

TEMPLETON CITY COUNCIL
SEPTEMBER 22, 2015
7:45 P.M. – TEMPLETON CITY HALL

The Templeton City Council met on this twenty-second day of September 2015 at 7:45 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, & Jan Wieland via telephone from 7:45 p.m. to 7:50 p.m.

Absent: Rick Hoffman

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

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

Citizen Forum: None

Council considered second reading of Ordinance #78 - an Ordinance Amending the Templeton Zoning Ordinance and Official Zoning Map from Agricultural to 7RS - Residential for property described as Irregular Survey of Lots 1 & 2 of the Northeast Quarter of the Northwest Quarter in Section 17, Township 82 North, Range 35 West of the P.M., Carroll County, Iowa (formerly known as the Conklin property). Mayor Behrens asked for comments or discussion on the proposed zoning change. City Clerk Schwaller indicated there were no written or oral objections heard on the application. Council Member Bauer made a motion to approve the second reading to amend the Templeton Zoning Ordinance & Official Zoning Map for the above described property from Agricultural to 7RS - Residential, seconded by Ramsey. Roll call taken:

Ayes: Bauer, Engelen, Wieland, & Ramsey

Nays: None

A motion was made by Ramsey to waive the 3rd reading of Ordinance #78, seconded by Bauer. Roll call taken:

Ayes: Engelen, Bauer, Wieland, & Ramsey

Nays: None

A motion was made by Engelen for final passage of Ordinance #78, seconded by Bauer. Roll call taken:

Ayes: Wieland, Engelen, Ramsey, & Bauer

Nays: None

Whereupon, Mayor Behrens declared motion carried and ordinance passed.

Ordinance No. 78

**AN ORDINANCE AMENDING THE
TEMPLETON ZONING ORDINANCE AND OFFICIAL ZONING MAP**

BE IT ORDAINED BY THE CITY COUNCIL OF TEMPLETON, IOWA, AS FOLLOWS:

Section I. Purpose. The purpose of this Ordinance is to amend the district boundaries of the official Templeton zoning map to reflect a recommendation of the Planning and Zoning Commission to rezone the following legally described property: Irregular Survey of Lots 1 and 2 of the Northeast Quarter of the Northwest Quarter in Section 17, Township 82 North, Range 35 West of the 5th P.M., Carroll County, Iowa

Section II. Description of Amended District Boundaries. The following described real estate shall be rezoned from AG – Agricultural to 7RS – Residential:

Irregular Survey of Lots 1 and 2 of the Northeast Quarter of the Northwest Quarter in Section 17, Township 82 North, Range 35 West of the 5th P.M., Carroll County, Iowa

Section III. Official Zoning Map Amended. The Official Zoning Map is hereby amended to reflect the above referenced change in the zoning district boundaries.

Section IV. Repealer. All Ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed.

Section V. Severability. 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 VI. Effective Date. This Ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed and Approved this 22nd day of September, 2015.

Ken F. Behrens
Mayor – City of Templeton

Attest:

Rhonda Schwaller
City Clerk

Jan Wieland departed meeting via telephone at 7:50 p.m.

Council considered the Planning & Zoning Commission’s recommendation from September 22, 2015 for approval of final plat for North Ridge Addition for Lots “A”, “B”, & “C”. Mayor Behrens asked for comments or discussion on the proposed final plat. City Clerk Schwaller indicated there were no written or oral objections heard on the final plat. 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: Ramsey, Engelen, & Bauer

Nays: None

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

RESOLUTION #1128-15

APPROVAL OF FINAL PLAT FOR NORTH RIDGE ADDITION LOTS A, B, & C

WHEREAS, the City of Templeton is owner of certain real estate described in a certain plat by them with the City Clerk of the City of Templeton, IA, known as North Ridge Addition part of Lots 1 & 2 of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 17, Township 82 North, Range 35 West of the 5th P.M., City of Templeton, Carroll County, Iowa or Lots A, B, & C to the City of Templeton; and

WHEREAS, said plat has been duly examined by the City of Templeton’s Planning & Zoning Commission and which approved same on September 22, 2015, and found same to conform to the general plan of the City; and

WHEREAS, the said plat has been examined by the City Council and found to conform to the City of Templeton’s Subdivision Ordinance and to fall within the general plan of the City of Templeton, IA, and is found to comply with Chapter 354 of the Code of Iowa.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF TEMPLETON, IOWA:

1. That the plat of North Ridge Addition part of Lots 1 & 2 of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 17, Township 82 North, Range 35 West of the 5th P.M., City of Templeton, Carroll County, Iowa or Lots A, B, & C to the City of Templeton; Lots A, B, & C to the City of Templeton, Iowa is found to conform with the law and is hereby approved and accepted.
2. It is further required that all easements and rights of way for the construction and maintenance of sewer, water mains, water facilities, power lines, gas lines, and other public municipal utilities shall be furnished and granted to the City of Templeton, IA, when requested.
3. That a Subdivision Agreement between the owner/subdividers and the City of Templeton, IA, wherein the terms and conditions of this plat are agreed to is filed with the City.
4. This Resolution shall be fully binding upon the owners, their assigns, purchasers of successors in interest.

5. The City of Templeton's Council does hereby accept the streets established, the names thereof and does hereby dedicate them to public use.
6. The Mayor and City Clerk of the City of Templeton, IA are hereby directed to certify this Resolution and cause same to be affixed to the said plat as provided by law.

ADOPTED AND PASSED by the City Council of the City of Templeton, IA this 22nd day of September, 2015.

CITY COUNCIL OF THE
CITY OF TEMPLETON

By: _____
Ken F. Behrens, Mayor

ATTEST:

By: _____
Rhonda Schwaller, City Clerk

Council reviewed proposed real estate contract and covenants for North Ridge Addition. Council tabled and will discuss in more detail at the next October 2015 council meeting.

Council discussed setting lot sale price for North Ridge Addition's Lots "A", "B", & "C". A motion was made by Ramsey to set the lot sale price for North Ridge Addition's Lots "A", "B", & "C" at \$15,000 per lot, seconded by Bauer. Roll call taken:

Ayes: Bauer, Engelen, & Ramsey

Nays: None

Whereupon, Mayor Behrens declared the motion duly carried.

Cole Kerkhoff approached the council regarding purchasing real estate property from the city north of his existing residence located at 620 W. 2nd Street, Templeton, Iowa. Council tabled.

A motion was made by Bauer to approve building permit for Aaron Potthoff for a 40' x 50' shop and storage facility with a concrete driveway, seconded by Ramsey. All in favor, motion carried.

At 9:00 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