

City of Camanche
December 16, 2025

The City Council of the City of Camanche, Iowa met in regular session December 16, 2025, at 6:00 p.m. at Camanche City Hall. Present on roll call: Mayor Austin Pruett presiding, and Councilmembers Bowman, Edens, Klahn and Weller. Absent: Councilmember Farrell. Also present were City Attorneys Current, Frey and Roberts, City Engineer Solchenberger (online), City Administrator Kida, and Department Heads Grim, Pewe, Schmitz, Schutte, Sowle and Schneider.

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

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

Mayor Pruett opened a Public Hearing regarding the Development Agreement with Fareway Stores, Inc. at 6:02 p.m. He read a list of names of people who contacted City Hall in support of Fareway: Mr. & Mrs. George Suprenant, Willy Duncan, Christine Mensinger and Richard Stubblefield. He also read a letter submitted by Tom Aronson to the Mayor and Council. In his letter, he noted the tone of this group and across our town has changed. The last meeting showed something very powerful; residents showed up, they spoke and made it clear that they care very deeply about the future of Camanche and about this opportunity and that matters. He thanked the Council for listening. He thinks it is important that tonight, what is happening is bigger than the people in this room. Fareway is watching, future employers are watching, other developers are watching, they are paying attention, not only to what decisions are made, but how they are made. He believes the Community message has been sent clearly; Camanche wants this project and understands that doing nothing has a cost. At this point, the next step is about confidence, from Council and from Fareway, that this City can move forward decisively and follow through. He asked that if Fareway is listening, what they have seen over the past few weeks has been sufficient. You have seen residents organized, seen families, business owners and neighbors speak with one voice. He said that level of engagement doesn't happen everywhere and reflects a town that values partnership and long term commitment. He said to the Council this is a clear signal, not just to Fareway, but any future business that might consider Camanche. He appreciates the work that has gone into this process.

Jess Paul 1924 14th Street said is not here to speak against Fareway, in fact he wants Fareway to come to Camanche. He has a couple of questions and comments. One question is that he understands that negotiations may still be open? Who negotiated the current terms? He referenced lawyers from some distance away filling in blanks on a boilerplate agreement used dozens of times before. He thinks negotiations are never closed and believes LeClaire was in a similar situation. He went on about incremental things. Sue Czer 1611 3rd Street said she, too, approves of Fareway. She feels they can come into town if they feel it is a good move on their part and they can make a profit. She is all for that, she wishes for their success, God bless them. The problem she has is the price tag that goes along with it. She keeps hearing convenience, used the word gift, and disputed the word investment, saying with an investment we should get something back. With this, she thinks we will get nothing back. She said the

\$500,000 we are giving them is a half a million dollars. She went on to say that she could not in good conscience and common sense could never put a financial burden of this magnitude on her neighbors, friends, family for her personal convenience. She proceeded to make some inaccurate insinuations about the process to get where we are.

City Administrator Kida administered the Oath of Office to Mayor Austin Pruett for his 2-year term beginning in January 2026.

Mayor Pruett administered the Oath of Office to Councilman Bob Edens for his 4-year term beginning January 2026.

Mayor Pruett administered the Oath of Office to incoming Councilman Gregg Maxwell for his 4-year term beginning January 2026.

Mayor Pruett called for public comments on Agenda topics. Alice Srp thanked Councilman Weller and Councilman Bowman for serving on the Council, especially Dave's work with the Library. She hopes that this is not a forgotten aspect of our community. Communities that are growing, their libraries are considered essential. They are improving their libraries, they are making new libraries, Clinton is trying to figure it out, DeWitt has done a wonderful job. We have a jewel of a location, and we have a jewel of staff. She hopes the future Council keeps this in the forefront as an important aspect of our community.

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 December 2, 2025, and December 9, 2025; approve Abstract No. 886 which includes the following:

AMERICAN ELECTRIC INC	INSTALL/REMOVE LIGHTS/BANNERS	700.00
UMB BANK NA	SVCFEE-WASHBLVD,SEWER,ANAMOSA	750.00
CLERK'S PETTY CASH FUND	POSTAGE DUE,CHALL SUPPLIES	177.20
CLINTON HERALD	LEGAL PUBLICATIONS	1,521.02
CLINTON HUMANE SOCIETY	1 CAT, 3 DAYS	75.00
CL CO AREA SOLID WASTE	YARD WASTE, LIBRARY E-WASTE	455.08
COLLECTION SERVICES CTR	GARNISHMENT	366.77
CULLIGAN	DISPENSER RENT-CITY HALL	10.00
DES MOINES REGISTER	SUBSCRIPTION-LIBRARY	50.00
E C I A	MEMBERSHIP DUES FY26 2ND INST	1,782.30
EASTERN IA LIGHT & POWER	SECURITY LIGHT-9TH ST,ANAMOSA	123.76
IOWA ONE CALL	196 ONE CALL LOCATES	176.40
IOWA LAW ENFORCEMENT	DEESCALATION/USE OF FORCE-LODGE	50.00
VOYA	457 PLAN DEDUCT	1,975.00
J & C ENTERPRISES	NOV 25 COLLECTION	95.68
ELECTRONICS INC	ALARM SERVICE-CITY HALL,LIBRARY	60.00
MCMANUS CONSTRUCTION SERV	WATER MAIN REPAIR-11TH PL/ROSE	1,495.00
MEDIACOM	INTERNET	706.94
MICROMARKETING LLC	BOOKS/DVDS	58.80

