

City of Camanche, Iowa

June 3, 2014

The City Council of the City of Camanche, Iowa met in regular session June 3, 2014 at 6:00 P.M. at Camanche City Hall. Present on roll call: Mayor Fahlbeck, presiding, and the following named council members: Willis, McManus, Lind, Varner, and Wruck. Also present were City Administrator Roth, City Attorney Lonergan, City Engineer Solchenberger and department heads Houzenga, Rickertsen and Jindrich.

A moment of silence was observed. Mayor Fahlbeck led the Pledge of Allegiance.

Moved by Varner, second by Willis to approve the agenda. On roll call – all ayes.

Fahlbeck stated he would like to see everyone be professional during the meeting. Please refrain from talking to your neighbors or also be considerate to the mayor, council and people in the audience.

Lonergan explained the sequence of events involving the sale of the property behind the old pharmacy building to Litehouse Real Estate LLC.

Moved by Wruck, second by Lind to approve a Resolution Proposing the Sale of Real Estate Located Behind the Former Camanche Pharmacy on 9th Street, Legally Described as Lot 2 of Block 3 of Phillip P. Mudgett's Addition to the City of Camanche and the Adjoining 48.3 Feet of Lot 1 of Block 3 of Phillip P. Mudgett's Addition to the City of Camanche to Litehouse Real Estate LLC, Brent Holstein, or his Assignee for the Sum of Forty Five Thousand Dollars (\$45,000). On roll call – ayes – Lind, Varner, Wruck, and McManus. Nays – Willis.

The Mayor opened a Public Hearing at 6:10 to adopt the City of Camanche Code of Ordinances. Jindrich explained that this is just combining the ordinances recently adopted into the City's Code of Ordinances. After hearing no comments for or against, the Mayor closed the public hearing at 6:13 P.M.

The Mayor opened a Public Hearing at 6:13 P.M. on the proposed plans, specifications, and form of contract and estimated cost of the proposed city hall building. Lind stated there wasn't anything in the specs for the outside of the building such as painting or signage. After no other comments, the Mayor closed the Public Hearing at 6:15 P.M.

The Mayor opened a Public Hearing at 6:15 P.M. on the proposal to sell a parcel of real estate to Litehouse Real Estate. Paul Willis stated the City is selling \$112,000 worth of property for \$45,000. "Why?" He also stated that some of the council members ran on the platform of saving the city money. How could they agree to sell it for only \$45,000? Tony Wynkoop asked, "Weren't the comparable from outside the city?" He feels the appraisal value is too high. James Robertson asked why no counter offer was made. His concern is only having 20 feet behind the pharmacy. No future expansion is available. Brian McKenrick commented that he served on the city hall committee. He felt the pharmacy building had the flexibility of future expansion. The City selling the property loses that flexibility. He felt the council should have countered. Amber Metzger was wondering if there is an option that if the business does not come into town, could the city get the property back. Lonergan reiterated that in the closed session he wanted to put the language in the option that if the business does not come in, the city could buy it back. The council at that time didn't want him to do that. He also wanted the council to counter offer but they chose not to. Roth stated that if the business does come in, they could possibly generate \$30,000 a year in taxes. Bob Edens asked if the resolution has to be passed tonight. He had offered more money 5-6 months ago before the city bought it. Lonergan stated there is a time crunch. That is why we had to have the public hearing tonight. After hearing no more comments, the Mayor closed the Public Hearing at 6:43 P.M.

Moved by Willis, second by Varner to approve the consent agenda which covered the following items: approve minutes from council meeting held May 20, 2014; approve Abstract #610 which includes the following:

