



CITY OF PANORAMA PARK

COUNCIL MEETING AGENDA

FEBRUARY 8, 2022 - 7:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Discussion and approval (including additions and deletions) of the council meeting agenda for Tuesday, February 8, 2022.

PRESENTATIONS

PUBLIC COMMENTS TO THE COUNCIL

Individual comments are limited to 3 minutes and group comments are limited to 6 minutes. Please sign in if you wish to speak.

MAYOR'S REPORT

COMMITTEE REPORTS

UNFINISHED BUSINESS

NEW BUSINESS

1. Discussion and approval of Resolution 2022-03 to offer surplus real property, Scott County 2022 Parcel I.D. 841349201, and informally known as 105 Second Street for sale by sealed bid.
2. Discussion and approval of Resolution 2022-04 to establish the maximum property tax levy for Fiscal Year 2022-2023.
3. Approval of the January 11, 2022 council meeting minutes.
4. Approval of the monthly financial statements.
5. Approval for payment of outstanding bills.

ADJOURNMENT



CITY OF PANORAMA PARK

RESOLUTION 2022-03

FEBRUARY 8, 2022

RESOLUTION OF PANORAMA PARK, IOWA ACCEPTING AND APPROVING TO OFFER SURPLUS REAL PROPERTY, SCOTT COUNTY PARCEL I.D. 841349201, AND INFORMALLY KNOWN AS 105 SECOND STREET FOR SALE BY SEALED BID.

WHEREAS, The City of Panorama Park, Iowa is the owner of the property legally described as: Lot 1 in Auditor's Plat of Jefferies' Subdivision of Lots 32, 33, 34, and 35, of Auditor's Plat of PANORAMA PARK, a subdivision of part of the Southeast Quarter (SE ¼) of Section 14, and the Southwest Quarter (SW ¼) of Section 13, and of the Northwest Quarter (NW ¼) of Section 24, all in Township 78 North, Range 4 East of the 5th P.M., in Pleasant Valley Township, Scott County, Iowa, as said lot is shown and designated on the plat of said subdivision recorded in 82 Misc. Records, 212, in the Office of the Recorder of Scott County, Iowa; and,

WHEREAS, a public hearing concerning the disposition of the property was held on February 8, 2022; and,

WHEREAS, the City of Panorama Park finds that the City ownership of this property is of no use to the public and the disposition of such property is in the best interest of the City and citizens of Panorama Park for the purpose of reducing maintenance expenses, reducing liability exposure, and generating property tax; and,

WHEREAS, the City Council proposes to dispose of the property by sealed bid on the following terms and conditions:

1. The property will be sold AS IS by warranty deed.
2. The environmental condition of the site is unknown.
3. Subject to any easements of record.
4. Potential bidders should be aware of the possibility the property is classified by one or more governmental agencies as being in a flood zone. Remedial action may be needed to change the grade of the property or to remove that flood zone classification. Prospective buyers must perform their own investigation as to the condition and classification of the property.
5. A qualified bidder means a bidder who demonstrates the financial means or ability to purchase the property within 90 days, to plan for construction to applicable codes, and then to construct a single family residential property with a value of at least \$150,000.00 with governmental permitted occupancy within two (2) years of the purchase of the land.
6. The highest qualified bidder is required to submit a formal written offer to purchase real estate to the city using a form of offer to purchase accepted by the Scott County Bar Association or the Board of Realtors. You may contact the City for one example of an accepted form for an offer to purchase. Other forms are allowed.
7. The City Council shall reject bids of less than \$20,000.00 and reserves the right to reject any and all bids.
8. Bids must be received no later than 4:00 p.m. March 7, 2022 at Brooks Law Firm, 3425 E. Locust Street, Suite 201, Davenport, IA 52803.
9. The City Council shall make a final determination on the proposal following a public hearing, which shall be held on the 8th day of March, 2022 at 6:30 p.m. or soon thereafter, in the Panorama Park City Hall, at 120 Short Street.
10. The City Council will then consider the qualifications of the highest bidder and whether to accept the offer to purchase at the April 12, 2022 council meeting.

NOW, THEREFORE, BE IT RESOLVED by the City of Panorama Park, Iowa, that:

1. The Council desires to dispose of the property described herein according to the terms above.
2. Pursuant to Iowa Code 364.7 and 362.3, the City Clerk or Mayor is hereby directed to post the notice of the public hearing with the correct legal description and the proposed property disposal proposal.
3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

C. Gilbert _____ T. Huber _____ S. Perry _____ S. Rice _____ D. Smith _____

ADOPTED BY THE COUNCIL AND APPROVED THIS 8TH DAY OF FEBRUARY, 2022.

