



**CITY OF PANORAMA PARK
PUBLIC HEARING AGENDA
PROPOSED SURPLUS PROPERTY SALE
FEBRUARY 8, 2022 - 6:30 PM**

CALL TO ORDER

AGENDA APPROVAL

Discussion and approval (including additions and deletions) of the public hearing agenda for Wednesday, February 8, 2022.

PRESENTATIONS

Mayor Rice will explain the rationale for the proposed surplus property sale and the need to pass Resolution 2022-03.

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.

ADJOURNMENT



CITY OF PANORAMA PARK
120 SHORT ST
PANORAMA PARK, IA 52722-5669

January 21, 2022

At 6:30 p.m. February 8, 2022 the City of Panorama Park will hold two public hearings prior to the regular council meeting. Under consideration are two resolutions that each require a public hearing prior to a vote by the council. The first public hearing will consider the disposition of the city-owned lot located at the SE corner of Park Avenue and Second Street. The second hearing will establish the maximum property tax levy for the 2022-2023 fiscal year.

At each public hearing any resident may present objections to, or arguments in favor of the proposed resolutions. Comments from citizens will be heard at the hearing. Individual comments are limited to 3 minutes and group comments are limited to 6 minutes. Written comments must be filed at the City Hall no later than 4:00 p.m. on Monday, February 7th, 2022. Meeting packets will be posted to the city website no later than 4:00 p.m. on Friday, February 4th and will also be available upon request. Please feel free to contact me if you require additional information.

Respectfully,
Mayor Ronald D. Rice
City of Panorama Park
563.293.1293 office
mayor@panoramaparkia.com
<https://panoramaparkia.com>

Enc.



CITY OF PANORAMA PARK

NOTICE OF PUBLIC HEARING

FEBRUARY 8, 2022 at 6:30 PM

NOTICE OF PUBLIC HEARING TO CONSIDER THE AUTHORIZATION OF THE SALE OF REAL ESTATE PROPERTY LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF PARK AVENUE AND SECOND STREET WITHIN THE CITY OF PANORAMA PARK, IOWA.

NOTICE IS HEREBY GIVEN pursuant to 364.7 of the Iowa Code that the City of Panorama Park, Iowa intends to hold a public hearing on the sale of surplus property held by the City on Tuesday, February 8th at 6:30 p.m. in the Panorama Park City Hall located at 120 Short Street, Panorama Park, Iowa 52722 for the sale of Scott County Parcel I.D. 841349201 legally described as follows:

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 $\frac{1}{4}$) of Section 14, and the Southwest Quarter (SW $\frac{1}{4}$) of Section 13, and of the Northwest Quarter (NW $\frac{1}{4}$) 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.

Comments from citizens will be heard at the hearing. Written comments must be filed at the City Hall no later than 4:00 p.m. on Monday, February 7th, 2022.

Published upon order of the Panorama Park City Council. The Mayor and City Clerk are authorized and directed to post notice of this public hearing at least once, not less than four nor more than twenty days before the date of the meeting in the three public places per Code of Ordinances, Panorama Park, Iowa, Chapter 18, Section 18.05 [2].

Ronald Rice
Mayor
City of Panorama Park

Attached Legal Description

Lot 1 in Auditor's Plat of Jeffries' 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.



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID 841349201
Alternate ID
Property Address N/A
Sec/Twp/Rng N/A
Brief Tax Description JEFFRIES SUBD Lot: 001 JEFFRIES SUBD
 (Note: Not to be used on legal documents)
Deed Book/Page 2011-32849
Contract Book/Page
Gross Acres 0.23
Exempt Acres 0.23
Net Acres 0.00
Adjusted CSR Pts 0
Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
District PPP - PANORAMA PARK PLEASANT VALLEY
School District PLEASANT VALLEY SCHOOLS
Subdivision JEFFRIES SUBD

Owners - Auditor's Office

| | | |
|--|------------------------|--|
| Deed Holder CITY OF PANORAMA PARK 120 SHORT ST BETTENDORF IA 52722 | Contract Holder | Mailing Address CITY OF PANORAMA PARK 120 SHORT ST BETTENDORF IA 52722 |
|--|------------------------|--|

