

TEMPLETON CITY COUNCIL
SEPTEMBER 6, 2016
7:00 P.M. – TEMPLETON CITY HALL

The Templeton City Council met on this sixth day of September 2016 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: Dave Ramsey, Mark Bauer, & Alex Schoepner

Absent: Doyle Engelen & Joe Irlbeck

Others in attendance: Mayor Ken Behrens, City Clerk Rhonda Schwaller, & Public Works Director Dale Prebeck, Sara Kappos, Lester Brown

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

Citizen's Forum: None

Sara Kappos from Veenstra & Kimm updated council regarding wastewater treatment facility project:

1. Iowa DNR issued Templeton's National Pollutant Discharge Elimination System (NPDES) permit to discharge treated wastewater into a stream. New permit contains changes to sampling requirements but no changes to discharge limits.
2. Wastewater treatment facility design options.
3. Funding options.
4. Need to schedule a Project Initiation meeting with DNR reviewer.

Council discussed thinning out plants and updating Templeton Sign and Children's Garden's landscaping. Consensus of council was to proceed.

Mayor Behrens opened public hearing at 8:06 p.m. for the purpose of conducting a public hearing on the 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

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed at 8:09 p.m.

Council Member Schoepner moved the adoption of a resolution 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 Bauer. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Bauer, Schoepner, & Ramsey

Nays: None

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

RESOLUTION NO. 1154-16

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 (i) providing tax increment financing support to Waspy's – Templeton, L.L.C. in connection with the construction of a new convenience store/truck stop facility for use in its business operations; and (ii) using tax increment financing to pay the costs of constructing storm sewer improvements to encourage commercial and industrial development in the Urban Renewal Area; 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 September 6, 2016; 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 18th day of August, 2016; 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 2016 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.

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 September 6, 2016.

Mayor

Attest:

City Clerk

CITY OF TEMPLETON, IOWA

URBAN RENEWAL PLAN AMENDMENT
TEMPLETON URBAN RENEWAL AREA

September, 2016

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 within the Urban Renewal Area.

1) Addition of Property. By virtue of this amendment, the legal description of the properties contained within the Urban Renewal Area is changed to add the following real property:

Lot 1 of the Northwest Quarter of the Southwest Quarter of Section 16, Township 82 North, Range 35 West of the 5th P.M., Carroll County, Iowa (the “Property”).

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 Project. 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: Waspy’s Convenience Store/Truck Stop Development Project

Name of Urban Renewal Area: Templeton Urban Renewal Area

Date of Council Approval of Project: September 6, 2016

Description of the Project: Waspy’s – Templeton, L.L.C. (the “Company”) has proposed to undertake the construction of a convenience store/truck stop facility (the “Waspy’s Project”) for use in its business operations on the Property (as defined in Section 1 of this Amendment). It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to complete, operate and maintain the Waspy’s Project. The costs of the Waspy’s Project will include legal and administrative fees (the “Admin Fees”) associated with the initiation, authorization and carrying out of the City’s participation therein in the amount of \$6,000.

Description of Public Infrastructure to be Constructed in Connection with the Project: The Company will install sanitary sewer and water mains necessary for the development of the Project.

Description of Properties to be Acquired in Connection with the Project: It is not anticipated that the City will acquire real property in connection with the Waspy’s Project.

Description of Use of TIF: The City intends to enter into a Development Agreement with the Company with respect to the construction of the Waspy’s Project and to provide annual appropriation economic development payments (the “Payments”) to the Company thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Property with the completed Waspy’s Project thereon. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Waspy’s Project will not exceed \$75,000, including the Admin Fees.

B.

Name of Project: Industrial Park Storm Sewer Improvements Project (the “Storm Sewer Improvements Project”)

Name of Urban Renewal Area: Templeton Urban Renewal Area

Date of Council Approval of Project: September 6, 2016

Description of Project and Project Site: The Storm Sewer Improvements Project will consist of the installation by the City of storm sewer intakes at the corner of Industrial Road and E. 7th Street.

The Storm Sewer Improvements Project will have a direct, positive impact on increased and improved commercial and industrial development in the Industrial Park situated in the Urban Renewal Area through the provision of enhanced public infrastructure.

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

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Storm Sewer Improvements Project with either borrowed funds and/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 Storm Sewer Improvements Project will not exceed \$30,000.

2) 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>\$1,188,647</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed maximum indebtedness to be incurred in connection with this September 2016 Amendment*:	<u>\$ 105,000</u>

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

EXHIBIT A
Legal Description
Expanded Templeton Urban Renewal Area
(2016 Addition)

Lot 1 of the Northwest Quarter of the Southwest Quarter of Section 16, Township 82 North, Range 35 West of the 5th P.M., Carroll County, Iowa

Council Member Ramsey introduced an ordinance entitled “Ordinance No. 80. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2016 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: Schoeppner, Bauer, & Ramsey
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 Ramsey 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: Ramsey, Schoeppner, & Bauer
Nays: None

Whereupon, the Mayor declared the motion duly carried.

