

The Palo City Council met in open session Monday, October 16th, 2023, at the Palo Community Center in the Council Chambers. Mayor Pro tem Andrea Rahe led those present in the pledge of allegiance then called the meeting to order at 6:30 PM. Councilmembers present: Angie Brekke, Andrea Rahe, Jen Welton, Pete Hagstrom, and Kendra Klooster. Mayor Eric Van Kerckhove was absent. Others Present: Lenna Goodale, City Clerk; Clark Robertson, Public Works; Chris Philipp, Zoning Administrator; Michelle Cheever, City Engineer, and Dan Morgan, City Attorney.

Motioned by Hagstrom, seconded by Welton to approve the agenda. 5 Yeas, 0 Nay. Motion Carried (5-0). Hagstrom motioned to approve the consent agenda. Klooster second. 5 Yeas, 0 Nay. Motion carried (5-0).

CLAIMS REPORT

VENDOR	REFERENCE	AMOUNT
ALLIANT ENERGY	GAS & ELECTRIC	4338.93
ALLISON GROFF	MILEAGE	15.72
ALTORFER INC	GENERATOR REPAIR	2838.66
CEDAR RAPIDS MUN. UTIL.	SEWER USAGE	13645.34
CEDAR RIVER BILLBOARD	SIGNS	130.00
CINTAS CORPORATION	CITY HALL	740.43
CR/LC SOLID WASTE AGENCY	SOLID WASTE	26.57
CYNTHIA STIMSON	MENTOR	58.94
DELTA DENTAL OF IOWA	DENTAL INSURANCE	204.90
DIGMAN MASONRY	BUILDING REPAIRS	1000.00
ECICOG	LMI 603 3RD ST	1370.63
EFTPS	FED/FICA TAX	3021.37
EFTPS	FED/FICA TAX	2636.17
FIRE SERVICE TRAINING BUREAU	FD HUNTER LEAVEN TRAINING	50.00
FUTURE LINE TRUCK EQUIPMENT	SNOW EQUIPEMENT	960.14
GAZETTE COMMUNICATIONS, INC.	LEGAL PUBLICATION	304.81
HAWKEYE COMMUNICATION INC.	CC KEY PAD	880.20
HAWKINS, INC.	CHEMICALS	1674.32
HOLM INNOVATIONS	LMI 308 CLINTON ST	15000.00
IDNR	ANNUAL WATER PERMIT	115.00
IMWCA	WORKER'S COMP	756.00
IOWA DEPARTMENT OF REVENUE	STATE TAXES	2721.28
IOWA DEPARTMENT OF REVENUE	SALES WET TAX	2322.97
IOWA ONE CALL	LOCATES	29.70
IOWA PRISON INDUSTRIES	STREET SIGNS	452.32
IOWA WORKFORCE DEVELOPMENT	UNEMPLOYMENT	457.10
IPERS	IPERS	5630.68
IPERS	IPERS ADJUSTMENT	-0.02
INFRASTRUCTURE TECHNOLOGY	TECHNOLOGY	612.00
JOHN DEERE FINANCIAL	SUPPLIES	299.78
JOSHUA DESPARD	MILEAGE,PER DIEM	439.65
KENWOOD RECORDS MGT INC.	RECYCLE BIN	30.90
MICROBAC LABORATORIES, INC. C/	TESTING	238.00
KOCH OFFICE GROUP INC.	COPIER	150.34
LENNA GOODALE	MILEAGE, PER DIEM	319.65
LINN COUNTY REC	STREET LIGHTS	260.04
LINN COUNTY SHERIFF'S OFFICE	CONTRACT FOR SERVICES	10440.00
LINN CTY DEPUTY SHERIFF'S MEMB	PALO FUN DAYS	1207.00
LRS PORTABLES OF IOWA	MEMORIAL PARK	148.10
LYNCH DALLAS PC	LEGAL FEES	744.50

