

TEMPLETON CITY COUNCIL
JUNE 4, 2018
7:00 P.M. – CITY HALL

The Templeton City Council met on this fourth day of June 2018 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: Doyle Engelen, Dave Ramsey, Joe Irlbeck, & Mark Bauer
Absent: Kelli Morrow

Others in attendance: Mayor Ken Behrens, City Clerk Rhonda Schwaller, Public Works Dale Prebeck, Joe Behrens, & Carroll County Sheriff Ken Pingrey

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

Carroll County Sheriff Ken Pingrey presented annual calls report and reported on installation of permanent speed sign on Rye Avenue or Carroll County N-18. Carroll County Supervisor's approved a resolution on May 29, 2018 establishing speed zones on Carroll County N-18 between Sections 16-17 in Eden Township, south and into Templeton as follows: From Junction of U.S. 71/141 To: 700' +/- South of East 7th Street – Speed: 45. From: 700' +/- South of East 7th Street to 250' +/- South of East 3rd Street – Speed: 35. From 250' +/- South of East 3rd Street into Templeton Speed: 25.

Mayor Behrens opened public hearing at 7:05 PM to discuss designation of an expanded urban renewal area and on a proposed urban renewal plan amendment. The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the designation of the expanded Templeton Urban Renewal Area and on an urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the Council, and all oral objections, statements, and all other exhibits presented were considered. The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto: None were received. There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed at 7:12 P.M.

Council Member Engelen moved the adoption of a resolution #1198-18 entitled "Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Templeton Urban Renewal Area," seconded by Council Member Irlbeck. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Bauer, Ramsey, Engelen, & Irlbeck
Nays: None

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO. 1198-18

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Templeton Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this City Council of the City of Templeton, Iowa (the "City") by resolution previously established the Templeton Urban Renewal Area (the "Urban Renewal Area") and an adopted urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Templeton Rye Spirits, LLC (the “Company”) in connection with the remodeling of the Company’s existing facilities located at 209 East 3rd Street and the construction of new manufacturing and distribution facilities for use in the Company’s business operations in the Urban Renewal Area; (b) using tax increment financing to pay the costs of constructing improvements and extensions to the Municipal Waterworks System to support the City’s Industrial Park; (c) using tax increment financing to pay the costs of constructing improvements and extensions to the Municipal Sanitary Sewer System to support the City’s Industrial Park; (d) using tax increment financing to pay the costs of installing a new emergency warning siren for the City’s Industrial Park; (e) using tax increment financing to pay the costs of constructing street and curb and gutter improvements to provide better transportation infrastructure for the promotion of economic development; and

WHEREAS, notice of a public hearing by the City Council of the City on the question of amending the plan for the Urban Renewal Area and designating an expanded Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, and the Council has conducted said hearing on June 4, 2018; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Carroll County and the Carroll Community School District; the consultation meeting was held on the 22nd day of May, 2018; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Templeton, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist in the City on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the 2018 Addition to the Templeton Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. Proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the city in accordance with sound planning standards and local community objectives.

C. It is not anticipated that families will be displaced as a result of the City’s undertakings under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 4. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved June 4, 2018.

Mayor

Attest:

City Clerk

CITY OF TEMPLETON, IOWA
URBAN RENEWAL PLAN AMENDMENT
TEMPLETON URBAN RENEWAL AREA

June, 2018

The Urban Renewal Plan (the "Plan") for the Templeton Urban Renewal Area (the "Urban Renewal Area") is being amended for the purposes of adding certain property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the June, 2018 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following projects:

A.

Name of Project: Templeton Rye Expansion Project

Name of Urban Renewal Area: Templeton Urban Renewal Area

Date of Council Approval of the Project: June 4, 2018

Description of Project and Project Site: Templeton Rye Spirits, LLC has proposed to undertake the expansion of its existing facilities and the construction of two new buildings (the "Templeton Rye Expansion Project") on certain real property situated at 209 East 3rd Street (the "Templeton Rye Property") in the Urban Renewal Area. It is anticipated that the completion of the Templeton Rye Expansion Project will result in the creation of new jobs in the Urban Renewal Area.

It has been requested that the City provide tax increment financing assistance to Templeton Rye Spirits, LLC in support of the efforts to complete, operate and maintain the Templeton Rye Expansion Project.

