

TEMPLETON CITY COUNCIL
OCTOBER 3, 2011
7:00 P.M. – TEMPLETON CITY HALL

The Templeton City Council met on this third day of October 2011 at 7:00 o'clock p.m. at City Hall, Templeton, Iowa. The meeting was called to order by Mayor Behrens, and the roll was called showing the following named Council Members present and absent:

Present: Mary Lou Stevens, Dave Ramsey, Rick Hoffman, Mark Bauer, & Doyle Engelen
Absent: None

Others in attendance: Mayor Ken Behrens, City Clerk Rhonda Schwaller, Public Works Director Dale Prebeck, Janice Wieland, & Joe Behrens

Approval of Agenda: A motion was made by Bauer and seconded by Ramsey to approve the agenda. All in favor, motion carried.

Mayor Behrens requested any comments or corrections to be made to the Consent Agenda. A motion was made by Engelen and seconded by Hoffman to approve the Consent Agenda. All in favor, motion carried.

- Approved Minutes from September 6, 2011.
- Approved September 2011 Financial Review.
- Approved August 2011 Treasurer's Report.
 - \$ 19,075.20 revenue
 - \$ 17,821.45 expenditures
 - \$262,472.07 total cash & investments

FUND	RECEIPTS	DISBURSEMENTS
General	\$ 2,379.57	\$ 11,663.52
Road Use Tax	\$ 2,896.93	\$ 134.67
Employee Benefits	\$ 0.00	\$ 0.00
Local Option Tax	\$ 6,551.05	\$ 0.00
TIF	\$ 0.00	\$ 0.00
Debt Service	\$ 0.00	\$ 0.00
Water	\$ 5,169.52	\$ 3,666.67
Sewer	\$ 2,078.13	\$ 2,356.59
Certificate of Deposit	\$ 0.00	\$ 0.00
Fire Truck Fund	\$ 0.00	\$ 0.00
Totals	\$ 19,075.20	\$ 17,821.45

- Approval of the Claims for September 2011 as listed:

12226	Aspinwall Cooperative	309.44	gas
12227	Carroll Refuse Service	1,606.11	garbage collection
12228	Mid American Energy	703.30	utilities
12229	Raccoon Valley Electric Coop.	40.00	lagoon service
12230	Templeton Telephone Co.	67.71	telephone & internet service
12231	Duane's Repair	9.42	radiator cap
12232	Templeton Hardware	591.87	water capped 116 3rd Av & 304 2nd St
12233	Irlbeck Welding	320.40	misc. repairs
12234	Engelen Computer Service	124.95	Norton Anti Virus & service call
12235	Dale Prebeck	1,345.23	payroll
12236	Dale Prebeck	483.00	insurance allowance
12237	Rhonda Schwaller	332.06	insurance allowance
12238	Manning Municipal Gas Dept.	56.11	utilities
12239	West Central IA Rural Water	2,244.50	778,000 gallons used
12240	U.S. Cellular	49.25	cell phone
12241	Postmaster	48.43	postage
12242	Dale Prebeck	1,345.24	payroll
12243	Ken F. Behrens	566.10	3rd qtr. 2011 payroll
12244	Rhonda Schwaller	1,334.18	payroll
12245	IPERS	755.57	retirement fund
12246	Void		
12247	Treasurer - State of Iowa	817.00	3rd qtr. 2011 state w/h

ACH	Templeton Savings Bank	1,547.48	September 2011 941 tax pymt.
12248	Treasurer - State of Iowa	982.06	3rd qtr. 2011 sales tax
12249	Carroll County Feed	95.00	grass seed
12250	Barco Municipal Products	234.07	traffic cones
12251	Iowa Assn of Municipal Utilities	95.00	D. Prebeck registration fee
12252	Iowa Municipal Finance Assoc.	50.00	R. Schwaller registration fee
12253	Iowa League of Cities	30.00	R. Schwaller registration fee
12254	Templeton Hardware	28.49	pressure gauge
12255	Blacktop Service Company	10,593.70	seal coat
12256	Carroll Co. Solid Waste Mgmt.	918.00	Oct. - Dec. 30 qtrly assessment
12257	Westrum Leak Detection	550.00	2011 leak detection survey
12258	Iowa Assn of Municipal Utilities	262.05	Oct. - Dec. dues
12259	Carroll County Auditor	1,088.00	3rd. qtr. 2011 contract law
12260	Mangold Environmental Testing	53.00	water samples
12261	Rhonda Schwaller	38.30	mileage
12262	Blohm Inspection/Environmental	1,820.00	former school bldg asbestos inspection

Citizen Forum: None

A motion was made by Hoffman and seconded by Ramsey to approve building permit request from Ryan & Mandi Sandage for a 24' x 30' unattached garage and an 18' x 20' concrete driveway. All in favor, motion carried.

