

TEMPLETON CITY COUNCIL
AUGUST 5, 2013
7:00 P.M. – TEMPLETON CITY HALL

The Templeton City Council met on this fifth day of August 2013 at 7:00 o'clock p.m. at City Hall, Templeton, Iowa. The meeting was called to order by Mayor Pro Tem Dave Ramsey, and the roll was called showing the following named Council Members present and absent:

Present: Jan Wieland, Dave Ramsey, Rick Hoffman, Doyle Engelen, & Mark Bauer

Absent: None

Others in attendance: City Clerk Rhonda Schwaller
Public Works Director Dale Prebeck
Joe Behrens, Mike Blum, Nick Romey, & Bill Prebeck

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

A motion was made by Bauer to approve West Central Cooperative's building permit application for a grain leg and conveyor, seconded by Wieland. All in favor, motion carried.

A motion was made by Hoffman to approve Rick Spoelstra's building permit application for a 20' x 23' deck on front of house & replace driveway, seconded by Engelen. All in favor, motion carried.

At 7:07 p.m. Mayor Pro Tem Ramsey opened the public hearing to consider the plans, specifications, form of contract and estimate of cost for the Templeton Community Center Phase 1 & 2 Remodeling project from Simonson & Associates, 1717 Ingersoll Avenue, Des Moines, Iowa. City Clerk Schwaller indicated there were no written or oral objections heard from the public. At 7:11 p.m. Mayor Pro Tem Ramsey closed the public hearing. The City of Templeton opened the Templeton Community Center's Phase 1 & 2 Remodeling project bids on Monday, July 29, 2013 at 4:00 p.m. The City received the following bids:

- \$1,040,000.00 from Badding Construction Company, 841 W. 9th St., Carroll, Iowa
- \$1,167,000.00 from Todd Hackett Construction Company, 2925 Cedar Street, Muscatine, Iowa

No further action taken.

Council Member Bauer introduced Resolution #1015-13 and made a motion authorizing partial payment to Andrews Roofing & Sheet Metal, Inc. in the amount of \$26,942.00 for the Templeton Community Center's roof replacement, seconded by Engelen. Roll call taken.

Ayes: Hoffman, Wieland, Ramsey, Engelen, & Bauer

Nays: None

Whereupon, Mayor Pro Tem Ramsey declared motion carried and resolution passed.

RESOLUTION NO. 1015-13

**RESOLUTION FOR PARTIAL PAYMENT TO ANDREWS ROOFING & SHEET METAL, INC.
FOR TEMPLETON COMMUNITY CENTER'S ROOF REPLACEMENT PROJECT**

WHEREAS, by prior resolution, the City Council of the City of Templeton, Iowa, has accepted the bid of Andrew's Roofing & Sheet Metal, Inc., Carroll, Iowa for the Templeton Community Center's roof replacement; and

WHEREAS, the Application and Certificate for Payment has been reviewed by the Construction Manager and Architect on June 28, 2013 certifying to the City of Templeton that to the best of their knowledge, information and belief the work has progressed as indicated, the quality of the work is in accordance with the contract documents, and the contractor is entitled to partial payment in the amount of \$26,942.00; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPLETON, IOWA, that it is hereby found and determined that the Templeton Community Center's roof replacement is in accordance with the terms of the contract and said work is hereby accepted and partial payment in the amount of \$26,942.00 is approved.

Passed and approved by the City Council of the City of Templeton, Iowa this 5th day of August, 2013.

City of Templeton, IA

David Ramsey
Mayor Pro Tem – City of Templeton

Attest: _____
Rhonda Schwaller
Templeton City Clerk

Joe Behrens from the Templeton Community Center's Planning Committee met with the council to explain the following information regarding the Templeton Community Center's Remodeling project budget and cash information as of August 1, 2013:

- Expenses to Date
- Future Expenses
- Funds Raised/Available
- Outstanding/Potential Revenue
- City Financial Information
 - City of Templeton's general obligation debt information
 - Bank Financing-Pledges
 - Remaining Funds/Financing Needed
 - Variables/Considerations

Mayor Pro Tem Ramsey and Joe Behrens also updated the council regarding their meeting at the Templeton Savings Bank with Tom Horbach and Bill Prebeck regarding entering into an interim loan with the Bank for the purpose of funds needed to continue the renovation of the Templeton Community Center Phase 1 & 2 Remodeling project. The interim loan would be based on 80% of the amount of pledges that have been made to fund the Community Center. The exact amount would be determined by the amount of pledges outstanding on the date that the interim loan is needed. Joe Behrens also updated the council regarding current and future grants (Vision Iowa CAT grant, Timmerman Trust, Renze Trust, Lampe Trust, & Carroll County Foundation) that have or will be submitted.

