

CITY OF PANORA

City Council Meeting

REGULAR MEETING MINUTES FOR MONDAY, APRIL 12TH, 2021 AT 6:30 P.M.

I. Due to the Covid-19 Health Crisis the council meeting was held in person by the Council and electronically through GoToMeeting for the public as allowed by Section 21.8 of the Iowa Code. Mayor Parker opened the council meeting at 6:30 p.m. and called Roll. Council members present were Tom Flanery, Shane Gliem, Stan Landon, and Curtis Thornberry. Brian Dorsett was absent. Staff attending Joyce Calmer-Deputy City Clerk, Doug Long-Electric Superintendent and Lisa Grossman-City Administrator.

II. Approval of Agenda – Landon made a motion to approve the agenda, seconded by Flanery. Motion carried unanimously.

III. Public Forum – None

IV. Consent Items – Thornberry moved to approve the minutes of 03-22-21 Regular Meeting, seconded by Landon. Motion carried unanimously.

V. Council Business

A. Susanne Gerlach from Public Financial Management was present to go over a financial review of the City's debt obligations and utility funds. She presented rate recommendations for the council to consider.

B. Council Member Landon introduced the first reading of an ordinance entitled "Ordinance No. 340. An Ordinance Amending the City Code of the City of Panora, Iowa by amending provisions related to Water Service Charges."

It was moved by Council Member Landon and seconded by Council Member Thornberry that the aforementioned Ordinance be now received, placed on file and read by the City Clerk, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Flanery, Gliem, Landon, Thornberry

Nays: None

WHEREUPON, the Mayor declared the Motion duly carried and said Ordinance was received, placed on file and read by the City Clerk and duly considered by the Council.

C. Council Member Landon introduced the first reading of an ordinance entitled "Ordinance No. 341. An Ordinance Amending the City Code of the City of Panora, Iowa by amending provisions related to Sewer Service Charges."

It was moved by Council Member Landon and seconded by Council Member Gliem that the aforementioned Ordinance be now received, placed on file and read by the City Clerk, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Flanery, Gliem, Landon, Thornberry

Nays: None

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WHEREUPON, the Mayor declared the Motion duly carried and said Ordinance was received, placed on file and read by the City Clerk and duly considered by the Council.

D. Chris Whitaker from Region XII Council of Governments presented a housing proposal to construct single family homes in the city. Landon made a motion to move forward with Region XII on the proposal, which will involve grant applications, seconded by Thornberry. With the roll being called, the motion carried unanimously.

E. Dave Grove, representing the Chamber, presented on Wayfinding Signs that the Chamber would like to locate within the City. After a discussion, Thornberry made a motion to approve \$500 to go toward the purchase of the signs, which are \$587.45 each, seconded by Landon. With the roll being called, the motion carried unanimously. Grove will be seeking support of additional donors for the project.

F. Thornberry made a motion to open the public hearing regarding changes to the Light Industrial District, seconded by Flanery. The motion carried unanimously. Mayor Parker asked Administrator Grossman if any comments had been submitted and she replied there were none. The council reviewed the Planning and Zoning minutes and their recommendations. Hearing no other comments, Mayor Parker asked for a motion to close the hearing. Flanery made that motion, seconded by Landon. The motion carried unanimously.

G. Council Member Thornberry introduced the first reading of an ordinance entitled "Ordinance No. 342. An Ordinance Amending the City Code of the City of Panora, Iowa, By Amending Chapter 165.31(1), 165.31(2), 165.32(3), 165.32(4) Light Industrial District Intent, Permitted Uses, Excluded Uses, and Accessory Uses."

It was moved by Council Member Thornberry and seconded by Council Member Flanery that the ordinance be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Flanery, Gliem, Landon, Thornberry

Nays: None

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its initial consideration.

It was moved by Council Member Thornberry and seconded by Council Member Landon that the statutory rule requiring an ordinance to be considered and voted on for passage at two City Council meetings prior to the meeting at which it is to be finally passed be suspended. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Flanery, Gliem, Landon, Thornberry

Nays: None

Whereupon, the Mayor declared the motion duly carried.