Council discussed appearance of property located at 410 S. Main Street. Council requested City Clerk Schwaller send a written notice by certified mail to the last known address of the property owner, informing the owner she is in violation of Ordinance #57 – Grass, Weeds, & Brush and the property owner has seven (7) calendar days from the date of the notice to mow or cut grass, weeds, and brush.

Maintenance Report by Dale Prebeck:

- Letter written to property owner at 226 S. Main Street on September 21, 2011 regarding her options to have her water service temporarily discontinued and shut off at the curb stop as per her request.
- Received verbal complaint regarding teenager at 110 S. 5th Avenue driving his 4-wheeler without a muffler in the North Ridge Addition. Council Member Hoffman will talk to the teenager's parents.
- Will be watering recently seeded lawn at 116 S. 3rd Avenue if it doesn't rain within the next week.
- Will be winterizing the shelter house and concession stand.
- Westrum Leak Detection detected a sound at the corner of 2nd Street and 4th Avenue. Recommended Dale drill holes in the street at 100' and 150' from the valve in each direction and try to locate the water main line.
- Sprayed city lawns.
- Will be spraying thistles at sewer lagoon.
- Will be attending Roadside, Forest and Aquatic Pest Management meeting on Wednesday, October 5, 2011.
- Received quarterly surcharge check from Manning Municipal Gas Department.

Mayor's Report:

- Attended Carroll Area Development Corporation's meeting on Tuesday, September 20, 2011.
- Jes Behrens and Tony Siepker offered to organize 5K Walk/Run for the spring of 2012.
- Update on Dan Manatt's Templeton documentary.
 - Tentative agreement reached with PBS Television for broadcasting documentary. If agreement is finalized, Dan's final production timeline would be roughly as follows:
 - Final Production: next spring
 - Premiere in Templeton or Carroll Theater: next summer
 - Broadcast Premiere: next fall
 - PBS Television will be rebroadcasting Ken Burns' Prohibition documentary within the year and Dan would like his documentary premiere to coincide with that repeat broadcast.

City Clerk Schwaller reported she spoke with resident at 110 Railway St. regarding wild animals burrowing on her property. Resident indicated they are trying to resolve this problem.

Joe Behrens from Region XII Council of Governments explained in more detail Blohm Inspection & Environmental's asbestos inspection report conducted on August 15, 2011 at the former Holy Trinity School at 230 S. 5th Avenue. The asbestos inspection report indicated a thorough inspection of the structure was completed looking for the presence of asbestos-containing materials. Forty-eight samples were submitted to Hygienic Laboratory and twenty-nine samples tested positive for the presence of asbestos. Mr. Blohm's report indicated due to positive asbestos results in one area, similar homogeneous material would be found in other rooms and would also be considered as asbestos containing material due to material type, color, and texture. Blohm Inspections provided an estimate of costs for asbestos abatement removal at \$110,400. Joe will obtain a list of potential asbestos abatement contractors and provide to the council. Joe explained the Iowa Department of Natural Resources Brownfield Redevelopment Program recommends a Phase I environmental site assessment be completed prior to acquisition. A Phase I environmental audit is a basic review of known environmental records, information, and development history of a site. Environmental due diligence approach for assessment, acquisition, and cleanup of Brownfield sites is a basic requirement to qualify for Federal funding for other environmental cleanup funding; establishes "innocent landowner" protections and qualifies as basic environmental "due diligence" prior to acquisition. A motion was made by Bauer and seconded by Ramsey to approve payment to Blohm Inspection/Environmental Services in the amount of \$1,820.00 for asbestos inspection and laboratory fees at the former Holy Trinity School at 230 S. 5th Avenue and submit paperwork to the Iowa Department of Natural Resources for reimbursement. All in favor, motion carried.

At 8:30 o'clock p.m. and with no further business before the council at that time, they agreed to adjourn. Bauer moved to adjourn and Stevens seconded the motion. All voted aye, motion carried.

Ken F. Behrens, Mayor

Rhonda Schwaller, City Clerk