

October 20, 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, Nash, Kepford, Alden, Packwood, Hembry. Several visitors and the press were also in attendance.

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

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

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

1. Council minutes from the previous meeting.
2. Beer License Renewal – Can City.
3. New Liquor License – Rhino’s and Tavern on the Square.
4. Garbage Exemption at 51 and 53 Lynn Street.
5. Clerk’s/Investment Reports.
6. September Airport Committee Minutes.

Upon roll call the vote was:

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

PUBLIC HEARING: Mayor Kepford opened the public hearing for the Purpose of Soliciting Comments on the Application to the Iowa Department of Economic Development (IDED) for the Owner-Occupied Rehabilitation Housing Program. No written comments were noted. Darwin Polk of ECIA gave the council a short briefing on how the program works and the application process that the city needs to submit to IDED. After a short discussion, Mayor Kepford closed the public hearing and asked for council action.

Motion by Klemme, seconded by Anderson to approve Resolution No. 102008A, which is a resolution saying that the City Council of Tipton, Iowa, accepts the authority and responsibilities of their offices, approves the proposed IDED Housing Fund application, authorizes the Mayor to sign the application, and pledge the amount of \$15,000, if in fact, the Housing Fund grant is awarded by IDED. Upon roll call the vote was:

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

RESOLUTION FINAL PLAT: Motion by Wethington, seconded by Klemme to approve Resolution No. 102008B, which is a Resolution Resolved by the City Council of the City of Tipton, Iowa, that said Final Plat of Williams First Addition, Cedar County, Iowa, be and the same is hereby acknowledged by the City of Tipton, Iowa, and the request for waiver of the requirement for any review is hereby approved and the Mayor and the City Clerk.

Are hereby directed to certify this resolution of approval and affix the same said plat as provided by law. Upon roll call the vote was:

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

RESOLUTION LOAN AGREEMENT: Motion by McGlaughlin, seconded by Johnson to approve Resolution No. 102008C, which is a Resolution Authorizing and Approving a Loan Agreement, amending Resolution No. 030308A and Providing for the Issuance of \$650,000 General Obligation Street Improvement Bonds, Series 2008, and Providing for the Levy of Taxes to Pay the Same. Upon roll call the vote was:

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

TAX INCREMENT FINANCING INCENTIVE: Jeff Meyer of TEDCO presented to the council a Financial Incentive Matrix for Vermeer of Iowa, soon to be located in the Tipton Business Park. Meyer said that Rick Boat, CEO of Vermeer of Iowa, has purchased 5 acres in the Business Park to expand their operations into eastern Iowa. The 5 acres were purchased at a cost of \$204,000. He said Vermeer of Iowa qualifies for the highest level of 8 years, 80% level of incentive based on the qualification model. Meyer praised City Manager Boldt for staying in contact with Vermeer over the last few years. After a brief discussion, motion was made by Anderson and seconded by Klemme to approve the TEDCO recommendation for Tax Increment Financing Incentive for Vermeer of Iowa. Upon roll call the vote was:

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

DEVELOPMENT AGREEMENT: Motion by Johnson, seconded by Wethington to authorize City Manager to contact Dorsey & Whitney to prepare Development Agreement for Vermeer of Iowa and council action as needed. Upon roll call the vote was:

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

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

AIR FILTER SALES & SERVICE	295.41
ALLIANCE WATER RESOURCES	21596.25
ALLIANT ENERGY	196.54
ARAMARK	67.12
ARROW QUICK	259.15
BOW TIE AUTOMOTIVE	1303.83
BUSINESS RADIO SALES	130.26
CADBURY SCHWEPPE	213.66
CBE GROUP	14.83
CEDAR COUNTY CO-OP	16284.49
CENTRAL IOWA DISTRIBUTING	60.75
CITY CARTON	651.00

