

City of Camanche, Iowa

June 16, 2015

The City Council of the City of Camanche, Iowa met in regular session June 16, 2015 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 Donnelly, City Engineer Solchenberger, City Clerk/Treasurer Jindrich, and department heads Houzenga, Schutte, and Hilgendorf.

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

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

The Mayor opened a Public Hearing on a proposed Amendment to the City’s Urban Revitalization Plan at 6:02 P.M. Hearing no comments for or against and receiving no written comments, the Mayor closed the Public Hearing at 6:04 P.M.

The Mayor opened a Public Hearing at 6:04 P.M. on a request submitted by Cedar Heights, Inc. to rezone property on So Washington Blvd from B-1 to B-2 zoning. Peggy Jenkins, owner of Jenkins Storage, stated she and her husband own storage buildings across from the proposed storage units that Cedar Heights will be building. Camanche needs to come up with a goal or plan for the community. Willis asked Kinkaid if the trees are going to come down. Kinkaid stated that no matter what business goes in there, the trees would probably have to come down. Jenkins stated the City and P&Z made a mistake years ago letting Adrian build those storage buildings. Kinkaid commented that Gluesings could build a fence on their property. Bob Edens stated he and his wife live in a B-1 zoning. They knew that when they moved in there. Gluesings should have realized that when they bought the property. Kinkaid informed the council that there is not a single tenant from Cedar Heights or the Gluesings here to complain. He would like to build storage units and possibly an office. He would like to see most of the units used by Cedar Heights tenants. Fahlbeck was wondering what action the council would like to take. Roth stated an ordinance needs to be prepared.

Moved by Lind, second by Wruck to authorize Roth to prepare an ordinance on rezoning of the property. On roll call – ayes – Lind, Varner, Wruck. Nays – Willis. Abstain – McManus due to conflict of interest.

Mayor closed the Public Hearing at 6:30 P.M.

Moved by Willis, second by Lind, to approve the consent agenda which covered the following items: approve minutes from council meeting held June 2, 2015; approve Abstract No. 635 which includes the following:

ADVANCE AUTO PARTS	BULBS	2.85
CLINTON HERALD	LEGAL PUBLICATIONS	412.50
CLINTON NATIONAL BANK	FED/FICA TAX	10,213.96
CL CO AREA SOLID WASTE	YARD WASTE DISPOSAL	370.04
COLLECTION SERVICES CTR	GARNISHMENT	166.15
CORY DETERMANN	DEDUCTIBLE/COPAYMENT	15.99
HOME DEPOT CREDIT SERVICE	VACUUM,LUMBER,SCREWS	451.65
INGRAM BOOK COMPANY	BOOKS	610.29
J & C ENTERPRISES	JUNE COLLECTION	154.00
KENDRICK TERMITE SERVICE	TERMITE INSPECTION	65.00
KWIK TRIP/KWIK STAR STORE	DIESEL/UNLEADED	2,355.20
MEDIACOM	INTERNET	450.00