It was moved by Council Member Schoeppner and seconded by Council Member Bauer that the ordinance entitled “Ordinance No. 80. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2016 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: Ramsey, Bauer, & Schoeppner
Nays: None

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

ORDINANCE NO. 80

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2016 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 2016 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.

“2016 Urban Renewal Area Addition” shall mean the 2016 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 the 6th day of September, 2016:

Lot 1 of the Northwest Quarter of the Southwest Quarter of Section 16, Township 82 North, Range 35 West of the 5th P.M., 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 2016 Urban Renewal Area Addition. After the effective date of this ordinance, the taxes levied on the taxable property in the 2016 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 2016 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 2016 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 2016 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 2016 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 2016 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 2016 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 6th day of September, 2016.

Mayor

Attest:

City Clerk

Council tabled discussion on an Internal Transfer of Funds for Projects in the Urban Renewal Area and Providing for the Repayment of Said Funds until next regularly scheduled council meeting.

Council Member Bauer introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member Ramsey; 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: Schoeppner, Bauer, & Ramsey

Nays: None

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

RESOLUTION NO. 1155-16

Resolution Setting A Date of Meeting at which it is Proposed to Approve a Development Agreement with Waspy's - Templeton, L.L.C., Including Annual Appropriation Tax Increment Payments in an Amount Not to Exceed \$75,000

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 Waspy's - Templeton, L.L.C. (the "Company") in connection with the construction of a new convenience store/truck stop facility for use in its business operations and the corresponding public infrastructure 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 \$75,000 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 October 3, 2016, at 7:00 o'clock p.m., at the 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
WASPY'S - TEMPLETON, L.L.C. AND AUTHORIZATION OF ANNUAL APPROPRIATION
TAX INCREMENT PAYMENTS**

The City Council of the City of Templeton, Iowa, will meet at the City Hall on October 3, 2016, 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 Waspy's - Templeton, L.L.C. (the "Company"), in connection with the construction of a new convenience store/truck stop facility for use in its business operations and the corresponding public infrastructure 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 \$75,000 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 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.

RhondaSchwaller
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 September 6, 2016.

Mayor

Attest:

City Clerk

Council acknowledged receipt of Carroll County, Iowa's application for voluntary annexation. The Planning & Zoning Commission met on August 18, 2016 at 5:30 p.m. and recommended the Templeton City Council approve Carroll County's application for voluntary annexation. After due consideration and discussion, Council Member Schoeppner introduced resolution and moved its adoption, seconded 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: Bauer, Schoeppner, & Ramsey

Nays: None

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

**RESOLUTION NO. 1156-16
RESOLUTION OF ANNEXATION**

WHEREAS, there has been presented to the Council, an Application executed by the owners of the following described real estate which lies adjacent to the corporate limits of the City of Templeton; and

WHEREAS, it is in the best interest of the City of Templeton that said real estate is hereby annexed to the City of Templeton, Iowa, and the corporate limits are extended to include said real estate:

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 82 NORTH, RANGE 35 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 16; THENCE SOUTH 89° 27' 36" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, 60.00 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF IVY AVENUE AND THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE SOUTH 0°08'00" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 988.35 FEET; THENCE NORTH 89° 27' 36" WEST, 60.00 FEET TO A POINT ON THE WEST LINE OF THE NW1/4-SW1/4 OF SECTION 16-82-35; THENCE NORTH 0°08'00" WEST, ALONG SAID WEST LINE OF THE NW1/4-SW1/4, 988.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.36 ACRES (59,325.2 S.F.). PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PASSED AND APPROVED by City Council of the City of Templeton, Iowa this 6th day of September, 2016.

CITY COUNCIL OF THE
CITY OF TEMPLETON

By: _____
Ken F. Behrens, Mayor

ATTEST:

By: _____
Rhonda Schwaller, City Clerk

After due consideration and discussion, Council Member Schoepner introduced resolution and moved its adoption, seconded 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: Ramsey, Bauer, & Schoepner

Nays: None

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

**RESOLUTION NO. 1157-16
RENAMING OF STREET**

WHEREAS, the City Council of the City of Templeton (City) has very successfully achieved certain economic development with Waspy's-Templeton, LLC, pertaining to Lot 1 of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Sixteen (16), Township Eighty-Two (82) North, Range Thirty-Five (35) West of the 5th PM, Carroll County, Iowa, being voluntarily annexed into the City, and