It was moved by Council Member Thornberry and seconded by Council Member Landon that the ordinance entitled "Ordinance No. 342. An Ordinance Amending the City Code of the City of Panora, Iowa, By Amending Chapter 165.31(1), 165.31(2), 165.32(3), 165.32(4) Light

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Industrial District Intent, Permitted Uses, Excluded Uses, and Accessory Uses,” now be put upon its final consideration and adoption. The Mayor put the question on the motion, and the roll being called, the following named Council Members voted:

Ayes: Flanery, Gliem, Landon, Thornberry

Nays: None

Whereupon, the Mayor declared the motion duly carried and the ordinance duly adopted, as follows:

ORDINANCE NO. 342

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF PANORA, IOWA, BY AMENDING CHAPTER 165.32(1), 165.32(2), 165.32(3), AND 165.32(4) LIGHT INDUSTRIAL DISTRICT INTENT, PERMITTED USES, EXCLUDED USES, AND ACCESSORY USES

BE IT ENACTED by the City Council of the City of Panora, Iowa;

SECTION 1. 165.32 LI – LIGHT INDUSTRIAL DISTRICT.

1. Intent. This district is intended to provide for areas of development by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses. The district regulations are designed to permit the development of any manufacturing or industrial operations which on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the community as a whole by reasons of noise, dust, smoke, odor, traffic, physical appearance or other similar factors. All industrial operations must be in an enclosed building. No residential uses, hotels or motels, schools, or colleges are permitted in this district.

2. Permitted Uses. The following uses are permitted in the LI District:

- A. Agriculture, including the usual agricultural buildings and structures; however, not including any residential farm dwellings.
- B. Any nonresidential building or use which would not be hazardous, obnoxious, offensive or unsightly by reason of odor, sound, vibrations, radioactivity, electrical interference, glares, liquid or solid waste, smoke, or other air pollutants.
- C. Storage, manufacture, compounding, processing, packing and/or treatment of products, exclusive of the rendering or refining of fats and/or oils.
- D. Manufacture, compounding, assembly and/or treatment of articles or merchandise derived from previously prepared materials.
- E. Assembly of appliances and equipment, including manufacture of small parts.
- F. Wholesale distribution of all standard types of prepared or packaged merchandise.
- G. Sale and storage of building materials.
- H. Contractors' offices and storage of equipment.
- I. Public or private utility substations, relay stations, etc.
- J. *Professional and semi-professional office buildings and clinics.*
- K. *Fitness and exercise facilities.*
- L. *Retail sales, display rooms, and services conducted entirely within building*

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3. Excluded Uses. The following uses are prohibited within the LI District:

A. *Scrap or salvage operation storage or sales.*

4. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the LI District including, but not limited to, the following:

A. Accessory buildings and uses customarily incidental to a permitted use.

SECTION 2. REPEALER. All ordinances or parts of ordinances that are in conflict with this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged as invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This Ordinance shall be in effect from and after the later to occur of its final passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 12TH DAY OF APRIL, 2021.

Patrick Parker, Mayor

Attest:

Lisa Grossman, City Administrator

CLERK'S CERTIFICATE

I hereby certify that the foregoing Ordinance No. 342 was published as required by law on the ____ day of _____ 2021.

SIGNED _____
Lisa Grossman, City Administrator

H. A discussion was held regarding the purchase of a lot, currently owned by Leroy and Lila Moore, for the housing project. Thornberry made a motion to authorize the City Attorney and Mayor to draft and sign the necessary paperwork with the following terms: Approve purchase of 01 Lot 7 Andersons Add Blk 01 for a price of \$8,000 with the City paying for closing costs and abstracting, seconded by Flanery. With the roll being called, the motion carried unanimously.

I. Resolution 21-25 was discussed, authorizing the Closure of Iowa Highway 44 and other city streets August 6th, 7th, and 8th, 2021 for Panorama Days. Landon made a motion to approve, seconded by Flanery. With the roll being called, the resolution carried unanimously.

J. A request from Nick Leerhoff to forgive a portion of sewer fees for a water leak at 118 NW 3rd Street was considered. Flanery made a motion to forgive \$342, which is half of a normal sewer bill for the property, seconded by Thornberry. With the roll being called, the motion carried unanimously.

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K. A discussion was held regarding a street closure request from Midwest Vac Professionals. Staff will work with them on closing parking spaces so that the street can stay open during the event.

VI. Financials.

A. Thornberry moved to approve the bills payable, seconded by Landon. With the roll being called, the motion carried unanimously.

B. Landon moved to approve the monthly financials, seconded by Gliem. With the roll being called, the motion carried unanimously.

VII. Information Items. Departmental reports were submitted with the Council Packet. Administrator Grossman provided a verbal report to the Council.

Parker asked for a motion to adjourn. Landon made a motion to adjourn at 7:56 p.m., seconded by Flanery. With the roll being called, the motion carried unanimously.

Patrick Parker, Mayor

ATTEST:

Lisa Grossman, City Administrator