ADCRAFT	CAMANCHE JUNIOR BASEBALL	260.77
ALLIANT ENERGY	GAS SERVICE	673.37
BANKERS TRUST	GO BONDS-WASH BLVD,STORM SEWER	421,055.00
DANIEL T BROADRICK	SAFETY GLASSES	100.00
CAMANCHE VOL FIRE DEPT	MONTHLY MAINTENANCE	500.00
CAMANCHE FOOD PRIDE	CLEANING SUPPLIES	48.40
CARQUEST AUTO PARTS	ALTERNATOR,COIL-C HALL CAR	195.33
CLINTON NATIONAL BANK	FED/FICA TAX	9,521.44
DETERMANN ASPHALT PAVING	PAY EST #4-FINAL-3RD ST OVER	8,225.12
EASTERN IOWA TIRE INC	TIRES-CASE TRACTOR,2014 SQUAD	635.51
E C I A	LUNCH-ROTH-CLERKS MEETING	12.00
GALE	BOOKS	247.70
GATEWAY UNITED WAY	UNITED WAY	10.00
ROBERT HOUZENGA	DEDUCTIBLE/COPAYMENTS	105.12
ILEA	299841-FIREARMS INST RECERT	100.00
ING	DEFERRED COMP	500.00
IPERS	IPERS	6,393.68
KENDRICK TERMITE SERVICE	TERMITE INSPECTION-POLICE	65.00
KYLE KING	DEDUCTIBLE/COPAYMENTS	30.00
LIBRARY PETTY CASH	POSTAGE	159.88
MEDIACOM	INTERNET	109.95
MIDAMERICAN ENERGY CO	ELECTRIC SERVICE	4,559.41
MIDWEST BUSINESS PRODUCTS	COPIES-CITY HALL, POLICE	230.89
JEFFREY MOORE	DEDUCTIBLE/COPAYMENTS	365.00
MUNICIPAL FIRE & POLICE	MUNICIPAL PENSN	9,583.32
NAVY BRAND COMPANY	GLASS BRITE, KAR SHINE-FIRE	90.55
O'REILLY AUTOMOTIVE INC	INV 188462-MANIFOLD-CHALL CAR	227.13
PRESTO-X-COMPANY	PEST CONTROL-LIBRARY, G HALL	58.46
LIFE INSURANCE	LIFE INSURANCE PREMIUMS	609.57
QC METALLURGICAL LAB	SAMPLE ANALYSIS-WELL #2	20.00
SCHIMBERG CO	MARKING PAINT-WATER,SEWER	118.80
DAVE SCHUTTE	SAFETY SHOES,GLASSES,DEDUCTIBLES	306.02
LES SHADLE	HELP AT BURIAL-5/11/2014	36.00
SHIVE-HATTERY ENGINEERS	ENG-WASHINGTON BLVD ENHANCEMEN	1,355.00
SPRINT	CELL PHONES - POLICE	221.87
BETH THILMANY-BLUMER	DEDUCTIBLES/COPAYMENTS	118.59
THOMAS D LONERGAN	LEGAL SERVICES-MAY 2014	2,272.70
TREASURER STATE OF IOWA	STATE TAX	4,177.00
ALBERT C WARFORD	GARNISHMENT	550.00
WENDLING QUARRIES INC	STONE	27.84
MICHAEL YACKSHAW	WELLNESS PROGRAM,DEDUCTIBLES	426.00
DARYL YODER	WELLNESS	255.00
1ST GATEWAY CREDIT UNION	1ST GATEWAY CU	809.00
WINDSTREAM	PHONE/LONG DISTANCE	674.79
CHRISTY LEU	COINSURANCE	17.80
PREMIER PARTS INC	V-BELTS	14.98
RJ EDENS RENTAL PROPERT	TIF REBATE	4,424.19
CLERK OF COURT	COURT COSTS-CASE NO. 0013371A	60.00
CLINTON TREE SERVICE	REMOVE ELM-2ND ST/12TH AVE	650.00
INSURANCE FUND	BASE	787.00

GATEWAY AREA CHAPTER	AMER RED CROSS	50.00
REITZ CONSTRUCTION	CONCRETE FLATWORK,SIDEWALKS	21,301.64
EICC	PARAMEDIC CLASS-MUSSMAN	5,000.00
BLUE CROSS BLUE SHIELD	INS PREMIUM	340.00
LIBERTY MUTUAL INSURANCE	CRIME/FIDELITY BOND	150.00
BILL'S RADIATOR	REPAIR SURGE TANK-FIRE	117.00
EVERSON CONSTRUCTION	60% DOWN-REMOVE FIREPLACE-LIB	828.00
CLINTON WINDOW CLEANING	CLEAN WINDOWS AND DOORS-LIB.	200.00
HOWARD MANDOT	REIMBURSE-BROKEN FAUCET	78.14
BLACK HAWK COLLEGE	ID 900229258 - ADAM ARCHER	900.00
HEIMAN FIRE EQUIPMENT	SUPPLIES-FIRE EQUIPMENT	986.10
PAYROLL CHECKS	PAYROLL CHECKS ON 05/23/2014	32,567.52
ACCOUNTS PAYABLES	CLAIMS TOTAL	511,946.06
	GENERAL FUND	68,893.03
	LIBRARY FUND	5,367.15
	PARKS FUND	8,731.94
	CEMETERY FUND	2,344.98
	ROAD USE FUND	2,995.62
	EDENS - TIF FUND	4,424.19
	DEBT SERVICE FUND	420,305.00
	9TH AVE CURB & RECON FUND	2,800.00
	3RD ST MILL & OVERLAY FUND	9,939.12
	WASH BLVD ENHANCEMENT FUND	1,355.00
	WATER UTILITY FUND	13,157.96
	SEWER UTILITY FUND	4,199.59

