

TEMPLETON CITY COUNCIL
DECEMBER 2, 2013
7:00 P.M. – TEMPLETON CITY HALL

The Templeton City Council met on this second day of December 2013 at 7:00 o'clock a.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: Rick Hoffman, Dave Ramsey, Doyle Engelen, & Mark Bauer

Absent: Jan Wieland

Others in attendance: Mayor Ken Behrens
City Clerk Rhonda Schwaller
Public Works Director Dale Prebeck
Joe Behrens
Bill Prebeck

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

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

1. Approved Minutes from November 4, 2013 and November 15, 2013
2. Approved November 2013 Financial Review
3. Approved October 2013 Treasurer's Report.
 - \$ 109,893.08 revenue
 - \$ 134,884.39 expenditures
 - \$ 683,106.23 total cash & investments

FUND	RECEIPTS	DISBURSEMENTS
General	\$ 46,825.70	\$ 13,227.11
Road Use Tax	\$ 3,065.10	\$ 147.40
Employee Benefits	\$ 4,523.99	\$ 0.00
Local Option Tax	\$ 3,664.49	\$ 0.00
TIF	\$ 15,526.92	\$ 0.00
Debt Service	\$ 7,544.06	\$ 0.00
Capital Proj. – Community Center	\$ 20,916.09	\$ 114,804.53
Water	\$ 4,535.13	\$ 5,068.16
Sewer	\$ 1,956.04	\$ 1,637.19
Certificate of Deposit	\$ 0.00	\$ 0.00
Fire Truck Fund	\$ 1,335.56	\$ 0.00
Totals	\$ 109,893.08	\$ 134,884.39

4. Approval of the Claims for November 2013 as listed:

13297	Postmaster	46.00	postage
13298	Aspinwall Cooperative	156.82	gas
13299	Mid American Energy	751.78	utilities
13300	Carroll Refuse Service	1,575.42	garbage collection
13301	Duane's Repair	118.77	brake fluid & st. sweeper battery
13302	Raccoon Valley Electric Coop.	42.00	sewer lagoon
13303	Templeton Telephone Co.	22.50	Community Center telephone
13304	Templeton Telephone Co.	73.79	telephone & internet service
13305	Dale Prebeck	1,317.87	payroll
13306	Dale Prebeck	511.98	insurance allowance
13307	Rhonda Schwaller	351.99	insurance allowance
13308	Manning Municipal Gas Dept.	174.30	utilities
13309	De Lage Landen	127.25	printer/copier lease
13310	Dale Prebeck	1,317.88	payroll
13311	Rhonda Schwaller	1,743.34	payroll
13312	IPERS	934.69	retirement fund
ACH	TSB	1,721.26	November 2013 941 tax
13313	Postmaster	57.81	Nov. 2013 Comm. Ctr. update letter
13314	West Central Iowa Rural Water	2,486.50	835,000 gallons used

13315	Postmaster	54.78	postage
13316	Void		
13317	Templeton Savings Bank	18,181.70	West Ridge Bond princ. & int. pymt.
13318	Templeton Savings Bank	5,309.52	Industrial Road Bond interest pymt.
13319	Templeton Savings Bank	199.50	1/2 AD&D insurance for Fire Dept.
13320	BlueSpace Creative	31.25	export eps logo
13321	Iowa Rural Water Association	200.00	2014 dues
13322	Don Irlbeck	100.00	2013 Gas Board meetings - 4
13323	Dale Prebeck	100.00	2013 Gas Board meetings - 4
13324	Carol Schoeppner	120.00	2013 internal review
13325	Templeton Savings Bank	7.00	safe deposit box #130 rental fee
13326	Safe Choice, Inc.	1,199.95	annual software license agreement
13327	Carroll County Auditor	823.49	city election - 11/5/2013
13328	Mid American Energy	6.13	Community Center utilities
13329	U.S. Cellular	55.36	cell phone
13330	Iowa One Call	21.60	24 one calls
13331	John Deere Financial	775.91	hydraulic & motor oil
13332	Maguire Iron, Inc.	1,277.00	water tower inspection & 3" plug
13333	Sacred Heart Church	353.59	Community Center utilities
13334	Jerry Meiners	20.00	November 2013 snow removal
13335	Rhonda Schwaller	48.03	mileage
13336	Rye Supply, Inc.	10.43	UPS charge
13337	Cardmember Service	65.97	wire twister handle, ties, & graphite
13338	Herald Publishing Company	146.38	publications
13339	Templeton Hardware	13.37	misc. supplies
13340	Mangold Environmental Testing	92.00	wastewater samples
13341	Templeton Area Development	100.00	2014 dues
13342	Badding Construction Company	301,217.43	pay application #3 - Comm. Center
13343	Simonson & Associates Architects	29.37	pay application #2 - Comm. Center

Citizen Forum: None

Oath of Office administered to Mayor Ken F. Behrens, City Clerk Rhonda Schwaller, Council Member Mark A. Bauer, & Council Member Rick Hoffman.

