

TEMPLETON CITY COUNCIL
JULY 2, 2018
5:00 P.M. – CITY HALL

The Templeton City Council met on this second day of July 2018 at 5:00 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, Joe Behrens, Templeton Rye representatives - Lester Brown, Chase Prebeck, & Sean Lashmar

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

Mayor Behrens opened public hearing at 5:00 pm to discuss Development Agreement between the City and Templeton Rye Spirits, LLC had been published according to law and as directed by the City 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 or comments, the Mayor announced that the hearing was closed.

Council Member Ramsey introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member Bauer; 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: Morrow, Bauer, Irlbeck, Engelen, & Ramsey
Nays: None

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

RESOLUTION #1202-18

Resolution Approving Development Agreement with Templeton Rye Spirits, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

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 (the "Urban Renewal Tax Revenue Fund"), 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, a certain development agreement (the "Agreement") between the City and Templeton Rye Spirits, LLC (the "Company") has been prepared in connection with the expansion by the Company of its existing facilities and the construction of two new buildings on certain real property in the Urban Renewal Area (the "Project"); and

WHEREAS, under the Agreement, the City would provide an annual appropriation tax increment payment to the Company in a total amount not exceeding \$630,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on July 2, 2018, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

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

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

(a) The Project will add diversity and generate new opportunities for the Templeton and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of new jobs, which are warranted in comparison to the amount of the proposed property tax incentives.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the incremental property tax payments to the Company.

Section 3. The Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City’s obligations under the Agreement shall be payable solely from a subfund (the “Templeton Rye Subfund”) which is hereby established, into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

Certain real property situated in the City of Templeton, Carroll County, State of Iowa, more particularly described as follows:

Legal Description of Parcel 1416101008:

Lots 1, 2, 3, 11, & 12, T.A.D.C. 2nd Addition to the City of Templeton, Carroll County, Iowa;

AND

Lot 1, NW ¼ NW ¼, including Lot A thereof; and Lot 2, SW ¼ NW ¼, except the S. 46.69’ thereof, all in Section 16, Township 82 North, Range 35 West, 5th P.M., Carroll County Iowa;

AND

The northerly 66’ road and/or right-of-way, locally known as the northern unpaved portion of Industrial Road, beginning at the extended north right-of-way line of 3rd Street to the North boundary line of the T.A.D.C.2nd Addition between Lots 2 & 3 to the West and Lots 11 & 12 to the East, City of Templeton, Carroll County, Iowa, as platted.

Legal Description of Parcel 1416153001:

Lot 1, T.A.D.C. 3rd Addition to the City of Templeton, Carroll County, Iowa

Legal Description of Parcel 1416101013:

Lot 3 of the NW ¼ NW ¼ of Section 16, Township 82 North, Range 35 West, 5th P.M., Carroll County, Iowa.

Legal Description of Parcel 1416101010:

Lot 2 of the NW ¼ NW ¼ of Section 16, Township 82 North, Range 35 West, 5th P.M., Carroll County, Iowa.

Section 5. The City hereby pledges to the payment of the Agreement the Templeton Rye Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no payment will be made under the Agreement unless and until monies from the Templeton Rye Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Carroll County to evidence the continuing pledging of the Templeton Rye Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the County Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved July 2, 2018.

Mayor

Attest:

City Clerk

Templeton Rye Spirits representatives Lester Brown, Chase Prebeck, & Sean Lashmar updated council on progress of Templeton Rye project.

Grant applications submitted to the Warren Timmerman Charitable Trust and Gilbert & Barbara Renze Charitable Trust for ball park improvements.

Council discussed installation of sidewalks at 632 W. 2nd Street and street grade. Public Works Prebeck will request a quote from contractor and report back to council.

A motion by Bauer to approve the Templeton Center’s application for a Class “C” Liquor License with Sunday and Outdoor Service privileges, second by Morrow. All present voted in favor of the motion and the motion was carried.