The costs incurred by the City in providing tax increment financing assistance to Templeton Rye Spirits, LLC will include legal and administrative fees (the "Admin Fees") in the estimated amount of \$9,000.

Description of Public Infrastructure to be Constructed: It is not anticipated that the City will install public infrastructure in connection with the Templeton Rye Expansion Project.

Description of Properties to be Acquired by the City: It is not anticipated that the City will acquire real property in connection with the Templeton Rye Expansion Project.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with Templeton Rye Spirits, LLC with respect to the construction and use of the Templeton Rye Expansion Project and to provide annual appropriation economic development payments (the "Payments") to Templeton Rye Spirits, LLC thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Templeton Rye Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Templeton Rye Expansion Project will not exceed \$630,000, plus the Admin Fees.

B.

Name of Project: Waterworks System Improvements Project

Name of Urban Renewal Area: Templeton Urban Renewal Area

Date of Council Approval of Project: June 4, 2018

Description of Project and Project Site: The City of Templeton will undertake the construction of extensions and improvements to the Municipal Waterworks System (the “Waterworks Project”) in the Urban Renewal Area. The Waterworks Project will involve the installation of a 6” water main from the current dead-end at the south end of 3rd Avenue, east along 5th Street to loop with the current dead-end main at the south end of 2nd Avenue. A new 6” main will be installed starting at the intersection of 2nd Avenue and West 4th Street, then east to the current dead-end main at the south end of 1st Avenue. The current 2” main on East 3rd Street between 1st Avenue and South Rye Avenue will be replaced with a new 6” main. The current 4” main on East 2nd Street between 1st Avenue and South Rye Avenue will be replaced with a new 6” main. Finally, a new 6” main will be installed beginning at the intersection of Rye Avenue and 305th Street, then east along 305th Street to its intersection with Industrial Road. The purpose of the Waterworks Project is to provide redundancy and isolation of the water mains that serve the Industrial Park. Currently, a break in the lines feeding the Industrial Park would necessitate shutting down the entire park until a repair could be made. The Waterworks Project would include the installation of valves to allow a problem with the main lines to the park to be isolated without losing service to the entire park.

The Waterworks Project will have a direct, positive impact on increased and improved commercial and industrial development in the Urban Renewal Area through the provision of enhanced public infrastructure in the City.

Description of Properties to be Acquired in Connection with the Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Waterworks Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Waterworks Project with either borrowed funds or the proceeds of an internal advance of City funds on-hand. In either case, the City’s obligation will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Waterworks Project will not exceed \$200,000.

C.

Name of Project: Sanitary Sewer System Improvements Project

Name of Urban Renewal Area: Templeton Urban Renewal Area

Date of Council Approval of Project: June 4, 2018

Description of Project and Project Site: The Sanitary Sewer System Improvements Project will consist of the construction of extensions and improvements to the City’s municipal sanitary sewer system, including the installation of a backup generator at the Industrial Park Northeast Sewer Lift Station. The completed Sanitary Sewer System Improvements Project will have a direct, positive impact on increased and improved commercial and industrial development in the Urban Renewal Area through the provision of enhanced public infrastructure in the City.

Description of Properties to be Acquired in Connection with the Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Sanitary Sewer System Improvements Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Sanitary Sewer System Improvements Project with either borrowed funds or the proceeds of an internal advance of City funds on-hand. In either case, the City’s obligation will be repaid with incremental property tax revenues. It is anticipated that the City’s use of incremental property tax revenues for the Sanitary Sewer System Improvements Project will not exceed \$15,000.

D.

Name of Project: Industrial Park Emergency Siren Project

Name of Urban Renewal Area: Templeton Urban Renewal Area

Date of Board Approval of the Project: June 4, 2018

Description of the Project: The Industrial Park Emergency Siren Project will consist of the acquisition and installation of a new emergency warning siren in the TADC Industrial Park in the Urban Renewal Area.

It is expected that the completed Industrial Park Emergency Siren Project will provide the emergency communications infrastructure necessary to serve the TADC Industrial Park. The Industrial Park Emergency Siren Project will provide enhanced emergency communications which are fundamental to allowing future economic development and growth in the Urban Renewal Area.

Description of Properties to be Acquired in Connection with the Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Industrial Park Emergency Siren Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the costs of the Industrial Park Emergency Siren Project with either borrowed funds or the proceeds of an internal advance of City funds on-hand. In either case, a portion of the City's obligations will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Industrial Park Emergency Siren Project will not exceed \$5,000.

