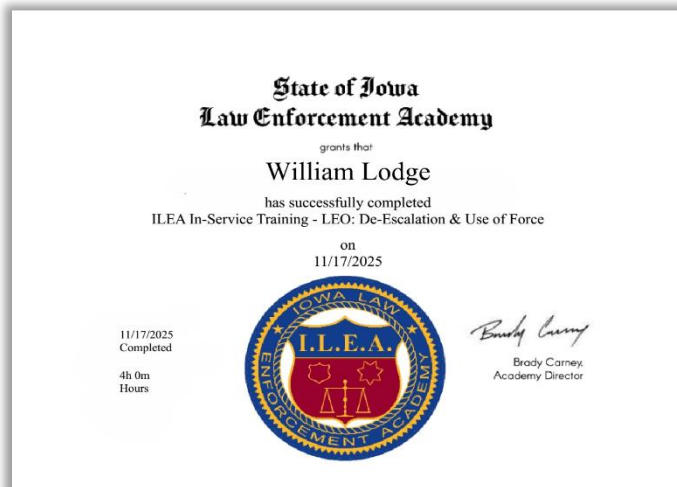
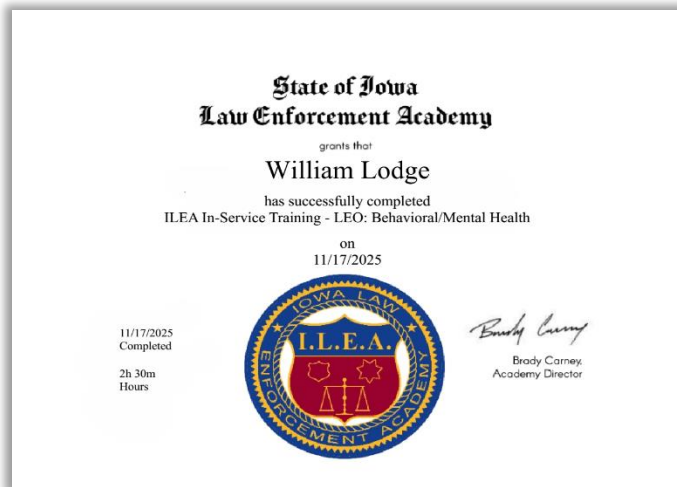
Category	November Hours	2025 YTD
Vacation	112	654
Personal Time	6.5	115.5
Sick Time	27.5	113.75
Bereavement	0	0
Overtime	58.5	861
Court 1.5x/2x	0/0	12/22.75
Comp Time Used	30	202
Comp Time Earned (x1.5)	5.25	207.75

Employment opportunities can always be found at <https://www.camancheia.org/employment-opportunities/>

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## Training – (33.5 Hours)

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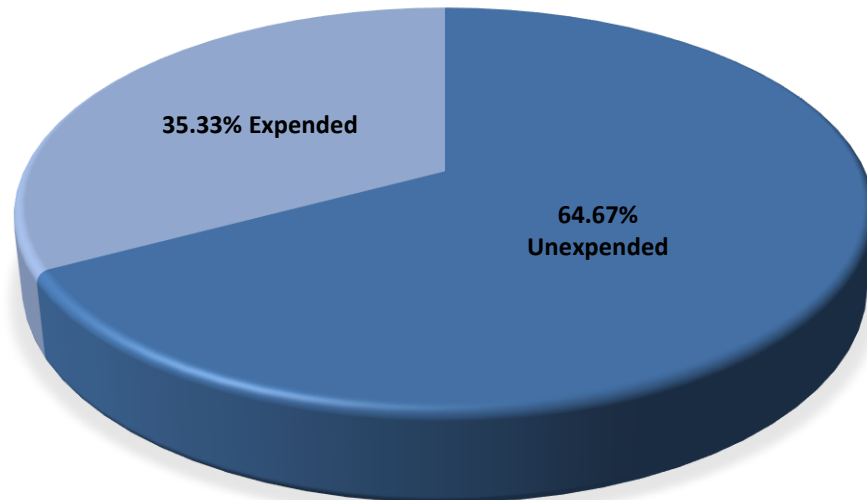
Throughout the month officers had several in-service trainings as well as Axon VR firearms scenarios.



## Budget

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**% OF FISCAL YTD 41.6%**  
**6.27% UNDER BUDGET**



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## Policy & Procedure

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- **General Order - Mental Wellness Check-Ins.** Created a Mandatory Mental Health Check-In Policy to strengthen officer wellness and resiliency. The policy establishes confidential annual sessions along with incident driven requirements for all sworn personnel with a trusted provider identified by our officers. This initiative aligns with modern best practices in law enforcement.
- **General Order – Voluntary Physical Fitness Program.** Created a Voluntary Physical Fitness Policy to promote officer health, wellness, and operational readiness. The policy allows officers to use department workout facilities during shifts when staffing allows and to log off-duty workouts. This initiative aligns with modern best practices in law enforcement.

The Camanche Police Department's Officer Wellness Program combines mandatory mental health check-ins with a voluntary physical fitness initiative to support the overall well-being of sworn personnel. By addressing both mental and physical health, the program enhances officer resiliency, reduces stress, and promotes long-term operational readiness. These measures are expected to improve morale, support recruitment and retention, and align with modern professional policing best practices. Additionally, investing in officer wellness has the potential to reduce future health-related costs to the City by preventing injury, stress-related illness, and burnout.