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

1. June 4, 2018 and June 25, 2018 Council Minutes. No internal review for the month of June.
2. Budget vs Actual FY2018.
3. Balance Sheet
4. June 2018 Claims.
5. May 2018 Treasurer’s Report
 - \$ 65,570.95 revenue
 - \$ 36,914.53 expenditures
 - \$721,877.06 total cash & investments

FUND	RECEIPTS	DISBURSEMENTS
General	\$ 25,063.38	\$ 15,423.82
Templeton Center	\$ 11,753.95	\$ 10,363.94
City Park – Checking	\$ 0.00	\$ 0.00
City Park – Savings	\$ 50.00	\$ 0.00
Historical Society	\$ 0.00	\$ 0.00
Fire Dept. – Checking	\$ 0.00	\$ 1,616.44
Road Use Tax	\$ 3,478.53	\$ 0.00
Employee Benefits	\$ 3,867.92	\$ 0.00
Local Option Tax	\$ 4,067.23	\$ 0.00
TIF	\$ 4,620.61	\$ 0.00
Debt Service	\$ 1,784.12	\$ 0.00
Debt Service – Comm. Ctr. Pledge	\$ 0.00	\$ 0.00
Capital Proj. – Community Center	\$ 0.00	\$ 0.00
Water	\$ 8,262.54	\$ 8,730.72
Sewer	\$ 2,011.82	\$ 779.61
Fire Truck Fund	\$ 610.85	\$ 0.00
Totals	\$ 65,570.95	\$ 36,914.53

- June 2018 Claims as listed:

16857	Mid American Energy	utilities	840.85
16858	SGS, LLC DBA Carroll Refuse	garbage collection	1,576.24
16859	HyVee	TC - concessions for resale	1,487.56
16860	Raccoon Valley Electric Coop.	sewer lagoon	48.05
16861	Templeton Telephone Company	TC - telephone	28.00
16862	Templeton Telephone Company	telephone & internet service	101.39
16863	Access Systems	copier/printer	182.86
16864	Mangold Environmental Testing	wastewater sample	106.00
16865	Options Ink	TC - note cards	36.45
16866	JJ Catering DBA The Lincoln Club	TC - table cloths	90.00
16867	Void		
16868	Postmaster	postage	150.00
16869	Dale Prebeck	payroll	1,690.39
16870	Void		
16871	HyVee	TC - concessions for resale	466.42
16872	Brown Supply Co.	valve box risers & striping paint	422.00
16873	Swan Lake State Park	summer rec. supplies	24.00
16874	HyVee	TC - concessions for resale	855.28
16875	West Central Iowa Rural Water	1,589,000 gallons used	5,164.25
16876	Postmaster	postage	200.00
EFT	Fort Dodge Distributing	TC - concessions for resale	145.20
EFT	Ike Auen Distributing Co.	TC - concessions for resale	1,289.50
EFT	Ike Auen Distributing Co.	TC - concessions for resale	857.65
EFT	Fort Dodge Distributing	TC - concessions for resale	247.40
EFT	Ike Auen Distributing Co.	TC - concessions for resale	378.40
16877	Ken F. Behrens	2nd qtr. 2018 payroll	554.10
16878	Mark A. Bauer	7 meetings	161.61
16879	Doyle Engelen	8 meetings	184.70
16880	Joseph Irlbeck	8 meetings	184.70
16881	Kelli Morrow	7 meetings	161.61
16882	David Ramsey	7 meetings	161.61
16883	Dale Prebeck	payroll	1,690.38
16884	Mark Skillen	TC - payroll	242.00
16885	Mindy Skillen	TC - payroll	60.03
16886	Rhonda Schwaller	payroll	2,680.33
16887	Postmaster	postage	70.00
16888	William Prebeck	TC - payroll	69.26
16889	Joe Behrens	TC - payroll	41.56
16890	Peggy Weitzl	TC - payroll	789.99
16891	Karen Prebeck	TC - payroll	323.00
16892	Brandi Bueltel	TC - payroll & summer rec.	256.79
16893	Alex Fletcher	TC - payroll	569.07
16894	Debra Gute	TC - payroll	416.67
16895	James Hanken	TC - payroll	231.24
16896	Lindsey Irlbeck	TC - payroll	450.66
16897	Payton Janning	TC - payroll	188.78
16898	Brooke Kerkhoff	TC - payroll	273.60
16899	Maria Muhlbauer	TC - payroll	445.27
16900	McKenzie Poday	TC - payroll	94.61
16901	Emily Schroer	TC - payroll	387.99
16902	Tyler Schultes	TC - payroll	188.78
16903	Hannah Warner	TC - payroll	435.03
16904	Iowa Public Employees Retirement	retirement	1,519.21
EFT	Templeton Savings Bank	June 2018 941 pymt.	3,496.51
16905	Treasurer State of Iowa	2nd qtr. 2018 state w/h	1,366.00
EFT	Elavon	P.O.S. charges	362.66
EFT	Wellmark	health insurance premium	934.82
16906	Farner-Bocken Company	TC - supplies	633.75
16907	Martin's Flag Company	flag supplies	133.60
16908	Central States Lab	wastewater supplies	608.99
16909	U.S. Cellular	cell phone	57.64
16910	Danner Lawnsapes	installation of plants	22.00
16911	Safeguard	envelopes	88.01