E.

Name of Project: Street Improvement Projects

Name of Urban Renewal Area: Templeton Urban Renewal Area

Date of Council Approval of Projects: June 4, 2018

Description of Projects and Project Sites: The Street Improvement Projects being undertaken by the City will consist of the construction of the extension of East 3rd Street from its intersection with Industrial Road eastward to the municipal limit of the City; the construction of curb, gutter and storm water drainage improvements on the south side of 7th Street; and the incidental utility, landscaping, site clearance and cleanup work related thereto.

It is expected that the completed Street Improvement Projects will cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial and industrial enterprises in the City.

Description of Properties to be Acquired in Connection with Projects: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Street Improvement Projects.

Description of Use of TIF: It is anticipated that the City will pay for the Street Improvement Projects with either borrowed funds or the proceeds of an internal advance of City funds on-hand. In either case, the City's obligation will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Street Improvement Projects will not exceed \$130,000.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$1,171,758</u>
Outstanding general obligation debt of the City:	<u>\$ 555,048</u>
Proposed debt to be incurred in connection with June, 2018 Amendment*	<u>\$ 989,000</u>

*It is anticipated that some or all of the debt incurred hereunder may be made subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Templeton Urban Renewal Area
JUNE, 2018 Addition

Certain real property situated in the City of Templeton, Carroll County, State of Iowa, bearing Carroll County Tax Parcel Identification Numbers 1416101008, 1416153001, 1416101013, 1416101010, 1417278001, 1417278002, 1417278003, 1417278004 and more particularly described as follows:

Legal Description of Parcel 1416101008:

Lots 1, 2, 3, 11, & 12, T.A.D.C. 2nd Addition to the City of Templeton, Carroll County, Iowa;

AND

Lot 1, NW ¼ NW ¼, including Lot A thereof; and Lot 2, SW ¼ NW ¼, except the S. 46.69' thereof, all in Section 16, Township 82 North, Range 35 West, 5th P.M., Carroll County Iowa;

AND

The northerly 66' road and/or right-of-way, locally known as the northern unpaved portion of Industrial Road, beginning at the extended north right-of-way line of 3rd Street to the North boundary line of the T.A.D.C.2nd Addition between Lots 2 & 3 to the West and Lots 11 & 12 to the East, City of Templeton, Carroll County, Iowa, as platted.

Legal Description of Parcel 1416153001:

Lot 1, T.A.D.C. 3rd Addition to the City of Templeton, Carroll County, Iowa

Legal Description of Parcel 1416101013:

ALL of Lot 3 of the NW ¼ NW ¼ of Section 16, Township 82 North, Range 35 West, 5th P.M., Carroll County, Iowa.

Legal Description of Parcel 1416101010:

Lot 3 of the NW ¼ NW ¼ of Section 16, Township 82 North, Range 35 West, 5th P.M., Carroll County, Iowa.

3rd Street and 1st Ave. Right-of-way and Parcels 1417278001- 1417278004:

Beginning at a point on the West line of 1st Ave. where the extended North right-of-way line of East 3rd Street meets said line, thence south along the West line of said 1st Ave. to the North line of W. 4th Street, thence east along the extended North line of said West 4th Street to the centerline of South Rye Ave., thence north along the centerline of South Rye Ave. to the north line of East 3rd Street extended, thence west to the point of beginning. Said property also includes Lots 1, 2, 3, & 4, Block 2, Steffes First Addition the City of Templeton, Carroll County, Iowa.

Rye Avenue

All of the public right-of-way of Rye Avenue from the center line of 300th Street continuing south to the corporate City limits.

300th Street

All of the public right-of-way of 300th Street lying within the corporate City limits.

Council Member Ramsey introduced an ordinance entitled “Ordinance No. 84. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2018 Addition to the Templeton Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa.” It was moved by Council Member Ramsey and seconded by Council Member Bauer 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: Ramsey, Irlbeck, Bauer, & Engelen

Nays: None

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

It was moved by Council Member Bauer and seconded by Council Member Irlbeck that the statutory rule requiring an ordinance to be considered and voted on for passage at two 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: Bauer, Irlbeck, Engelen, & Ramsey

Nays: None.

Whereupon, the Mayor declared the motion duly carried.

