

March 5, 2007  
Council Chambers  
City Hall  
Tipton, Iowa

The City Council of the City of Tipton, Iowa, met in Regular Session at 5:30 p.m. Mayor Young called the meeting to order. Upon roll call the following named council members were present: Anderson, Johnson, Kepford, McGlaughlin, Wethington. Also present Boldt, Foley, Packwood, Nash, Hakeman. Several visitors and the press were also in attendance.

AGENDA: Motion by Anderson, seconded by Johnson to approve the agenda as presented. Motion carried by the following vote:

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

COMMUNICATIONS:

Unscheduled – None

CONSENT AGENDA: Motion by Kepford, seconded by Wethington to approve the consent agenda which included the minutes from the previous meeting. Motion carried by the following vote:

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

PUBLIC HEARING: Mayor Young opened the Public Hearing on the Plans and Specifications for Electric Substation Conversion Project and Consideration of Bids. No oral or written comments were noted. With none being noted, Mayor Young closed the public hearing. Motion by Wethington, seconded by Johnson to Approve Plans and Specifications for Electrical Substation Conversion Project. Motion carried by the following vote:

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

BIDS – ELECTRIC SUBSTATION CONVERSION PROJECT: Dennis Blasberg of P&E Engineering, engineers for the project addressed the council regarding the bids received for the Electric Substation Conversion Project. Blasberg along with Electric Superintendent Packwood informed the council that the bids were about one half million over the engineers estimated cost. It is their recommendation to table all bids at the present time. Packwood said there is also some uncertainty with Alliant Energy as far as their role in completing their conversion project.

Upon further discussion, Blasberg and Packwood said the bids received for the 2400V Vacuum Circuit Breakers needed for the Control Room were within the Engineers estimate of cost. They recommend purchasing this equipment and hiring a contractor to do the project. Blasberg said he would research this option further and recommend to table all bids at the current time and contact Alliant to see where they currently stand on their conversion project. Motion by Wethington, seconded by Johnson to table all bids received for the Substation Conversion Project. Motion carried by the following vote:

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

PUBLIC HEARING: Mayor Young opened the Public Hearing for the first reading of An ordinance To Establish A Utilities Operations Review And Advisory Commission. Mayor Young expressed his concerns of an ordinance establishing a Utilities Operations Review and Advisory Commission. He said the council did away with individual committees a few years back and created a committee of the whole so that all council members would be in direct contact with each department.

Council member Anderson agreed with the mayor and felt the commission would be of no benefit to the electric and gas departments. Council member Wethington sited that the Economic Development Commission presented a recommendation to the council regarding the duties for a new Development Director and the council was not in agreement. He said this was an example of why a commission should not be formed.

Council members Kepford and McGlaughlin expressed their views of why a commission should be formed. They felt the community would be better informed of ongoing events within the electric and gas departments and could be part of the decision making process when called upon.

Council member Johnson said if a commission was not formed, that he felt the electric and gas departments needed backup personnel to fill in if the department heads would be gone for unforeseen circumstances.

With no more discussion, Mayor Young closed the public hearing. Motion was made by Wethington and seconded by Anderson to have the second reading of an ordinance to establish a utilities operations review and advisory commission at the March 19<sup>th</sup> council meeting. Motion carried by the following vote:

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

RESOLUTION NO. 030507A: Motion by Anderson, seconded by McGlaughlin to approve Resolution No. 030507A, which is a Resolution Urging Repeal Of The Residency Requirements In Iowa Code Section 692A.2A. The City Council of the City of Tipton, Iowa desires to express its support for the repeal of Iowa Code Section 692A.2A. Motion carried by the following vote:

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

RESOLUTION NO. 030507B: Motion by Anderson, seconded by Wethington to approve Resolution No. 030507B which is a Resolution Calling An Election On The Proposition Of Entering Into A Loan Agreement To Borrow Money For The Purpose Of Constructing, Furnishing And Equipping A New Fire Station. A special municipal election is hereby called and ordered to be held in and for the City, on May 15, 2007, at which there will be submitted to the voters of the City the following proposition:

Shall the City of Tipton, in Cedar County, Iowa, enter into a loan agreement and borrow money in an amount not exceeding the amount of \$2,300,000 for the purposes of paying the cost, to that extent, of constructing, furnishing and equipping a new fire station?

