

August 18, 2008
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 Kepford called the meeting to order. Upon roll call the following named council members were present: Anderson, McGlaughlin, Johnson, Klemme, Wethington. Also present: Boldt, Foley, Alden, Hembry, Nash, Packwood. Several visitors and the press were also in attendance.

MAYOR'S BIKE: Dick Hall representing RAGBRAI, accepted a check from Mayor Kepford for the purchase of the Mayor's Bike which she rode prior to RAGBRAI and continues to ride weekly with 'Bike with the Mayor'

AGENDA: Motion by Klemme, seconded by McGlaughlin to approve the agenda as presented. Upon roll call the vote was:

Aye: Anderson, McGlaughlin, Johnson, Klemme, Wethington
Nay: None

COMMUNICATIONS:

Doug Miller of Motion Pictures Midwest addressed the council about filming scenes of the upcoming film "Children Of The Corn" in Tipton. Miller said he was instrumental in establishing the Iowa Film Office in Des Moines, as part of the Iowa Dept. of Economic Development. He said the production of the film will be using Tipton and Wilton to represent the fictional town of Gatlin, Nebraska. He said they would like to shoot scenes in the downtown area, mainly on 5th Street near the Hardacre Theatre. Miller said there may be a need to block off some local streets and may need extra help from the Tipton Police Department during the week-long shoot. After a brief discussion, motion was made by McGlaughlin and seconded by Klemme to give its approval for the filming of the movie and to allow local streets to be closed during the production and have extra law enforcement during the filming. Council also gave the Mayor authority to make decisions on behalf of the City if needed to do so during the filming. Upon roll call the vote was:

Aye: McGlaughlin, Johnson, Klemme, Wethington, Anderson
Nay: None

Todd Huston addressed the council about Golf Cart Usage on City Streets. Huston said he has been asked by several elderly residents about the use of golf carts on public streets within the city limits. He said with the price of gas that it would be more economically to run uptown in a golf cart for short errands. Huston said that some local business owners said they would even be willing to make room for parking of the carts. Huston presented the council with a very detailed listing of rules and regulations that are currently being used in about ten other towns in Iowa that permit the usage of golf carts. After a short discussion, council asked City Manager Boldt and the Mayor to meet with Huston and discuss the matter in more detail. They also suggested getting the advice of City Attorney Dendinger

CONSENT AGENDA: Motion by Anderson, seconded by Johnson to approve the consent agenda which included the following:

1. Minutes from the previous meeting.
2. Clerk's/Investment Reports.
3. Liquor License Renewal – Tipton Country Club.

Aye: Johnson, Klemme, Wethington, Anderson, McGlaughlin
Nay: None

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

ALLIANCE WATER RESOURCES	21596.25
ARAMARK	87.84
ARROW QUICK	29.95
CBE GROUP	8.83
CEDAR COUNTY CO-OP	4166.50
CEDAR COUNTY ENGINEER	6992.45
CEDAR COUNTY EQUIPMENT	136.50
CEDAR COUNTY SOLID WASTE	2206.00
CITY CARTON	829.50
CITY ELECTRIC SUPPLY	1203.44
CLARENCE LOWDEN SUN NEWS	102.35
CUSTOM BUILDERS	134.95
DENEVE ENTERPRISES	1000.00
EASTERN IA. LGT. & PWR.	854.43
EDDY WALKER	341.54
EMP INC	426.06
FAMILY FOODS	21.76
FARNER-BOCKEN	637.54
FINANCIAL ADJUSTMENT BUREAU	590.54
FLETCHER REINHARDT	152.23
G&K SERVICES	178.37
GARDEN & ASSOCIATES	27448.03
GENERAL PEST CONTROL	161.03
GRAYBAR	121.31
H&H AUTO	444.48
HYGIENIC LABORATORY	33.00
IDNR	1485.00
IOWA ONE CALL	55.80
JOHNSON COUNTY AMBULANCE	150.00
KEN'S REFRIGERATION	42.00
KMAQ	88.00
KUNDE OUTDOOR EQUIPMENT	172.95
LINWELD	6.51
M&K DUST CONTROL	400.00
MANATTS	719.85
NEWTON HOME OIL	10752.86
ORTIVUS NA	2777.50
PITNEY BOWES	5923.65
PMMIC INSURANCE	750.00
RADIO COMMUNICATIONS	1192.06
SEATASEA WATERSPORTS	129.09
STUELANDS	254.37
TERRY DURIN COMPANY	6117.11