Land - Assessor's Office

Map Area PANORAMA PARK-R
Lot Dimensions Regular Lot: 158.00 x 64.00
Lot Area 0.23 Acres; 10,112 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Sales - Assessor's Office

| Date | Seller | Buyer | Recording | Sale Condition - NUTC | Type | Multi Parcel | Amount |
|------------|---------------------------|---------------------------|----------------------------|-------------------------------|---------|--------------|--------|
| 11/17/2011 | ELOISE M LENNON REV TRUST | CITY OF PANORAMA PARK | 2011-32849 | NO CNSDRTN - NO CONSIDERATION | D -Deed | | \$0.00 |
| 3/2/2006 | LENNON ELOISE | ELOISE M LENNON REV TRUST | 2006-7834 | NO CNSDRTN - No Consideration | D -Deed | | \$0.00 |

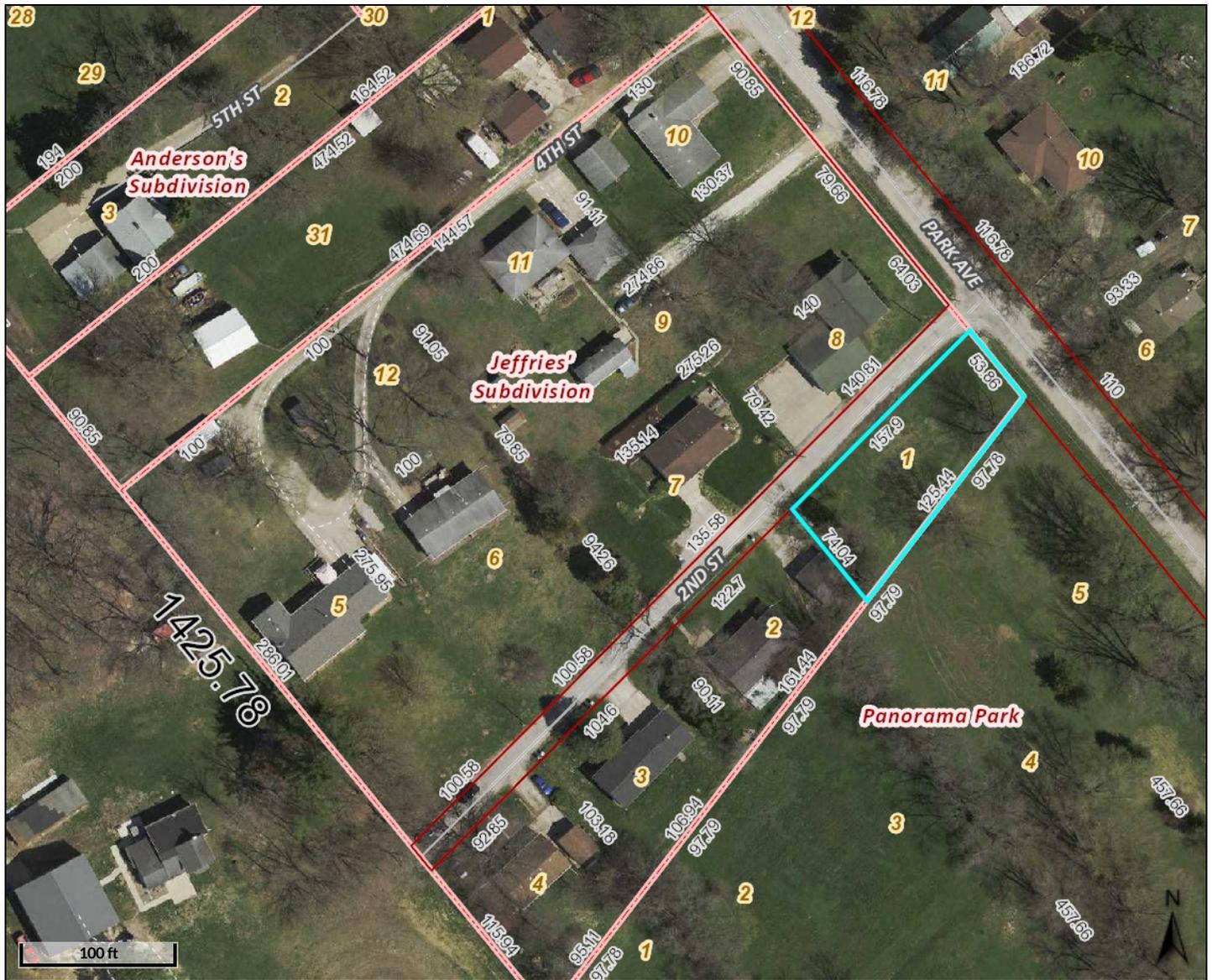
Valuation - Assessor's Office

| | 2021 | 2020 | 2019 | 2018 | 2017 |
|---------------------------|----------------|----------------|----------------|----------------|----------------|
| Classification | Residential | Residential | Residential | Exempt | Exempt |
| + Assessed Land Value | \$8,230 | \$8,230 | \$8,230 | \$8,230 | \$8,230 |
| + Assessed Building Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Assessed Dwelling Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Gross Assessed Value | \$8,230 | \$8,230 | \$8,230 | \$8,230 | \$8,230 |
| - Exempt Value | (\$8,230) | (\$8,230) | (\$8,230) | (\$8,230) | (\$8,230) |
| = Net Assessed Value | \$0 | \$0 | \$0 | \$0 | \$0 |

Taxation - Auditor/Treasurer's Office

| | 2020 Pay 2021-2022 | 2019 Pay 2020-2021 | 2018 Pay 2019-2020 | 2017 Pay 2018-2019 |
|---------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Taxable Land Value | \$0 | \$0 | \$0 | \$0 |
| + Taxable Building Value | \$0 | \$0 | \$0 | \$0 |
| + Taxable Dwelling Value | \$0 | \$0 | \$0 | \$0 |
| = Gross Taxable Value | \$0 | \$0 | \$0 | \$0 |
| - Military Credit | \$0 | \$0 | \$0 | \$0 |
| = Net Taxable Value | \$0 | \$0 | \$0 | \$0 |
| x Levy Rate (per \$1000 of value) | 27.07591 | 27.03293 | 26.45516 | 26.57527 |
| = Gross Taxes Due | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| - Ag Land Credit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| - Family Farm Credit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| - Homestead Credit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| - Disabled and Senior Citizens Credit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| - Business Property Credit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| = Net Taxes Due | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

