

November 21, 2005
Council Chambers
City Hall
Tipton, Iowa

The City Council of the City of Tipton, Iowa, met in Regular Session at 5:30 p.m. Mayor Young called the meeting to order. Upon roll call the following named council members were present: Eaton, Kepford, McGlaughlin, Starr, Stonerook. Also present Boldt, Foley, Hakeman, Spangler, Nash, Hembry. Several visitors and the press were also present.

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

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

CONSENT AGENDA: Motion by Kepford, seconded by Stonerook to approve the consent agenda which includes:

1. Minutes from previous meetings.
2. Clerks/Investment Reports.

Motion carried by the following vote:

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

PUBLIC HEARING: Mayor Young opened the public hearing on an application for CDBG funds to construct a water tower. City Manager Boldt made a brief presentation. He said the City proposes to construct a water tower, to serve the citizens of the City. The need for the project was determined by the City Council as a result of engineering studies to improve the water system. The project will be funded with a combination of CDBG and Revenue Bonds. The City is requesting \$800,000 in federal CDBG funds and will secure funds in the estimated amount of \$337,500. The application will be submitted to the Iowa Department of Economic Development by the November 22, 2005 deadline of the application. The estimated portion of federal funds that will benefit low and moderate income persons is estimated to be 59.6 %. The project will occur within the city limits of and there are no plans to displace persons or businesses.

With no comments being heard, the mayor closed the public hearing. Motion was made by Stonerook and seconded by McGlaughlin to approve Proposed Application to Iowa Department of Economic Development for the Community Development Block Grant for the funding of the new proposed Water Tower. Motion carried by the following vote:

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

TAX INCREMENT ORDINANCE: Motion by Eaton, seconded by Kepford to waive the second and third reading of Ordinance No. 486 which is an Ordinance providing for the division of taxes levied on taxable property in the 2005 Addition to the Tipton Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa, now be put upon final consideration and adoption. The Mayor put the question on the final passage and adoption of said ordinance and roll being called, the following named council members voted:

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

RESOLUTION OF ANNEXATION: Motion by Eaton, seconded by McGlaughlin to introduce Resolution No. 112105A:

WHEREAS, the City of Tipton, State of Iowa, is a duly organized municipal corporation;
and

WHEREAS, there has been presented to the City Council of said City an Application for the Annexation, as required by Section 368.7 of the Code of Iowa, executed by the Conservative Publishing Co. For property legally described as follows:

Auditor's Parcel J located in the Southwest Quarter of the Southwest Quarter of Section 6, Township 80 North, Range 2 West of the 5th P.M., Cedar County, Iowa, as shown by plat of survey recorded in the survey record F page 104, in the Cedar County Recorder's Office

Who is the owner of the property being annexed and therefore constituting a Voluntary Annexation of 100% of the property being annexed; and

WHEREAS, said property being annexed is within the Urbanized Area of the City of Tipton, Iowa and no other City or Town and lies adjacent to the City Limits of the City of Tipton, Iowa.

WHEREAS, the City of Tipton, Iowa desires to annex said territory upon the Application heretofore presented. Motion carried by the following vote:

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

ORDINANCE NO. 487: Motion by Eaton, seconded by Starr to waive the second and third reading of Ordinance No. 487 and ask for final approval and adoption of the following:

An Ordinance Amending Chapter 61 of the Tipton Municipal Code by Changing a Portion of the Zoning District Map.

Be it ordained by the City Council of the City of Tipton, Iowa

SECTION 1. The zoning district map of the City of Tipton is amended by changing the Zoning of the following property:

REZONE: Parcel J in the Southwest Quarter of the Southwest Quarter of Section 6, Township 80 North, Range 2 West of the 5th P.M., Tipton, Iowa

FROM: R-1 Single Family Dwellings
TO: C-2 Central Business District

Motion carried by the following vote:

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

MAYORAL PROCLAMATION: Mayor Young of the City of Tipton, by virtue of the power and authority vested in him by the laws of the State of Iowa and the City of Tipton, does hereby proclaim the month of November, NATIONAL ADOPTION AWARENESS MONTH, dated this 21 day of November, 2005.

LIST OF CLAIMS: Motion by Kepford, seconded by McGlaughlin to approve the following list of claims:

