

City of Camanche, Iowa

June 1, 2010

The City Council of the City of Camanche, Iowa met in regular session June 1, 2010 at 6:00 P.M. at Camanche City Hall. Present on roll: Mayor Robertson, presiding, and the following named council members: Fahlbeck, Kramer, Nelson, Varner, and Kampe. Also present were: City Administrator Roth, City Attorney Lonergan, City Engineer Solchenberger and department heads Houzenga, Schutte, Rickertsen, and Jindrich.

The Mayor opened a public hearing on Amendment to Budget – FYE 2010 at 6:02 P.M. Hearing or receiving no comments for or against, the Mayor closed the public hearing at 6:03 P.M.

Moved by Kramer, second by Kampe to approve the consent agenda as amended which covered the following items: approve minutes from regular council meeting held May 18, 2010; approve Abstract No. 514 dated June 1, 2010 with total expenditures of \$1,114,762.98 and salaries of \$32,990.80; approve pay application to Langman Construction - \$9,738.00; approve pay application to Maguire Iron - \$54,605.65; approve Change Order to Maguire Iron in the amount of \$27,887 for the hydroflon paint; approve pay application to Shive Hattery for the water main project - \$30,589.98; approve appointment of Phyllis Pichon to the Library Board for a term ending 7/2014; accept and place on file minutes from the Library Board Meeting – 5/5/2010; approve cigarette permits for Camanche Food Pride and Kwik Star; accept and place on file monthly reports for the Building Inspector and Police Department; approve Resolution Amending Fiscal Year 2010 Budget; approve pay application to Top Grade for force main project - \$97,321.61; approve change order to Top Grade for deduct on the price of curb and gutter remove and replace - \$9,490.00. On roll call – all ayes.

Rickertsen presented bids received for the purchase of a sewer jet:

Municipal Pipe and Tool - \$44,000.00  
Elliott Equipment - \$53,128.00

Moved by Kramer, second by Nelson to accept low bid of \$44,000 from Municipal Pipe and Tool. On roll call – all ayes.

Tax Abatement Program – Roth reported that Bob Josten’s fees would be approximately \$3,000. He stated that the council’s other question was would it work with TIF. Josten stated tax abatement is versatile. Nelson was wondering if this would hurry up developers. Roth stated that Clinton’s tax abatement program is 50% for three (3) years plus 5% for remodeling. Rickertsen reminded the council that in Sean Lawrence’s subdivision the streets and infrastructure are already in. Therefore, public works, fire and police already maintain the service. Maybe if the city had a tax abatement program, this would help bring new homes in and then at least we would get half of the taxes to help pay for the services.

Robertson stated that he still feels the reason people locate to Camanche is the small town features. He would rather see tax abatement instead of residential TIF. Lonergan can see both sides. He does not feel that we have that many available lots. Roth stated it’s a judgment call. It comes down to faith. Lonergan said the city could try it for a couple of years and see how it goes. Kramer would also like to see it how it goes. Robertson stated that \$75,000 is the max and 5 years is the max you can go out.

Robertson polled the council: Nelson – would like to see some type of tax abatement. He would like to see 5 years at \$75,000 – 1<sup>st</sup> year trial and error. He would also like to see 25% on additions. Varner – agrees with Nelson except he would like to start with 3 years. Kampe – does not want the city to do anything until the economy stabilizes. He does not feel that the city has an issue with building problems. Fahlbeck – he does not see a problem with building. Kramer – she feels that Sean has a problem or he would not have come unless he had a problem.

Motion by Kramer to go with three year \$75,000 tax abatement. There was discussion as to what language to put in about the remodeling. Kramer would like to table the motion until next meeting to see what language Clinton has.

Kampe would like to see a review after 2 years. Lonergan felt the city should keep the terms as close to Clinton as possible. He stated what he meant was that the city can review the matter after 2 years but people who qualified for tax abatement still gets it for 5 years.

STP fund – Roth reported that at the RPA meeting they agreed that all communities/counties who receive STP funding would put 10% of their funds into a pool. Then towns under 5,000 can apply for the money. Roth reiterated to the committee that Camanche has 25 miles of federal lane miles. Robertson stated the city can still go to the Board of Supervisors and ask for a portion of their STP funds.

Lonergan reported that Scott McDonald has not heard anything from ECIA's attorney in regards to the Top Grade issue. Scott will be contacting ECIA's attorney to see if everyone could get sit down at the table and negotiate. Tom contacted Mike Wolfe in regards to Kids First Academy. He told Mike that the city needs a proposal as the balloon on the contract is due in July. He will be gone for the next meeting but will get the info to the council.

Solchenberger reported that the tower behind city hall will be filled and disinfected next week. Then Langman's sub will be starting the plumbing to the residents' homes. The letting for the bridge will be in September. McCarthy from the Quad Cities was the low bidder for the MRT. FEMA was the paperwork for the generator project.

Roth said that Mark Cross is interested in removal and keeping the old water tower for his property. The City could call around and get bids – not go through the advertisement process.

Roth would like to publicly congratulate Jim on receiving the "Community Leader of the Year" award at the Chamber banquet. Roth also reported that Larry Nagle has 4 chapters left to work on with the ordinances. He wanted to let everyone know that the League of Cities meeting will be Sept 22-24 in Coralville.

Robertson wanted to congratulate Schutte on his work procuring a \$60,000 grant for an ambulance. He also wanted to thank Kampe for his work on procuring a \$62,500 grant for the generators which is the City's match.

Kampe said at the next council meeting he will have more info on the park and rec grant.

Varner stated it was his privilege to participate in the Memorial Day service.

Kramer said that the Mark Cross plot for sale should be put on the next agenda. She was wondering if the insurance issue was resolved. Roth reported that Schutte brought in a letter stating that UnitedHealthCare had received the appeal.

Fahlbeck wanted to thank Rickertsen on his work in securing bids for a sewer jet below what was previously anticipated. He also wanted to thank Schutte for his work on the ambulance grant.

Schutte wanted to know the status on the employee contracts. Lonergan stated they will be done this week.

Rickertsen stated they will have probably have a mess with painting the other tower. When he was out there today, they were rolling and there was paint all over his truck.

Jindrich reported that she had an inquiry from a wine vendor doing business at Camanche Food Pride about having wine tasting in conjunction with the Farmer's Market. Varner stated that they were told 'No'.

At 7:10 P.M., being no further business, the Mayor declared the meeting to be adjourned.

James Robertson, Mayor

Sheryl L. Jindrich  
City Clerk/Treasurer