Ronald D. Rice, Mayor

I, the undersigned, being duly appointed, qualified and acting City Attorney of Panorama Park, hereby certify that the foregoing Resolution No. 2022-03 is a true, correct and accurate copy as duly and lawfully passed and adopted by the governing body of the City of Panorama Park on the 8th day of February, 2022.

Jeffrey McDaniel, City Attorney



CITY OF PANORAMA PARK

RESOLUTION 2022-04

FEBRUARY 8, 2022

RESOLUTION OF PANORAMA PARK, IOWA ACCEPTING AND APPROVING OF THE PROPOSED MAXIMUM PROPERTY TAX LEVY FOR FISCAL YEAR 2022-2023.

WHEREAS, a public hearing concerning the proposed FY 2022-2023 maximum property tax levy was held on February 8, 2022; and

WHEREAS, the City Council of Panorama Park, Iowa has considered the proposed FY 2022-2023 maximum property tax levy.

NOW, THEREFORE, BE IT RESOLVED by the City of Panorama Park, Iowa, that the maximum property tax levy for FY 2022-2023, as set forth in the levy summary, is hereby adopted; and

BE IT FURTHER RESOLVED, by the City Council of Panorama Park, Iowa, that the total maximum property tax dollars for the affected tax levies for FY 2022-2023 shall be \$30,548 at a rate not to exceed \$5.68321 per taxable valuation; and

BE IT FURTHER RESOLVED, by the City Council of Panorama Park, Iowa, that the maximum property tax dollars requested in the total maximum levy for affected property tax levies for FY 2022-2023 represents an increase of less than 102% from the maximum property tax dollars requested for FY 2021-2022.

C. Gilbert _____ T. Huber _____ S. Perry _____ S. Rice _____ D. Smith _____

ADOPTED BY THE COUNCIL AND APPROVED THIS 8TH DAY OF FEBRUARY, 2022.

Ronald D. Rice, Mayor

I, the undersigned, being duly appointed, qualified and acting City Attorney of Panorama Park, hereby certify that the foregoing Resolution No. 2022-04 is a true, correct and accurate copy as duly and lawfully passed and adopted by the governing body of the City of Panorama Park on the 8th day of February, 2022.

Jeffrey McDaniel, City Attorney



CITY OF PANORAMA PARK

COUNCIL MEETING MINUTES

January 11, 2022 – 7:00 PM

The City Council of Panorama Park, Iowa met in a regular session at 7:00 PM, Tuesday, January 11, 2022 in the City Hall.

In Attendance: C Gilbert, T. Huber, S. Perry, S. Rice, D. Smith

Council Members Absent:

Also Present: Mayor Ronald Rice, Treasurer Gary Gleason, Elaine Schilling

Presiding: Mayor Ronald Rice

CALL TO ORDER

Mayor Rice called the meeting to order at 7:00 PM. A quorum was reached.

AGENDA APPROVAL

Discussion and approval of the council meeting agenda for Tuesday, January 11, 2022. Mayor Rice asked to add "Discussion and approval to declare the city-owned lot located at the southwest corner of Second Street and Park Avenue as surplus property" and insert it as item 8 under New Business. If there were any changes to the meeting agenda. Hearing no additional comments, Mayor Rice called for a vote. *A motion was made by S. Rice and seconded by S. Perry. Roll Call: C. Gilbert - aye, T. Huber - aye, D. Smith - aye. The motion was approved.*

PRESENTATIONS

None

PUBLIC COMMENTS TO THE COUNCIL

None

MAYOR'S REPORT

Update on the Sanitary Sewer Rehabilitation Project. Per Mayor Rice, Visu-Sewer finished lining the red and orange flagged sections of the sanitary sewer and they completed the repair of an additional section in the 900 block of Park Avenue. To date, the repairs to the manholes have not been completed.