16912	Veenstra & Kimm, Inc.	engineering services	249.00
16913	Iowa One Call	one calls	27.90
16914	Iowa League of Cities	dues	383.00
16915	RW Concrete	Main & 2nd Street sidewalk install	664.00
16916	Joseph Neil	swim lessons bus driver	465.00
16917	Herald Publishing	publications	316.02
16918	Westrum Leak Detection	leak detection	650.00
16919	The Office Stop	misc. supplies	183.64
16920	Carroll County Solid Waste Mgmt.	qtrly assessment	1,035.00
16921	Craig Nielsen	refund water/sewer deposit	75.00
16922	Manning Insurance Agency	work comp audit	442.00
16923	Kasperbauer Cleaners	TC - linens	49.75
16924	Crawford Ice Co.	TC - ice	367.50
16925	Aramark	TC - linens	471.34
16926	Pepsi Beverages Co.	TC - concessions for resale	610.43
16927	Danner Lawnsapes	TC - replace plants	206.50
16928	Mid American Energy	TC - utilities	1,136.84
16929	Peggy Weitzl	TC - supplies	32.25
16930	Mark Skillen	TC - supplies	11.75
2915	Jerry Behrens	Fire Dept. - meeting expenses	92.04
2916	Void		
2917	Waspy's - Templeton	Fire Dept. - supplies	32.74
EFT	Manning Municipal Gas	Fire Dept. - utilities	68.90
EFT	Templeton Telephone Company	Fire Dept. - telephone	31.31
EFT	Mid American Energy	Fire Dept. - utilities	99.00
16931	Manning Municipal Gas	TC - utilities	56.28
16932	Manning Municipal Gas	utilities	87.54
16933	Karen Prebeck	TC - misc. supplies	471.49
16934	Iowa Prison Industries	TC - parking signs	21.75
16935	Herald Publishing	TC - adv.	164.00
16936	Carroll County Auditor	2nd qtr. 2018 contract law	1,296.86
16937	New Hope Village	TC - cleaning	270.00
16938	Audubon-Exira Ready Mix	storm sewer concrete	2,624.31
16939	Iowa Dept. of Natl Resources	annual water supply fee	39.97
16940	Ed M. Feld Equipment Co.	extinguisher inspection	35.00
16941	RW Concrete	installation of curb & gutter	6,420.80
16942	Iowa Assn. of Municipal Utilities	WCISA dues	287.35
16943	Rye Supply, Inc.	shipping	12.88
16944	Cardmember Services	street sweeper repairs	28.88
16945	Cardmember Services	TC - equipment & telephone	393.90
16946	HyVee	TC - concessions for resale	1,273.18
16947	Capital Sanitary Supply	misc. supplies	609.20
16948	Waspy's - Templeton	fuel	407.15
16949	Waspy's - Templeton	TC - concessions for resale	32.86
			<u><u>59,158.76</u></u>

Citizen Forum: None

Maintenance Report:

- Discuss temporary locations to store equipment when hoop barn is dismantled.
- Will be contacting Danner Lawnsapes to seed lawn along 4th Street after installation of curb & gutter.
- Will be cleaning out hoop barn.
- Received quarterly surcharge check from Manning Municipal Gas Department.

Mayor's Report: None

At 6:25 o'clock p.m. and with no further business before the council at that time, they agreed to adjourn. Engelen moved to adjourn and Ramsey seconded the motion. All voted aye, motion carried.

Ken F. Behrens, Mayor

Rhonda Schwaller, City Clerk