

November 5, 2007  
Council Chambers  
City Hall  
Tipton, Iowa

The City Council of the City of Tipton, Cedar County, 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, McGlaughlin, Wethington. Also present: Boldt, Foley, Nash, Hakeman, Penrod, Alden, Spangler, Hembry. Visitors: Several visitors and the press were also in attendance.

COMMUNICATIONS:

Scheduled – None  
Unscheduled – None

CONSENT AGENDA: Motion by Johnson, seconded by Wethington to approve the consent agenda which included the following:

1. Minutes from the previous meeting.
2. Beer License Renewal – Family Foods.

Motion carried by the following vote:

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

PUBLIC HEARING: Mayor Young opened the Public Hearing for the purpose of Soliciting Comments on the City's Proposed Owner-Occupied Rehabilitation Housing Program Application. No oral or written comments were noted.

Darwin Polk from ECIA, Administrator for the Project addressed the council. Polk said the application and Resolution approving the City's local match needs to be submitted to Iowa Department of Economic Development (IDED) by November 20, 2007 if the City is to be considered for a Housing Fund Grant awarded by IDED.

The grant would be in the amount of \$272,692 which would rehabilitate eight low to moderate homes from 4<sup>th</sup> Street to South Street. If the City contributes a local match of \$15,000, total funds awarded for the project would equal \$288,692. After a brief discussion, Mayor Young closed the Public Hearing and the following motion was introduced:

Motion by Wethington, seconded by McGlaughlin to approve Resolution 110507A, which is a Resolution stating that the City Council of the City of Tipton, Iowa, accepts the authority and responsibilities of their offices, approves the proposed IDED Housing Fund application, authorizes the Mayor to sign the application, and pledges the amount of \$15,000.00 if in fact, the Housing Fund grant is awarded by IDED. Motion carried by the following vote:

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

PUBLIC HEARING: Mayor Young opened the Public Hearing for Consideration of Plans, Specifications and Engineer's Estimate and Consideration of Award of Bid for Construction of New Airport Hanger. Members of the Airport Committee gave the council a brief update. After a brief discussion, Mayor Young closed the Public Hearing.

Motion by Johnson, seconded by Anderson to approve Consideration of Plans, Specifications and Engineer's Estimate for Construction of New Airport Hanger. Motion carried by the following vote:

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

City Manager Boldt said the City received the following bids for the Construction of the new Airport Hanger:

Contractor	Base Bid	Option 1	Total Bid
Dave's Complete Construction	\$155,971.05	\$15,576.00	\$171,547.05
Henningsen Construction	\$150,738.39	\$10,700.00	\$161,438.39
Tschiggfrie Excavating	\$182,192.52	\$6,989.00	\$189,181.52
Greiner Buildings	\$127,647.45	\$6869.72	\$134,517.17
Path Construction	\$126,400.21	\$8,487.00	\$134,887.21
Regal Construction Services	\$178,529.09	\$12,500.00	\$191,029.09

Boldt said the low bid is \$126,400.21 from Path Construction and the low total bid is \$134,517.17 from Greiner Buildings. He said the Airport Committee is recommending the Council accept the base bid from Path Construction in the amount of \$126,400.21. Boldt said Carl Byers with Snyder & Associates also reviewed the bids and concurs with the recommendation of the Airport Committee.

Motion by McGlaughlin, seconded by Wethington to approve the Recommendation from the Airport Committee and Snyder & Associates and accept the base bid from Path Construction in the amount of \$126,400.21. Motion carried by the following vote:

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

CLAIMS LIST: Motion by Anderson and seconded by Johnson to approve the following list of claims:

AFLAC	138.54
AIR FILTER SALES	288.88
ALBAUGH PHC	96.13
ALEXIS FIRE EQUIPMENT	41.00
ALL AMERICAN CONCRETE	34992.30
ALL STAR TURF	1300.00
ALLIANT ENERGY	195.50
ARAMARK	270.91
ARROW QUICK	9.95
BAKER & TAYLOR	637.47
BEST WESTERN REGENCY	79.64
BLUE CROSS/BLUE SHIELD	18638.60
BRAD PECK	20.00
CEDAR COUNTY EMS ASSOC.	194.25
CENTER POINT PUBLISHING	37.94
CITY ELECTRIC SUPPLY	396.18
CITY METER FUNDS	1147.98
CITY OF TIPTON	275.00
CITY OF TIPTON FUNDS	685738.13
REVOLVING CENTRAL GARAGE	14732.66
CITY PETTY CASH	40.93
CITY UTILITIES	31.00

