

October 11, 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, City Department Heads, City Staff, and the press.

Mayor Kepford led the meeting in the Pledge of Allegiance.

**Agenda:**

Mayor Kepford asked for an addition to the agenda. Trick or Treat will be Sunday, October 31, 2010, from 5:00 to 7:00 p.m. Motion by Siech, second by Klemme to approve the agenda with the addition. Motion carried by the following roll call the vote;

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

**City Wide Clean Up:**

City Manager Boldt stated the one time voucher system has worked very well. To date 211 vouchers have been presented for payment.

**Sidewalk Incentive Program:**

Boldt stated he is very pleased with the sidewalk incentive program.

**Public Works Facility Upgrades:**

Director of Public Works Nash shared information and quotes from Custom Builders for a proposed addition to the Public Works building. Nash said the City engineer recommends constructing a metal building with metal on the inside as well. Nash added that this type of building would be a long term benefit to the community.

**Subdivision Development Incentives:**

Boldt talked about using residential TIF as an incentive for subdivision development. As lots are sold the City would rebate back to the developer a TIF check for infrastructure costs. By law approximately 35% of the incentive to the developer would need to be used towards a low to moderate income housing program such as a down payment or rehab program. Residential TIF funds are mostly commonly used as incentives for subdivision infrastructure. Boldt stated that if the council wishes to proceed he would

recommend putting together a development agreement that would be mutually beneficial to the City and the developer. It was the consensus of the council to proceed with Boldt's recommendation.

**Rental Housing Code:**

Boldt said the building codes and permitting process is going very well and suggested the rental housing code would be the next step. Boldt said meetings would need to be held with rental property landlords to introduce them to the requirements of the code. Boldt added that the rental housing code process may not go as smooth as the building code but added that Terry Goerdts he is well versed in this area as he does this for other cities. It is the consensus of the council to proceed.

**Recycling Schedule Change:**

Nash explained the reasons why he is proposing picking up all recycling on Tuesdays. By picking up the whole City in one day it will allow two days for weekly maintenance of the garbage/recycling truck. This will also free one employee for two consecutive days and that will be a more efficient use of manpower. It is the consensus of the council to proceed with a possible start date of January 2011.

**Parking Issues, Traffic Flow and Signage:**

Boldt, Nash and Chief of Police Holub reviewed the traffic survey they conducted. Holub also discussed a map that showed the snow and truck routes as well as stop and yield signs. Holub discussed his vision for the traffic flow, citing some changes he would like to make. There was further discussion on the idea of odd/even or one side street parking on the city streets for snow removal. It is the consensus of the council to hold a public information meeting October 25, 2010, at 7:00 p.m.

**Disposal of City Property:**

Boldt would like to move forward on selling or auctioning two city properties. The house located east of the soccer fields in the park and a property that was donated to the Aquatic Center Campaign located by Wilton. It was the consensus of the council to proceed.

**Adjourn:**

With no further business to come before the council, motion to adjourn was made by McGlaughlin, second by Anderson. Meeting adjourned at 7:03 p.m.

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Mayor

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