Upon roll call the vote was:

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

CLAIMS LIST: Motion by Wethington, seconded by Kepford to approve the following list of claims:

ABC FIRE PROTECTION	682.03
ALBAUGH PHC	65.32
ARAMARK	56.29
ARROW QUICK	700.00
BATTERIES PLUS	31.94
CALIFORNA CONTRACTOR	87.80
CDW GOVERNMENT	302.99
CEDAR COUNTY ENGINEER	1733.64
CEDAR COUNTY SOLID WASTE	1680.00
CITY ELECTRIC SUPPLY	1377.58
CORTEZ TRUCK EQUIPMENT	424.05
CUSTOM BUILDERS	27.17
ELLIOTT EQUIPMENT	146.42
EMP INC	905.58
FAMILY FOODS	31.98
FARM PLAN COOPORATION	4868.66
FINAL DRAFT	569.75
FIREHOUSE	30.00
G&K SERVICES	41.31
HOLIDAY INN	89.88
IOWA ASSOCIATION	115.56
IOWA BOOK & SUPPLY	397.98
IA. DEPT. PUBLIC HEALTH	175.00
IOWA DEPT. REVENUE	32.04
IA. FIRE CHIEF'S ASSOCIATION	25.00
J AND N ENTERPRISES	120.25
JHL SUPPLY	150.61
KUNDE OUTDOOR EQUIPMENT	8.31
LAW ENFORCEMENT SYSTEMS	168.31
MC MASTER-CARR	122.97
MEDTRONIC PHYSIO-CONTROL	311.43
NEW HORIZON FARM SERVICE	41241.93
NORTH AMERICAN SALT	2389.72
POND VIEW ACRES	200.00
PRAXAIR DISTRIBUTION	134.58
SPAHN & ROSE	2034.41
STUELAND CHEVROLET	459.47
TIPTON TIRE & AUTO	449.78
UNIFORM DEN	317.00
WALMART COMMUNITY	149.00

Motion carried by the following vote:

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

PAYMENT TO KOHL & KOHL: City Manager Boldt explained that the total cost for the Youth Recreation Fields Project was \$25,782 plus \$500 worth of extra tree grubbing. Boldt said that Bill Kohl has cut the bill in half as a contribution to the project and half

\$6,695.50, is due now and the remaining \$6,695.50 is not due until September 2007. Motion was made by McGlaughlin and seconded by Anderson thanking Bill Kohl and approving to pay \$13, 391.00 to Kohl & Kohl. Motion carried by the following vote:

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

PAYMENT NO.4 – SMITH SEEDING: Motion by Wethington, seconded by Anderson to approve Payment No.4 in the amount of \$24,092.00 to Smith Seeding for work completed on Sanitary Sewerage Improvements, West Trunk Sewer. Motion carried by the following vote:

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

PAYMENT NO.5, FINAL – SMITH SEEDING: Motion by Kepford, seconded by Johnson to approve Payment No.5, final, in the amount of \$15,475.47 to Smith Seeding for work completed on Sanitary Sewerage Improvements, West Trunk Sewer. Motion carried by the following vote:

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

ENGINEER’S COMPLETION STATEMENT: Motion by McGlaughlin, seconded by Anderson to accept West Trunk Sanitary Improvements Project by acknowledgement of Engineer’s Completion Statement between the City of Tipton, Iowa, Owner, and Smith Seeding, Eldridge, Iowa. Motion carried by the following vote:

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

SUPPLEMENTAL CONTRACT, WEST TRUNK SEWER: Motion by Anderson, seconded by Wethington to Authorize Mayor signature to Supplemental Contract with Smith Seeding for West Trunk Sewer Improvements. The Contractor, in consideration of \$9,500.00, payable as set forth under the terms of the Original Contract and Specifications, does hereby agree to complete the following work in accordance with the plans and specifications of the original contract:

- Item No. 5.1 – Seeding – Rural and CRP – Lump sum amount of \$3,500.
- Item No. 5.3 – Seeding – CRP Tree Planting – Lump sum amount of \$3,000.
- Item No. 7 – Fence Replacement - \$3,000.

