**Special Meeting Palmer City Council October 21, 2020**

Palmer City Council met in special session on Wednesday October 21, 2020 at 6:00 PM, in City Hall.

Mayor Bob Rosenboom, Council Marvin Alig, Melinda Habben, Jackie Conklin, Beth Habben present Kim Anderson absent.

Others present: none

Mayor Rosenboom called the meeting to order at 6:00 PM.

Motion by Alig 2nd by M Habben to approve the agenda. 4 yeas 0 nays 1 absent M/C

Public Hearing: The Mayor opened the public hearing at 6:00 PM

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Palmer Urban Renewal Plan, the Mayor first asked for the report of the City Clerk, with respect to the consultation held with the affected taxing entities to discuss the proposed Plan. The Council was informed that the consultation was duly held as ordered by the Council, and that no written recommendations were received from affected taxing entities. The report of the City Clerk, with respect to the consultation was placed on file for consideration by the Council.

The City does not have a Planning and Zoning Commission; however, the City Council has found that the Plan is in conformity with the general plan for development of the City as a whole, which is the General Plan for Land Use Development, adopted by the City Council on September 28, 2020.

The Mayor then asked the City Clerk whether any written objections had been filed with respect to the proposed Plan, and the City Clerk reported that no written objections thereto had been filed. The Mayor then called for any oral objections to the adoption of the Palmer Urban Renewal Plan and none were made. The public hearing was then closed.

Mayor closed the public hearing at 6:03 PM.

Council Member Conklin then introduced the following Resolution 2020-10 entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AND BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE PALMER URBAN RENEWAL PLAN" and moved: that the Resolution be adopted. Council Member Alig seconded the motion. The roll was called and the vote was: Alig, Conklin, B Habben, M Habben yeas, and no nays, one absent. M/C

Council Member Conklin introduced the following Resolution 2020-11 entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED $300,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF PALMER, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member B Habben seconded the motion to adopt. The roll was called and the vote. Alig, Conklin, B Habben, M Habben yea, no nays, 1 absent. M/C

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED $300,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF PALMER, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, by Resolution No. 2020-11, adopted October 21, 2020, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Palmer Urban Renewal Plan (the "Plan") for the Palmer Urban Renewal Area (the "Area" or "Urban Renewal Area"), which Plan is on file in the office of the Recorder of Pocahontas County, Iowa; and

WHEREAS, it is deemed necessary and advisable that the City of Palmer, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed $300,000, as authorized by Sections 384.24(3) (q), 384.24A, 384.25 and 403.12, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action; and

WHEREAS, before notes may be issued, it is necessary to comply with the procedural requirements of Chapters 384 and 403 of the Code of Iowa, and to publish a notice of the proposal to issue such notes and the right to petition for an election.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALMER, STATE OF IOWA:

Section 1. That this Council meet in the Council Chambers, City Hall, 715 Henrietta Avenue, Palmer, Iowa, at 6:00 P.M., on the 10th day of November, 2020, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed $300,000 General Obligation Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Chapter 403 including the undertaking of a drainage and flood control project in cooperation with Pocahontas County and the payment of assessments therefor.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Division III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed $300,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 4. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

Motion by Alig 2nd by M Habben to approve the Bond Counsel Engagement Agreement between the City of Palmer and Ahlers Cooney Attorneys. 4 yeas, 0 nays, 1 absent M/C’s.

Resolution 2020-12: Council Member Alig introduced the following Resolution 2020-12 entitled "RESOLUTION DECLARING AN OFFICIAL INTENT UNDER TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO REIMBURSE THE CITY FOR CERTAIN ORIGINAL EXPENDITURES PAID IN CONNECTION WITH SPECIFIED PROJECTS" and moved that it be adopted. Council Member Conklin seconded the motion to adopt, and the roll being called thereon, the vote was as follows: Alig, Conklin, B Habben, M Habben yea’s, no nay’s, 1 absent. M/C

Discussion on a dog complaint, have has 3 now, so will send the owner a letter to keep the dog quiet.

There will be a special meeting on November 10, 2020 at 6:00 PM.

Council reviewed ordinance #59 Animal Control.

Josh has reviewed the ATV ordinance and there are a few corrections to be made, and then the council will have the reading on it.

Motion to adjourn.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Robert Rosenboom, Mayor Julie Rosenboom, City Clerk

Not official minutes until approved by the City Council.