Receive, accept and place on file minutes from Park and Rec Board meeting held May 5, 2014, Historical Board Meeting held May 8, 2014, Rose Hill Cemetery Board meeting held May 12, 2014, Library Board meeting held May 13, 2014, Board of Adjustment meeting held May 27, 2014; approve the reappointment of Judy Dell and Jerry Eckrich to Park and Rec Commission with term ending July 1, 2016; approve renewal of cigarette permits effective July 1, 2014 for Kwik Trip and Camanche Food Pride; approve a Resolution Establishing the Level of Compensation for the Employees of the City of Camanche for FYE 2015; Resolution Authorizing the Clinton County Sheriff's Office to be the Fiscal Agent for GAPA Regarding Funds from the Clinton County Development Association; accept Board of Adjustment's action in regards to Coffey's variance at 502 5th Avenue. On roll call – all ayes.

Moved by Willis, second by McManus to approve the first reading of an Ordinance Adopting the City Code of Ordinances. On roll call – ayes – Wruck, Willis, McManus, Lind, and Varner. Nays – none.

Moved by Willis, second by McManus to waive the second and third reading of an Ordinance Adopting the City Code of Ordinances. On roll call – ayes – Willis, McManus, Lind, Varner, and Wruck. Nays – none.

Moved by Willis, second by McManus to adopt an Ordinance Adopting the City Code of Ordinances. On roll call – ayes – McManus, Lind, Varner, Lind and Willis. Nays – none. Mayor declared Ord. #730 adopted.

Large Item Ordinance – Roth explained that it is cleaned up a little. Fahlbeck questioned whether there is going to be a fine or warning. Lonergan stated it could be handled under nuisance – municipal infraction.

Moved by Willis, second by Lind to approve the second reading of an Ordinance Amending Title VI, Chapter 4, Section 13, "Placing or Dumping in the Street Unlawful" by Repealing the Current Section and Submitting a New Section in Lieu Thereof. On roll call – ayes – Lind, Varner, Wruck, Willis and McManus. Nays – none.

Moved by Willis, second by Lind to waive the third reading of Ordinance Amending Title VI, Chapter 4, Section 13, "Placing or Dumping in the Street Unlawful" by Repealing the Current Section and Submitting a New Section in Lieu Thereof. On roll call – ayes – Varner, Wruck, Willis, McManus, and Lind. Nays – none.

Moved by Willis, second by Lind to adopt an Ordinance Amending Title VI, Chapter 4, Section 13, "Placing or Dumping in the Street Unlawful" by Repealing the Current Section and Submitting a New Section in Lieu Thereof. On roll call – Wruck, Willis, McManus, Lind, and Varner. Nays – none. Mayor declared Ord. 731 adopted.

Truck Route Ordinance – Fahlbeck stated we added 7th Avenue to the ordinance. Rickertsen reminded the council that only half of 7th Avenue is our road. Lonergan asked the council if they really wanted to include 7th Avenue. Fahlbeck polled the council and they would like it off.

Moved by Willis, second by Varner to approve the first reading of an Ordinance Amending the Camanche Municipal Code by Repealing Chapter 3-3-44, Truck Routes Section 1, and Adding a New Chapter 3-3-44, Truck Routes, Section 1, Establishing a Designated Truck Route in the City of Camanche with deleting 7th Avenue from the routes. On roll call – ayes – Willis, Lind, Varner, and Wruck. Nays – McManus.

Moved by Varner, second by Willis to have the second and third reading of an Ordinance Amending the Camanche Municipal Code by Repealing Chapter 3-3-44, Truck Routes Section 1, and Adding a New Chapter 3-3-44, Truck Routes, Section 1, Establishing a Designated Truck Route in the City of Camanche be by title only. On roll call – ayes – McManus, Lind, Varner, Wruck, and Willis.