CONNIE KNOUSE	109.25
CONTROL INSTALLATIONS OF IOWA	317.70
CRESCENT ELECTRIC SUPPLY	258.84
CRETEX CONCRETE	1033.20
DAVIS FARM EQUIPMENT	36.37
DON LAMP	475.00
DUECO	2981.06
ED M. FELD EQUIPMENT	600.00
EITA	400.00
ELITE DATA SYSTEMS	42.75
EMP INC	1298.95
ENERGY ECONOMICS	2222.82
FARM PLAN CORPORATION	716.27
FINANCIAL ADJUSTMENT	86.71
MISC. VENDOR	3041.53
FLETCHER, LORNA	159.47
FLETCHER-REINHARDT	545.70
FRIENDS OF ANIMALS	450.00
G&K SERVICES	175.39
GENERAL PEST CONTROL	125.00
GOVONNECTION	165.72
GRAINGER	46.93
GROEBNER & ASSOCIATES	512.04
H&H AUTO	65.00
HALL, GREG	20.00
HOLIDAY INN	154.08
HOMETOWN PLUMBING	4196.83
IRS	12819.08
IOWA ASSOCIATION	15.00
IOWA CITY CHAMBER COMMERCE	25.00
IOWA ONE CALL	43.20
IOWA PRISION INDUSTRIES	174.02
IOWA TELECOM	263.05
IPERS	5571.07
JIM ROHLF	50.00
KEPFORD, LISA	20.00
KIME, PAUL	20.00
KUNDE OUTDOOR EQUIPMENT	13.80
KYOCERA MITA AMERICA	102.88
LL PELLING	104279.41
LIBRARY PETTY CASH	62.37
MAGUIRE IRON	40802.50
MANATTS	29.52
MEDIACOM	99.95
MEDTRONIC PHYSIO	1850.00
MERCURY INSTRUMENTS	1200.09
MIDAMERICAN ENERGY	127000.00
MIRON CONSTRUCTION	516.12
ODB COMPANY	196.54
P&E ENGINEERING	4582.88
POOL CLEANER SERVICES	292.00
PRAXAIR DISTRIBUTION	47.96
RESCO	922.62
RK DIXON	63.49
SCHIMBERG	472.09
SCHUMACHER ELEVATOR	167.85
SPHAN & ROSE	221.23
STAPLES BUSINESS	414.82
STUELAND CHEVROLET	430.05
SUN LIFE CANADA	214.02
TERRY DURIN COMPANY	5699.33
THE PENWORTHY COMPANY	175.70

TIPTON DAIRY QUEEN	31.80
TIPTON ELECTRIC MOTORS	66.00
TIPTON STRUCTURAL FABRICATION	201.16
TIPTON TIRE & AUTO	211.54
TREASURER, STATE IOWA	8332.00
TREMCO	765.60
TTT	33.00
TYLER TECHNOLOGIES	637.50
UNITED ELECTRICAL LOCAL	110.00
UTILITY EQUIPMENT	245.42
UTILITY SUPPLY AMERICA	1751.09
VALIC	300.00
VERIZON WIRELESS	104.94
WALMART COMMUNITY	180.63
WENDLING QUARRIES	157.80
WASTE MANAGEMENT	10261.96
WOOD, KEITH	3008.42
XEROX CORPORATION	1236.35
ZEP MANUFACTURING	94.77

Motion carried by the following vote:

Aye: Anderson, Johnson, McGlaughlin, Wethington

Nay: None

PAY APPLICATION – L.L. PELLING: Motion by Wethington, seconded by Anderson to approve Pay Application No.2 in the amount of \$157,559.92 to L.L. Pelling for work completed on the 2007 Street Improvement Project. Motion carried by the following vote:

Aye: Anderson, Johnson, McGlaughlin, Wethington

Nay: None

PAY APPLICATION – MAGUIRE IRON: Motion by McGlaughlin, seconded by Johnson to approve Pay Application No.8 in the amount of \$28,500.00 to Maguire Iron for work completed on the Elevated Storage Tank. Motion carried by the following vote:

Aye: Anderson, Johnson, McGlaughlin, Wethington

Nay: None

CITY'S 30,000 GALLON PROPANE TANK: Tom Salrin, Business Development Representative for AgVantage FS was present to discuss the purchase of the City's 30,000 gallon propane tank. This would eliminate their current propane tank located on West 6<sup>th</sup> Street. AgVantage FS would like to purchase the tank for \$20,000 and lease the ground from the City for an initial period of ten years at a cost of \$100 per year.

City Manager Boldt and Gas Superintendent Penrod discussed other terms of the purchase agreement with the council. Salrin said AgVantage FS is willing to develop a supply agreement for propane for the City of Tipton that is mutually beneficial to both entities. He also said the City can contract the purchase of its propane with AgVantage FS at one-cent over the daily price plus transportation.

After a short discussion, Council Member Johnson felt the City should seek bids for the sale of the propane tank and compare them with the offer from AgVantage FS. City Manager Boldt said he would look and see if there might be any other parties that might be interested in the purchase of the tank.