COMMITTEE REPORTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Discussion and approval of Resolution 2022-01 establishing the Council Meeting Rules. Mayor Rice asked if there were any changes or corrections to the Council Meeting Rules. Hearing no additional comments, Mayor Rice called for a vote on Resolution 2022-01. *Roll Call: C. Gilbert - aye, T. Huber - aye, S. Perry - aye, S. Rice - aye, D. Smith - aye Resolution 2022-01 was approved.*
2. Nomination and approval of the Mayor Pro Tem. Mayor Rice nominated David Smith to serve as Mayor Pro Tem. Hearing no additional comments, Mayor Rice called for a vote. *A motion was made by S. Rice and seconded by T. Huber. Roll Call: C. Gilbert - aye, S. Perry - aye, D. Smith - aye. The motion was approved.*
3. Nomination and approval of the City Treasurer/Clerk. Mayor Rice nominated Gary Gleason to

serve as Treasurer/Clerk. Hearing no additional comments, Mayor Rice called for a vote. *A motion was made by S. Rice and seconded by T. Huber. Roll Call: C. Gilbert - aye, S. Perry - aye, D. Smith - aye. The motion was approved.*

4. Discussion and approval of additional expenses for sewer repairs. Mayor Rice explained the change orders from Visu-Sewer for additional repairs to the sanitary sewer system that were not included in the original bid. Hearing no additional comments, Mayor Rice called for a vote to approve Change Orders 1&2. *A motion was made by T. Huber seconded by D. Smith. Roll Call: C. Gilbert - aye, S. Perry - aye, D. Smith - aye. The motion was approved.*
5. Discussion and approval of the December 14, 2021 Council Meeting Minutes. Mayor Rice asked if there were any changes to the meeting minutes. Hearing no additional comments, Mayor Rice called for a vote. *A motion was made by D. Smith and seconded by S. Perry Roll Call: C. Gilbert - aye, T. Huber - aye, S. Rice - aye. The motion was approved.*
6. Discussion and approval of the monthly financial statements. Mayor Rice asked if there were any questions regarding the financial statements. Hearing no additional comments, Mayor Rice called for a vote. *A motion was made by T. Huber and seconded by C. Gilbert. Roll Call: S. Perry - aye, S. Rice - aye, D. Smith - aye. The motion was approved.*
7. Discussion and approval for payment of outstanding bills. Mayor Rice asked if there were any questions regarding the unpaid bills. Hearing no additional comments, Mayor Rice called for a vote. *A motion was made by D. Smith and seconded by T. Huber. Roll Call: C. Gilbert - aye, T. Huber - aye, S. Perry - aye, S. Rice - aye, D. Smith - aye. The motion was approved.*
8. Discussion and approval to declare the city-owned lot located at the southwest corner of Second Street and Park Avenue as surplus property. Mayor Rice asked if there were any comments or questions regarding the disposition of the property. Hearing no additional comments, Mayor Rice called for a vote. *A motion was made by T. Huber and seconded by S. Perry. Roll Call: C. Gilbert - aye, S. Rice - aye, D. Smith - aye. The motion was approved.*
9. Discussion and approval of Resolution 2022-02 to hold a Public Hearing regarding the disposition of the city-owned lot located at the southwest corner of Second Street and Park Avenue. T. Huber inquired about the guidelines for the sale of the property. Mayor Rice stated that he would consult with the City Attorney to develop a sealed bid notice prior to the public hearing. With no additional comments, Mayor Rice called for a vote on Resolution 2022-02. *Roll Call: C. Gilbert - aye, T. Huber - aye, S. Perry - aye, S. Rice - aye, D. Smith - aye Resolution 2022-02 was approved.*
10. Discussion of the FY2022-2023 budget. Mayor Rice requested that each Council Member submit their priorities for items to be included in the budget.

ADJOURNMENT

With no other business before the Council, Mayor Rice called for adjournment of the meeting at 8:33 PM. *A motion was made by S. Perry and seconded by D. Smith. Roll Call: C. Gilbert - aye, T. Huber - aye, S. Rice - aye. The motion was approved.*

THE COUNCIL MEETING MINUTES FOR JANUARY 11, 2022 WERE PASSED BY THE COUNCIL AND APPROVED THIS 8TH DAY OF FEBRUARY, 2022.

