

TEMPLETON CITY COUNCIL
JULY 26, 2018
7:00 P.M. – CITY HALL

The Templeton City Council met on this twenty-sixth day of July 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, & Kelli Morrow
Absent: Mark Bauer

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 Engelen to approve the agenda. All present voted in favor of the motion and the motion was carried.

Citizen's Forum: None

Council Member Engelen 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: Morrow, Engelen, Ramsey, & Irlbeck
Nays: None

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

RESOLUTION NO. 1203-18

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 August 6, 2018, at 7:00 o'clock p.m., at the City Hall, in Templeton, 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 August 6, 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 July 26, 2018.

Mayor

Attest:

City Clerk

Council reviewed changes to water purchase contract between West Central Iowa Rural Water Association and the city of Templeton and found to be satisfactory. Contract will be forwarded to City Attorney Robert Peters for review.

A motion was made by Engelen to approve Your Private Bartender's Class "C" liquor license with outdoor service, second by Irlbeck. All present voted in favor of the motion and the motion was carried.

A motion was made by Engelen to approve The Still's Class "C" liquor license with catering privileges and Sunday sales, second by Morrow. All present voted in favor of the motion and the motion was carried.

A motion was made by Ramsey to purchase an ad in the RSVP monthly newsletter for one year at \$100.00 to advertise West Ridge Addition's housing lots for sale, second by Irlbeck. All present voted in favor of the motion and the motion was carried.

A motion was made by Engelen to approve Doug Irlmeier's building permit application for an addition of a bedroom and bath, second by Irlbeck. All present voted in favor of the motion and the motion was carried.

At 7:30 o'clock p.m. and with no further business before the council at that time, they agreed to adjourn. Engelen moved to adjourn and Ramsey seconded the motion. All voted aye, motion carried.

Ken F. Behrens, Mayor

Rhonda Schwaller, City Clerk