

TEMPLETON CITY COUNCIL
NOVEMBER 5, 2018
7:00 P.M. – CITY HALL

The Templeton City Council met on this fifth day of November 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, & Kelli Morrow
Absent: None

Others in attendance: Mayor Ken Behrens, City Clerk Rhonda Schwaller, Public Works Dale Prebeck and Sara Kappos from Veenstra & Kimm

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

Templeton Rye Distillery update: None

Sara Kappos from Veenstra & Kimm presented water rate study to council. Sara requested additional information and will continue to work the numbers and report back to council.

Council reviewed residential garbage revenue and expenditures report. Council requested City Clerk begin paperwork to amend garbage rate ordinance for consideration.

On October 24, 2018 the Templeton Park Board met and recommended the Templeton City Council accept R.W. Concrete's quote in the amount of \$21,500 to replace concrete under the open shelter house canopy 38' x 58' which includes an additional 10' of concrete to the east, sidewalk to the south 5' wide, and a 38' x 150' concrete pad for a basketball court. Bid did not include removal of the concrete but Bob Wenninger offered to it tear out free of charge if the City agrees to dispose of the concrete. A motion was made by Irlbeck, second by Bauer to accept R.W. Concrete's quote in the amount of \$21,500. All present voted in favor of the motion and the motion was carried.

Council discussed building a new maintenance shop. Public Works Dale Prebeck will continue to work on drawings and report back to council.

After due consideration and discussion, Council Member Engelen introduced Resolution #1209-18 – a Resolution authorizing internal advance of funds for lift station pumps and repairs and moved for its approval, second by Council Member Ramsey. 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, Irlbeck, & Morrow

Nays: None

Whereupon, Mayor Behrens declared motion carried and resolution passed.

RESOLUTION NO 1209-18

**RESOLUTION AUTHORIZING INTERNAL ADVANCE OF FUNDS FOR THE
LIFT STATION PUMPS AND REPAIRS.**

WHEREAS, the City of Templeton, Iowa (the "City"), has established the Templeton Urban Renewal Area (the "Urban Renewal Area") and has established the Templeton Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund") in connection therewith; and

WHEREAS, the City has approved the Lift Station Pumps & Repairs Project (the "Project") as an urban renewal project to be undertaken within the Urban Renewal Area; and

WHEREAS, in order to cover the costs of funding the Project and to make such costs eligible to be recouped from incremental property tax revenues, it is necessary to facilitate an internal advance (the "Advance") of funds;

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

Section 1. In order to pay for the costs of the Project it is hereby directed that an amount not in excess of Six Thousand Four Hundred Twenty-One Dollars (\$6,421) be advanced from the Sewer Fund (the "Source Fund") in order to fund the Project costs. The Advance shall be repaid to the Source Fund, without interest, out of incremental property tax revenues received with respect to the Urban Renewal Area.

It is intended that the Advance, plus accrued interest thereon, shall be repaid to the Source Fund as funds become available, inclusive, provided, however, that repayment of the Advance is subject to the determination of the City Council that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds to the repayment of the Advance, or to withhold such appropriation at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Carroll County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2018, the original amount of the Advance.

Section 3. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 5th day of November, 2018.

Mayor

Attest:

City Clerk

After due consideration and discussion, Council Member Irlbeck introduced Resolution #1210-18 – a Resolution authorizing internal advance of funds for outdoor weather warning siren and installation costs, second 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: Morrow, Ramsey, Bauer, Irlbeck, & Engelen

Nays: None

Whereupon, Mayor Behrens declared motion carried and resolution passed.

RESOLUTION NO 1210-18

RESOLUTION AUTHORIZING INTERNAL ADVANCE OF FUNDS FOR THE OUTDOOR WEATHER WARNING SIREN & INSTALLATION COSTS.