At 7:09 p.m. Mayor Behrens opened the public hearing for taking action on the proposal to enter into a General Obligation Community Center Loan Agreement and borrow money in the principal amount not to exceed \$400,000. City Clerk Schwaller announced that no petition had been filed asking that the question of entering into the loan agreement be submitted to the registered voters of the City, and that the City Council may proceed with the authorization of the loan agreement. At 7:11 p.m. Mayor Behrens closed the public hearing. After due consideration and discussion, Council Member Ramsey introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member Hoffman. 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, & Hoffman

Nays: None

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

RESOLUTION NO. 1035-13

Resolution taking additional action to enter into a General Obligation Community Center Loan Agreement

WHEREAS, the City of Templeton (the "City"), in Carroll County, State of Iowa, heretofore proposed to enter into a General Obligation Community Center Loan Agreement (the "Loan Agreement") and borrow money thereunder in a principal amount not to exceed \$400,000 pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the cost, to that extent, of constructing, equipping and furnishing a Municipal Community Center, and has published notice of the proposed action and has held a hearing thereon, and as of December 2, 2013, no petition had been filed with the City asking that the question of entering into the Community Center Loan Agreement be submitted to the registered voters of the City;

NOW THEREFORE, Be It Resolved by the City Council of the City of Templeton, Iowa, as follows:

Section 1. The City Council hereby determines to enter into the Loan Agreement in the future and orders that the Bonds be issued at such time, in evidence thereof. The City Council further declares that this resolution constitutes the “additional action” required by Section 384.24A of the Code of Iowa.

Section 2. Further action with respect to the approval of the Loan Agreement and the issuance of the Bonds is hereby adjourned to the City Council meeting scheduled for January 6, 2014.

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

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved December 2, 2013.

Ken F. Behrens, Mayor

Attest:

Rhonda Schwaller, City Clerk

A motion was made by Engelen to contribute \$100.00 to the Templeton Area Development Corporation for the 2014 membership dues, seconded by Ramsey. All in favor, motion carried.

After due consideration and discussion, Council Member Engelen introduced the resolution next hereinafter set out 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: Hoffman, Engelen, Ramsey, & Bauer

Nays: None

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

RESOLUTION NO. 1036-13

**City of Templeton
Resolution Providing Match Funds
For the 2014 Homeowner Assistance Program
Through Region XII Council of Governments**

WHEREAS, the City of Templeton has recognized the need for owner-occupied rehabilitation in support of down payment assistance to provide first time homebuyers down payment assistance to purchase an existing affordable home and rehabilitation to make that home safe and decent thus stabilizing the older housing stock; AND

WHEREAS, the City intends to participate in the application submitted by Region XII Council of Governments to the Iowa Finance Authority to initiate a down payment assistance program that includes rehabilitation in support of purchase program throughout the region; AND

WHEREAS, the program will assist at least one (1) low income family to purchase their home and to bring the home up to the Iowa Minimum Rehabilitation Standards and to be lead safe as a grant to the recipients.

BE IT THEREFORE RESOLVED that the City Council of the City of Templeton, Iowa pledges to contribute \$2,500 per project completed in the City up to a maximum of one (1) project which will be applied towards allowable program costs of a HOME grant.

PASSED AND APPROVED this 2nd day of December, 2013

Ken F. Behrens
Mayor

ATTEST:

Rhonda Schwaller
City Clerk

After due consideration and discussion, Council Member Ramsey introduced the resolution next hereinafter set out and moved its adoption, seconded 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: Ramsey, Engelen, Bauer, & Hoffman
Nays: None

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

RESOLUTION #1037-13

**A RESOLUTION ESTABLISHING THE RENTAL RATES AND DAMAGE DEPOSIT FOR THE
TEMPLETON COMMUNITY CENTER.**

WHEREAS, the City Council is empowered to impose reasonable fees, rates and charges for municipal services; and

WHEREAS, the City Council has determined the fees, rates and charges should cover the actual costs or a substantial portion of the actual costs of the goods and services provided by the city; and

WHEREAS, the City Council will periodically review and determine if fees, rates, and charges need to be adjusted;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Templeton, Iowa, that the attached Exhibit "A" be hereby approved effective with passage of this resolution and that the fees and charges established prior to this date are hereby repealed and replaced with these fees.