Approved: _____
Ronald D. Rice, Mayor

Attest: _____
Gary Gleason, City Clerk/Treasurer

Approved expenses: as attached

11:20 AM
 02/01/22
 Cash Basis

CITY OF PANORAMA PARK (FY2022)
Expenses by Vendor Detail
 January 2022

Date	Memo	Account	Class	Paid Amount
CITY OF DAVENPORT				
01/12/2022	September 2021 Operational Fund	6413 Payments to other Agencies	SEWER FUND	(456.96)
01/12/2022	October 2021 Operational Fund	6413 Payments to other Agencies	SEWER FUND	(592.24)
Total CITY OF DAVENPORT				(1,049.20)
IOWA AMERICAN WATER CO.				
01/12/2022	11/16/2021 to 12/15/2021	6374 Water / Sewer Expense	GENERAL FU...	(14.00)
Total IOWA AMERICAN WATER CO.				(14.00)
MIDAMERICAN ENERGY				
01/12/2022	11/11/2021 to 12/14/2021	6371 Electric / Gas Expense	GENERAL FU...	(47.69)
01/12/2022	12/03/2021 to 01/04/2022	230 Street Lighting	ROAD FUND	(62.58)
Total MIDAMERICAN ENERGY				(110.27)
REPUBLIC SERVICES				
01/12/2022	12/01/2021 to 12/31/2021	290 Garbage	GENERAL FU...	(782.88)
Total REPUBLIC SERVICES				(782.88)
SECRETARY OF STATE				
01/20/2022	Notary Public Application Fee - Chris Gilbert	Ask Accountant - Expense	GENERAL FU...	(30.00)
Total SECRETARY OF STATE				(30.00)
VISU-SEWER, INC.				
01/13/2022	Project No.: 21436W-11 (Payment No. 1)	6499 Other Contractual Service	SEWER FUND	(52,746.14)
Total VISU-SEWER, INC.				(52,746.14)
VOID *** VOID *** VOID				
01/10/2022	VOID:	Ask Accountant - Expense		0.00
Total VOID *** VOID *** VOID				0.00
WELLS FARGO VISA				
01/15/2022	Mediacom Internet 12/20/2021 to 01/19/2022	6373 Telecommunication	GENERAL FU...	(29.99)
01/15/2022	GoDaddy Domain Renewal (panoramaparkiowa.com)	6490 Other Professional Service	GENERAL FU...	(14.67)
01/19/2022	Home Depot - (1) Thermostat	6310 Building Maintenance & Rep	GENERAL FU...	(73.83)
Total WELLS FARGO VISA				(118.49)
TOTAL				(54,850.98)

11:43 AM

CITY OF PANORAMA PARK (FY2022)

Budget vs. Actual

July 2021 through January 2022

02/01/22

Cash Basis

	Jul '21 - Jan 22	Budget	% of Budget
Ordinary Income/Expense			
Income			
1 TAXES			
General Property Taxes	16,606	29,139	57%
Other City Taxes	68,760	22,811	301%
Total 1 TAXES	85,366	51,950	164%
2 LICENSES AND PERMITS			
3 USE OF MONEY & PROPERTY	2,465		100%
4 INTERGOVERNMENTAL	29,782	17,161	174%
5 CHARGES FOR SERVICES	965		100%
Total Income	118,578	69,111	172%
Gross Profit	118,578	69,111	172%
Expense			
1 GOVERNMENTAL ACTIVITIES			
a. Public Safety	2,897	3,100	93%
b. Public Works			
210 Roads, Bridges, Sidewalks		8,200	
230 Street Lighting	438	761	58%
250 Snow Removal		8,200	
290 Garbage	5,480	11,000	50%
299 Other Public Works	29	100	29%
Total b. Public Works	5,947	28,261	21%
c. Health & Social Services			
d. Culture & Recreation	2,563	5,300	48%
e. Community & Economic Develop			
f. General Government			
610 Mayor & Council	347	850	41%
620 Clerk, Treasurer, Finance		775	
630 Elections		125	
640 Legal Services & City Attor	30	2,000	1%
650 City Hall / General Buildin	1,911	3,200	60%
660 Tort Liability	1,703	2,800	61%
699 Other General Government	249	700	36%
Total f. General Government	4,240	10,450	41%
Total 1 GOVERNMENTAL ACTIVITIES	15,646	47,111	33%
2. BUSINESS TYPE ACTIVITIES	61,183	250,000	24%
Total Expense	76,829	297,111	26%
Net Ordinary Income	41,749	(228,000)	(18)%
Other Income/Expense	(30)		100%
Net Income	41,719	(228,000)	(18)%

CITY OF PANORAMA PARK
Fund Balance Sheet
January 31, 2022

Current Assets

General Fund		
Certificates	\$	43,557.18
Checking	\$	3,159.80
Savings	\$	121,597.85
Total General Fund		<u>\$ 168,314.83</u>
Road Fund		
Certificates	\$	43,557.18
Checking	\$	1,575.50
Savings	\$	42,945.25
Total Road Fund		<u>\$ 88,077.93</u>
Sewer Fund		
Certificates	\$	65,335.77
Checking	\$	-
Savings	\$	73,285.42
Total Sewer Fund		<u>\$ 138,621.19</u>
Total Current Assets		<u><u>\$ 395,013.95</u></u>