MERCY MEDICAL CENTER-CLIN	PHARMACEUTICALS FOR MAY	69.00
MIDAMERICAN ENERGY CO	ELECTRIC SERVICE	3,544.42
MUNICIPAL FIRE & POLICE	STREET LIGHTING	10,993.83
PAULS DISCOUNT	GRASS SEED,BOUNTY	185.27
POSTMASTER	MAIL 2ND QTR WTR/SEWER BILLS	479.26
TOM POWELL	3 FRAMES AND LABOR	458.00
PRAXAIR DISTRIBUTION INC	MEDICAL OXYGEN	146.01
PREMIER LINEN/UNIFORM	TOWELS,RUGS,MOP HEADS	147.46
QUALITY CONCRETE	CONCRETE-NEW CITY HALL	184.00
RIVER CITY DISPOSAL LLC	SOLID WASTE/RECYCLING	22,659.00
SANDRY FIRE SUPPLY LLC	INV 48075-ALTAIR DETECTOR	930.15
SCHIMBERG CO	WATERLINE REPAIR-CEMETERY	507.56
DAVE SCHUTTE	WELLNESS	528.49
TEAM TWO INC	AMBULANCE BILLING-MAY 2015	855.76
BETH THILMANY-BLUMER	DEDUCTIBLE/COPAYMENT	269.52
TREASURER STATE OF IOWA	MAY 2015 SALES TAX	121.10
MICHAEL YACKSHAW	DEDUCTIBLE/COPAYMENTS	53.62
1ST GATEWAY CREDIT UNION	1ST GATEWAY CU	859.00
CHRISTY LEU	WELLNESS/ALLOWANCE	139.10
CENTURYLINK	TELEPHONE EXPENSE	166.75
XOP NETWORKS	FIREBAR-7/1 THRU 9/30/15	600.00
OPENEDGE	CREDIT CARD SERVICE FEES	111.44
ANNA EVANS	VIEW MASTER REELS,BALLOONS	71.16
MAYER, LONERGAN & ROLFES	LEGAL SERVICES	1,367.70
JAMES SOWLE	GLASSES,DEDUCTIBLES/COPAYS	1,527.08
WALMART GIFT CARD	GIFT CARD	200.00
XEROX CORPORATION	COPIER MAINTENANCE	55.32
BASE	CAFETERIA MONTHLY	43.75
VERIZON WIRELESS01	CELL PHONES - POLICE	256.45
POPULAR SUBSCRIPTION	MAGAZINE SUBSCRIPTIONS	2,028.74
TOM FRANKLIN	VOLUNTEER STIPEND	8.00
LEVI GRAY	EMT APPLICATION PAYMENT	70.00
DOWNTOWN AUTO CLINIC	TOW AMBULANCE	80.00
ENCOMPASS	COMPUTER FOR POLICE	653.20
FIRETEXTRESPONSE, LLC	FTR MOBILE APP	500.00
DEPOSIT REFUNDS	REFUND DATE 06/08/2015	285.86
PAYROLL CHECKS	PAYROLL CHECKS ON 06/03/2015	1,487.82
PAYROLL CHECKS	PAYROLL CHECKS ON 06/05/2015	34,166.13
ACCOUNTS PAYABLE	CLAIMS TOTAL	66,137.77
	GENERAL FUND	58,242.11
	LIBRARY FUND	5,769.43
	PARKS FUND	1,394.25
	CEMETERY FUND	1,871.22
	ROAD USE FUND	5,154.89
	CITY HALL PROJECT FUND	650.99
	WATER UTILITY FUND	3,871.74
	SEWER UTILITY FUND	2,093.91
	LANDFILL/GARBAGE FUND	23,029.04

Approve City Clerk/Treasurer's Report for May 2015 with receipts of: General - \$92,142.57, Library - \$14,443.62, Parks - \$10,552.42, Cemetery - \$2,375.00, Road Use - \$20,097.44, Employee Benefit - \$1,906.70, Police & Fire Pension - \$6,037.86, Debt Service - \$105,319.44, Washington Blvd. Enhancement - \$5,160.40, Water Utility Fund - \$1,602.44, Sewer Utility Fund - \$2,370.58, Landfill/Garbage - \$1,512.03 for a total of \$263,520.50; receive, accept and place on file Police and Fire Report for May 2015; approve Tax Abatement Application submitted by Jeff Graves, 1501 Lawrence Avenue; receive, accept and place on file Park & Rec. minutes from

May 5, 2015, Rose Hill Cemetery minutes from June 8, 2015; approve re-appointment of Julia Leonard, Bob Jordan, Kris Melenbacker to Historical Board, terms expire 7/1/2017; approve appointment of Chris Langfitt to fill unexpired term on Park and Rec. Board; approve pay application #2 to Determann Asphalt in the amount of \$32,090.86 for work completed on the Washington Blvd. Enhancement Project. On roll call – all ayes.

City Vacant Lots – Roth stated the City has listed the lots. Troy Sachsenmaier is excluded from the listing. He informed the council they are not obligated to open the sealed bid. The council would like to open it. His bid was \$16,000.00. The lots are listed at \$22,500.00. Willis was wondering if they could sit on it. Roth commented that Troy did not give a date. Some of the council wanted to table it. Blount told the council they should try to negotiate with Troy since the City would have to pay realtor fees.

Moved by Willis, second by Varner to counter Troy's offer with \$20,000. Ayes – Wruck, Willis, McManus, Varner. Abstain – Lind due to conflict of interest.

Roth will contact Troy this evening.

Water Rates – Roth said the water fund has struggled greatly. Wruck was wondering if they could see what goes into salaries, electricity, pump repairs, etc. Jindrich stated they are getting a report every month with that breakdown. Wruck questioned reading monthly. Fahlbeck stated that the last time water rates were raised; they were raised in three increments. People liked that. Wruck asked Hilgendorf how many fire hydrants needs to be replaced. Solchenberger said many cities do small steps each year.

Community Center/Fire Department Project – the project will have to be bid out. Roth would like to have a committee of Solchenberger, Dale Junck and whomever else to work on the design. They need to decide what it will look like, what is going to be in it. They need to incorporate the seniors and the Fire Department in it. Fahlbeck would like Roth to get the meeting set up.