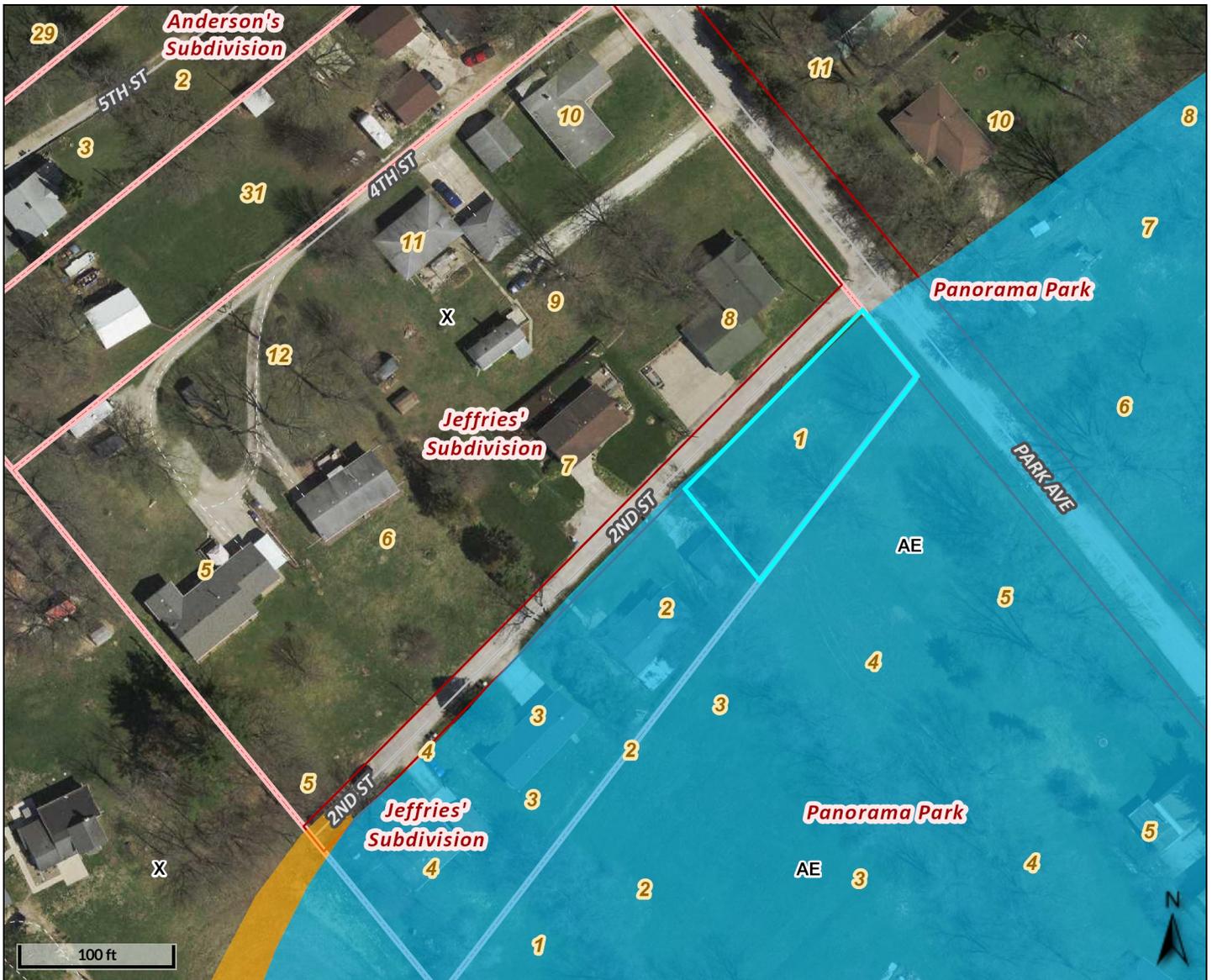
105 Second Street



| | | | | | |
|-----------------------|---|---------------|-------|---------------|-----------------------|
| Parcel ID | 841349201 | Alternate ID | n/a | Owner Address | CITY OF PANORAMA PARK |
| Sec/Twp/Rng | n/a | Class | R | | 120 SHORT ST |
| Property Address | | Acreage | 0.232 | | BETTENDORF IA 52722 |
| | | Graphic Acres | 0.23 | | |
| District | PPP | | | | |
| Brief Tax Description | JEFFRIES SUBD Lot: 001 JEFFRIES SUBD | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 1/27/2022
 Last Data Uploaded: 1/27/2022 5:01:24 AM

2021 Flood Zone Map



| | | | | | |
|------------------------------|--|----------------------|-------|----------------------|-----------------------|
| Parcel ID | 841349201 | Alternate ID | n/a | Owner Address | CITY OF PANORAMA PARK |
| Sec/Twp/Rng | n/a | Class | R | | 120 SHORT ST |
| Property Address | | Acreage | 0.232 | | BETTENDORF IA 52722 |
| | | Graphic Acres | 0.23 | | |
| District | PPP | | | | |
| Brief Tax Description | JEFFRIES SUBD Lot: 001 JEFFRIES SUBD | | | | |
| | <i>(Note: Not to be used on legal documents)</i> | | | | |

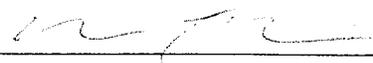
Date created: 1/27/2022
 Last Data Uploaded: 1/27/2022 5:01:24 AM

The Mayor reminded the Council that at some point in time the roads will have to be fixed and the sewers cleaned out. It would be favorable if these jobs could be done at the same time.

The Mayor agreed to request information from the sheriff to determine the issuance of dog notices.

The Clerk advised the Council that Paul Freund, Mrs. Lennon's son-in-law, has requested on behalf of Eloise Lennon, that the City of Panorama Park be the recipient of Mrs. Lennon's small lot located in the second block of Park Ave. Motion by D. White, seconded by A. White accepted the gift of the said property, with gratitude to Mr. Freund. The Council agreed that this land would be an excellent place for a small park and a memorial could be obtained and placed there for Mrs. Eloise Lennon. Motion carried.

There being no further business, motion by Butler, seconded by A. White adjourned the meeting. Motion carried.