It was moved by Council Member Irlbeck and seconded by Council Member Engelen that the ordinance entitled “Ordinance No. 84. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2018 Addition to the Templeton Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa,” now be put upon its final consideration and adoption. The Mayor put the question on the final consideration and adoption of the ordinance and the roll being called, the following named Council Members voted:

Ayes: Bauer, Ramsey, Irlbeck, & Engelen

Nays: None.

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

ORDINANCE NO. 84

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2018 Addition to the Templeton Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Templeton, Iowa (the “City”) previously enacted an ordinance entitled “An Ordinance Providing For The Division Of Taxes Levied On Taxable Property In Templeton Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa”; and

WHEREAS, pursuant to that ordinance, certain taxable property within the Templeton Urban Renewal Area in the City was designated a “tax increment district”; and

WHEREAS, the City Council now desires to increase the size of the “tax increment district” by adding additional property;

BE IT ENACTED by the Council of the City of Templeton, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the 2018 Addition to the Templeton Urban Renewal Area of the City of Templeton, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Templeton to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“City” shall mean the City of Templeton, Iowa.

“County” shall mean Carroll County, Iowa.

“2018 Urban Renewal Area Addition” shall mean the 2018 Addition to the Templeton Urban Renewal Area of the City of Templeton, Iowa, the legal description of which is set out below, approved by the City Council by resolution adopted on June 4, 2018:

Certain real property situated in the City of Templeton, Carroll County, State of Iowa, bearing Carroll County Tax Parcel Identification Numbers 1416101008, 1416153001, 1416101013, 1416101010, 1417278001, 1417278002, 1417278003, 1417278004 and more particularly described as follows:

Legal Description of Parcel 1416101008:

Lots 1, 2, 3, 11, & 12, T.A.D.C. 2nd Addition to the City of Templeton, Carroll County, Iowa;

AND

Lot 1, NW ¼ NW ¼, including Lot A thereof; and Lot 2, SW ¼ NW ¼, except the S. 46.69' thereof, all in Section 16, Township 82 North, Range 35 West, 5th P.M., Carroll County Iowa;

AND

The northerly 66' road and/or right-of-way, locally known as the northern unpaved portion of Industrial Road, beginning at the extended north right-of-way line of 3rd Street to the North boundary line of the T.A.D.C.2nd Addition between Lots 2 & 3 to the West and Lots 11 & 12 to the East, City of Templeton, Carroll County, Iowa, as platted.

Legal Description of Parcel 1416153001:

Lot 1, T.A.D.C. 3rd Addition to the City of Templeton, Carroll County, Iowa

Legal Description of Parcel 1416101013:

ALL of Lot 3 of the NW ¼ NW ¼ of Section 16, Township 82 North, Range 35 West, 5th P.M., Carroll County, Iowa.

Legal Description of Parcel 1416101010:

Lot 3 of the NW ¼ NW ¼ of Section 16, Township 82 North, Range 35 West, 5th P.M., Carroll County, Iowa.

3rd Street and 1st Ave. Right-of-way and Parcels 1417278001- 1417278004:

Beginning at a point on the West line of 1st Ave. where the extended North right-of-way line of East 3rd Street meets said line, thence south along the West line of said 1st Ave. to the North line of W. 4th Street, thence east along the extended North line of said West 4th Street to the centerline of South Rye Ave., thence north along the centerline of South Rye Ave. to the north line of East 3rd Street extended, thence west to the point of beginning. Said property also includes Lots 1, 2, 3, & 4, Block 2, Steffes First Addition the City of Templeton, Carroll County, Iowa.

“Urban Renewal Area” shall mean the entirety of the Templeton Urban Renewal Area as amended from time to time.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the 2018 Urban Renewal Area Addition. After the effective date of this ordinance, the taxes levied on the taxable property in the 2018 Urban Renewal Area Addition each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the 2018 Urban Renewal Area Addition is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the 2018 Urban Renewal Area Addition, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the 2018 Urban Renewal Area Addition on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the 2018 Urban Renewal Area Addition to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area , and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the 2018 Urban Renewal Area Addition exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the 2018 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word “taxes” includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving 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 invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed by the Council of the City of Templeton, Iowa, the 4th day of June, 2018.