CLARENCE LOWDEN SUN-NEWS	140.18
DENEVE ENTERPRISES	1000.00
DUECO	1713.42
EASTERN IA. LIGHT&PWR	794.06
ECIA	484.18
FARNER-BOCKEN COMPANY	572.01
FINANCIAL ADJUSTMENT BUREAU	40.00
FLETCHER-REINHARDT	684.80
FRANKLIN GENERAL HOSPITAL	292.50
G&K SERVICES	247.13
GARDEN & ASSOCIATES	2372.50
GENERAL PEST CONTROL	286.03
GRAINGER	118.48
GROEBNER & ASSOCIATES	1282.59
HEALTH CONSULTANTS	167.14
HEIMAN	56.00
HYGIENIC LABS	11.00
IOWA CULTURAL CORRIDOR	100.00
IOWA ONE CALL	59.40
IOWA PRISION INDUSTRIES	73.50
JOHN'S LOCK & KEY	219.00
KUNDE OUTDOOR EQUIPMENT	16.50
LINWELD	6.30
MANATTS	356.38
NEWTON HOME OIL	60.00
O'ROURKE MOTORS	726.15
ORTIVUS NORTH AMERICA	935.00
PITNEY BOWES	210.00
PRAXAIR DISTRIBUTION	55.14
PURCHASE POWER	278.38
RPGI	3798.38
RK DIXON	16.51
STUELAND CHEVY-OLDS	7.50
TERRY DURIN COMPANY	12.84
TIPTON GREENHOUSE	54.40
TIPTON STRUCTURAL FABRICATION	4559.50
TITAN MACHINERY	263.57
TRANSWORLD SYSTEMS	322.14
UTILITY EQUIPMENT COMPANY	11986.81
UTILITY SUPPLY OF AMERICA	106.86
WENDLING QUARRIES	1103.68
WESCO RECEIVABLES	465.19
WASTE MANAGEMENT	9850.83

Upon roll call the vote was:

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

PAY APPLICATION NO.4: Motion by Klemme, seconded by Johnson to approve Pay Application No.4 in the amount of \$212,436.15 to All American Concrete for work completed on the 2008 Street Improvement Project. Upon roll call the vote was:

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

REVOLVING LOAN FUND PROGRAM: Community Development Director Travis Alden presented the council with information on the development of a Revolving Loan Fund (RLF) Program for Tipton. RLF programs have been very successful economic development tools in many communities across the country, providing an additional local financing source for business start-ups and expansion. Alden said with the council overwhelmingly wishing to support a potential RLF using grant dollars, would be the best option for the city to apply for a USDA Rural Development RBEG (Rural Business Enterprise Grant) which can provide dollars for starting a community RLF.

Alden said he has set up the RLF so that the Tipton Development Commission will serve as the Loan Committee. He said the process will be operated very similar to the Downtown Revitalization Incentive Program. The proposed local match is \$5,000 and the city would request \$94,000 from USDA. That puts the city over the 5% threshold, which gives the city more points on the application.

Alden went over the proposed Draft with the council and reminded the council the draft is only a working document. After reviewing the Draft and a brief discussion with the council, motion was made by Wethington and seconded by Anderson to have Alden proceed with the proposed RLF plan and bring back to the council for final approval. Upon roll call the vote was:

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

THIRD ADDENDUM TO ANTENNA SITE AGREEMENT: City Manager Boldt presented the council with the third addendum to the antenna site agreement that the city has with Kirkwood Community College for the communications tower in the City Park. Boldt said the original agreement began in 1982. He said the third addendum would renew the lease for another 10 years. After a short discussion, motion was made by McGlaughlin and seconded by Wethington to approve the Third Addendum to Antenna Site Agreement with Kirkwood College. Upon roll call the vote was:

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

WATER REPORT: Motion by Anderson, seconded by Klemme to approve Monthly Water report for September. Upon roll call the vote was:

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

COMMUNITY DEVELOPMENT REPORT: Motion by Klemme, seconded by Johnson to approve Monthly Community Development Report: Upon roll call the vote was:

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

CITY MANAGER REPORT: City Manager Boldt reported on the following:

1. Letter from Jack Pope of Garden & Associates to All-American Concrete expressing his concerns on the delay in finishing the paving on Meridian Street.
2. Engineer's probable costs Hwy 38(7th Street to 11th Street) water main replacement.
3. Letter from Dave Burbach notifying Tipton of a new regulation and drastic change affecting both indoor and outdoor swimming pool outlet grates.

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

Nay: None

Absent: Wethington

Mayor

ATTEST: _____
City Clerk

REVENUE RECEIVED – SEPTEMBER 2008

PROPERTY TAXES	97210.59
LOCAL OPTION SALES TAX	17079.54
LICENSES & PERMITS	93.50
USE OF MONEY AND PROPERTY	24292.61
INTERGOVERNMENTAL	70914.51
CHARGE FOR SERVICES	662904.65
MISCELLANEOUS	42257.63
TOTAL	914753.03