Approved 
William Minard, Mayor

Attest: _____
Mary Ahlgren, City Clerk

| | | | |
|---------------------------|-----------|---------------------------|-----------|
| 5026 ASUS Computer | \$ 694.43 | 5046 Shive Hattery | \$ 955.00 |
| 5027 Utility Billing Ser. | 95.00 | 5047 Marti Tillis | 53.50 |
| 5028 Needham Excavating | 61,976.58 | 5048 William Minard | 289.21 |
| 5029 Allied Waste | 548.80 | 5049 MidAmer Energy | 98.91 |
| 5030 City of Davenport | 305.53 | 5050 Ia. Amer. Water | 36.48 |
| 5031 Mary Ahlgren | 1,155.00 | 5051 City of Davenport | 206.66 |
| 5032 Notary Stamp, Inc. | 24.99 | 5052 Utility Billing Ser. | 95.00 |
| 5033 Bett. Office Pro. | 35.99 | 5053 Trissel Insurance | 173.00 |
| 5034 Tammy White | 20.00 | 5054 Mid-Amer. Energy | 99.12 |
| 5035 Mid-Amer. Energy | 98.63 | 5055 City of Davenport | 472.32 |
| 5036 Midwest Lawns | 50.00 | 5056 Iowa- one Call | 8.90 |
| 5037 City of Davenport | 234.98 | 5057 Tammy White | 20.00 |
| 5038 Allied Waste | 548.80 | 5058 Allied Waste | 548.80 |
| 5039 U.S. Post Office | 440.00 | 5059 Joel Wagner | 574.00 |
| 5040 Utility Billing Ser. | 95.00 | 5060 Ia.Mun.Fin.Off. | 30.00 |
| 5041 Mediacom, tel., etc. | 400.00 | 5061 Shive Hattery | 1,445.00 |
| 5042 Mary Ahlgren | 1,155.00 | 5062 Allied Waste | 548.80 |
| 5043 IPERS | 279.38 | 5063 City of Davenport | 678.00 |
| 5044 U.S. Treasury | 1,061.86 | 5064 Utility Billing Ser. | 95.00 |
| 5045 Iowa Treas. | 300.00 | 5065 Recorder's Office | 57.00 |

July 20, 2011
Regular Meeting

The City Council of the City of Panorama Park, Scott County, Iowa, met in Regular Session in the Council Chambers of the City Hall at 6:00 p.m. on the 20th day of July, 2011, with Mayor William Minard presiding.

Present: Councilpersons Butler, D. White and A. White.
Absent: Councilpersons Naab and Trudell
Also present: Danny Cary and Brad Rice.

The Clerk presented the minutes of the Regular Meeting held May 18, 2011 and the minutes of the Regular Meeting June 15, 2011. Motion by A. White, seconded by Butler accepted the minutes of both meetings. Motion carried.

The Clerk presented the Treasurer's Report for the months ending May31, 2011 and June 30, 2011. Motion by Butler, seconded by A. White, accepted the Treasurer's Report as presented. Motion carried.

The Clerk presented the bills to be paid. Motion by Butler, seconded by D. White approved payment of the bills as presented. Motion carried. The Mayor advised there is a bill from Tony Hall still outstanding for flood control.

Brad Rice was recognized. He inquired as to the status of the ditch cleaning project as approved in May, 2011. The Mayor advised that work should start next week. He also was advised that he could bid on snow plowing for the coming winter months if interested.

Danny Carey was recognized. He inquired as to the status of the property that was to be given to the City by Eliose Lennon's son-in-law. He was advised no further word had been received regarding the gift.

A memorandum of Agreement from the Scott County Auditor's office was presented and considered. Resolution 2-11. A Resolution approving an agreement between the City of Bettendorf and the City of Panorama Park establishing one combined precinct namely Bettendorf Ward 5, Precinct 1.

Therefore: The Parties agree that Bettendorf Ward 5, Precinct 1 shall be composed of a population of 3,230 persons who are residents of the City of Bettendorf and a population of 129 persons who are residents of the City of Panorama Park. The City of Panorama Park City Hall will continue to serve as a polling facility for School, City and Scott County Elections pursuant to Iowa Code Section 49.21 and 45.4. After due deliberation there followed a motion by Merle (Andy) White, seconded by Dave White to accept Resolution 52-11 and authorized Mayor William Minard to execute said memorandum agreement as presented. Motion carried. The Mayor executed the agreement.

The agreement between the City of Panorama Park and the Humane Society of Scott County, was considered for renewal. There were no changes from the previous year. Motion by A. White, seconded by Butler authorized renewal of the annual agreement as presented. Motion carried.

