

TEMPLETON CITY COUNCIL
OCTOBER 14, 2015
6:00 P.M. – TEMPLETON CITY HALL

The Templeton City Council met on this fourteenth day of October 2015 at 6:00 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: Doyle Engelen, Dave Ramsey, & Mark Bauer
Absent: Rick Hoffman & Jan Wieland

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

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

Citizen Forum: None

After due consideration and discussion, Council Member Bauer introduced the following resolution and moved its adoption, seconded by Council Member Engelen. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: Engelen, Bauer, & Ramsey

Nays: None

Whereupon, the Mayor declared the resolution duly adopted, as hereinafter set out.

Resolution #1129-15

Approval of Real Estate Contract & Restrictive Covenants

WHEREAS, there has been presented to the Council, the Real Estate Contract and Restrictive Covenants executed by the owner, the City of Templeton, of the following described real estate; and

Lots "A", "B" and "C" of the North Ridge Addition to the City of Templeton, Carroll County, Iowa.

WHEREAS, it is in the best interest of the City of Templeton that said Real Estate Contract and Restrictive Covenants be adopted.

NOW THEREFORE, BE IT RESOLVED that the Real Estate Contract and Restrictive Covenants which were approved on the 14th day of October, 2015, which apply to the following described real estate are hereby adopted by the City of Templeton, Iowa.

Lots "A", "B" and "C" of the North Ridge Addition to the City of Templeton, Carroll County, Iowa.

PASSED AND APPROVED by City Council of the City of Templeton, Iowa this 14th day of October, 2015.

CITY COUNCIL OF THE
CITY OF TEMPLETON

By: _____
Ken F. Behrens, Mayor

ATTEST:

By: _____
Rhonda Schwaller, City Clerk

At 6:04 p.m. Mayor Behrens opened the public hearing on the procedure for disposal and sale of real property in connection with the North Ridge Addition project. Mayor Behrens asked for comments or discussion on the procedure for disposal and sale of real property. City Clerk Schwaller indicated there were no written or oral objections heard or received. At 6:05 p.m. Mayor Behrens closed the public hearing. Council Member Ramsey introduced the following resolution and moved its adoption, seconded by Council Member Engelen. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: Engelen, Bauer, & Ramsey

Nays: None

Whereupon, the Mayor declared the resolution duly adopted, as hereinafter set out.

RESOLUTION #1130-15

RESOLUTION PROVIDING FOR THE PROCEDURE FOR DISPOSAL AND SALE OF REAL PROPERTY IN CONNECTION WITH LOTS "A", "B" AND "C" OF THE NORTH RIDGE ADDITION TO THE CITY OF TEMPLETON, CARROLL COUNTY, IOWA.

WHEREAS, the City of Templeton, Iowa (the "City") has authority to dispose of its interest in real property in connection with the construction and completion of its Lots "A", "B" and "C" of the North Ridge Addition to the City of Templeton, Carroll County, Iowa project (hereafter referred to as the "Project") and recover its investment in infrastructure cost as soon as possible; and

WHEREAS, it is necessary for the City Council to set forth its proposal in a resolution and to publish notice in accordance with sections 364.7 and 362.3 of the Code of Iowa which has been done,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Templeton, Iowa as follows:

Section 1. It is in the best interest of the City and its taxpayers to increase the tax base of the City as expeditiously as possible.

Section 2. It is important to obtain the construction as soon as possible on all of the lots comprising the Project named the North Ridge Addition to the City of Templeton to increase the tax base and repay the City for its original investment in infrastructure.

Section 3. The fair market value for Lots in the Project at this time is determined to be the sum of \$15,000.00 per lot for Lots A, B, & C.

Section 4. One condition of sale by the City will be that the purchaser will agree to "build" a residence or substantially begin construction with a building permit and basement dug and foundation laid in block or poured on the lot sold in the Project area within one (1) year from the date of the sale.

Section 5. The City will accept a nonrefundable \$500.00 down-payment and retain title to the property subject to the fulfillment of this contract provision.

Section 6. In the event that the Purchaser fails to fulfill the conditions of the contract and Section 4 of this resolution, then in that event the \$500.00 down-payment and contract will be forfeited and the contract be held null and void one year from the date of execution of the contract of purchase by the City and the Purchaser.

Section 7. In the event that the Purchaser fulfills the terms of the contract and Section 4 herein, then a closing may be scheduled and title transferred in accordance with the contract of purchase.

PASSED AND APPROVED by City Council of the City of Templeton, Iowa this 14th day of October, 2015.

CITY COUNCIL OF THE
CITY OF TEMPLETON

By: _____
Ken F. Behrens, Mayor

ATTEST:

By: _____
Rhonda Schwaller, City Clerk

After due consideration and discussion, Council Member Engelen introduced the following resolution and moved its adoption, seconded by Council Member Bauer. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: Bauer, Engelen, & Ramsey

Nays: None

Whereupon, the Mayor declared the resolution duly adopted, as hereinafter set out.

Resolution #1131-15

AUTHORIZATION FOR REAL ESTATE ACTION

WHEREAS, the City of Templeton is the legal owner and titleholder to certain real estate platted in the City Clerk of the City of Templeton, Iowa, known as the North Ridge Addition Lots A, B, & C to Templeton, Iowa; and,

WHEREAS, individual lots in that North Ridge Addition will be sold on contract to Buyers, and

WHEREAS, the City Council of Templeton, Iowa has previously passed Resolution #1130-15.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Templeton, Iowa that the Mayor and City Clerk are hereby authorized, directed and empowered to do any and all things necessary to effectuate the sale of all lots owned by the City in the North Ridge Addition to the City of Templeton, Iowa.

PASSED AND APPROVED by City Council of the City of Templeton, Iowa this 14th day of October, 2015.

CITY COUNCIL OF THE
CITY OF TEMPLETON

By: _____
Ken F. Behrens, Mayor

ATTEST:

By: _____
Rhonda Schwaller, City Clerk

At 6:25 o'clock p.m. and with no further business before the council at that time, they agreed to adjourn. Bauer moved to adjourn and Ramsey seconded the motion. All voted aye, motion carried.

Ken F. Behrens, Mayor

Rhonda Schwaller, City Clerk