

April 12, 2010  
Council Chambers  
City Hall  
Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met in Special Meeting/Work Session at 5:00 p.m. Mayor Kepford called the meeting to order. Upon roll call the following named council members were present: Fry, McGlaughlin, Klemme, Anderson and Siech. Also present Boldt, Fletcher, Eric Newton, City Department Heads, City Staff, and the press.

**AGENDA:** Motion by Klemme, second by Fry to approve the agenda as presented. Motion approved with the following roll call the vote;

Aye: Anderson, Fry, Siech, McGlaughlin Klemme  
Nay: None

#### **Joint Review with TEDCO Board:**

Jeff Meyer, President of TEDCO, offered a Power Point presentation and a brief background description of the formation of TEDCO and the relationship with the City. Meyer stated TEDCO has developed approximately 19 acres of the Business Park, adding that TEDCO owns 83 acres with the option to purchase another 115 acres. Meyer said TEDCO has sold four lots and sold five acres to Cedar County to build the Law Center. Meyer said the group targets the smaller businesses, specific to rural communities that would employ 5 to 25 people. Meyer also added TEDCO has 5.5 developed acres that are build ready and 77 acres undeveloped. John Todd, Community Development Director, talked about the Shovel Ready Certification Program. Todd explained that Tipton was one of the small cities in the area invited to attend a meeting a year ago with Iowa City Area Development group (ICAD) where they discussed the Shovel Ready Certification Program. Todd stated this is a new economic development trend throughout the country and there are only 12 states that have a certification program. Iowa is not one of them. ICAD is working toward getting Iowa to become a Shovel Ready Certification state, which could mean state funding for business parks. By working with ICAD and this program the group is hoping to show the state that the program works. Tipton's Business Park was designated as one of three pilot projects in the area from 12 sites in ICAD's membership group. Todd said unofficially Tipton was one of the top picks because of the due diligences work that has been done. Mayor Kepford stated there has always been a good working relationship with TEDCO and the City. Kepford said the City appreciates everything the board does and thanked Meyer for all his service. Todd added because of the work that TEDCO has done is a big part of why Tipton's Business Park was chosen for the Shovel Ready Program. City Manager Boldt said the meeting with the consultants at the business park lasted only 10 minutes because they saw exactly what they were looking for. Meyer thanked the council for their time.

#### **City Wide Clean Up:**

Boldt shared an example of a voucher that has been designed for the citizens to use for the truck load taken to the transfer station. The customers will have to show ID or a copy of their utility bill and sign the ticket at the transfer station.

#### **Sidewalk Incentive Program:**

Boldt said the sidewalk program is ready to go but funding will not be available until after July 1, 2010. Boldt added there are at least 6-10 people ready to participate in the program.

### **Yard Waste – Yardy Carts:**

Boldt said a shared site with Cedar County has not been met with a lot of enthusiasm. Monitoring the site is a big issue. Gary Crock is willing to help and will contact some of the other communities and boards he works with to see if there is something that can be incorporated. Boldt said we will continue to work on this issue.

### **Animal Control:**

Chief Hakeman stated the police are not trained to be animal control officers and can't continue with what we are doing. Hakeman said he feels there are two options. The first is to do nothing and the other is to take formal action or direction to have an animal control department. Hakeman would like to recommend the Mayor appoint a citizens study committee. Hakeman suggested a 28E agreement or a regional operation, not just the City. Hakeman said he has a suggested list of names for the committee. Councilperson Klemme suggested waiting until the new chief is in place to see if that person may have some ideas. Hakeman said this is not a police issue and would rather not have the new person have to deal with it. Councilperson Fry said he has no problem with a citizens committee. Councilperson Siech and McGlaughlin agreed. Councilperson Anderson thinks we should look into it thoroughly.

### **Public Works Facility Upgrades:**

Director of Public Works Nash presented a Power Point presentation of the possible upgrades to the Public Works Facilities. Nash stated these are not only his thoughts and ideas but those of the Public Works employees.

#### **Needs and Possible Upgrades:**

Need to accommodate larger equipment and safer working environment.

Immediate need is to replace the current salt shed.

Establish a permanent brine mixing station.

Large enough bays for the street sweeper and garbage truck.

More inside storage for current and future equipment.

Room for future expansion.

Nash added that with Klay Johnson performing the service work and repairs of City equipment it is saving the City at the minimum \$40 to \$60 per hour.

#### **Possible Time Frame:**

Removal of current salt shed by city crew this summer.

Build salt/sand storage shed with a permanent brine mixing station.

Councilperson Anderson said he whole heartedly endorses the plan. Councilperson Klemme asked if the city crew would put up the salt shed. Nash said he felt the crew would not have time this summer and thought it might be best to have it done by professionals. Councilperson Fry and McGlaughlin suggested Nash get costs and choices and bring back a proposal.

### **Parking Issues:**

Councilperson Siech said there is no easy resolution to the parking issue, but she is not in favor of the odd/even parking. Siech said she is not sure what the solution is, but the odd/even parking merits discussion. Councilperson Klemme said he was in favor of the odd/even parking. Boldt would like to put together a master plan with street information. Councilperson Fry suggested sending letters to citizens on 4<sup>th</sup> street regarding the parking issue. Fry suggested a public forum to get the citizens involved where they can voice their opinions.

Councilperson Siech left the meeting at 6:50 p.m.

**Subdivision Development Incentives:**

City Manager Boldt explained he had been approached by Dave Kruse asking if the City has any interest in developing an incentive program to spur residential development and would help developers with infrastructure costs. Boldt suggested a residential TIF rebate program might be a possibility. Boldt said it would take a commitment from the developer and the City. Councilperson Klemme would like to see sidewalks included in the agreement. After a brief discussion it was the council consensus to gather more information.

**ADJOURN:** With no further business to come before the council, motion to adjourn was made by Klemme, second by McGlaughlin. Meeting adjourned at 7:13 p.m.

\_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk/Finance Officer