MUNICIPAL FIRE & POLICE	MUNICIPAL PENSION	17,720.51
GREG NELSON	NOV 25 AMBULANCE STIPEND	96.00
O'REILLY AUTOMOTIVE INC	RUST PENTRANT,BLACK PAINT-SHOP	48.45
PANTHER UNIFORMS INC	UNIFORMS-ERIC DAU	1,073.45
POSTMASTER	MAIL 1ST QTR WATER/SEWER BILLS	931.61
PRESTO-X-COMPANY	PEST CTRL-CCTR,LIB,CHALL,HIST BLDG	250.26
LIFE INSURANCE	LIFE INSURANCE PREMIUMS	1,113.33
QUILL CORPORATION	PRINTER INK-PUBLIC WORKS	466.21
RIVER CITY FENCING INC	NEW FENCING AT PECK PARK	9,240.00
SHIVE-HATTERY ENGINEERS	ENG-WELL 8,LYONDELL,SOLAR,MTGS	22,183.60
TREASURER STATE OF IOWA	NOV 2025 SALES, WATER EXCISE TAX	230.44
BRIAN WERNICK	NOV 25 AMBULANCE STIPEND	12.00
WINKELPARKER & FOSTER	PROGRESS BILLING FY25 AUDIT	7,580.00
CHRISTY SCHUTTE	REIMBURSE CITY HALL SUPPLIES	33.18
DEPENDABLE DRAIN & PLUMB	3M WATER LINE CONNECTIONS	1,850.00
NAPA AUTO PARTS INC.	BATTERY-FD COMMAND VEHICLE	297.49
CENTURYLINK	TELEPHONE EXPENSE	597.69
RJ EDENS RENTAL PROPERT	TIF PMT-9TH TO 9TH,4TH ADD,3RD ST	60,069.88
IOWA POLICE CHIEFS ASSOC	MEMBERSHIP-CHIEF RICH SCHMITZ	125.00
FIRE SERVICE TRAINING	INSTR1-THOMAS FRANKLIN	50.00
CLINTON ACE HARDWARE	NUTS/BOLTS-OIL PAN, PLOW TRUCK	9.00
CLERK OF COURT	TICKETS-COST DEFERRED TO CITY	380.00
ERIC DAU	NOV 25 PAID ON CALL	160.00
TROY ALDERMAN	REIMBURSE CLOTHING ALLOWANCE	27.87
FREY, HAUFE & CURRENT PLC	LEGAL SERVICES-NOV 25	8,759.50
SPARKLEAN	OCT-NOV25 COMM CTR,CHALL,PW,PD	2,356.00
HSA ACCOUNTS	HSA- EMPLOYEES	1,728.33
ANDREW KIDA	REIMBURSE CLOTHING ALLOWANCE	53.50
VESTIS	RUGS,TOWELS-PW,CH;UNIF-PEWE	78.58
BRENT BRIGHTMAN	NOV 25 AMBULANCE STIPEND	10.00
DANNY WELLER	NOV 25 AMBULANCE STIPEND	48.00
REPUBLIC SERVICES	NOV 25 CITY COLLECTION	33,562.00
GENESIS OCC HEALTH	MEDICAL DIRECTOR SERVICES	156.25
CHRISTIAN MARSH	NOV 25 PAID ON CALL	120.00
JENNIFER BIELEMA	NOV 25 AMBULANCE STIPEND	84.00
KEVIN DECKER	NOV 25 AMBULANCE STIPEND	12.00
TODD POWERS	NOV 25 AMBULANCE STIPEND	60.00
THOMAS FRANKLIN	NOV 25 AMBULANCE STIPEND	84.00
JOHN LUND	NOV 25 AMBULANCE STIPEND	25.00
QUAD CITIES WINWATER	COUPLINGS-3M WATER LINE CONNEC	835.56
MICHAEL BURMAHL	NOV 25 AMBULANCE STIPEND	96.00
TONY BLOMME	NOV 25 AMBULANCE STIPEND	24.00
MIDWEST GROUP BENEFITS	WEEKLY CLAIMS	223.89
O.T.R. TIRE	2 TIRES-PD SQUAD CAR	852.00