Mayor

Attest:

City Clerk

Council Member Ramsey introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member Irlbeck; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: Engelen, Irlbeck, Bauer, & Ramsey

Nays: None

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

RESOLUTION NO. 1199-18

Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Templeton Rye Spirits, LLC, Including Annual Appropriation Tax Increment Payments

WHEREAS, the City of Templeton, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Templeton Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City proposes to enter into a certain development agreement (the "Development Agreement") with Templeton Rye Spirits, LLC (the "Company") in connection with the expansion by the Company of its existing facilities and the construction of two new buildings on certain real property in the Urban Renewal Area; and

WHEREAS, the Development Agreement would provide financial incentives to the Company in the form of annual appropriation incremental property tax payments in an amount not to exceed \$630,000 under the authority of Section 403.9(1) of the Code of Iowa; and

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement, pursuant to Section 403.9 of the Code of Iowa;

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

Section 1. This City Council shall meet on July 2, 2018, at 7:00 o'clock p.m., at the Templeton City Hall, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the annual appropriation incremental property tax payments.

Section 2. The City Clerk is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four days and not more than twenty days before the date of said meeting in a legal newspaper of general circulation in the City. Said notice shall be in substantially the following form:

**NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH
TEMPLETON RYE SPIRITS, LLC AND AUTHORIZATION OF
ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS**

The City Council of the City of Templeton, Iowa, will meet at the City Hall in Templeton, on July 2, 2018, at 7:00 o'clock p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City and Templeton Rye Spirits, LLC (the "Company") in connection with the expansion by the Company of its existing facilities and the construction of two new buildings on certain real property in the Templeton Urban Renewal Area, which Agreement provides for certain financial incentives in the form of incremental property tax payments to the Company in a total amount not exceeding \$630,000 as authorized by Section 403.9 of the Code of Iowa.

The agreement to make incremental property tax payments to the Company will not be a general obligation of the City, but will be payable solely and only from incremental property tax revenues generated within the Templeton Urban Renewal Area. Some or all of the payments under the Development Agreement may be made subject to annual appropriation by the City Council.

At the meeting, the City Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the City Council may, at the meeting or at an adjournment thereof, take additional action to approve the Development Agreement or may abandon the proposal.

This notice is given by order of the City Council of Templeton, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Rhonda Schwaller
City Clerk

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved June 4, 2018.

Mayor

Attest:

City Clerk

Council discussed direction of water drainage at 615 Railway Street. Council Member Engelen will contact property owner requesting rerouting direction of drainage.

Council discussed North Ridge Addition's restrictive covenants regarding sidewalks. Council requested City Clerk contact City Attorney Robert Peters regarding this issue.

Update on revisions to water purchase contract between West Central Iowa Rural Water Association and the city of Templeton. No further action taken at this time.

Council reviewed proposed request for proposal (RFP) for solid waste and recycling collection services. Council directed City Clerk to distributed RFP to contractors.

Council Member Engelen moved the adoption of the following resolution entitled "Resolution Setting the Compensation for Salaries and Benefits for the Employees of the city of Templeton, Iowa beginning July 1, 2018 or as indicated" and the motion was seconded by Council Member Irlbeck. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Bauer, Engelen, Ramsey, & Irlbeck

Nays: None

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

RESOLUTION #1200-18

A RESOLUTION SETTING THE COMPENSATION FOR SALARIES AND BENEFITS FOR THE EMPLOYEES OF THE CITY OF TEMPLETON, IOWA BEGINNING JULY 1, 2018 OR AS INDICATED.

IT IS HEREBY RESOLVED, by the Council of the City of Templeton, Iowa that:

Effective July 1, 2018 or as indicated the following criteria for salaries and benefits shall be set for the employees of the City of Templeton. The clerk is authorized to issue checks, less legally required or authorized deductions from the amount set out below and make such payments or contributions to Health Insurance, Garnishments, IPERS, Social Security or any other purpose as required by law or authorization of the council.

City Maintenance – Dale Prebeck

- Approximately 35 – 40 hours per week.
- Salary \$54,081.86 per year
- 100% paid by city of Templeton - Wellmark Iowa PPO Complete Blue 2800 Silver Health Insurance. In the event that an employee waives health insurance coverage in the future, then the city of Templeton will compensate employee through a wage adjustment.
- IPERS – covered wages eligibility based on IPERS rules and regulations.
- 21 days paid vacation per year.
- 15 hours paid sick leave per year.
- 10 – 8 hours each paid holidays – New Year’s Day, President’s Day, Memorial Day, July 4th, Labor Day, Veterans Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Eve Day, and Christmas Day.