WHEREAS, the City of Templeton, Iowa (the “City”), has established the Templeton Urban Renewal Area (the “Urban Renewal Area”) and has established the Templeton Urban Renewal Area Tax Increment Revenue Fund (the “Tax Increment Fund”) in connection therewith; and

WHEREAS, the City has approved the Outdoor Weather Warning Siren & Installation Costs Project (the “Project”) as an urban renewal project to be undertaken within the Urban Renewal Area; and

WHEREAS, in order to cover the costs of funding the Project and to make such costs eligible to be recouped from incremental property tax revenues, it is necessary to facilitate an internal advance (the “Advance”) of funds;

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

Section 1. In order to pay for the costs of the Project it is hereby directed that an amount not in excess of Two Thousand Five Hundred Sixty-Five Dollars (\$2,565) be advanced from the General Fund (the “Source Fund”) in order to fund the Project costs. The Advance shall be repaid to the Source Fund, without interest, out of incremental property tax revenues received with respect to the Urban Renewal Area.

It is intended that the Advance, plus accrued interest thereon, shall be repaid to the Source Fund as funds become available, inclusive, provided, however, that repayment of the Advance is subject to the determination of the City Council that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds to the repayment of the Advance, or to withhold such appropriation at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Carroll County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2018, the original amount of the Advance.

Section 3. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 5th day of November, 2018.

Mayor

Attest:

City Clerk

After due consideration and discussion, Council Member Morrow introduced Resolution #1211-18 – a Resolution authorizing internal advance of funds for curb & gutter project along 4th Street between 1st Avenue and 2nd Avenue, second by Council Member Irlbeck. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: Ramsey, Irlbeck, Morrow, Bauer, & Engelen

Nays: None

Whereupon, Mayor Behrens declared motion carried and resolution passed.

RESOLUTION NO 1211-18

RESOLUTION AUTHORIZING INTERNAL ADVANCE OF FUNDS FOR CURB & GUTTER PROJECT ALONG 4TH ST. BETWEEN 1ST AVE. & 2ND AVE.

WHEREAS, the City of Templeton, Iowa (the “City”), has established the Templeton Urban Renewal Area (the “Urban Renewal Area”) and has established the Templeton Urban Renewal Area Tax Increment Revenue Fund (the “Tax Increment Fund”) in connection therewith; and

WHEREAS, the City has approved the Curb & Gutter Project (the “Project”) as an urban renewal project to be undertaken within the Urban Renewal Area; and

WHEREAS, in order to cover the costs of funding the Project and to make such costs eligible to be recouped from incremental property tax revenues, it is necessary to facilitate an internal advance (the “Advance”) of funds;

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

Section 1. In order to pay for the costs of the Project it is hereby directed that an amount not in excess of Twenty Thousand Two Hundred Twenty-Two Dollars (\$20,222) be advanced from the General Fund (the “Source Fund”) in order to fund the Project costs. The Advance shall be repaid to the Source Fund, without interest, out of incremental property tax revenues received with respect to the Urban Renewal Area.

It is intended that the Advance, plus accrued interest thereon, shall be repaid to the Source Fund as funds become available, inclusive, provided, however, that repayment of the Advance is subject to the determination of the City Council that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds to the repayment of the Advance, or to withhold such appropriation at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Carroll County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2018, the original amount of the Advance.

Section 3. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 5th day of November, 2018.

Mayor

Attest:

City Clerk

After due consideration and discussion, Council Member Ramsey introduced Resolution #1212-18 – a Resolution obligating funds from the Templeton Industrial Park Urban Renewal Area TIF Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding fiscal year 2019/2020, second 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: Bauer, Ramsey, Engelen, Morrow, & Irlbeck

Nays: None

Whereupon, Mayor Behrens declared motion carried and resolution passed.

Resolution No. 1212-18

A RESOLUTION OBLIGATING FUNDS FROM THE TEMPLETON INDUSTRIAL PARK URBAN RENEWAL AREA TIF FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR OF 2019-2020

WHEREAS, the City of Templeton, Iowa (hereafter “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 Industrial Park Urban Renewal Area (hereafter the “Urban Renewal Area”); and,

WHEREAS, this 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 Section 403.19(2) of the Code of Iowa (hereafter the “TIF Fund”), which fund and the portion of taxes referred to in Section 403.19(2) 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 has scheduled a payment in the amount of \$12,668 (hereafter the “Annual Payment”) which shall come due in the fiscal year beginning July 1, 2019 with respect to the City’s Development Agreement with Waspy’s, LLC dated October 14, 2016; and,

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in the TIF Fund in the fiscal year beginning July 1, 2019;

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

1. The City Council hereby obligates \$12,668 for appropriation from the TIF Fund to the Annual Payment in the fiscal year beginning July 1, 2019.
2. The City Clerk is authorized and directed to certify the amount obligated for appropriation in Number 1 above on the City’s certification of debt payable from the TIF Fund to the Carroll County Auditor no later than December 1, 2018.
3. The City Clerk is authorized and directed to include the amount certified in Numbers 1 & 2 above in the City’s fiscal year 2019-2020 budget.
4. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and Approved by the City of Templeton, Iowa City Council, this 5th day of November, 2018.