Citizen Forum: Holly Warner addressed the council inquiring about relocating a residential house to the West Ridge Housing Addition. Council will review the West Ridge Addition's restrictive covenants and will discuss at their September 3, 2013 meeting.

Council Member Bauer introduced Resolution #1016-13 and made a motion authorizing Mayor Pro Tem Ramsey to enter into an agreement with the Templeton Savings Bank concerning utilizing the Templeton Community Center's facility as an alternative site for conducting bank business in the event of a disaster, seconded by Engelen. Roll call taken.

Ayes: Bauer, Engelen, Ramsey, Wieland, & Hoffman

Nays: None

Whereupon, Mayor Pro Tem Ramsey declared motion carried and resolution passed.

RESOLUTION NO. 1016-13

A RESOLUTION AUTHORIZING THE MAYOR PRO TEM TO ENTER INTO AN AGREEMENT WITH THE TEMPLETON SAVINGS BANK CONCERNING UTILIZING THE TEMPLETON COMMUNITY CENTER FACILITY AS AN ALTERNATIVE SITE FOR CONDUCTING BANK BUSINESS IN THE EVENT OF A DISASTER.

WHEREAS, the Templeton Savings Bank, 103 S. Main Street, Templeton, Iowa would like to enter into an agreement with the city of Templeton to utilize the Templeton Community Center located at 230 S. 5th Avenue, Templeton, Iowa as a temporary site to conduct bank business in the event of a disaster; and

WHEREAS, the city of Templeton agrees that in the event of a disaster at the Templeton Savings Bank's current facilities it will rent, lease, or otherwise allow the Templeton Savings Bank temporary use of the Templeton Community Center for processing bank business; and

WHEREAS, in the event of a disaster, the city of Templeton and the Templeton Savings Bank will discuss and agree upon the amount of time and space needed and any fees associated with the use of the Templeton Community Center; and

NOW THEREFORE, BE IT RESOLVED by the City Council of Templeton, Iowa does hereby authorize the Mayor Pro Tem to enter into an agreement for said use of the Templeton Community Center.

PASSED AND APPROVED, this 5th day of August, 2013.

CITY OF TEMPLETON, IOWA

David Ramsey
Mayor Pro Tem – City of Templeton

ATTEST:

Rhonda Schwaller, City Clerk

Mayor Pro Tem Ramsey asks for comments or discussion on the proposed Updated and Revised 2013 Zoning Ordinance. City Clerk Schwaller indicated there were no written or oral objections heard from the public. A motion was made by Bauer approving the third reading of Ordinance #73 – Updated and Revised 2013 Zoning Ordinance, seconded by Wieland. Roll call taken.

Ayes: Bauer, Hoffman, Wieland, Engelen, & Ramsey
Nays: None

A motion was made by Hoffman approving the final reading of Ordinance #73 – Updated and Revised 2013 Zoning Ordinance, seconded by Bauer. Roll call taken.

Ayes: Wieland, Engelen, Ramsey, Hoffman, & Bauer
Nays: None

Whereupon, Mayor Pro Tem Ramsey declared motion duly carried and Ordinance #73 has been given its third and final reading.

Ordinance No. 73

ORDINANCE ADOPTING THE UPDATED AND REVISED 2013 CITY OF TEMPLETON, IOWA ZONING ORDINANCE

WHEREAS, The Templeton Planning and Zoning Commission (hereinafter “Commission”) has undertaken a thorough and complete study of present and future land uses in the City of Templeton and has reviewed the “Templeton Zoning Ordinance” (hereinafter “Zoning Ordinance”) as adopted November, 1991 and amended in 1996 and 2004, with the goal of preserving the health, safety, and general welfare and guiding future development of the community in an orderly and efficient manner; and,

WHEREAS, The Commission has prepared a thorough update and revision of the Zoning Ordinance to help guide future development in the City, the provisions of said Ordinance and the regulations contained therein being representative of the City’s future land use plans and other ongoing development efforts and projects of the City; and,

WHEREAS, The Planning and Zoning Commission has held public meetings, held a formal public hearing and submitted a final report to the City Council recommending the adoption of the updated 2013 Zoning Ordinance and per Section 414.6 of the Code of Iowa; and,

WHEREAS, The City Council has held a public hearing and heard comments as required by Section 414.4 of the Code of Iowa on the revised Zoning Ordinance.