A request for a building permit was received from Jon Weible, 121 North St. Panorama Park to build a deck on the east side of the house at a cost of \$100.00. Motion by A. White, seconded by Butler

The City Council of the City of Panorama Park, Scott County, Iowa, met in Regular Session in the Council Chambers of the City Hall at 6:00 p.m. on the 21st day of September, 2011, with Mayor William Minard presiding.

Present: Councilpersons Butler, Trudell, D. White and A. White.

Absent: Councilperson Naab.

Also present: Steven Rice (910 Park Ave., Panorama Park), Ron and Shawn Rice (2055 Hollow View, Bettendorf, and Roger W. Rice (90 Mayflower St., West Hartford, CT 06110.)

The Mayor waived the regular agenda of business and recognized Steven and Roger Rice. They presented a request for new construction at 711 Park Ave. The legal description is 3635-016 Panorama Park S ½ Lot 16. It was stated that the old house that is now standing on that property will be completely torn down and a two bedroom 720 square foot single family home will be constructed, at a cost of \$30,000. Motion by Trudell, seconded by Butler approved the request and authorized Councilman A. White to issue a preliminary building permit to Roger Rice to complete the construction as described. Motion carried.

The Mayor continued with the order of the agenda.

The Clerk presented the minutes of the Regular Meeting held August 16, 2011. Motion by Butler, seconded by A. White, accepted and approved the minutes as presented. Motion carried.

The Clerk presented the Treasurer's Report for the month ending August 31, 2011. Motion by A. White, seconded by Trudell accepted and approved the Treasurers Report as presented. Motion carried.

The Clerk presented the bills to be paid. Motion by Trudell, seconded by D. White approved payment of the bills as presented. Motion carried.

Brad Rice submitted a proposal for snow removal next winter. This will be decided in October.

The Clerk reported a workshop on the use of the new retro-reflectivity sign requirements to be held by Bi-State Regional Commission on Monday, October 3, 2011 at the Muscatine County Environmental Learning Center in Muscatine, Iowa, from 8:00 a.m. to 12:00 p.m.

The Clerk reported the Eliose Lennon property deed is in the process of removal from the Trust and will then be transferred to the City of Panorama Park.

The Council was advised of MidAmerican Energy's program for Iowa communities to apply for tree-planting grants.

The Clerk advised of the upcoming vote on proposed amendments to the Iowa League of Cities Constitution.

Notice was received from the Waste Commission of Scott County with rules for Fall Cleanup Days and Electronic Waste Recycling for the community. There will be no change in the rules for Panorama Park.

Doc ID: 018803920002 Type: LAN
Recorded: 11/21/2011 at 11:20:11 AM
Fee Amt: \$17.00 Page 1 of 2
Scott County Iowa
Rita A. Vargas Recorder
File **2011-00032849**

Preparer Information: Daniel P. Ellard, 4300 East 53rd St., Ste. 103, Davenport, Iowa 52807 (563) 344-1055
ICIS # AT0002298

Address Tax Statements: City of Panorama Park, P.O. Box 311, Pleasant Valley, Iowa 52767

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Paul F. Freund (a/k/a Paul J. Freund), as trustee of the ELOISE M. LENNON REVOCABLE TRUST, dated February 23, 2006, hereby Convey to City of Panorama Park, the following described real estate in Scott County, Iowa:

See Attached Legal Description

Exemption: 428A.2(21)

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

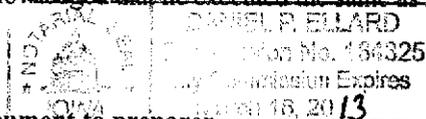
Dated: November 17, 2011

ELOISE M. LENNON REVOCABLE TRUST

By Paul J. Freund
PAUL J. FREUND, trustee

STATE OF IOWA, SCOTT COUNTY, ss:

On this November 17, 2011, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared PAUL J. FREUND, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Daniel P. Ellard
Daniel P. Ellard, Notary Public

RECORDER: please return document to preparer

20. Deeds transferring distributions of assets to heirs at law or devisees under a will.

21. Deeds in which the consideration is five hundred dollars or less.

[C66, 71, 73, 75, 77, 79, 81, §428A.2; 82 Acts, ch 1027, §2 – 4]

87 Acts, ch 198, §5; 89 Acts, ch 271, §2; 91 Acts, ch 191, §25; 95 Acts, ch 175, §1; 96 Acts, ch 1170, §1

Referred to in §428A.1, 428A.4, 455B.172



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