Employment Agreements – Fahlbeck and the committee came up with the agreement. No one has made any comments to him or the attorney. Willis asked if the employees should have had an opportunity to look it over and shouldn't the committee have sat down to talk with them. Willis also questioned what would happen if the employees don't want to sign them. Fahlbeck stated they could find another job. He told Willis that he could vote against it. Willis commented that things are not uniform. It will be an administrative nightmare. Fahlbeck would not like any discussion of this matter at a public meeting. Varner would like a little more time to look at them. Hilgendorf was wondering if the employees could look at it.

Moved by McManus, second by Wruck to approve the Resolution Approving a 2 Year Employment Agreement for Non-Bargaining Unit Employees and the Department Heads of the City of Camanche. On roll call – ayes – McManus, Lind, and Wruck. Nays – Willis and Varner.

Tom Klahn was wondering why the agreements weren't made available to the public. Fahlbeck stated they have never been given out or made public before being voted on. Roth said that once something is put on the agenda it is public information.

Moved by Willis, second by Varner to approve a Resolution Adopting the 2015 Amendment to the Camanche Urban Revitalization Area Plan. On roll call – all ayes.

City Attorney – Donnelly stated that arbitration is set for June 29, 2015 at 1:30 P.M. They are looking for a location for it to be held.

Amendment to the Bargaining Unit – Donnelly hopes everyone had a chance to read the letter he sent. After conducting some research and talking to the PERB, they were wondering how the City was going to attest it. Is the city clerk, supervisory or a confidential employee? The City has very little to hang their hat on. The clerk's duties have changed significantly since the City Administrator came. PERB does not think she is a confidential employee. He would recommend not going out to Des Moines. Fahlbeck asked if her pay can be adjusted to hourly. They will discuss this after performing a performance evaluation. The consensus was to go with the attorney's recommendation not to contest the city clerk becoming a member of the bargaining unit.

City Engineer – the contractor is getting the concrete work done on the Washington Blvd. Enhancement Project. The trees will be planted in the September window. There are 10 working days left. The contract stated that work would be done by July 4. Willis questioned who is doing the seeding. They don't want to go through what they went through with Washington Blvd. Willis wondered what was going on with Stampede driveways. Solchenberger stated they have heaved and do not meet the ADA slope regulations. Willis thinks someone at city hall needs to know about this. Charlie Blount said something needs to be done to protect the residents.

City Administrator – he and Brian met with the City Development Board concerning the annexation of the islands. They will not be annexed at this time.

He and the Mayor received a letter from MidAmerican stating they will swap out street lights with LED ones as they need to be replaced. If the city wanted them replaced with LED ones earlier, they would have to pay \$100 per light.

He is working with Clysar on their corporate office project. The City may have to set up an Urban Renewal Area.

The council can look at the sample of the proposed sign that will be placed in the triangle area on the table next to the copier. On the stone, there will be a blue background with the letters raised and back lit.

Fahlbeck wanted to thank Mark and the Public Works employees for dealing with the water on 7th Avenue by Liddle property.

Willis said that the Solid Waste Commission has performed the performance review of the director. They will be upgrading the security system in and out, especially with the public drop off area.

Ryan Kinkaid wanted to thank the council and the city administrator with their help in his rezoning.

Jindrich commented that there are water issues with the new drop box – it needs to be sealed up.

At 7:51 P.M., being no further business, the Mayor declared the regular meeting to be adjourned and there would be a 10 minute recess before the work session on road improvements.

Sheryl L. Jindrich
City Clerk/Treasurer

At 8:05 P.M., a work session started on proposed road projects/improvements.

Dunn Road – Solchenberger stated that the dips could be leveled off. Hilgendorf said he has marked 21 dips, Dan commented that from a structure standpoint, the road is not that bad. If they leveled out the areas that have dropped with a leveling course of asphalt and sealcoating the entire roadway, the cost would be approximately \$165,000. It is a step above a maintenance project. Todd Powers quoted a price of approximately \$15,000-\$20,000 to edge and wedge the shoulders. Willis was wondering if we could do it this year. Roth stated it will have to be bid. Solchenberger said he could have it ready for the council to consider on July 21.

21st Street from Lyondell (Anamosa Road to 49th Avenue), Anamosa and 21st Street from Central Steel Road to US 67 – first two roads would have to be partnered with the City of Clinton. The City could borrow about \$900,000 and repay this loan with the additional Road Use Tax money.

The work session was adjourned at 8:57 P.M.