**EXHIBIT "A"
TEMPLETON COMMUNITY CENTER
RENTAL RATES**

Area	Square Footage	Maximum Capacity	Rental Rates	Damage Deposit
Banquet Room	6474	432	\$400.00	\$ 200.00
Cafeteria/Kitchen	1915	128	\$150.00	\$75.00
Conference Room	415	30	*\$50.00	\$25.00
Gymnasium	4712	315	\$50.00	\$25.00
Additional Items for Rent:				
Table Linens (white or black)			Each, per day \$6.00	
Table Skirting (white)			Each, per day \$25.00	

*Conference Room will be free if the renter reserves both the Banquet Room and Cafeteria/Kitchen for a wedding.

PASSED AND APPROVED this 2nd day of December 2013.

CITY COUNCIL OF THE
CITY OF TEMPLETON, IOWA

BY: _____
Ken F. Behrens
Mayor

ATTEST:

Rhonda Schwaller, City Clerk

After due consideration and discussion, Council Member Hoffman introduced the resolution next hereinafter set out 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, Hoffman, Engelen, & Ramsey
Nays: None

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

RESOLUTION NO. 1038-13

RESOLUTION TO APPROVE BADDING CONSTRUCTION'S CHANGE ORDER #002 FOR THE TEMPLETON COMMUNITY CENTER PROJECT

WHEREAS, Badding Construction, 814 West 9th St., Carroll, Iowa presented change order #002 to Simonson & Associates Architects, LLC to add \$4,355.98 from Badding Construction's revised contract price of \$1,020,817.58 ; and

WHEREAS, a net increase of \$4,355.98 is for the following items; and

Templeton Community Center Project

Description	Date	Change Order Amount
RFP 01 & Misc Electrical Changes	10/7/2013	(\$250.00)
Door & Hardware Changes	10/7/2013	\$2,726.00
Women 124B Ceramic Tile	10/9/2013	\$1,267.00
Toilet Accessories & Projection Screen	10/24/2013	\$0.00
Masonry Changes	10/29/2013	\$3,254.00
Electrical Changes 2	11/13/2013	\$764.00
Carpet Allowance	11/21/2013	(\$3,405.02)
Various New Ceilings per JB 10/18 email		
Total Adjustment		\$4,355.98

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPLETON, IOWA, that said contract price to Badding Construction, 814 West 9th St., Carroll, Iowa with all approved change orders shall be \$1,025,173.56.

Passed and approved by the City Council of the City of Templeton, Iowa this 2nd day of December, 2013.

CITY COUNCIL OF THE
CITY OF TEMPLETON, IOWA

BY: _____
Ken F. Behrens, Mayor

ATTEST:

BY: _____
Rhonda Schwaller, City Clerk

After due consideration and discussion, Council Member Engelen introduced the resolution next hereinafter set out 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, Engelen, Ramsey, & Hoffman
Nays: None

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

RESOLUTION NO. 1039-13

**RESOLUTION FOR PAY APPLICATION #3 TO BADDING CONSTRUCTION FOR THE
TEMPLETON COMMUNITY CENTER'S REMODELING PROJECT**

WHEREAS, by prior resolution, the City Council of the City of Templeton, Iowa, has accepted the bid of Badding Construction Company, Carroll, Iowa for the Templeton Community Center's remodeling project; and

WHEREAS, the Application and Certificate for Payment has been reviewed by Simonson & Associates Architects, LLC, Des Moines, Iowa 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 \$301,217.43; 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 remodeling project is in accordance with the terms of the contract and said work is hereby accepted and partial payment in the amount of \$301,217.43 is approved.

Passed and approved by the City Council of the City of Templeton, Iowa this 2nd day of December, 2013.

City Council of the
City of Templeton, IA

Ken F. Behrens
Mayor

Attest: _____
Rhonda Schwaller
Templeton City Clerk

After due consideration and discussion, Council Member Ramsey introduced the resolution next hereinafter set out and moved its adoption, seconded 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: Engelen, Hoffman, Ramsey, & Bauer
Nays: None

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

RESOLUTION NO. 1040-13

RESOLUTION FOR PAYMENT #2 TO SIMONSON & ASSOCIATES ARCHITECTS, LLC FOR PROFESSIONAL SERVICES FROM SEPTEMBER 15, 2013 THROUGH NOVEMBER 15, 2013 FOR THE TEMPLETON COMMUNITY CENTER'S REMODELING PROJECT

WHEREAS, by prior resolution, the City Council of the City of Templeton, Iowa, has awarded the contract for architectural services for the Templeton Community Center Renovation project to Simonson & Associates, LLC, Des Moines, Iowa; and

WHEREAS, Simonson & Associates Architects, LLC per signed Standard Form of Agreement between Owner and Architect dated October 1, 2012 shall provide design, structural, mechanical, plumbing, heating, and electrical engineering services with regards to this project; and

WHEREAS, Simonson & Associates Architects, LLC has submitted for payment from the city of Templeton invoice #11026--02 dated November 25, 2013 in the amount of \$29.37 for professional services from September 15, 2013 through November 15, 2013; and

WHEREAS, the Templeton City Council 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 architect is entitled to partial payment in the amount of \$29.37; 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 remodeling project is in accordance with the terms of the contract and said work is hereby accepted and partial payment in the amount of \$29.37 is approved.