City Clerk – Rhonda Schwaller

- Average 30 – 35 hours per week - flexible work schedule.
- \$24.80 per hour
- 100% paid by city of Templeton - Wellmark Iowa PPO Complete Blue 2800 Silver Health Insurance. In the event that an employee waives health insurance coverage in the future, then the city of Templeton will compensate employee through a wage adjustment.
- IPERS – covered wages eligibility based on IPERS rules and regulations.
- 60 hours paid vacation per year – any unused vacation time will be paid at the end of a calendar fiscal year.
- 15 hours paid sick leave per year.
- 10 – 8 hours each paid holidays – New Year’s Day, President’s Day, Memorial Day, July 4th, Labor Day, Veterans Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Eve Day, and Christmas Day.

Summer Recreation Director: \$10.00 per hour. IPERS – covered wages eligibility based on IPERS rules and regulations. No health insurance offered at this time.

Templeton Center:

- 1) Peggy Weitzl - \$15.00 per hour, IPERS – covered wages eligibility based on IPERS rules and regulations. No health insurance offered at this time.
- 2) Karen Prebeck - \$15.00 per hour. IPERS – covered wages eligibility based on IPERS rules and regulations. No health insurance offered at this time.
- 3) Mark Skillen - \$12.50 per hour effective May 1, 2018. IPERS – covered wages eligibility based on IPERS rules and regulations. No health insurance offered at this time.
- 4) Mindy Skillen - \$10.00 per hour. No health insurance offered at this time.
- 5) Cleaning/Setup/Opening/Closing: \$10.00 per hour. No health insurance offered at this time.
- 6) Lead Bartender - \$12.00 per hour (as appointed day of event). No health insurance offered at this time.
- 7) Bartenders - \$8.00 per hour (as hired). No health insurance offered at this time.

IT IS HEREBY RESOLVED by the City Council of the City of Templeton, Iowa that the salaries and benefits set for employees shall be effective as indicated above or as of July 1, 2018.

Passed and approved this 4th day of June, 2018.

Ken F. Behrens
Mayor

ATTEST:

Rhonda Schwaller
City Clerk

Council reviewed State Auditor’s report on the Status of Findings and Recommendations from Templeton’s Periodic Examination Report for June 1, 2017 through December 31, 2017. No further action taken.

A motion was made by Bauer to donate \$100.00 to the Highway 141 Sales, second by Ramsey. All present voted in favor of the motion and the motion was carried.

A motion was made by Irlbeck to approve building permit application from Jayne Landon for a fence, second by Engelen. All present voted in favor of the motion and the motion was carried.

A motion was made by Bauer to approve 2018 Street Repairs with Blacktop Service, second by Engelen. All present voted in favor of the motion and the motion was carried.

A motion was made by Bauer to approve applications from The Still Bar & Restaurant and Waspy's Templeton, LLC's for an Iowa Cigarette/Tobacco/Nicotine/Vapor permit from July 1, 2018 through June 30, 2019, second by Irlbeck. All present voted in favor of the motion and the motion was carried.

A motion was made by Irlbeck to approve the Sacred Heart Church's 5-day Class "C" Liquor License with Outdoor Sales contingent upon receipt of dram shop insurance, second by Ramsey. All present voted in favor of the motion and the motion was carried.

A motion was made by Bauer to approve Carroll County Softball Association's 14-day Class B Beer & Wine Coolers License contingent upon receipt of dram shop insurance, second by Engelen. All present voted in favor of the motion and the motion was carried.

A motion was made by Ramsey to approve the Templeton Community Betterment Association's 5-day Class "C" Liquor License with Outdoor Sales contingent upon receipt of dram shop insurance, second by Irlbeck. All present voted in favor of the motion and the motion was carried.

A motion was made by Bauer to approve the Sacred Heart Church's request to close 4th Street between 5th Avenue and 6th Avenue on July 3, 2018 for their annual street dance, second by Ramsey. All present voted in favor of the motion and the motion was carried.

A motion was made by Bauer to increase shelter house rental fee to \$50.00 and deposit fee to \$100.00 effective January 1, 2019, second by Engelen. All present voted in favor of the motion and the motion was carried.