WHEREAS, the Board of Supervisors (Board) for Carroll County, Iowa has assisted the City in this voluntary annexation and economic development to their mutual benefit, and

WHEREAS, the Board continues to support the City in effectuating the implementation of this Waspy's economic development by submitting an Application For Voluntary Annexation regarding the East Half (E½) of the sixty foot (60'), more or less, road and right-of-way now known as Ivy Avenue and specifically designated in the Plat of Survey appended hereto as Attachment #1, and

WHEREAS, the City intends that certain utility line(s) are to be placed in the right-of-way.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Templeton, Iowa on this 6th day of September, 2016 does hereby authorize and approve that the plat of right-of-way shown in Attachment #1 shall be renamed “South Rye Avenue” as shown in the Attachment #2 aerial map appended hereto.

PASS AND APPROVED by the Templeton City Council this 6th day of September 2016.

CITY OF TEMPLETON, IOWA

By: _____
Ken F. Behrens, Mayor

ATTEST:

Rhonda Schwaller, City Clerk

Council discussed memo dated September 2, 2016 from Karla Janning, Housing Program Coordinator for Region XII Council of Governments regarding 2017 Community Development Block Grant Housing Fund for housing rehabilitation. Council requested City Clerk Schwaller invite Karla to attend next council meeting for further discussion of the program.

A motion was made by Bauer to disburse grant money awarded from Warren Timmerman Trust and Gilbert Renze Trust in the amount of \$20,280.00 to the Templeton Community Fire Department for the purchase of turnout gear, seconded by Schoepner. All in favor, motion carried.

A motion was made by Ramsey to add Josh Riesberg to the Templeton Community Fire Department roster, seconded by Bauer. All in favor, motion carried.

A motion was made by Bauer to approve Resolution 1158-16 for FY16 Street Financial Report, seconded by Ramsey. All in favor, motion carried.

A motion was made by Schoepner setting Sunday, October 30, 2016 as “Beggars Night” from 4:00 p.m. to 6:00 p.m., seconded by Bauer. All in favor, motion carried.

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

1. Approve Minutes from August 9, 2016 and August 18, 2016.
2. Internal Review of city’s financial records & assets submitted for the month of August 2016.
3. Approve Claims for August 2016.
4. Approve July 2016 Treasurer’s Report
 - \$ 43,384.93 revenue
 - \$ 50,517.36 expenditures
 - \$525,008.03 total cash & investments

FUND	RECEIPTS	DISBURSEMENTS
General	\$ 3,310.25	\$ 26,937.86
Templeton Center	\$ 13,932.94	\$ 16,835.48
City Park – Checking	\$ 0.00	\$ 0.00
City Park – Savings	\$ 75.00	\$ 0.00
Historical Society	\$ 0.00	\$ 0.00
Road Use Tax	\$ 2,695.19	\$ 283.22
Employee Benefits	\$ 70.65	\$ 0.00
Local Option Tax	\$ 3,973.84	\$ 0.00
TIF	\$ 0.00	\$ 0.00
Debt Service	\$ 21.88	\$ 0.00
Debt Service – Comm. Ctr. Pledge	\$ 11,810.00	\$ 0.00
Capital Proj. – Community Center	\$ 0.00	\$ 0.00
Water	\$ 5,527.73	\$ 5,640.75
Sewer	\$ 1,955.07	\$ 820.05
Fire Truck Fund	\$ 12.38	\$ 0.00
Totals	\$ 43,384.93	\$ 50,517.36

Approval of the Claims for August 2016 as listed:

15452	Aspinwall Cooperative	198.77	gas
15453	Mid American Energy	851.48	utilities
15454	Raccoon Valley Electric Coop.	48.46	sewer lagoon
15455	De Lage Landen Financial Serv.	145.45	copier/printer lease
15456	Templeton Telephone Company	27.50	TC - telephone
15457	Templeton Telephone Company	76.90	telephone & internet service
15458	Dale Prebeck	1,621.97	payroll & 1/2 insurance allowance
15459	HyVee Food Stores	760.30	TC - concessions for resale
15460	Postmaster	26.72	postage
15461	Carroll County Recorder	49.00	recording fees
15462	West Central Iowa Rural Water	2,513.25	741,000 gallons used
15463	HyVee Food Stores	591.52	TC - concessions for resale
15464	Postmaster	57.80	postage
15465	Manning Municipal Gas	67.68	utilities
15466	Manning Municipal Gas	52.53	TC - utilities
15467	Mangold Environmental Testing	180.00	routine water sample
15468	Access Systems	376.61	printer overage
15469	Madame Mary	60.00	TC - concessions for resale
15470	Dale Prebeck	1,621.97	payroll & 1/2 insurance allowance
15471	Jo Ann Thomas	175.23	TC - payroll
15472	Kathryn Bruening	195.35	TC - payroll
15473	Amy Hanken	427.93	TC - payroll
15474	Lisa A. Kerkhoff	344.88	TC - payroll
15475	Maria Muhlbauer	301.56	TC - payroll
15476	Hannah Warner	199.92	TC - payroll
15477	Holly Warner	199.93	TC - payroll
15478	James Hanken	471.04	TC - payroll
15479	Kim Stork-Irlbeck	50.00	cell phone stipend
15480	Lindsey Irlbeck	663.56	TC - payroll
15481	Kim Stork-Irlbeck	765.63	TC - payroll
15482	Carroll Refuse Service, LLC	1,576.24	garbage collection
15483	Rhonda Schwaller	2,502.02	payroll
15484	IPERS	1,500.11	retirement
EFT	Templeton Savings Bank	3,145.86	August 2016 941 tax pymt.
EFT	Ft. Dodge Distributing	186.00	TC - concessions for resale
EFT	Ft. Dodge Distributing	232.30	TC - concessions for resale
EFT	Ike Auen Distributing Co.	508.00	TC - concessions for resale
EFT	Ike Auen Distributing Co.	508.00	TC - concessions for resale
EFT	Elavon	278.96	TC - P.O.S. fees
EFT	Ike Auen Distributing Co.	201.50	TC - concessions for resale
15485	Templeton Community Fire Dept.	20,280.00	turnout gear
15486	The Office Stop	67.29	misc. supplies
15487	Central States Lab	606.26	wastewater treatment
15488	Daily Times Herald	81.26	publications
15489	Iowa One Call	65.70	40 one calls
15490	U.S. Cellular	57.08	cell phone
15491	Carroll County Solid Waste Mgmt.	1,035.00	qtrly. assessment - Oct. 2016 thru Dec. 2016
15492	Carroll County Treasurer	545.00	real estate taxes & drainage assessment
15493	Karen Prebeck	26.87	TC - flowers
15494	Aramark	315.47	TC - linens
15495	Joe Behrens	49.94	TC - ladder
15496	Pepsi Beverages Co.	306.73	TC - concessions for resale
15497	Crawford Ice Company	198.75	TC - ice
15498	Mid American Energy	1,199.06	TC - utilities
15499	Iowa Dept of Inspections/Appeals	236.25	TC - Bar/Food Establishment License
15500	HyVee Food Stores	284.84	TC - concessions for resale
15501	Kasperbauer Cleaners	25.37	TC - dry cleaning linens
15502	Rye Supply, Inc.	13.67	UPS charge
15503	Cardmember Services	18.67	TC - Grasshopper

15504	Cardmember Services	31.07	shovel & weed eater string
15505	Cardmember Services	106.48	TC - concessions for resale & misc. supplies
15506	Templeton Hardware	70.01	misc. supplies
15507	Rasmussen Lumber Co.	95.30	Industrial Rd & E 7th St. - storm sewer
15508	Irlbeck Welding	57.60	Industrial Rd & E 7th St. - storm sewer
15509	Audubon-Exira Ready Mix, Inc.	2541.49	Industrial Rd & E 7th St. - storm sewer
15510	Templeton Hardware	17603.59	Industrial Rd & E 7th St. - storm sewer
18	Central Iowa Distributing	114.40	Park - paper towels & garbage bags
15511	Tonya Vetter	75.00	refund water/sewer deposit (reissue lost ck)
15512	Veenstra & Kimm, Inc.	5,868.97	engineering - wastewater system

Maintenance Report:

- Two broken leaf springs on 2007 Ford pickup.
- Seal coating of streets completed by Blacktop Service.
- Completed construction of storm sewer at the corner of Industrial Road & E 7th Street.
- Verified with Sara Kappos from Veenstra & Kimm change in sanitary sewer extension construction east of 701 E. 7th Street.

Mayor's Report:

- Templeton Rye Spirits hosting 10 year anniversary celebration at the Templeton Center on Saturday, November 5, 2016.
- Discussed Iowa Code 657A.10A Petition by City for Title to Abandoned Property.
- Templeton Area Development Board Member Chris Danner has been in contact with the Iowa Department of Transportation regarding the possibility of the city taking ownership of the northeast intersection at the corner of Hwy 71 and 141 junctions for a city of Templeton sign.
- Invitation to attend soft opening of Boulders Motel in Manning on October 11, 2016.
- Klocke Custom Cabinets ribbon cutting on Friday, September 16, 2016 at 8:30 a.m.

At 9:05 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 in favor, motion carried.

Ken F. Behrens, Mayor

Rhonda Schwaller, City Clerk