NOW THEREFORE BE IT RESOLVED, The City Council of the City of Templeton hereby adopts the following:

Section 1. PURPOSE. The purpose of the Zoning Ordinance is to enable the City of Templeton, Iowa, to preserve the health, safety, and general welfare and guide development of the community in an orderly and efficient manner.

Section 2. ADOPTION. The City of Templeton, Iowa hereby adopts the “2013 Templeton Zoning Ordinance,” hereafter referred to as the “Zoning Ordinance” for the City of Templeton, Iowa, pursuant to published notice and following a public hearing on June 3, 2013, as provided for in Chapter 414 of the Iowa Code.

Section 3. CONTENT. The Templeton Zoning Ordinance contains provisions regulating height, number of stories, and size of buildings and other structures, area of lots that can be occupied, the size of yards, the density of population, and the location and use of buildings, structures, and land for trade, industry, and residential purposes. All parts and provisions of any existing conflicting ordinances regulating such activities in the City in force on the date of publication of this Ordinance are hereby repealed.

The repeal provided for in the preceding paragraph of this Ordinance shall not affect any offense or act committed or done, or any penalty or forfeiture incurred, or any contract or right established or accruing before the effective date of this Ordinance; nor shall any repeal affect any permit or restriction already approved. Nor shall it affect any other right or franchise conferred by any ordinance or resolution of the Council on any other person or corporation; nor shall it affect any prosecution, suit, or other proceedings pending or any judgment rendered on or before or prior to the effective date of this Ordinance.

The Zoning Ordinance shall include this enacting Ordinance, the City Clerk’s certification of its adoption and passage, and the Official Zoning Map as referred to in the Zoning Ordinance.

If the Zoning Ordinance includes any section which has adopted by reference the provisions of any statewide or nationally recognized building or other code pursuant to the provisions of Section 380.10 of the Iowa Code, the City Clerk shall keep on file, with the official copy of the City Code, a copy of such standard code.

Section 4. FORMAT. The Templeton Zoning Ordinance shall be compiled in a bound format.

Section 5. OFFICIAL COPY. The City Clerk shall be responsible for the compilation, organization, and maintenance of the official Zoning Ordinance, and shall keep the official copies on file in the office of the City Clerk.

Section 6. PUBLIC COPIES. Additional copies of the Zoning Ordinance shall be kept in the office of the City Clerk and shall be available for public inspection and for sale for cost to the public. A copy of the Templeton Zoning Ordinance shall be kept on file in the City Clerk’s office for public inspection.

Section 7. ADDITIONAL ORDINANCES. All ordinances regulating zoning, except as hereinafter provided, adopted after the effective date of the Ordinance shall be in the form of an amendment to or an addition to the Templeton Zoning Ordinance.

Section 8. EFFECTIVE DATE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

June 3, 2013

Date: Introduction & First Reading

July 2, 2013

Date: Second Reading

August 5, 2013

Date: Third & Final Reading

attest:

Ken F. Behrens, Mayor

Rhonda Schwaller, City Clerk

seal

Council discussed warranty reminder letter received from JEO Consulting Group dated July 15, 2013 regarding the 2009 TADC 3rd Addition Industrial Road & 305th Street Improvements project constructed by Concrete Technologies. The purpose of the letter was to advise the City of Templeton that the 4-year warranty period for materials and workmanship is more than half over and advise if anything needs to be brought to the contractor's attention. No further action taken.

Mayor Pro Tem Ramsey requested any comments or corrections to be made to the Consent Agenda. A motion was made by Engelen and seconded by Hoffman to approve the Consent Agenda. All in favor, motion carried.