It is further agreed by the parties to this Supplemental Contract that the Contractor is authorized to proceed with the work and shall have 15 working days to finish the above work. All work must be completed no later than May 15, 2007. Motion carried by the following vote:

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

PAYMENT NO.3, FINAL – LYNCH’S EXCAVATING: Motion by McGlaughlin, seconded by Johnson to approve Payment No.3, Final in the amount of \$3,957.73 to

Lynch's Excavating for work completed on Sanitary Sewer Extensions, Locust and Orange Streets. Motion carried by the following vote:

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

ENGINEER'S COMPLETION STATEMENT: Motion by Anderson, seconded by Kepford to accept Locust and Orange Street Sanitary Sewer Extensions Project by acknowledgement of Engineer's Completion Statement between the City of Tipton, Iowa, Owner, and Lynch's Excavating, West Branch, Iowa. Motion carried by the following vote:

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

SUPPLEMENTAL CONTRACT, LOCUST & ORANGE STREET: Motion by Wethington, seconded by Anderson to Authorize Mayor signature to Supplemental Contract with Lynch's Excavating for Sanitary Sewer Extensions, Locust and Orange Street. The Contractor, in consideration of \$15,515.00, payable as set forth under the terms of the Original Contract and Specifications, does hereby agree to complete the following work in accordance with the plans and specifications of the original contract:

Item No. 3.1 – Surfacing Replacement – Concrete Sidewalks & Drives - \$1,170.  
Item No. 3.2 – Surfacing Replacement – Asphaltic Concrete - \$8,835.  
Item No. 3.4 – Surfacing Replacement – Curb & Gutter - \$3,050.  
Item 4 – Seeding – Lump sum amount of \$2,460.

It is further agreed by the parties to this Supplemental Contract that the Contractor is authorized to proceed with the work and shall have 20 working days to finish the above work. All work must be completed no later than May 15, 2007. Motion carried by the following vote:

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

LAND LEASE – AIRPORT: Motion by Kepford, seconded by Wethington to approve Airport Commission request to explore the possibility of leasing ground at the airport for the purpose of building a new privately owned hanger to reach the minimum required based aircraft (10) in order to continue to pursue being included in (NPIAS). Motion carried by the following vote:

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

ELECTRIC SUBSTATION CONVERSION PROJECT: Motion by Wethington, seconded by Johnson to approve Plans and Specifications for Electric Substation Conversion Project. Motion carried by the following vote:

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

SIDEWALK/DOWNTOWN STREETSCAPE PROJECT: Council member Anderson presented the council with a revised schematic design for the Sidewalk/Downtown Streetscape Project, preliminary estimate of cost and financing options. The Sidewalk/Downtown Streetscape Committee are recommending the following two options for phase one. Phase one goes one Block north, south east and west of the stoplight.

1. Request for 75% of the 50% available of the 1% local option sales tax and seek potential tax increment financing. Motion by Anderson, seconded by Kepford to approve this option. Motion carried by the following vote:

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

2. Request property assessment of \$50 per linear foot ( includes water shut off to curb stop, service line to building and sidewalk). Motion by Anderson, seconded by Kepford to approve this option. Motion carried by the following vote:

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

CITY MANAGER REPORT: City Manager Boldt gave a brief overview on the following:

1. City equipment to be auctioned at Sharpless Auction on March 14<sup>th</sup>.
2. Steve Nash still gathering information on upgrade of city backhoe.
3. Letter from Mike Goetz thanking the city for their efforts during the storm.
4. City Manager drafting a "letter to the editor" thanking the residents for their efforts in conserving energy during the storm allowing the city to maintain power to the entire town.

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

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

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Mayor

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