CROSS ROADS LAND DEVELOPM	TIF PAYMENT-EAST RIVER COURT	17,217.72
ACCESS SYSTEMS LEASING	DEC CITY HALL,LIBRARY COPIER LEASE	686.64
KYLE DEWITT	NOV 25 AMBULANCE STIPEND	12.00
CINTAS	PW FIRST AID/SAFETY KIT	521.95
BRITTNEY PARKS	REIMBURSE GLASSES ALLOWANCE	200.00
HAROLD TEAGARDEN	NOV 25 AMBULANCE STIPEND	12.00
AIRGAS USA, LLC.	CYLINDER RENTAL	13.50
RIVERSTONE GROUP, INC	UPM COLD MIX-STREET PATCHING	1,132.50
NOLAN CAMPIE	REIMBURSE CLOTHING ALLOWANCE	69.99
JEREMIAH JACOBSEN	NOV 25 AMBULANCE STIPEND	60.00
BOUND TREE MEDICAL, LLC	AMBULANCE SUPPLIES	360.11
ARIAN STOWE	NOV 25 AMBULANCE STIPEND	5.00
JOE SNODGRASS	NOV 25 AMBULANCE STIPEND	20.00
GINGERICH WELL & PUMP SER	WELL 8-3M CONSTR; PAY APP 1,CO 1-2	741,306.52
ANDREW BUTT	NOV 25 AMBULANCE STIPEND	20.00
T-MOBILE	POLICE DEPARTMENT CELL PHONES	281.72
IMON COMMUNICATIONS, LLC	INTERNET-HISTORICAL BUILDING	124.98
EFTPS	FED/FICA TAX WITHHOLDING	16,042.74
LISA TATE	NOV 25 AMBULANCE STIPEND	10.00
GIS WORKSHOP LLC DBA GWOR	CAMANCHE-W-2,1099 FORMS	242.73
CAMANCHE VETERINARY CLINI	VETERINARY CARE-ABANDONED DOG	232.66
PAYROLL CHECKS	PAYROLL CHECKS ON 12/05/2025	65,311.57
	CLAIMS TOTAL	1,028,227.86
	GENERAL FUND	115,335.86
	LIBRARY FUND	5,164.17
	PARKS FUND	11,255.76
	CEMETERY FUND	1,616.61
	ROAD USE FUND	11,575.76
	EDENS - TIF FUND	60,069.88
	CROSS TIF FUND	17,217.72
	DEBT SERVICE FUND	750.00
	3M WATER LINE CONNECTION FUND	2,685.56
	WELL 8 FUND	757,411.32
	WATER UTILITY FUND	8,073.40
	SEWER UTILITY FUND	2,719.70
	LANDFILL/GARBAGE FUND	34,352.12

Accept City Clerk/Treasurer's October 2025 Report including Revenues: General Fund \$178,562.51, Library Fund \$15,048.44, Parks \$4,852.67, Cemetery \$6,077.64, Road Use \$54,375.97, Employee Benefit \$13,281.34, Police & Fire Pension \$25,781.39, Edens TIF \$3,267.23, Cross TIF \$1,022.66, LMI Housing-Edens \$2,107.69, LMI Housing-Cross \$626.79, P.C. & R. Howson Trust \$3.05, Debt Service \$54,072.78, Water Utility Fund \$2,978.29, Sewer Utility Fund \$6,912.60, Landfill/Garbage \$2,778.84; Approve TIF Payment RJ Edens Rental Property \$60,069.88; Approve TIF Payment Cross Roads Land Development, L.L.C. \$17,217.72; Approve request for \$1,000.00 to help fund Day on the Hill trip for Camanche-DeWitt Coalition; Approve

payment of invoice from McManus Construction Services, Inc. for Water Main repairs 11th Place & Rosehill \$1,495.00; Approve payment of invoice from River City Fencing for new Fence at Peck Park \$9,240.00 from Park and Recreation Budget. On roll call – all Ayes with Councilman Edens abstaining from Item #4, TIF Payment RJ Edens Rental Property \$60,069.88.

Mayor Pruett read the 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.

Moved by Councilman Bowman, second by Councilman Weller to Approve the 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. On roll call – Ayes – Councilmembers Weller, Edens, Klahn, Bowman. Nays – None.

Moved by Councilman Bowman, second by Councilman Weller to 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. On roll call – Ayes – Councilmembers Klahn, Bowman, Edens, Weller. Nays – None.