1. Approved Minutes from July 2, 2013 and July 11, 2013.
2. Approved The Still's Class "C" Liquor License with Sunday Sales & Catering Privileges
3. Approved June 2013 and July 2013 Financial Review
4. Approved June 2013 Treasurer's Report.
 - \$133,405.49 revenue
 - \$178,082.95 expenditures
 - \$656,863.73 total cash & investments

FUND	RECEIPTS	DISBURSEMENTS
General	\$ 63,677.54	\$ 13,629.54
Road Use Tax	\$ 2,227.31	\$ 585.63
Employee Benefits	\$ 19.48	\$ 10,285.41
Local Option Tax	\$ 3,598.71	\$ 47,709.68
TIF	\$ 0.00	\$ 49,318.66
Debt Service	\$ 49,351.27	\$ 50,014.37
Capital Proj. – Community Center	\$ 8,226.00	\$ 686.11
Water	\$ 4,457.29	\$ 4,192.69
Sewer	\$ 1,837.23	\$ 1,660.86
Certificate of Deposit	\$ 0.00	\$ 0.00
Fire Truck Fund	\$ 10.66	\$ 0.00
Totals	\$ 133,405.49	\$ 178,082.95

5. Approval of the Claims for July 2013 as listed:

13134	Aspinwall Cooperative	227.87	gas
13135	Carroll Refuse Service	1,554.96	garbage collection
13136	Mid American Energy	702.66	utilities
13137	Raccoon Valley Electric Coop.	42.00	sewer lagoon
13138	Templeton Hardware, Inc.	25.98	misc. supplies
13139	Andrew's Roofing	66,500.00	Comm. Center roof replacement - 1st pymt.
13140	Treasurer State of Iowa	874.63	2nd qtr. 2013 sales tax
13141	Dale Prebeck	1,317.87	payroll
13142	Dale Prebeck	511.98	insurance allowance
13143	Rhonda Schwaller	351.95	insurance allowance
13144	Templeton Telephone Co.	22.50	Community Center telephone
13145	Templeton Telephone Co.	78.47	telephone & internet service
13146	Manning Municipal Gas Dept.	30.00	Community Center utilities
13147	Manning Municipal Gas Dept.	70.51	utilities
13148	De Lage Landen	127.25	printer/copier lease
13149	Iowa One Call	6.30	7 one calls
13150	Carroll Refuse Service	182.04	Community Center demolition tonnage
13151	Irlbeck Welding	34.00	Ballfield Open Shelter House iron support
13152	Midwest Wholesale Building	420.29	Concession Stand doors
13153	West Central Iowa Rural Water	2,406.75	837,000 gallons used
13154	Postmaster	55.44	postage
13155	Dale Prebeck	1,317.87	payroll
13156	Denise Irlbeck	51.84	payroll
13157	Rhonda Schwaller	1,995.92	payroll
13158	IPERS	999.42	retirement fund
13159	Postmaster	46.00	postage
ACH	TSB	1,839.29	July 2013 941 tax

13160	U.S. Cellular	55.30	cell phone
13161	Herald Publishing Company	55.29	Community Center publication
13162	Trophies Plus, Inc.	23.90	Concession Stand bathroom signs
13163	Sacred Heart Church	122.21	Community Center utilities
13164	West Central Cooperative	56.08	roundup
13165	Carroll Co. Solid Waste Mgmt.	1,035.00	July 2013 thru Sept. 2013 qtrly. assessment
13166	Kay Langel	211.32	arts in the park supplies
13167	Sara Langel	285.00	tennis & arts in the park instructor
13168	John Deere Financial	408.62	lawn mower repairs
13169	Rasmussen Lumber Co.	6.79	masonry premix
13170	Audubon-Exira Ready Mix, Inc.	310.00	concrete
13171	Cardmember Services	251.34	street cold patch
13172	Rye Supply, Inc.	10.39	UPS charge
13173	Rhonda Schwaller	98.31	mileage
13174	Andrew's Roofing	26,942.00	Comm. Center roof replacement - 2nd pymt.
13175	Templeton Hardware, Inc.	23,060.75	5th Ave. water main project & misc.

Fire Chief Dale Prebeck's Roster Update:

- Eric Schreck resigned
- Nathan Johansen reserve fire fighter

Maintenance Report:

- Worked 90% of water main valves. Will be cleaning out water main valve boxes at the corner 3rd Street & Rye Avenue, corner of 2nd Street & 3rd Avenue and corner of 3rd Street & 1st Avenue.
- Will be submitting Stage 2 Disinfection Byproducts Rule - TTHM/HAA5 sample for 230 S. 5th Avenue to the DNR in August. Special water sample required every 3 years.
- New water meters installed at 230 S. 5th Avenue and 521 W. 3rd Street.
- Picked up street cold patch mix from Hallett Materials in Wall Lake, Iowa.
- Horizon Equipment repaired John Deere lawn mower's main drive belt.

Mayor's Report: None

At 8:30 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.

David Ramsey, Mayor Pro Tem

Rhonda Schwaller, City Clerk