

February 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, Hakeman, Nash, Alden. Several visitors and the press were also in attendance.

AGENDA: Motion by Kepford, 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

Scheduled: Financial Services – Fire Station Referendum.

A. Jeff Heil, Ruan Securities presented the following options:

1. General Obligation debt that goes against the property taxes in the City of Tipton. An election is required that must pass by 60% majority for General Obligation debt.
2. Combination General Obligation debt with TIF Revenue 50/50. This would require that the city amend their Urban Renewal Plan to include a fire station. City can hold either an election or public hearing with a reverse referendum.
3. 100% TIF for Fire Station. This would require that the Urban Renewal plan be amended to include the fire station. General Obligation Urban Renewal Bonds could be issued or Urban Renewal Bonds not backed by property taxes issued.

B. Dan Zomermaand, Northland Securities presented the following options:

1. Urban Renewal General Obligation Notes. Need assurance from Bond Attorney that the project would qualify as an Urban Renewal Project. Current Urban Renewal plan amended to include new fire station. The financing would then need approval from the public.
2. The other two options were similar to items 2 and 3 that Jeff Heil mentions above.

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

1. Minutes from the previous meeting.
2. Cigarette Permit Approval – Tiger Mart
3. Beer License Approval – Tiger Mart
4. Permit to Build in a Fire Zone – Cedar Poly Properties, LLC
5. Permit to Build in a Fire Zone – AME Services

Motion carried by the following vote:

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

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

A-L-L EQUIPMENT	47.20
ABC FIRE PROTECTION	31.90
ALBAUGH PHC	57.82
ALLSTATE GASKET	441.31
ARAMARK	56.29
ARAMARK WORK APPAREL	8.95
ARROW QUICK	1250.00
BATTERIES PLUS	57.97
BATTERY PRODUCTS	42.96
BENNETT AMBULANCE	150.00
BOEVE, CHRISTINE	150.00
BURMEISTER ELECTRIC	445.39
CEDAR COUNTY ECONOMIC DEV.	140.00
CITY ELECTRIC SUPPLY	707.71
CITY PETTY CASH	59.34
CONTROL INSTALLATIONS	476.25
COUNTRY WELDING	899.80
CUSTOM BUILDERS	12.95
DAVIS FARM EQUIPMENT	23.27
ECIA	442.50
ED M. FELD EQUIPMENT	1384.09
FARM PLAN CORPORATION	850.01
FINANCIAL ADJUSTMENT	130.01
FLETCHER-REINHARDT	1744.53
FOSTER COACH SALES	111980.00
FUTURE LINE LLC	36.36
G&K SERVICES	145.59
GRAINGER	37.77
GRITTON GARAGE DOORS	1052.00
GROEBNER & ASSOCIATES	266.83
HAPPY JOES	21.87
HD SUPPLY WATERWORKS	40.00
HOMETOWN PLUMBING	209.00
INCODE-CMS	115.00
INVENSYS METERING SYSTEM	1200.00
IOWA BOOK & SUPPLY	314.38
IOWA LAW ENFORCEMENT	50.00
IOWA STATE UNIVERSITY	50.00
MC MASTER-CARR	266.46
MERCY FAMILY COUNSELING	300.00
OFFICE DEPOT CREDIT PLAN	219.51
P&E ENGINEERING	8075.64
PITNEY BOWES	163.10
PRAXAIR DISTRIBUTION	51.25
PRICE OIL/WILTON OIL	342.10
RADIO COMMUNICATIONS	396.90
SCHIMBERG CO.	567.48
SHIVE-HATTERY	20.00
SPAHN & ROSE	894.04
STANDBY SYSTEMS	8534.95
TERRY DURIN CO.	81.90
TIPTON BAKERY	18.05
TITPTON ELECTRIC MOTORS	272.40
UNITED RENTALS	144.97
VAN METER INDUSTRIAL	11.04
WALMART COMMUNITY	116.61
WETHINGTON, HARRY	12558.00

Motion carried by the following vote:

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

INSURANCE REQUEST – AEOLIAN’S: City received a request from the Aeolian’s asking for some help in providing insurance for the Aeolian’s annual Easter Egg Hunt which is now held at the Tipton Public Library. City Manager Boldt reported that the event could be covered under the City’s insurance liability umbrella if the city would be willing to co-sponsor the event. Boldt said if the city decides to be a co-sponsor, the event would be called the “City of Tipton/Aeolian Easter Egg Hunt. Motion by McGlaughlin, seconded by Anderson to be co-sponsor of the event which would allow the Aeolian’s to be covered under the City’s insurance liability umbrella clause. Motion carried by the following vote:

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

FINAL RETAINAGE PAYMENT: Motion by Anderson, seconded by Wethington to approve final retainage payment to Miron Construction/Terry & Sons in the amount of \$5156.00 for work completed on the Family Aquatic Center. Motion carried by the following vote:

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

RESOLUTION & DEVELOPMENT AGREEMENT: Motion by Kepford, seconded by Johnson to approve Resolution No. 020507A which is a Resolution Approving Development Agreement with Cedar Ploy Properties, LLC and Tipton Economic Development Corporation, Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Motion carried by the following vote:

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

DATE FOR PUBLIC HEARING: Motion by McGlaughlin, seconded by Kepford to set a date of Public Hearing at 5:30 p.m. on March 5, 2007. The purpose of the public Hearing is for the first reading of An Ordinance to Establish a Utilities Operations Review and Advisory Commission. Motion carried by the following vote:

Aye: Anderson, Johnson, Kepford, McGlaughlin  
Nay: Wethington

BID DATE & PUBLIC HEARING DATE: Motion by McGlaughlin, seconded by Kepford to set a Bid Date of March 1, 2007 at 2:00 p.m. and Date of Public Hearing for March 5, 2007 at 5:30 p.m. The purpose of the bid date is to receive bids for the Tipton Substation Conversion Project. The public hearing date is for the recommendations and approval of the Tipton Substation Conversion Project. Motion carried by the following vote:

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

REPORTS RECEIVED/FILED: Chief of Police Roger Hakeman presented the council with the Police Department Annual Report for Calendar Year 2006. After a brief discussion, council thanked Hakeman for his report.

COUNCIL REPORTS: Council Member Anderson gave a brief update on the Sidewalk/Downtown Streetscape Project. He presented two alternatives which were prepared by the City's Engineers, Garden & Associates. After a brief discussion, Anderson said he would keep the council informed as more progress is made on the project.

MAYOR REPORT: Mayor Young reported that the Snowmobile Ordinance is not being followed by certain snowmobiles within the city limits. Most of the problems have been on Lemon Street. Police Chief Hakeman said the problem has not been as bad the last week or so. He said it was more of a problem after the first snow of the season. He said his Department will try to enforce the ordinance whenever a problem occurs.

OLD GARBAGE TRUCK: Public Works Director Nash reported that he has been pricing out used street sweepers and is looking at trading the old garbage truck in for a used sweeper. He said he would keep the council informed when a decision is near.

CITY MANAGER REPORT: City Manager Boldt gave a brief preview of his report.

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

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

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Mayor

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