

May 23, 2005  
Council Chambers  
City Hall  
Tipton, Iowa

The City council of the City of Tipton, Cedar County, Iowa met in Regular Session at 5:30 p.m. Mayor Young called the meeting to order. Upon roll being called the following named council members were present: Eaton, Kepford, McGlaughlin, Starr, Stonerook. Also present Schrad, Foley, Boldt, Hembry, representatives from ECIA and Iowa Telecom, the press, and members from TEDCO.

AGENDA: Motion by Starr, seconded by Stonerook to approve the agenda as presented. Motion carried by the following vote:

Aye: Eaton, Kepford, McGlaughlin, Starr, Stonerook  
Nay: None

EASTERN IOWA REGIONAL HOUSING AUTHORITY (EIRHA): Kelly Deutmeyer, Executive Director, ECIA presented to the council a 24 unit Housing Development for the City of Tipton. Total cost of the project is estimated around \$3.5 million and the target population is at or below 50 to 60 percent of the County Median Income. Deutmeyer said the project requires approx. two acres of land in the City limits with City services available.

Deutmeyer said a preliminary analysis was completed in December, 2004 indicating a new construction housing development could support up to 28, two, three or four bedroom rental units for households at or below 60 percent of the County Median income. Deutmeyer also said the following Timeline is necessary if the project is a go:

1. Option to purchase land signed in summer of 2006, this option expires April, 2007.
2. Application to the Iowa Finance Authority due November, 2006.
3. Awards announced in the first week of March, 2007.
4. Town house rental units to be under construction by August or September of 2007.
5. Project completion date by June of 2008.

Deutmeyer said there are three possible locations available for the site.

1. Fraseur Property located near Wal-Mart, 13 acres at \$130,000
2. Weets Property located near the Fair Grounds, 18 acres at \$174,000
3. Crock Property Logan Avenue, 20 acres, asking price not determined

In closing Deutmeyer said the councils support for the project is critical. The city would be responsible for writing a letter of support that is submitted along with the application. A 1 percent local commitment is required by the Low Income Housing Tax Credit Program. Deutmeyer invited the council and anyone interested to visit similar sites that have been completed and are located in the City's of Peosta and Asbury.

IOWA TELECOM: Mike Struck of Iowa Telecom gave the council a brief presentation of the services they provide not only to the City of Tipton but to the entire State of Iowa. Struck said they are expanding their telecommunication services on a daily basis and have provided many of these services to the City of Tipton.

CONSENT AGENDA: Motion by Kepford, seconded by Starr to approve the following:

1. Minutes of the previous meeting.
2. Garbage exemption request submitted by Barbara Smith for an apartment located at 423 Cedar Street.
3. Beer License renewal, Pizza Hut.
4. Liquor License renewal, VFW.
5. Clerk's/Investment Report for April.
6. Permit to build in a Fire Zone submitted by Lew Dray for 36 Spruce Street.

Motion carried by the following vote:

Aye: Eaton, Kepford, McGlaughlin, Starr, Stonerook  
Nay: None

CLAIMS LIST: Motion by Eaton, seconded by Stonerook to approve the following list of claims:

ABM EQUIPMENT	43.73
ALBAUGH PHC	105.32
ALLIANCE WATER RESOURCES	16496.34
ALLIANT ENERGY	193.42
ARAMARK	34.06
CBE GROUP	7.11
CEDAR RAPIDS WELDING	9.63
CITY CARTON	663.60
CNH CAPITAL	433.13
COMMUNITY SERVICE INS.	888.13
EASTERN IA. LIGHT & POWER	631.53
ENERGY ECONOMICS	3104.65
FARM PLAN CORPORATION	695.34
FINANCIAL ADJUSTMENT	96.85
FLETCHER-REINHARDT	661.37
FOX ENGINEERING	137.96
FRIENDS OF ANIMALS	300.00
G&K SERVICES	119.37
GIERKE ROBINSON	213.42
H&H AUTO	94.50
HARVEY'S PUMP SERVICE	197.68
HODGEN, DAN	35.00
IOWA ASSOCIATION	72.00
IOWA NETWORK SERVICES	12.99
IOWA ONE CALL	66.60
IOWA UTILITIES BOARD	1805.70
KUNDE OUTDOOR EQUIPMENT	3.84
LAWSON PRODUCTS	144.31
LYNCH'S EXCAVATING	35881.44
MANATTS	90.00
NATIONAL FLAGPOLE	221.29
NEW HORIZON FS	348.33
NATIONAL WATERWORKS	2361.87
OMB POLICE SUPPLY	423.20
PAUSTIAN CONSTRUCTION	246.50
PRAXIAR DISTRIBUTION	62.67
RK DIXON	24.20
SAMPLE BROTHERS	199.91
SPHAN & ROSE	67.64
STIFF, JIM	55.49
T&M CLOTHING	1360.40
TERRY DURIN	185.33