Passed and approved by the City Council of the City of Templeton, Iowa this 2nd day of December, 2013.

City Council of the
City of Templeton, IA

Ken F. Behrens
Mayor – City of Templeton

Attest: _____
Rhonda Schwaller
Templeton City Clerk

Joe Behrens presented quote from Templeton Hardware for council consideration for kitchen appliances for the Templeton Community Center. A motion was made by Ramsey to order two model #WFC310SUAB self-cleaning stoves, two model WMH31017AB microwaves, and two – 4 wire range cords, seconded by Engelen. All in favor, motion carried.

Joe Behrens present quote for the Templeton Community Center's sound system. A motion was made by Bauer authorizing a \$12,500 line of credit to purchase a sound system for the Templeton Community Center, seconded by Hoffman. All in favor, motion carried.

A motion was made by Bauer to purchase a chest cooler for the bar at the Templeton Community Center from True Manufacturing in the amount of \$3,337.32, seconded by Hoffman. All in favor, motion carried.

Mayor Behrens updated the council regarding Pepsi Cola Company is designing a soda system for the bar at the Templeton Community Center.

After due consideration and discussion, Council Member Engelen introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member Hoffman. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

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

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

Resolution No. 1041-13

RESOLUTION AUTHORIZING AND APPROVING A COMMUNITY ATTRACTION AND TOURISM (CAT) PROGRAM AGREEMENT BETWEEN THE VISION IOWA BOARD AND THE CITY OF TEMPLETON IN THE AMOUNT OF \$200,000.00

WHEREAS, the State of Iowa has funded the Community Attraction and Tourism program to assist communities in the development and creation of multiple purpose attraction and tourism facilities; and,

WHEREAS, the City of Templeton (City) has approved the submission of an application requesting Community Attraction and Tourism funds for the Templeton Community Center Project; and,

WHEREAS, the Vision Iowa Board has awarded the City a grant in the amount of \$200,000.00 for the proposed project; and,

WHEREAS, a contract has been prepared between the Vision Iowa Board and the City of Templeton.

NOW THEREFORE BE IT RESOLVED by the City of Templeton City Council that the Council is authorized to execute the Community Attraction and Tourism contract and is authorized to execute such other documents that are necessary on the Recipient's behalf. The officer authorized and directed to execute such documents is Mayor Ken F. Behrens.

Passed and approved this 2nd day of December, 2013.

City Council of the
City of Templeton, IA

Ken F. Behrens
Mayor – City of Templeton

Attest: _____
Rhonda Schwaller
Templeton City Clerk

Annexation of North Ridge Addition. No further action taken.

Maintenance Report by Dale Prebeck:

- Maguire Iron of Sioux Falls, South Dakota inspected 100,000 gallon Hydrocone Water Tower interior and exterior on November 12, 2013. Interior cleaned and disinfected. Maguire Iron indicated ladders and vent were not in compliance with current standards but are safe and functional. Minor interior coating failure beginning to show at cone to shell transition weld seam. Repair may be required at next service.
- On December 4, 2013 Central Iowa Televising will be removing root ball from manhole 3.2 to 3.3.
- Drawing down sewer lagoon.
- IAMU Hazard Communication and Bloodborne Awareness meeting in Templeton on December 10, 2013.
- Irlbeck Welding repaired pin on street sweeper.

Mayor's Report:

- Governor Terry Branstad will be attending the Templeton Rye Distillery's 1 millionth bottle celebration on Wednesday, December 4, 2013.
- Dan Manatt provided DVD of Templeton Documentary for council review. The documentary is 95% done. Dan needs to complete enhancing the quality of certain low quality photos and videos, narrator's voice is not the final version, and personal interviews need to be added. Mr. Manatt will be meeting with Wayne Bruns from Iowa Public Television on Friday, December 6, 2013 to discuss airing documentary in 2014.

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 Hoffman seconded the motion. All voted aye, motion carried.

Zoning Administrator Dale Prebeck approved the following building permit:

- Templeton Rye Spirits – 14' x 30' concrete pad.

Ken F. Behrens, Mayor

Rhonda Schwaller, City Clerk