City Hall Remodeling Bids – one bid was received from Robert J. Edens Construction LLC in the amount of \$141,517.00. Edens thought there were some additional savings – maybe up to \$10,000. Fahlbeck stated he has never seen anything come in what was bid. Lind commented that a lot of money has already been spent. There is no change in the size of the council chambers. Lind also stated the outside of the building is faded and the sign needs to come down. Parking also needs to be addressed. McManus asked if it has to be acted on tonight.

Moved by Willis, second by Varner to accept the bid of \$141,517.00 from Robert J. Edens Construction LLC for the remodeling of the old pharmacy building for a city hall. On roll call – ayes – Varner, Willis. Nays – Lind, Wruck and McManus.

Moved by Lind, second by Wruck to approve a Resolution Approving of and Directing the Sale of a Parcel of Real Estate Located Behind the Former Camanche Pharmacy on 9th Street in the City of Camanche, Iowa Legally Described as Lot 2 of Lot 3 of Phillip P. Mudgett's Addition to the City of Camanche and the North 48.3 Feet of Lot 1 of Block 3 of Phillip P. Mudgett's Addition to the City of Camanche to Litehouse Real Estate LLC, Brent Holstein, or His Assignee for the Price of Forty Five Thousand Dollars (\$45,000). On roll call – ayes – Wruck, McManus, Lind. Nays – Varner, Willis.

Computer/Police Server – Roth reported that the proposal from Platinum for a server would serve the police's needs and the rest of the city's needs. Tri-City Electric is looking at communication issues – phone. Roth went to get the details of the server that Platinum proposed.

Fahlbeck advised at 7:39 P.M. they would take a recess while Roth went to find the proposal. Fahlbeck stated that the council was back in session at 7:44 P.M.

After some discussion, Fahlbeck would like the matter of the police server tabled until the next meeting so we can get apples to apples comparison – between Platinum and the IT Department of the County.

Public Works Pickup – Rickertsen stated that they are getting rid of a 14 year old and 22 year old pickups. The state bid is \$25,000. They will be putting a new radio and back rack on it. It will be under the \$30,000 that is budgeted.

Moved by Willis, second by McManus to approve the purchase of a pickup for the public works department using the state bid of \$25,000. On roll call – all ayes.

TIF assistance for Adrian/Barbara Deering – Adrian Deering has submitted a TIF Application for his apartment project. Roth stated about 6 years ago the city adopted a TIF policy. He doesn't feel it meets the minimum requirements of TIF. It will cost the city about \$4,000 just in bonding attorney fees to create an urban renewal area. Willis did comment that Deering would be eligible for tax abatement. Blount was wondering if the city had thought of any ways to help Adrian with any of his project.

Moved by Lind, second by Willis to decline the TIF request as submitted by Adrian and Barbara Deering. On roll call – all ayes.

Roth stated Troy Weltzin is interested in purchasing Washington Rebuilders. Troy is requesting that the city review the special uses permitted in both the B-1 and B-3 district and to align those permitted special uses.

Moved by Willis, second by Wruck to send this request to Planning and Zoning. On roll call – all ayes.

Moved by McManus, second by Lind to authorize the sale of old dump truck #1. On roll call – all ayes.

Roth stated that he attended an Emergency Management meeting today. The Platt Park electrical is done. The Cemetery wants to put up a new entrance sign. They are looking at having the Metals Class at the High School work on it.

Jindrich stated she is disappointed with the council's decision in regards to not accepting the bid for the remodeling of a new city hall. She asked what is the council going to do now with the present city hall.

Bob Edens, as a citizen, was concerned with what the city is going to do with the pharmacy building now. He spent a lot of time and money putting the bid together. Are you going to sell it for less also? Roth asked Edens how long he would honor his bid. Edens stated it would be good for 90 days. Brian McKenrick agreed with Bob's comments. He hopes they don't sell the building for 40% of its value.

McKenrick introduced Mr. and Mrs. Coffey. They were at the meeting concerning their Board of Adjustment variance. Roth apologized that they had to sit through the whole meeting – their variance was accepted on the consent agenda.

At 8:08 P.M., being no further business, the Mayor declared the meeting to be adjourned.

Kenneth A. Fahlbeck, Mayor

Sheryl L. Jindrich
City Clerk/Treasurer