A motion was made by Bauer to close City Park checking account #30551 and savings account #930551 and deposit the proceeds in the city of Templeton's checking account #170031 and all future revenue and expenses is run through the city of Templeton's checking account, second by Ramsey. All present voted in favor of the motion and the motion was carried.

Council discussed adding red ball rock on infield at ballpark and replace wooded bleachers with aluminum bleachers. Council Member Irlbeck will approach the Templeton Community Betterment Association and the Templeton Area Development Corporation regarding funding this project.

A motion was made by Bauer to become a \$50.00 patron member with the Carroll County Historical Society, second by Engelen. All present voted in favor of the motion and the motion was carried.

A motion was made by Bauer to add Weston Hulst to the Templeton Community Fire Department's roster, second by Ramsey. All present voted in favor of the motion and the motion was carried.

Mayor Behrens requested any comments or corrections to be made to the Consent Agenda. A motion was made by Irlbeck and second by Bauer to approve the Consent Agenda. All present voted in favor of the motion and the motion was carried.

1. May 7, 2018 Council Minutes.
2. May 23, 2018 Templeton Park Board Minutes.
3. May 29, 2018 Templeton Center Minutes
4. Internal Review of city's financial records & assets for the month of May 2018.
5. Budget vs Actual FY2018.
6. Balance Sheet
7. May 2018 Claims.
8. April 2018 Treasurer's Report
 - \$ 99,464.58 revenue
 - \$ 87,081.79 expenditures
 - \$693,220.64 total cash & investments

FUND	RECEIPTS	DISBURSEMENTS
General	\$ 42,548.34	\$ 27,858.54
Templeton Center	\$ 9,031.01	\$ 19,621.03
City Park – Checking	\$ 0.00	\$ 0.00
City Park – Savings	\$ 0.00	\$ 0.00
Historical Society	\$ 0.00	\$ 0.00
Fire Dept. – Checking	\$ 0.00	\$ 10,313.36
Road Use Tax	\$ 1,408.42	\$ 15,000.00
Employee Benefits	\$ 6,348.05	\$ 0.00
Local Option Tax	\$ 3,480.85	\$ 0.00
TIF	\$ 18,679.87	\$ 6,657.95
Debt Service	\$ 3,254.17	\$ 0.00
Debt Service – Comm. Ctr. Pledge	\$ 0.00	\$ 0.00
Capital Proj. – Community Center	\$ 0.00	\$ 0.00
Water	\$ 5,247.94	\$ 7,108.64
Sewer	\$ 8,463.42	\$ 522.27
Fire Truck Fund	\$ 1,002.51	\$ 0.00
Totals	\$ 99,464.58	\$ 87,081.79

- May 2018 Claims as listed:

16784	Dale Prebeck	payroll	1,690.39
16785	Mid American Energy	utilities	854.44
16786	SGS, LLC DBA Carroll Refuse	garbage collection	1,565.87
16787	Raccoon Valley Electric Coop.	sewer lagoon	46.50
16788	Templeton Telephone Company	TC - telephone	28.00
16789	Templeton Telephone Company	telephone & internet service	102.26
16790	Mangold Environmental Testing	routine water samples	204.00
16791	Access Systems	copier/printer	182.86
16792	Pepsi	TC - concessions for resale	363.36
16793	Irlbeck Welding	TC - handrail & mower repairs	811.50
EFT	Ike Auen Distributing Co.	TC - concessions for resale	99.45
EFT	Fort Dodge Distributing	TC - concessions for resale	257.40
16794	HyVee	TC - concessions for resale	628.84
16795	HyVee	TC - concessions for resale	374.37
16796	Dale Prebeck	payroll	1,690.39
16797	West Central Iowa Rural Water	1,347,000 gallons used	4,377.75
16798	Mark Skillen	TC - payroll	224.11
16799	Mindy Skillen	TC - payroll	25.39
16800	Karen Prebeck	TC - payroll	271.16
16801	William Prebeck	TC - payroll	60.03
16802	Alex Fletcher	TC - payroll	231.74
16803	Brooke Kerkhoff	TC - payroll	324.32
16804	Maria Muhlbauer	TC - payroll	24.93
16805	McKenzie Poday	TC - payroll	195.05
16806	Chase Prebeck	TC - payroll	228.04
16807	Hannah Warner	TC - payroll	275.07
16808	Holly Warner	TC - payroll	237.28
16809	Brandi Buelstel	payroll	129.29
EFT	Elavon	TC - P.O.S. charges & equipment	1,349.51
EFT	Ike Auen Distributing Co.	TC - concessions for resale	621.80
16810	Peggy Weitzl	TC - payroll	461.56
16811	Rhonda Schwaller	payroll	2,880.55
16812	IPERS	retirement	1,490.70
16813	Postmaster	postage	70.00
16814	Templeton Savings Bank	Industrial Road GO Bond P & I pymt.	31,504.77
16815	Templeton Savings Bank	Templeton Center GO Bond P & I pymt.	28,460.00
16816	Templeton Savings Bank	water meter loan p & I pymt.	10,749.51
EFT	Templeton Savings Bank	May 2018 941 pymt.	2,806.15
16817	The Office Stop	misc. supplies	18.01
16818	Herald Publishing	publications	262.02
16819	Void		
16820	Veenstra & Kimm, Inc.	engineering services	982.20