MENARDS SOUTH INC.	FLOW SWITCH SUPPLY	340.57
OFFICE EXPRESS INC	SUPPLIES	45.95
PALO COMMUNICATIONS	PHONE/FAX/INTERNET	655.56
PLUNKETT'S PEST CONTROL INC.	PEST CONTROL	80.25
RED LION RENEWABLES	SOLAR PANELS	2504.84
SANDRY FIRE SUPPLY LLC	FD SUPPLIES	2203.95
SCHIMBERG CO	SUPPLIES	424.33
STATE CHEMICAL SOLUTIONS	CHEMICALS	1647.99
UHS PREMIUM BILLING	HEALTH INSURANCE	2732.81
US BANK	SUPPLIES	1467.20
US CELLULAR	CELL PHONE	356.32
US POSTAL	POSTAGE	339.00
VIKING INDUSTRIAL PAINTIG	QTR PAYMENT WT	4952.00
WEST SIDE AGENCY INC	RENEWAL	180.00
WEX BANK	FIRE DEPT FUEL	383.24
Accounts Payable Total		94586.13
Total Paid On: 9/29/23		9834.45
Total Paid On: 10/13/23		8241.75
Total Payroll Paid		18076.20
***** REPORT TOTAL *****		112662.33
GENERAL		38616.54
ROAD USE		9202.87
EMPLOYEE BENEFITS		2783.38
TIF		16370.63
WATER		21853.38
SEWER		23835.53
TOTAL FUNDS		112662.33

September 2023

General Fund	32,739.12
Employee Benefits	2,359.93
TIF	3,999.83
Debt Service	5,067.24
Water Fund	39,259.47
Sewer Fund	53,741.86
Total Revenue:	137,167.45

General Fund	52,608.64
Road Use Fund	23,875.68
Employee Benefits	6,439.57
TIF	15,000.00
ARPA	1,139.60
Water Fund	20,567.09
Sewer Fund	26,843.79
Total Expenses:	146,474.37

Lenna Goodale reviewed clerk report. 60 penalties, 27 courtesy calls, 0 shut offs, and 3 nuisance letters. Goodale attended the League of Cities conference in Cedar Rapids. FEMA re obligated funds for Derecho for \$551,444.57 instead of \$242,280.28. Meeting with NextEra and Linn Co Secondary Roads. 150 local workers with NextEra. Had Infrastructure meeting. Goodale will be attending the IMFOA conference Oct 18-20. Lifetime Fence, Roto-Rooter, and LINO H2O donated \$1000 for the disc golf course. Northway Well & Pump donated \$250. Halloween hours will be 4:30 pm – 8:00 pm.

Clark Robertson reviewed the maintenance report. Replaced the service pump at the water plant that went out last week. Three trees have been planted from the tree grant at Memorial Park. Robertson and Brummer will be going to Iowa Rule Water training on Thursday. Getting ready for winter. Installed three sanders on each truck. Water checks for water pressure and water softener leaks. Mowing and working on the south baseball field.

Andrew Lutter gave the fire department report. 7 calls- 3 medical, 2 vehicles, 1 mutual aid, 1 storm. Had training last Thursday and will have training in Hiawatha this week.

No Mayor reports.

Mayor Pro tem opened general audience comments at 6:36 pm. Resident at 201 Vinton St. wanted to know about an agenda item on parking regulations. Mayor Pro tem explained council will have a discussion during that topic. Closed comments at 6:36 pm.

Dean Brehm gave an update on Duane Arnold Solar I & II. Phase I- Final seeding has started with touch up seeding expected next year. Pile install has finished across the site with Racking installation ongoing currently. Module installation started and will continue through October. Continued work on electrical installations. All PV modules have been received and are onsite. Phase II- Civil grading and site road work was wrapped up last week with some final gravel remaining. Cover crop is complete with final seeding started and touch up seeding expected next year. Inverter piles and the foundations are complete, and we will be starting to receive the first of the inverters onsite this week. All driveway entrances with inspections performed by Linn County Secondary Roads have been completed. Installation of Way finding signage per Linn County Secondary Roads permit is complete. Electrical work continues with DC conduit installation, Medium Voltage cable installation, and Bore Pipe along Palo Marsh Road. PV module delivery has started.

Agenda request from Meghan Wyatt. PIFA (Palo Iowa Firefighters Association) would like to host a city-wide mini golf event with the goal of raising funds for the fire department to purchase a new apparatus. The event will be throughout the City of Palo, at both private homes and local businesses. Discussion had. Brekke motion to waive the registration for golf cart permits on the day of the event and to waive the community center fee to host for award ceremony. Hagstrom second. 5 Yeas, 0 Nay. Motion carried (5-0). Welton would like the council to approve the waiver form and Rahe would like to see the golf cart route before the event.