THEIN MOTORS	7.45
TIPTON CONSERVATIVE	1009.73
TIPTON PHARMACY	44.61
UTILITY EQUIPMENT	2436.60
WASTE MANAGEMENT	9389.00
WENDLING QUARRIES	146.79
WTC COMMUNICATIONS	160.68

Motion carried by the following vote:

Aye: Eaton, Kepford, McGlaughlin, Starr, Stonerook  
 Nay: None

TIPTON DEVELOPMENT COMMISSION: Motion by Eaton, seconded by Starr to set a date for Public Hearing on June 6, 2005 at 5:30 p.m. at Tipton City Hall. The purpose of the public hearing is for the first reading of an ordinance to amend Title I of the Municipal code of the City of Tipton by adding the Tipton Development Commission. Motion carried by the following vote:

Aye: Eaton, Kepford, McGlaughlin, Starr, Stonerook  
 Nay: None

PAY REQUEST, MIRON CONSTRUCTION: Motion by Eaton, seconded by McGlaughlin to approve pay request No.8 in the amount of \$593,660.00 to Miron Construction for work completed on the Aquatic Center. Motion carried by the following vote:

Aye: Eaton, Kepford, McGlaughlin, Starr, Stonerook  
 Nay: None

FRIENDS OF ANIMALS (FOA)CONTRACT: City Manager Schrad noted that the revised contract proposes an increase in the monthly contract cost from the current \$300 per month to \$450. He said the increase is mainly due to an increase in the cost of renting and operating fees. Motion by Eaton, seconded by Stonerook to approve the revised contract between the City of Tipton and the FOA. Motion carried by the following vote:

Aye: Eaton , Kepford, McGlaughlin, Starr, Stonerook  
 Nay: None

OUTDOOR LIGHTING, AQUATIC CENTER: Motion by Starr, seconded by Kepford to approve the quote of \$43,304.00 from MUSCO Lighting for outdoor lighting at the Aquatic Center. Motion carried by the following vote:

Aye: Eaton , Kepford, McGlaughlin, Starr, Stonerook  
 Nay: None

LOUISA GENERATION BID: Motion by Kepford, seconded by Starr to approve the bid submitted by Mid American for the purchase of energy form the Louisa Generating Station. Their proposal is a flat rate of \$40.00 per MWh. Motion carried by the following vote.

Aye: Eaton , Kepford, McGlaughlin, Starr, Stonerook  
Nay: None

TRAILER PURCHASE: Motion by Starr, seconded by McGlaughlin to approve the low bid of \$2,805.00 submitted by Jim’s Auto Body for a new trailer. The trailer is necessary for transporting the new Trencher which was recently purchased from Vermeer. Motion carried by the following vote:

Aye: Eaton , Kepford, McGlaughlin, Starr, Stonerook  
Nay: None

MONTHLY WATER REPORT: Motion by Eaton, seconded by Stonerook to approve the monthly water report for the month of April. Motion carried by the following vote:

Aye: Eaton , Kepford, McGlaughlin, Starr, Stonerook  
Nay: None

ADJOURN: With no further business to come before the council, motion was made by Stonerook and seconded by Eaton to adjourn. Motion carried by the following vote:

Aye: Eaton , Kepford, McGlaughlin, Starr, Stonerook  
Nay: None

\_\_\_\_\_  
Mayor:

ATTEST: \_\_\_\_\_  
City Clerk

REVENUE RECEIVED – APRIL 2005

PROPERTY TAXES	326,041.96
LICENSES & PERMITS	140.00
USE OF MONEY & PROPERTY	25,614.90
INTERGOVERNMENTAL	26,295.07
CHARGE FOR SERVICES	545,482.02
SPECIAL ASSESSMENT	227.26
MISCELLANEOUS	52,059.70
LOCAL OPTION TAX	14,229.14
TOTAL	990,090.05