

November 17, 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, Hakeman, Hembry, Smith, Alden, Packwood. Several visitors and the press were also in attendance.

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:

Unscheduled – Ray Eserhaut of 423 W. 6<sup>th</sup> Street asked the council if the area around his residence could be patrolled on school day mornings. He said he has noted several vehicles exceeding the speed limit and is concerned with the safety of the children walking to school. Council said they would look into it.

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

1. Council minutes from the previous meeting.
2. Clerk's/Investment Reports.

Upon roll call the vote was:

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

PUBLIC HEARING: Mayor Kepford opened the Public Hearing on the Development Agreement with Vermeer of Iowa and Authorizing Tax Increment Payments, Pledging Certain Tax Increment Revenues to the Payment of the Agreement. With no oral or written comments being heard, Mayor Kepford closed the public hearing.

RESOLUTION NO. 111708A: City Manager Boldt informed the council that the final draft of the Development Agreement has been revised, and contains the changes that were discussed at the last council meeting. After a short discussion, motion was made by Johnson and seconded by Anderson to approve Resolution No. 111708A which is a Resolution Approving Development Agreement with Vermeer of Iowa, Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Upon roll call the vote was:

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

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

ALLIANCE WATER RESOURCES	21596.25
ARAMARK	211.88
ARROW QUICK	675.75
BUSINESS RADIO SALES	94.00
C&C CONSTRUCTION	55.00
CBE GROUP	5.83
CEDAR COUNTY AUTO PARTS	347.71
CEDAR COUNTY CO-OP	2214.96
CEDAR COUNTY ENGINEER	3438.76
CEDAR COUNTY SOLID WASTE	2316.00
CENTRAL PETROLEUM EQUIPMENT	2990.00
CHEMSEARCH	200.46
CITY CARTON	827.75
CJ COOPER	90.00
CLARENCE LOWDEN SUN-NEWS	71.20
CREATIVE DISPLAYS	2750.02
EASTERN IA. LIGHT & PWR.	849.02
FIELDS MENS WEAR	48.95
FINANCIAL ADJUSTMENT BUREAU	40.00
FLETCHER-REINHARDT	301.08
G&K SERVICES	134.02
GARDEN & ASSOCIATES	23593.47
GENERAL PEST CONTROL	161.03
GROEBNER & ASSOCIATES	366.01
HYGIENIC LABORATOORY	11.00
IOWA ASSOCIATION	20.00
IOWA ONE CALL	47.70
KIEFER & ASSOCIATES	29.13
KOHL & KOHL	1542.50
KUNDE OUTDOOR EQUIPEMNT	16.50
LANDS END BUSINESS	237.55
LINN CO. CHARLES	92.00
LINWELD	6.51
MANATTS	774.81
MUTUAL WHEEL	913.18
NEWTON HOME OIL	30.00
O'ROURKE MOTORS	96.15
ORTIVUS NORTH AMERICA	990.00
RESCO	2584.60
SEMOTAN, MIKE	120.00
TERRY DURIN COMPANY	203.30
THE AUTO SHOP	56.10
TIPTON CONSERVATIVE	917.79
TIPTON ELECTRIC MOTORS	110.15
UTILITY EQUIPMENT	1651.68
UTILITY SUPPLY	905.32
WENDLING QUARRIES	1413.79
WASTE MANAGEMENT	10118.61
WOODE'S TOWING	50.00
XEROX CORPORATION	1414.09
ZARNOTH BRUSH WORKS	248.00

Upon roll call the vote was:

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

CHANGE ORDER – ALL AMERICAN CONCRETE: Motion by McGlaughlin, seconded by Klemme to approve Change Order No.2 for 2008 Street Improvements Project. Amount of the Change Order is \$10,185.00. Reason for Change Order is to account for work actually performed, increase curb and gutter removal and replace. Liquidated damages 10 days @ \$500/day equals \$5000.00. Upon roll call the vote was:

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

PAY APPLICATION NO.5: Motion by Anderson, seconded by Johnson to approve Pay Application No.5 to All American Concrete in the amount of \$257,073.80 for work completed on the 2008 Street Improvement project: Upon roll call the vote was:

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

TIF DEBT CERTIFICATION: City Manager Boldt informed the council that the City is required to certify its TIF debt to the County Auditor by December 1<sup>st</sup> for the upcoming fiscal year. Boldt provided the council with the breakdown of the TIF amounts for each Development Agreement or Tax Rebate in the City's Urban Renewal Area. Below are the amounts to be certified to the County Auditor:

RV Cummins - \$16,297  
Prairie Hills Assisted Living - \$49,336  
Tipton Structural Fabrication - \$2,977  
Tipton Structural Fabrication(2) - \$1,179  
Sandarac Construction - \$4,452 (to complete development agreement  
Cedar Poly Properties - \$38,465  
Downtown Revitalization Incentive Program - \$50,000

Boldt also said the city could certify another \$25,000 to either the Downtown Sidewalk Streetscape Project, a portion of the remaining balance of the water tower or for the purchase of the property at 401 Cedar Street. He said the \$25,000 could be split between the three projects if the council so desires. After a brief discussion, council member McGlaughlin suggested to put the \$25,000 toward the balance due on the water tower. Other council members were in agreement.

Motion by McGlaughlin, seconded by Klemme to approve Appropriating Annual TIF Debt Certification to the County auditor and to certify another \$25,000 to the water tower. Upon roll call the vote was:

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

ASBESTOS REMOVAL – 401 CEDAR STREET: Motion by Klemme, seconded by Johnson to approve the low quote from Iowa Illinois Taylor Insulation in the amount of \$3840.00 for asbestos removal at 401 Cedar Street. Upon roll call the vote was:

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

REMOVAL OF STRUCTURE – 401 CEDAR STREET: Motion by Anderson, seconded by Wethington to approve the low bid from Wynkoop Equipment in the amount of \$17,795.00 for the removal of the structure at 401 Cedar Street. Upon roll call the vote was:

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

2008 POLE & SWITCH MAINTENANCE PROJECT: Motion by Klemme, seconded by Anderson to approve the low bid from J.P. Rowe Construction in the amount of \$52,000.00 for the 2008 Pole & Switch Maintenance Project. Upon roll call the vote was:

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

WATER REPORT: Motion by McGlaughlin, seconded by Anderson to approve monthly water report for October. Upon roll call the vote was:

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

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

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

MAYOR REPORT: Mayor Kepford said she received a letter of resignation from council member Wethington effective December 15, 2008. Action by the council will be at the next council meeting.

CITY MANAGER REPORT: City Manager Boldt said that the City Managers/Administrators in the cities of Maquoketa, DeWitt, Camanche, Monticello and Anamosa have suggested reducing costs by coming together and facilitating goal setting sessions in one another's communities. With the consent of the council, our session would be facilitated by Tom Roth, the City Administrator of Camanche. Council gave their approval for the goal setting session.

City Manager Boldt and Electric Superintendent Packwood gave a brief slide show of the new fuel tank being installed for the Power Plant.

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

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

\_\_\_\_\_  
Mayor

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

REVENUE RECEIVED – OCTOBER 2008

PROPERTY TAXES	392280.59
LOCAL OPTION SALES ATX	17079.54
LICENSES & PERMITS	267.50
USE OF MONEY & PROPERTY	21510.54
INTERGOVERNMENTAL	22565.22
CHARGE FOR SERVICE	433855.91
SPECIAL ASSESSMENT	4110.00
MISCELLANEOUS	20940.48
TOTAL	912609.78