Mayor Pruett read a 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

Regarding the Development Agreement with Fareway, Councilman Bowman asked to go over the dates. City Administrator Kida said the project will start in 2029. Fareway has agreed to a \$3.2 million valuation with the base value being established as bare land in 2028. Fareway will dedicate the land for 10th Place and convey it to the City in 2026 so we can begin road work soon if Council decides to do that. The City's annual payments will begin 6/1/2030 and end 6/1/2034 if there is substantial completion at that time and the TIF payments will be based on property tax collection. Kida wanted to be clear negotiations to arrive at the Development Agreement involved staff, City Attorneys and Council over the course of this process. Specifically, the initial proposal was \$300,000 presented by Fareway with the City responsible for moving dirt. After discussion during a Council meeting, the decision was made to go with \$500,000 and the site be pad ready. Items negotiated by staff were the 85%/15% TIF down from 90%/10% and Fareway will pay building permit fees and water bills. There was also a statutory issue discussed about the City not making payments. City Attorney Frey said it is language that is an escape valve if the City were to become unable to make payments for statutory reasons. This would be extremely unlikely, as the City is not anywhere near exceeding their bonding capacity.

Moved by Councilman Bowman, second by Councilman Weller to Adopt a 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. On roll call – Ayes – Councilmembers Edens, Klahn, Bowman, Weller. Nays – None.

Moved by Councilman Bowman, second by Councilman Weller to Approve payment of \$224,344.00 to Gingerich Well & Pump Services for Deduction Taken-Change Order #2 Payment made 12/5/25. Gingerich intended for the contract amount to be reduced and not for the negative Change Order to be deducted. On roll call – all Ayes.

Moved by Councilman Klahn, second by Councilman Bowman to Approve Pay Application #6 Eastern Iowa Excavating & Concrete for the Splash Pad \$18,493.50 – Final with \$1,500 deduction allowance for Liquidated Damages. On roll call – all Ayes.

Moved by Councilman Bowman, second by Councilman Edens to Approve proposal from Shive-Hattery for the Design of the Recreation Trail \$61,200.00. On roll call – all Ayes.

Submissions from the Request for Proposal from JEO (\$99,575), Veenstra & Kim (\$61,126), Snyder & Associates(\$114,700-\$128,500) for a Feasibility Study to build an overpass in Camanche. After a brief discussion, Councilman Bowman thinks we should take more time. Councilman Edens asked how long the numbers are good for. Kida said we can have them come back or have a special meeting with them. On a related note, Councilman Klahn, asked Chief Schmitz if he had an update on the camera project; he is still waiting on the quote from Tri-City. Klahn would like to table this at least until the next meeting.

Water and Sewer Rates will be discussed in detail during the Budget Workshop.

Chief Sowle presented the November 2025 Camanche Fire Department report and Chief Schmitz presented the November 2025 Camanche Police Department.

City Attorney Frey pointed out that among the City Administrator responsibilities that are allocated by the Council are recommending and participating in projects and endeavors that promote economic growth and development in the City. The Council has specifically authorized and directed the City Administrator to work on and promote economic development projects for the City. Kida thanked Councilman Bowman and Councilman Weller for their service to the community; it has been a long journey for everyone involved. They have done a lot of work for us. Mayor Pruett seconded what Andrew said and wished them the best in their future endeavors. Councilman Weller thanked the people who supported him. He encouraged people who are interested in being on Council to pay attention and make the effort. He also cautioned residents to be aware of the decisions made by Council and be aware of their understanding of those decisions. He said he is available if anyone needs help. Good night and Merry Christmas. Councilman Bowman reported that he addressed a nuisance property with a resident who spoke at the last Council meeting. He also talked about the Library and said the Board got the message and is trying to see what can be done with the existing building. They will be coming to Council for more money for repairs and renovations in the future. He said being on the Council has had its highs and lows; his high was being recognized as a Councilman who follows up on things. He then challenged the Council to also follow up on things. Councilman Klahn

thanked Councilmen Bowman and Weller. Councilman Edens also thanked Councilmen Bowman and Weller, and said he especially appreciated how Bowman has helped him. Schneider thanked Bowman and Weller for the extra time and effort they put in on the Finance Committee which provided a great deal of help for her and the audits.

Mayor Pruett called for Public Comments. Dave Willis 1433 3rd Street said the agenda item with three bids; are we required to take the lowest bid? Kida said we can go with the lowest bid or with the most qualified. Mr. Willis thanked Councilmen Bowman and Weller and wished everyone a Merry Christmas.

Mayor Pruett asked for requests from Councilmembers for items for future Agendas. There were none.

A brief recess was taken at 7:10 p.m.

Reconvened at 7:25 p.m. for a Budget Workshop for FY 2027 The main topic was the distribution of employee salary expenses to the departments for which they work. A spreadsheet was provided, and numbers were discussed with a few changes to be made for the next meeting. Using the suggested changes, Kida will provide some proposed water and sewer rates.

Mayor Pruett adjourned the meeting at 8:22 p.m.

Austin Pruett
Mayor

Toni L. Schneider
City Clerk/Treasurer