

April 23, 2007  
Council Chambers  
City Hall  
Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met in Special Session at 7:30 p.m. Mayor Young called the meeting to order. Upon roll being called the following named council members were present: Anderson, Johnson, Kepford, McGlaughlin, Wethington. Also present: Boldt, Foley, Packwood, Penrod, Alden. Visitors: Kevin Kofron, TEDCO members and the press.

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

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

EMERGENCY STEEL GAS PIPE SHUT OFF TOOL: Gas Superintendent Penrod explained that this tool is used in combination with an isolation valve, allowing service interruption to be kept at a minimum and only interrupting a few customers in most foreseeable events. Cost for the tool is \$2625.00. Motion by McGlaughlin, seconded by Kepford to approve the purchase of the gas pipe shut of tool. Motion carried by the following vote:

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

ELECTRIC TRANSMISSION INVESTMENT: Electric Superintendent Packwood addressed the council explaining a transmission investment opportunity that Tipton has as a part of being a member of RPGI. The investment would be similar to the one Tipton had with IES. Packwood said that prior to the merge with Alliant, IES exercised its option to buy back our transmission investment at the depreciated value. The investment share with RPGI is about 4.7% or \$13,814.25. The return on this investment is expected to be 12% to 14% annually. After a brief discussion, motion was made by Anderson and seconded by Johnson to approve Electric Transmission Investment with RPGI. Motion carried by the following vote:

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

LOAN AGREEMENT – TEDCO: Jeff Meyer, President of TEDCO, explained that TEDCO is in the process of negotiating the purchase of an additional 43 acres for the Tipton Business Park from Don, Ron and Keith Lamp. Meyer said TEDCO is making a request to take an advance under the current loan agreement with the City. They propose to take an advance of \$125,000 which would increase the current loan amount of \$605,448.63 to a new total loan sum of \$730,448.63. TEDCO's current loan agreement with the City establishes a limit of \$875,000. After a brief discussion, motion was made by Kepford and seconded by McGlaughlin to loan an additional \$125,000 to TEDCO for the purchase of 43 acres from the Lamp's. Motion carried by the following vote:

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

CLOSED SESSION: Motion by Johnson, seconded by Anderson to adjourn into Closed Session in Accordance with Iowa Code 21.5.j at 7:50 p.m. Upon roll call the vote was:

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

REGULAR SESSION: Motion by Wethington, seconded by Johnson to adjourn from Closed Session back into Regular Session at 8:20 p.m. Motion carried by the following vote:

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

REAL ESTATE OFFER: During closed session an offer to purchase real estate located at 203 West 4<sup>th</sup> Street owned by Sherman and Shirley Kepford was discussed. Motion by Anderson, seconded by McGlaughlin to direct City Manager Boldt to offer \$95,660.00 which is \$5000.00 more than the previous offer. The additional money is for moving expenses. Motion carried by the following vote:

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

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

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

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Mayor

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