Agenda request from Richard Pruisman representing American Legion Post 679 is requesting financial help repairing and installing a handicap sidewalk from last month. The original bid was \$11,030. When they were tearing out the sidewalk, they found a wet mud hole. They had to hire a contractor to dig the water out and then they had to add loads of rock which increased the price to \$15,480. The legion is asking the city for 50% of their bill. More discussion was held. Hagstrom motion to table for next month. Rahe seconded. 5 Yeas, 0 Nay. Motion carried (5-0). Mr. Pruisman also informed council that they are going to install a flagpole and rock along Blairs Ferry Rd at the Cedar River Garden Center.

Linn County Deputy Peace gave a report. 87 hours required hours met and 38 calls. No discussion had.

Agenda request from Dennis Walker representing BSA Troop 766. He is asking the council to waive community center rental fee for their Palo Lock-In on December 2 from 6:30 pm to December 3 6:30 am. Motioned by Hagstrom, seconded by Brekke to waive the community center rental fee. 5 Yeas, 0 Nay. Motion carried (5-0).

Motioned by Brekke, seconded by Klooster to approve **Resolution 101623A** approving the Street Finance Report for FY22-23. Roll call. Motion carried (5-0).

Discussion was held. Motioned by Welton, seconded by Hagstrom to approve water tower mixer quote of \$19,000 with Viking Industrial Painting. 5 Yeas, 0 Nay. Motion carried (5-0).

Rahe motion to move agenda items 19-22 out of order. Welton seconded. 5 Yeas, 0 Nay. Motion carried (5-0).

Motioned by Brekke, seconded by Hagstrom to approve **Resolution 101623E** approving the annual appropriation for Cedar River Plaza. Roll call. Motion carried (5-0).

Motioned by Hagstrom, seconded by Brekke to approve **Resolution 101623F** approving the annual appropriation for Prairie Meadows Phase I. Roll call. Motion carried (5-0).

Motioned by Brekke, seconded by Hagstrom to approve **Resolution 101623G** approving the Tax Increment Financing for Palo, Palo Commercial, and Prairie Meadows Phase I Housing Urban Renewal Areas TIF Certification FY25. Roll call. Motion carried (5-0).

Maggie Speer with Speer Financial gave council the TIF and debt reports. Speer went over general obligation debt, revenue debt, TIF rebate obligations, TIF revenue abatement, general obligation debt capacity. Discussion was held on House File 718 and the tax levies.

Speer also stated FY25 budget will be a shocker. Goodale also informed the council with the new House File, Linn County has stated that cities will lose about 20% of what they normally would get.

Michelle Cheever gave a report on the disc golf course hydraulic modeling. She and the mayor had a conference call with the DNR to see what the city options are without doing the modeling. We either do the model or use 1st St bridge as a crossing. We cannot do a crossing or a bridge through the creek without modeling it. The problem is the flood way is so wide. There is a no rise limit. We cannot increase the flood levels even by 10th of an inch. The goal is to have rock pavers crossing in six different areas of the creek. The modeling will show how much dirt we need to excavate out to offset that amount. If the city wants to go forward with the disc golf course, we will have to do modeling. There is an Iowa grant that we can apply for. You must have 65% of the project funded before you can submit the application. If they award the grant, the city will need to raise 15% within 60-90 days if not, the grant will not be awarded. Had more discussion. Motioned by Hagstrom, seconded by Rahe to table for next month. 5 Yeas, 0 Nay. Motion carried (5-0).

Mayor Pro tem opened public hearing at 7:53 pm. A resident at 201 Vinton St informed council on the zoning of his property from 1990. Closed hearing at 7:55 pm.

Motioned by Welton, seconded by Hagstrom to introduce, and approve the first reading of ORDINANCE 63-2023 by Amending the Official Zoning District Boundaries of The City of Palo, Iowa, By Rezoning 703 2nd St. Roll call. Motion carried (5-0). Motioned by Welton, seconded by Klooster to suspend the rules requiring Ordinance No. 63-2023 for two readings prior to final approval. Roll call. Motion carried (5-0). Motioned by Welton, seconded by Rahe to approval the final passage and adoption with respect to **ORDINANCE 63-2023 AN ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT BOUNDARIES OF THE CITY OF PALO, IOWA, BY REZONING 703 2ND ST. Roll call. Motion carried (5-0).**