16821	Stone Printing	misc. supplies	31.75
16822	U.S. Cellular	cell phone	57.64
16823	Manning Insurance Agency	street sweeper insurance	696.00
16824	Manning Municipal Gas	TC - utilities	156.61
16825	Manning Municipal Gas	utilities	170.05
16826	Region XII Council of Govts.	housing rehabilitation fund application	905.15
16827	New Hope Village	TC - cleaning	180.00
16828	Capital Sanitary Supply	TC - vac handle & supplies	80.33
16829	Waspy's Truck Stop	TC - concessions	17.90
16830	Waspy's – Templeton	fuel	377.28
16831	Mid American Energy	TC - utilities	338.81
16832	Iowa Prison Industries	utility bill post cards	62.50
16833	Peggy Weith	TC - batteries	34.20
16834	Karen Prebeck	TC - flowers, concessions, & misc.	320.35
16835	Crawford Ice Company	TC – ice	201.25
16836	Madame Mary	TC - concessions for resale	60.00
16837	Rye Supply	Shipping	14.59
16838	Kurt Muhlbauer Construction	set poles for outdoor warning siren	300.00
16839	Rotert Construction Co.	crane rental	125.00
16840	KNOD	tourism advertising	40.00
16841	Audubon County Advocate Journal	TC – advertising	92.00
16842	New Hope Village	TC – cleaning	55.00
16843	Joe Behrens	TC - signs & trash bags	249.61
16844	HyVee Food Stores	TC - concessions for resale	794.33
16845	Void		
16846	Highway 141 Garage Sales	Donation	100.00
16847	Dedham American Legion	Flags	330.00
16848	Carroll County Historical Society	membership dues	50.00
16849	Cardmember Services	TC - equipment & telephone	342.64
16850	The Pavement Doctor	street repairs	1,937.20
16851	Rye Supply	Shipping	27.48
16852	Computer Concepts of Iowa	TC - computer support	83.33
16853	Access Systems	printer overage	262.98
16854	Westrum Leak Detection	3/12/18 leak detection	650.00
16855	Duane's Repair	equipment repairs	811.61
16856	Templeton Hardware	tractor washes & misc. supplies	50.77
2910	Duane's Repair	Repairs	992.26
2911	Mike Walsh	Fire Dept. - meeting expense	55.95
2912	Feld Fire	Fire Dept. - pump test	250.00
2913	Feld Fire	Fire Dept. - mounting plate	120.90
2914	Waspy's - Templeton	Fire Dept. – fuel	145.06

Grand Total: 108,731.10

Citizen Forum: None

Maintenance Report:

- Templeton Rye requested to discharge water softener waste into sanitary sewer. Contacted Sara Kappos from Veenstra & Kimm and she requested more information regarding salt strength.
- Will be contacting Westrum Leak Detection.
- Completed installation of storm sewer and curb & gutter at the corner of Main Street and 2nd Street.

Mayor's Report:

- Met with Carroll County Supervisor Eugene Meiners, Carroll County Engineer Dave Paulson, and Dale Prebeck to discuss condition of Railway Street. County will be in touch with city regarding installation of curb & gutter and drainage along the North side of Railway Street.

At 9:10 o'clock p.m. and with no further business before the council at that time, they agreed to adjourn. Bauer moved to adjourn and Engelen seconded the motion. All voted aye, motion carried.

Ken F. Behrens, Mayor

Rhonda Schwaller, City Clerk