TIPTON CONSERVATIVE	2722.14
TIPTON PHARMACY	49.50
TIPTON TIRE & AUTO	1090.92
UTILITY EQUIPMENT	779.78
WASTE MANAGEMENT	10099.42
WOODE'S TOWING	43.50
XEROX CORPORATION	884.07

Upon roll call the vote was:

Aye: Klemme, Wethington, Anderson, McGlaughlin, Johnson
Nay: None

GARDEN & ASSOCIATES: Mark Fincel, engineer for garden & associates, and project engineer for new water tower and demolition of the old water tower briefly went over the following items for council approval:

PAYMENT NO.11 (FINAL), MAGUIRE IRON: Motion by Klemme, seconded by Anderson to approve Payment no.11 (final) in the amount of \$45,722.50 to Maguire Iron for work completed on construction of 500,00 Gallon Elevated Storage Tank. Upon roll call the vote was:

Aye: Wethington, Anderson, McGlaughlin, Johnson, Klemme
Nay: None

CERTIFICATE OF PROJECT COMPLETION: Motion by Klemme, seconded by Johnson to approve certificate of project completion to Maguire Iron for completing the construction of the Elevated Storage Tank. This is at the recommendation of Garden & Associates, engineers for the project. Upon roll call the vote was:

Aye: Anderson, McGlaughlin, Johnson, Klemme, Wethington
Nay: None

PAYMENT NO.2, (FINAL), ISELER DEMOLITION: Motion by McGlaughlin, seconded by Anderson to approve Payment No.2 (final) in the amount of \$993.50 to Iseler Demolition for work completed on the demolition of the old water tower. Upon roll call the vote was:

Aye: McGlaughlin, Johnson, Klemme, Wethington, Anderson
Nay: None

CERTIFICATE OF PROJECT COMPLETION: Motion by Anderson, seconded by Wethington to approve certificate of project completion to Iseler Demolition for completing the demolition of the old water tower. This is the recommendation of Garden & Associates, engineers for the project. Upon roll call the vote was:

Aye: Johnson, Klemme, Wethington, Anderson, McGlaughlin
Nay: None

AMENDMENT OF CONTRACT, GARDEN & ASSOCIATES: Mark Fincel advised the council that the original agreement for professional services for the construction of the Elevated Storage tank was estimated at \$31,000. Fincel said due to the actual schedule of construction and changes in the project that they are requesting the city approve the amendment increasing the contract price to a not to exceed amount of \$39,500. After a brief discussion, motion was made by Klemme, seconded by Johnson to approve Amendment of Contract Service for Garden & Associates for Water Tower Project. Upon roll call the vote was:

Aye: Klemme, Wethington, Anderson, McGlaughlin, Johnson
Nay: None

SUBSTANTIAL COMPLETION-AIRPORT HANGER: Motion by Anderson, seconded by Johnson to approve Engineer's Statement of Substantial Completion for Airport Hanger Project. Upon roll call the vote was:

Aye: Wethington, Anderson, McGlaughlin, Johnson, Klemme
Nay: None

RENEWABLE ENERGY CERTIFICATES: Electric Superintendent Packwood again addressed the council on the purchase of RECs (Renewable Energy Certificates). Packwood said RPGI has selected to provide the certificates which will be distributed through a Broker. He said the Electric Department has budgeted to purchase, should the council decide to do so, RECs that will give Tipton the rights to 10% of its electrical energy consumption from Iowa Wind Generation. Packwood said the certificates are available for \$5.95 per megawatt hour. He said Tipton consumes about 2800 MWh per year. Packwood said the certificates need to be purchased before August 25th, 2008. After some discussion, some of the council were in favor and others not. Motion by Klemme, seconded by McGlaughlin to purchase RECs that will give Tipton the rights to 10% of its electrical consumption from Iowa Wind Generation. Upon roll call the vote was:

Aye: McGlaughlin, Klemme, Wethington
Nay: Anderson, Johnson

SEWER MAINTENANCE CONTRACT: Motion by Anderson, seconded by McGlaughlin to enter into Sewer Maintenance Contract with Municipal Pipe and Tool at an annual amount of \$3000. This contract will address the City's Inflow and Infiltration problems that the Iowa Department of Natural Resources brought to the City's attention in September 2007. Upon roll call the vote was:

Aye: McGlaughlin, Johnson, Klemme, Wethington, Anderson
Nay: None

LEASE FOR OFFICE COMMUNITY DEVELOPMENT: Mark Niles said the Development Commission has not had enough time to explore other options for an office for the Community Development Director. Currently the office is leased through Don Lamp and the term expires August 31st. Niles said Lamp is willing to extend the lease until the commission has had time to explore other options as he mentioned. Motion by Wethington, seconded by Klemme to approve an extension of the current lease agreement with Don Lamp until the commission has time to make a recommendation. Upon roll call the vote was:

Aye: Johnson, Klemme, Wethington, Anderson, McGlaughlin
Nay: None

UNDERGROUND FUEL TANK: Electric Superintendent Packwood said he received a quote from Acterra for the purchase of an underground fuel tank for the electric power plant. He said the tank will be manufactured by Xerxes, here in Tipton, but can only be sold to licensed installers. He said the order needs to be placed now with Xerxes for fall installation of the tank. Cost of the tank when ordered through Acterra is \$15,176.16. After a short discussion, motion was made by Wethington and seconded by Anderson to approve the quote from Acterra. Upon roll call the vote was:

Aye: Klemme, Wethington, Anderson, McGlaughlin, Johnson
Nay: None

MONTHLY WATER REPORT: Motion by Anderson, seconded by Johnson to approve monthly water for July. Upon roll call the vote was:

Aye: Wethington, Anderson, McGlaughlin, Johnson, Klemme
Nay: None

MONTHLY COMMUNITY DEVELOPMENT REPORT: Motion by Wethington, seconded by Klemme to approve monthly community development report. Upon roll call the vote was:

Aye: Anderson, McGlaughlin, Johnson, Klemme, Wethington
Nay: None

CITY MANAGER REPORT: City Manager Boldt briefly referenced the following:

1. Family night for city employees and their families is Sunday August 24th, from 11:00 a.m. to 1:00 p.m. at the Aquatic Center.
2. Council meetings in September will be on the 8th and 22nd.

CLOSED SESSION: Motion by Klemme, seconded by Anderson to adjourn from Regular Session into Closed Session at 7:07 p.m. in accordance with Iowa Code 21.5.j, consideration of Purchase of Real Estate. Upon roll call the vote was:

Aye: McGlaughlin, Johnson, Klemme, Wethington, Anderson
Nay: None

REGULAR SESSION: Motion by Wethington, seconded by Johnson to adjourn back into Regular session at 7:30 p.m.. Upon roll call the vote was:

Aye: McGlaughlin, Johnson, Klemme, Wethington, Anderson
Nay: None

No action was taken in closed session.

ADJOURN: With no further action to come before the council, motion to adjourn was made by Johnson and seconded by McGlaughlin. Motion carried by the following vote:

Aye: McGlaughlin, Johnson, Klemme, Wethington, Anderson
Nay: None

Mayor

ATTEST: _____
City Clerk

REVENUE RECEIVED – JULY 2008

PROPERTY TAXES	9304.39
LOCAL OPTION SALES TAX	16522.81
LICENSES & PERMITS	1126.50
USE OF MONEY & PROPERTY	34417.63
INTERGOVERNMENTAL	53532.63
CHARGE FOR SERVICES	557205.99
SPECIAL ASSESSMENT	12119.00
MISCELLANEOUS	35083.03
TOTAL	719311.98