Mayor Pro tem opened public hearing at 7:57 pm for ORDINANCE 64-2023 Amending Chapter 165 Zoning Regulations-Zero Lot-Line of The City Code of Ordinances. No Discussion had. Closed hearing at 7:57 pm. Council had questions for Philipp regarding Prairie Vista moving forward. Motioned by Klooster, seconded by Hagstrom to introduce, and approve the first reading of ORDINANCE 64-2023 Amending Chapter 165 Zoning Regulations-Zero Lot-Line of The City Code of Ordinances. Roll call. Motion carried (5-0). Motioned by Klooster, seconded by Hagstrom to suspend the rules requiring Ordinance No. 64-2023 for two readings prior to final approval. Roll call. Motion carried (5-0). Motioned by Klooster, seconded by Hagstrom to approval the final passage and adoption with respect to **ORDINANCE 64-2023 AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF PALO, IOWA, BY AMENDING CHAPTER 165 ZONING REGULATIONS. Roll call. Motion carried (5-0).**

Dan Morgan left the meeting at 8:03 pm.

Goodale stated the city has previously established the Prairie Meadows Phase I Housing Urban Renewal Area because the city wants to have TIF district for each phase. Needing to decrease the size of the Urban Renewal Area. Motioned by Brekke, seconded by Hagstrom to approve **Resolution 101623C** A resolution deleting property from the Prairie Meadows Phase 1 Housing Urban Renewal Area. Roll call. Motion carried (5-0).

Motioned by Brekke, seconded by Hagstrom to introduce, and approve the first reading of ORDINANCE 65-2023 Deleting Property from the Tax Increment Financing District for the Prairie Meadows Phase 1 Housing Urban Renewal Area of the City of Palo, Iowa, Pursuant to Section 403.19 of the Code of Iowa. Roll call. Motion carried (5-0). Motioned by Brekke, seconded by Hagstrom to suspend the rules requiring Ordinance No. 65-2023 for two readings prior to final approval. Roll call. Motion carried (5-0). Motioned by Brekke, seconded by Hagstrom to approval the final passage and adoption with respect to **Ordinance No. 65-2023 AN ORDINANCE DELETING PROPERTY FROM THE TAX INCREMENT FINANCING DISTRICT FOR THE PRAIRIE MEADOWS PHASE 1 HOUSING URBAN RENEWAL AREA OF THE CITY OF PALO, IOWA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA. Roll call. Motion carried (5-0).**

Discussion was had on reaffirming the city park names as listed. Memorial Park, Dry Creek Park, Cedar River Park, Drake Park, Clymer Park, and Zeller Pavilion. Motioned by Brekke, seconded by Hagstrom to approve **Resolution 101623D** Approving the Renaming or Reaffirmation of the City Parks within the Corporate Limits of the City of Palo, Iowa. Roll call. Motion carried (5-0).

Discussion was held regarding parking vehicles in yards. Motioned by Klooster, seconded by Hagstrom to introduce, and approve the first reading of ORDINANCE 66-2023 by Amending Chapter 69 "Parking Regulation" of the Code of Ordinances of the City of Palo, Iowa. Roll call. Motion carried (5-0). Brekke motion to table the second reading for next meeting.

Cheever explained the ordinance was at 1 ft above floodplain, and should be at 2 ft. Motioned by Klooster, seconded by Hagstrom to introduce, and approve the first reading of An Ordinance 67-2023 Amending the Code of Ordinances of the City of Palo, Iowa, by Replacing Chapter 160 Adopting Floodplain Regulations. Roll call. Motion carried (5-0). Motioned by Klooster, seconded by Hagstrom

to suspend the rules requiring Ordinance No. 67-2023 for two readings prior to final approval. Roll call. Motion carried (5-0). Motioned by Klooster, seconded by Hagstrom to approval the final passage and adoption with respect to **Ordinance 67-2023 Amending the Code of Ordinances of the City of Palo, Iowa, by Replacing Chapter 160 Adopting Floodplain Regulations. Roll call. Motion carried (5-0).**

Mayor Pro tem opened general audience comments at 8:20 pm. Resident at 201 Vinton St would like to see new banners in town. He would also like to see the tombstone at city hall to be moved to Memorial Park. He also voiced concerns with the Zoning map. He would like to see trees replaced at Memorial Park. Goodale informed the council that three trees have be planted at Memorial Park that city received from a grant. Closed comments at 8:26 pm.

New Business- Robertson stated City Hall had some tuck pointing done. The mortar joints are not good. Robertson will have more information at the next meeting. Brekke wanted to remind residents to vote. Rahe informed the council she would be gone for the next two months and that it was a pleasure working with the council.

Motioned by Rahe, seconded by Welton to adjourn at 8:28pm. Respectfully submitted by Lenna Goodale, City Clerk.