

December 1, 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, Lenz, Hakeman, Packwood, Alden. Visitors: Dave Fry, Jeff Meyer, Ray Eserhaut and the press.

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

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

COMMUNICATIONS: Scheduled – Jeff Kaufmann, Annual Legislative update. Anne Kimber, Iowa Agency for Municipal Wind.

State Representative Jeff Kaufmann gave the council a brief update on upcoming Legislative issues for 2009:

1. Issues concerning the non smoking ban.
2. SILO Tax concerns.
3. Road Use Tax and funding for state highways.
4. Property Tax Reform, dollars are still not available for smaller communities.
5. Budgetary problems for smaller communities revolving around property tax exemptions.
6. Issues with collective bargaining bill.

Kaufman thanked the council for allowing him time to speak with them and to contact him at any time with questions or concerns.

Anne Kimber, Director of Energy Services with the Iowa Association of Municipal Services gave a brief PowerPoint presentation to the council. Kimber said the Iowa Agency for Municipal Wind (IAMWIND) will conduct a second phase of an investigation of a jointly-owned municipal wind project that includes a potential 100 to 150 MW project at a site near Boone and a power purchase agreement from a locally owned project proposed in Carroll County. In phase two, participants will complete the necessary studies and identify the best financing and operational options and zero in on the total cost of energy.

Kimber said the need for renewable energy is now clearer than ever. Policy positions of both presidential candidates endorsed a response to climate change that depends on substantial expansion to renewable energy. Kimber said the Wind agency and project are open to all IAMU member electric utilities. Participation will be open throughout most of the phase two, access to purchased power agreement expected with Carroll County project will be limited to participants who join by December 31, 2008. New participants will be expected to pay a per MW share of both phase 1 and 2 costs that is equivalent to that paid by current participants.

Electric Superintendent John Packwood said he would have more information available for the council at the next council meeting.

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

1. Council minutes from the previous meeting.
2. New Beer License – Pizza Hut.
3. Garbage Exemption at 523 Cedar Street.
4. November Library Board minutes.

Upon roll call the vote was:

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

CLAIMS LIST: Motion by Johnson, seconded by Anderson to approve the following list of claims:

| | |
|----------------------------|---------|
| ALLIANT ENERGY | 196.54 |
| ARAMARK | 44.36 |
| CREATIVE DISPLAYS | 701.75 |
| DENDINGER, ATTORNEY | 1545.40 |
| DRESSER | 544.25 |
| EMP INC | 434.95 |
| ENERGY ECONOMICS | 148.10 |
| FLETCHER-REINHARDT | 665.54 |
| G&K SERVICES | 190.96 |
| GRAINGER | 111.63 |
| IOWA ASSOCIATION | 657.85 |
| MATT PAROTT&SONS | 102.44 |
| MIDAMERICAN ENERGY | 295.80 |
| MUNICIPAL SUPPLY | 7715.00 |
| PITNEY BOWES | 192.47 |
| PRAXAIR DISTRIBUTION | 55.14 |
| RESCO | 1579.40 |
| SEMOTAN, MIKE | 140.00 |
| SHERWIN-WILLIAMS | 112.51 |
| SIMPLEXGRINELL | 444.20 |
| STAPLES BUSINESS ADVANTAGE | 68.65 |
| T&M CLOTHING | 294.00 |
| TERRY DURIN COMPANY | 568.17 |
| TIPTON ELECTRIC MOTORS | 170.76 |
| TIPTON PHARMACY | 106.31 |
| U.S RADAR | 94.60 |
| UTILITY EQUIPMENT | 442.40 |
| UTILITY SAFETY & DESIGN | 1867.54 |
| WALMART COMMUNITY | 86.20 |
| ZEE MEDIICAL | 33.90 |

Upon roll call the vote was:

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

LETTER OF RESIGNATION: Council member Wethington presented his letter of resignation to the council at the last meeting. Since it was not on the agenda, council could not take formal action. Wethington said his last meeting will be December 15, 2008. He said he has enjoyed his 3 years on the City Council, but with his position as County Sheriff, he has found himself at a loss of time. Mayor/Council thanked Wethington for his 3 years of service. Motion by Klemme, seconded by Anderson to approve the letter of resignation submitted by Wethington. Upon roll call the vote was:

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

REIMBURSEMENT- MS. MOLLY'S: Tipton Community Development Director Alden told the council that the Development Commission is requesting reimbursement to Pam LaRue's commercial interior renovation project at 421 Cedar Street. Alden said the approved project included a fund of \$7,500 of the project cost for completely restoring the second floor into a research library, community meeting room and artifact display area. Total cost of the project is \$117,626. Alden said the \$7,500 grant by the City through the incentive program is well worth it. After a brief discussion, motion was made by Wethington and seconded by Klemme to approve the recommendation from the Development Commission. Upon roll call the vote was:

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

SUBSTANTIAL COMPLETION: In a letter to the council, Jack Pope of Garden & Associates, states that the work of construction for the Streetscape Project for the City of Tipton, Iowa, under contract bearing the date of July 30, 2007 by and between the City of Tipton, Iowa (owner) and All-American Concrete has been completed and substantially complies with the terms, conditions and stipulations of the plans and specifications for said improvement. Motion by Anderson, seconded by Johnson to approve Engineer's Statement of Substantial Completion. Upon roll call the vote was:

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

CHANGE ORDER-STREETSCAPE PROJECT: Motion by Klemme, seconded by McGlaughlin to approve Change Order No.2 in the amount of \$567.92 to All-American Concrete. The Change Order was necessary due to modifications during construction of the Streetscape Project. Upon roll call the vote was:

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

PAY APPLICATION-STREETSCAPE PROJECT: Motion by Wethington, seconded by Anderson to approve Pay Application No. 7(final) in the amount of \$47,177.42 to All-American Concrete for work completed on the Downtown Streetscape Project. Upon roll call the vote was:

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

REVOLVING LOAN FUND PROGRAM: Community Development Director Alden pointed out the following changes to the proposed Revolving Loan Fund plan:

1. Greenhouse has been added under Limitation on loans from the RLF.
2. The minimum loan amount has been lowered to \$2,500 and a max amount has been set at \$10,000.
3. Under “Other Lending Criteria”, the Commission added language to make exceptions possible for smaller or larger loans.
4. Under “Other Information”, language was added to address the confidentiality of the personal financial information that would be reviewed by the Loan Committee with each application.

After a brief discussion between Alden and the council, the council decided to table this issue to a further date before a motion is made to approve the Revolving Loan Fund Program.

DOWNTOWN REVITALIZATION GRANT AWARDS: Community Development Director Travis Alden said the Development Commission met November 25 to consider an application submitted by Marge Waugh for the Downtown Revitalization Incentive Program. The application was for the property located at 124 E. 5th Street (Tipton Pharmacy). Revitalization consisted of removing metal siding to expose brick façade and install new windows and exterior doors. Total cost of project is \$32,000. Amount being requested is the maximum amount of \$7,500. Alden said the Commission is recommending the full amount be approved. Before council action, Alden went on to say that total amount approved by the City Council in year 1 of the program was \$73,354.64. He said this is the first application round in year 2 of the program. Motion by Anderson, seconded by McGlaughlin to approve the recommendation from the Development Commission. Upon roll call the vote was:

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

BID LETTING & PUBLIC HEARING DATE: Motion by McGlaughlin, seconded by Klemme to set a bid date of December 19, 2008, and a Public Hearing Date of January 5, 2009, for Replacement of 2400V Circuit Breakers and Addition of 2400V Fuses Project. Upon roll call the vote was:

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

SKATE PARK PROJECT: Community Development Director Travis Alden provided the council with an updated design and price quotation for the proposed skate park project at City Park. Alden reminded the council that the City was selected to receive around \$62,000 from the Iowa DNR Land and water Conservation Fund program. A large portion of this amount was to go toward the south tennis court location. Alden said that he and Adam Spangler have been in contact with Midwest sales in Davenport, Iowa. He said they have been very helpful in the design and equipment needed to construct the new skate park. Alden said at this time that he and Spangler would recommend that the council approve the purchase of the quoted skate park equipment from Midwest Sales in the amount of \$45,497. After a short discussion, motion was made by Klemme and seconded by Anderson to approve the recommendation from Alden and Spangler. Upon roll call the vote was:

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

LETTER OF RESIGNATION: Community Development Director Travis Alden gave his letter of Resignation to Mayor/Council. In his letter he states he has accepted an offer of employment as the Main Street Director in Manistee, Michigan. Alden said this is an exciting opportunity for him and being back home in his home state will be closer to their families in western Michigan. His last day of employment is December 23rd.

Alden said leaving his position in Tipton will be difficult for him. He said he has received more support from local business owners, groups and organizations than he could have asked for. He also thanked the City Council, downtown merchants and the Development Commission for all their help and support.

Lastly, Alden said Tipton has been a wonderful home for his wife and daughter and himself for the past 2 and a half years, and the support of the City has been a big part of that. He said it has been a pleasure pouring his heart and soul into this community, and he wishes Tipton great success in the future.

Everyone present thanked Alden and wished him much success in his new position.

PROPOSED ALTERNATIVE TRANSPORTATION ROUTE MAP: Police Chief Hakeman presented a letter to the council updating them on the revisions to the Alternative Green Transportation Plan. An updated map was also provided by Travis Alden. Hakeman said that he, the mayor, Doug Boldt and Travis Alden have met several times to discuss conceptually what they would want to accomplish with this plan and have proposed routes through and around Tipton that would make almost all of the City available to alternative means of transportation. Most of the proposed trail system in town would use existing streets and sidewalks. Lastly, Hakeman said that once they have some idea of how much funding will be necessary to complete each phase of the project, he will report back to the council.

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

Aye: Anderson, McGlaughlin, Johnson, Klemme, Wethington

Nay: None

Mayor

ATTEST: _____
City Clerk