Ken Behrens, Mayor

ATTEST:

Rhonda Schwaller, City Clerk

A motion was made by Irlbeck approving the city of Templeton’s Tax Increment Financing (TIF) Indebtedness Certification report, second by Morrow. All present voted in favor of the motion and the motion was carried.

A motion was made by Ramsey approving the city of Templeton’s Urban Renewal Report for fiscal year ending June 30, 2018, second by Engelen. All present voted in favor of the motion and the motion was carried.

Council reviewed the city of Templeton’s Annual Fiscal Conditions Report generated by the Iowa Government Finance Initiative, an educational outreach program developed by Iowa State University Extension and Outreach.

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

1. October 1, 2018 and October 15, 2018 Council Minutes.
2. October 3, 2018 and October 24, 2018 Templeton Park Board Minutes.
3. October 30, 2018 Templeton Center Minutes.
4. No Internal Review submitted of city’s financial records & assets for the month of October 2018.
5. Budget vs Actual 2018
6. Balance Sheet
7. October 2018 Claims.
8. September 2018 Treasurer’s Report
 - \$ 64,514.97 revenue
 - \$ 82,891.95 expenditures
 - \$577,170.03 total cash & investments

FUND	RECEIPTS	DISBURSEMENTS
General	\$ 11,814.65	\$ 39,094.42
Templeton Center	\$ 16,932.96	\$ 13,202.46
City Park Fundraising	\$ 175.00	\$ 0.00
Historical Society	\$ 0.41	\$ 0.00
Fire Dept. – Checking	\$ 0.00	\$ 136.96
Road Use Tax	\$ 4,201.56	\$ 24,470.90
Employee Benefits	\$ 1,661.04	\$ 0.00
Local Option Tax	\$ 4,091.60	\$ 0.00
TIF	\$ 16,404.05	\$ 0.00
Debt Service	\$ 0.00	\$ 0.00
Debt Service – Comm. Ctr. Pledge	\$ 0.00	\$ 0.00
Capital Proj. – Community Center	\$ 0.00	\$ 0.00
Water	\$ 6,988.69	\$ 5,269.77
Sewer	\$ 2,009.15	\$ 717.44
Fire Truck Fund	\$ 235.86	\$ 0.00
Totals	\$ 64,514.97	\$ 82,891.95

October 2018 Claims as listed:

EFT	Wellmark	health insurance premium	934.82
17176	Mid American Energy	utilities	886.79
17177	SGS, LLC DBA Carroll Refuse	garbage collection	1,618.54
17178	Raccoon Valley Electric Coop.	sewer lagoon	46.50
17179	Templeton Telephone Company	TC - telephone	28.00
17180	Templeton Telephone Company	telephone & internet service	85.35
17181	Access Systems	copier/printer	182.86
17182	Mangold Environmental Testing	water samples	39.00
17183	Audubon County Advocate Journal	TC - advertising	46.00
17184	Dale Prebeck	payroll	1,527.84
17185	Treasurer, State of Iowa	3rd qtr. 2018 sales tax	533.00
17186	Treasurer, State of Iowa	3rd qtr. 2018 WET excise tax	787.00
17187	HyVee	TC - concessions for resale	154.55
17188	HyVee	Tc - concessions for resale	639.16
EFT	Elavon	TC - P.O.S. system	272.26
EFT	Ike Auen Distributing Co.	TC - concessions for resale	141.30
EFT	Ike Auen Distributing Co.	TC - concessions for resale	581.90
EFT	Ike Auen Distributing Co.	TC - concessions for resale	669.90
17189	Postmaster	postage	70.00
17190	West Central Iowa Rural Water	1,220,000 gallons used	4,575.00