MAINTENANCE AGREEMENT – FAC: City Manager Boldt said the City received three maintenance proposals, Hometown Plumbing & Heating, Northwest Mechanical and Regan Mechanical. Boldt said that he and Adam Spangler and Ron Hembry reviewed the proposals and asked follow-up questions with all three companies. Boldt advised the council that their recommendation is to award the Maintenance Agreement for the Family Aquatic Center to Northwest Mechanical out of Davenport, Iowa. Annual cost for the agreement is \$10,229.00. After a brief discussion, motion was made by McGlaughlin and seconded by Anderson to approve their recommendation. Motion carried by the following vote:

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

TEE BOX – TIPTON COUNTRY CLUB: City Manager Boldt said the Country Club was given memorial money for improvements to be made on the #7 tee box. He said because of some miscommunications, the improvements caused some safety concerns because the tee box is very close to the airport road. After further investigation it was discovered that the improvements are actually on the airport's (City) property.

The Airport Committee indicates it wants to maintain its current property lines and would like to see the improvements that were made to #7 tee relocated. He said the committee recommends that the City offer the Country Club up to \$500 for the relocation process. After a brief discussion with the council, members of the council felt that the recommendation from the committee was made in good faith, but at the same time felt the Country Club should be responsible for having the improvements relocated at their own expense.

DOWNTOWN REVITALIZATION INCENTIVE PROGRAM: Travis Alden and Mark Niles spoke on behalf of Tipton's Development Commission for the Downtown Revitalization Incentive Program. Alden said that six applications were submitted and reviewed by the Commission. The following four applications were unanimously approved by the Development Commission to receive Grant Awards:

Freeman Insurance – 116 East 5<sup>th</sup> Street  
Werling Abstract/Werling Law – 319 Cedar Street  
Tavern On The Square – 108 East 5<sup>th</sup> Street  
Esbeck Building – 122 East 5<sup>th</sup> Street

Total recommended funding for this application round is \$20,502.50. Alden said they also received an application from Hugh Stumbo for properties located at 108 West 5<sup>th</sup> Street and 110 West 5<sup>th</sup> Street. He said the Commission has tabled their decision on these applications due to some inconsistencies. Alden said they will be contacting Stumbo asking him to re-submit his applications and will make a recommendation to the council if the applications are acceptable.

Council Member McGlaughlin questioned the use of TIF funding for the Revitalization Program. He felt the funds should not be used to improve existing businesses but used as an incentive to bring new business and industry to Tipton.

Motion by Anderson, seconded by Wethington to approve the Development Commission's Recommendations for the Downtown Revitalization Incentive Program Grant Awards. Motion carried by the following vote:

Aye: Anderson, Johnson, Wethington  
Nay: McGlaughlin

REPORTS RECEIVED/FILED: The monthly Library and Airport Minutes were received and filed.

NATURAL GAS PREPAY PROPOSAL: City Manager Boldt and Gas Superintendent Penrod gave the council an update on the Natural gas Prepay Proposal from Minnesota Municipal Gas Agency. Boldt said the gas supply contract has been reviewed by City attorney Dendinger and appears to be in order. Final review will be given by Thomas Gorak who has been retained by a number of the Minnesota participants to represent their interests in the transaction.

Penrod gave a brief overview of the “Indicative Pricing” which is the monthly discount the City would receive based on the length of the contract. The term of the contract can be for either 20, 25 or 30 years. After a brief discussion, council was leaning toward a 20 year contract. Both Penrod and Boldt said they would hope to have final approval by Gorak and present the Gas Prepay Proposal to the council at the next meeting.

CLOSED SESSION: Motion by Anderson, seconded by Wethington to go into Closed Session at 6:48 p.m. in accordance with Iowa Code 20.17(3), Public Employment Relations Procedures. Motion carried by the following vote:

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

REGULAR SESSION: Motion by Johnson, seconded by Anderson to go out of Closed Session at 7:21 p.m. and back into Regular Session. Motion carried by the following vote:

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

No decision was made during Closed Session.

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

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

\_\_\_\_\_  
Mayor

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

REVENUE RECEIVED – SEPTEMBER 2007

PROPERTY TAXES	93114.97
LOCAL OPTION SALES TAX	15438.70
LICENSES & PERMITS	176.50
USE OF MONEY & PROPERTY	29587.01
INTERGOVERNMENTAL	69449.15
CHARGE FOR SERVICES	588666.5
MISCELLANEOUS	14848.67
TOTAL	811281.55

REVENUE RECEIVED – AUGUST 2007

PROPERTY TAXES	0.00
LOCAL OPTION SALES TAX	13826.36
LICENSES & PERMITS	345.50
USE OF MONEY & PROPERTY	24039.31
INTERGOVERNMENTAL	38993.64
CHARGE FOR SERVICES	426566.22
MISCELLANEOUS	17346.75
 TOTAL	 521117.78

REVENUE RECEIVED – JULY 2007

PROPERTY TAXES	13367.53
LOCAL OPTION SALES TAX	13826.35
LICENSES & PERMITS	159.00
USE OF MONEY & PROPERTY	23387.92
INTERGOVERNMENTAL	193730.46
CHARGE FOR SERVICES	593107.71
MISCELLANEOUS	39378.85
 TOTAL	 876957.82