ALBAUGH	42.00
ALEXIS FIRE EQUIPMENT	1798.06
ALLIANCE WATER RESOURCES	17157.00
AMERICAN PUBLIC GAS	768.00
ARAMARK	1080.41
BATTERIES PLUS	137.92
BOW TIE AUTOMOTIVE	110.00
CALIFORINA CONTRACTOR	258.20
CEDAR COUNTY CO-OP	12379.36
CEDAR COUNTY ENGINEER	2088.41
CEDAR COUNTY SOLID WASTE	1921.50
CEDAR RAPIDS WELDING	9.95
CITY CARTON	590.80
DIAMOND VOGEL PAINTS	446.45
EASTERN IA. LIGHT & PWR.	710.88
ECIA	631.00
ELITE DATA SYSTEMS	32.05
EMP INC.	144.53
FARM PLAN CORPORATION	555.67
FINANCIAL ADJUSTMENT	1.68
FIRE ENGINEERING	39.00
FLETCHER-REINHARDT	291.04
FOX ENGINEERING	164.74
FRIENDS OF THE ANIMALS	450.00
GARDEN & ASSOCIATES	3147.05
GEOTECHNICAL SERVICES	2270.00
GORTON COMMUNICATIONS	980.00
GOVCONNECTION	293.00
GROEBNER & ASSOCIATES	179.37
HASTY AWARDS	203.62
HY0VEE FOOD STORE	7.05
HYDROTEX	139.21
IOWA BOOK & SUPPLY	129.99
IOWA NETWORK SERVICES	12.99
IOWA ONE CALL	54.90
IOWA PRISION INDUSTRIES	88.07
KUNDE OUTDOOR EQUIPMENT	19.95
LAWSON PRODUCTS	48.19
MANATTS	237.58
NATIONAL WATERWORKS	929.06
NEW HORIZON FS	552.18
NEWTON HOME OIL	30.00
NILES CHIROPRACTIC	100.00
ORTIVUS NORTH AMERICA	600.00
PRAXAIR DISTRIBUTION	51.14
PREMIER CONSTRUCTION	30.00
QUILL CORPORATION	7.00
RESCO	139.92
RK DIXON	24.20
RS STOVER CO.	215.57
S&W HEALTHCARE	56.67
SIMONE ENGINEERING	28.79
T&M CLOTHING	130.20
TAYLOR TECHNOLOGIES	50.58
TERRY DURIN CO.	77.00
TIPTON CONSERVATIVE	1898.77
TIPTON ELECTRIC MOTORS	141.38
TIPTON PHARMACY	50.25

UTILITY EQUIPMENT	625.75
WASTE MANAGEMENT	10678.76
WENDLING QUARRIES	821.34
WESCO RECEIVABLES	389.05
XEROX CORPORATION	1132.90

Motion carried by the following vote:

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

LIBRARY BOARD APPOINTMENT: Motion by Eaton, seconded by Stonerook for the appointment of Penny Webb to fill unexpired term of Melva Starr on the City of Tipton Library Board. Motion carried by the following vote:

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

EMERGENCY ALLEY SNOW PLOWING POLICY: Motion by Kepford, seconded by McGlaughlin to approve Emergency Alley Snow Plowing Policy in the Central Business District. The City of Tipton's Public Works Department will plow/remove the snow in paved alleys in the Central Business District after a measurable snow of at least two inches. This policy pertains to the current snow removal ordinance as outlined in the City of Tipton's Code of Ordinances. Motion carried by the following vote:

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

COMPUTER UPGRADE: Motion by Kepford, seconded by McGlaughlin to approve computer upgrade at a cost of around \$1900 for Finance Officer. Motion carried by the following vote:

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

AMENDMENT NUISANCE ORDINANCE: Motion by Eaton, seconded by Kepford to set a date of Public Hearing on December 5, 2005 at 5:30 for the first reading of an amendment to the current Nuisance Ordinance. Motion carried by the following vote:

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

ANNUAL TIF DEBT CERTIFICATION: Motion by Starr, seconded by Stonerook to approve appropriating annual TIF Debt Certification in the amount of \$185,000 to the Cedar County Auditor. Motion carried by the following vote:

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

ALLIANCE WATER RESOURCES CONTRACT AMENDMENT: Alliance Water Resources have presented to the city a proposed Memorandum Agreement between the City and Alliance Water Resources for extension and modification of the existing contract. The current contract is \$206,000 a year and the increase with the added responsibilities would be \$223,997 a year. Alliance is also requesting a ten year agreement with the City. After a brief discussion, motion was made by Stonerook and seconded by McGlaughlin to approve the Memorandum Agreement with Alliance Water Resources. Motion carried by the following vote:

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

HANGER RENT INCREASE: Motion by Eaton, seconded by Starr to increase current hanger rent from \$60 per month to \$125 per month. In addition, each hanger renter will be given a \$50 fuel credit. A receipt showing the \$50 fuel purchase each month must be presented to City office personnel so the credit can be given to the hanger renter. If no receipt is shown, the renter will be charged the full \$125. Motion carried by the following vote:

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

DATE FOR PUBLIC HEARING: Motion by Kepford, seconded by Starr to set a date of Public Hearing on December 19, 2005 at 5:30 P.M. on the question of designating an expanded Tipton Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including certain property that was annexed to the City in 1999 and 2000 and now forms the southern boundary of the City. Motion carried by the following vote:

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

MONTHLY WATER REPORT: Motion by Starr, seconded by McGlaughlin to approve monthly water report for October, 2005. Motion carried by the following vote:

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

REPORTS TO BE RECEIVED/FILED:

1. Financial review of Family Aquatic Center
2. Review of Capital Improvements Plan
3. Opinion from City Attorney on Animal Control Issues

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

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

Mayor

ATTEST: _____
City Clerk

REVENUE RECEIVED OCTOBER 2005

PROPERTY TAXES	385654.80
LICENSES & PERMITS	310.00
USE OF MONEY AND PROPERTY	38864.84
INTERGOVERNMENTAL	41002.40
CHARGE FOR SERVICES	534155.10
SPECIAL ASSESSMENT	8941.00
MISCELLANEOUS	41946.57
LOCAL OPTION SALES TAX	13867.74