17191	Aramark	TC - linens	318.18
17192	Computer Concepts of Iowa	PC cleanup	58.33
17193	Dale Prebeck	payroll	1,527.82
17194	Debra Gute	TC - payroll	131.31
17195	Jacob Gute	TC - payroll	465.01
17196	James Hanken	TC - payroll	222.96
17197	Brooke Kerkhoff	TC - payroll	110.84
17198	McKenzie Podey	TC - payroll	177.02
17199	Rebecca Sporrer	TC - payroll	314.73
17200	Hannah Warner	TC - payroll	545.06
17201	Void		
17202	Karen Prebeck	TC - payroll	283.00
17203	Rhonda Schwaller	payroll	2,711.71
17204	Mark Skillen	TC - payroll	147.93
17205	Mindy Skillen	TC - payroll	6.92
17206	Peggy Weitzl	TC - payroll	608.63
17207	William Prebeck	TC - payroll	46.18
17208	Iowa Public Employees Retirement	retirement	1,474.58
EFT	Templeton Savings Bank	October 2018 941 pymt.	2,684.14
EFT	Elavon	TC - P.O.S. system	266.59
17209	Manning Municipal Gas	TC - utilities	66.25
17210	Manning Municipal Gas	utilities	122.54
17211	U.S. Cellular	cell phone	57.87
17212	John Deere Financial	misc. supplies	78.79
17213	Veenstra & Kimm, Inc.	engineering services	609.00
17214	The Office Stop	misc. supplies	27.33
17215	Daily Times Herald	publications	197.81
17216	Rasmussen Lumber Co.	lockset	11.99
17217	Ken Behrens	TC - supplies	83.40
17218	Klocke Custom Cabinets	TC - repairs	35.08
17219	Danner Lawnsapes	broadleaf	235.42
17220	Danner Lawnsapes	TC - broadleaf & fertilizer	365.00
17221	Mid American Energy	TC - utilities	414.34
17222	Capital Sanitary Supply	TC - misc. supplies	552.68
17223	Pepsi	TC - concessions for resale	311.53
17224	Kasperbauer Cleaners	TC - linens	245.00
17225	Crawford Ice Company	TC - ice	288.75
17226	Daily Times Herald	TC - adv.	126.00
17227	Peggy Weitzl	TC - misc. supplies	178.40
17228	Karen Prebeck	TC - misc. supplies	260.28
17229	Waspy's	fuel	403.44
17230	Access Systems	printer overage charge	263.50
17231	IDALS	pesticide applicators renewal	15.00
17232	New Hope Village	TC - cleaning	250.00
17233	Templeton Hardware	TC - fly spray	17.97
17234	Templeton Hardware	misc. supplies	44.83
17235	Void		
17236	L-H Tree Service	trim trees	300.00
17237	Duane's Repair	repairs	464.18
17238	Rye Supply, Inc.	faucet, water supplies, & shipping	324.66
17239	Rhonda Schwaller	mileage	243.07
17240	Cardmember Service	TC - misc. supplies & Grasshopper	601.86
EFT	Manning Municipal Gas	Fire Dept. - utilities	13.77
EFT	Templeton Telephone Company	Fire Dept. - telephone	31.62
EFT	Mid American Energy	Fire Dept. - utilities	109.00
2926	Waspy's	Fire Dept. fuel	6.26
			<u>33,277.33</u>

Maintenance Report:

- Replaced Street Sweeper fuel pump relay switch and batteries.
- Will be drawing down sewer lagoons.
- Winterized Shelter House and Concession Stand.
- Bagging leaves.
- Will be putting up snow fence.
- Will be attending 2018 Water / Wastewater Operator's Training Conference on November 13th through November 15th.
- Will be putting rock on corner of Railway Street and North 2nd Avenue.

Mayor's Report:

- Region XII Council of Governments hosting derelict building program on November 8, 2018.
- Nomination form for Iowa Rural Water Association Board of Directors Community Members.
- Received survey results from Midwest Systems.

At 8:45 o'clock p.m. and with no further business before the council at that time, they agreed to adjourn. Bauer moved to adjourn, second by Engelen. All voted aye, motion carried.

Ken F. Behrens, Mayor

Rhonda Schwaller, City Clerk