

November 19, 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, Alden, Hembry, Packwood Visitors: Several visitors and the press were also in attendance.

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

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

OATH OF OFFICE: Bob Klemme took the Oath of Office to fill the 1<sup>st</sup> Ward council member vacancy. The council member vacancy was previously held by Shirley Kepford who resigned her position when she moved out of Ward 1.

COMMUNICATIONS:

Scheduled – None  
Unscheduled – None

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

1. Minutes from the previous meeting.
2. Clerk's/Investment Report.

Motion carried by the following vote:

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

RAGBRAI RESOLUTION: City Manager Boldt and Community Development Director Travis Alden introduced Joe Taylor of the Quad Cities Convention and Visitors Bureau. Taylor said a joint effort among numerous Quad City groups, Scott County and Cedar County are presenting to the RAGBRAI selection committee to vie for the route to come through both Cedar and Scott County. Taylor gave a brief background of RAGBRAI and explained RAGBRAI's liability waiver. After a short discussion, council member McGlaughlin introduced the following Resolution which was seconded by Anderson:

RESOLUTION NO. 111907A, which is A RESOLUTION SHOWING SUPPORT FROM THE CITY OF TIPTON FOR THE REGISTER'S ANNUAL GREAT BICYCLE ACROSS IOWA ROUTE TO TRAVEL THROUGH THE CITY OF TIPTON IN 2008. Motion carried by the following vote:

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

CLAIMS LIST: Motion by Anderson, seconded by Klemme to approve the following list of claims:

ALBAUGH PHC	105.80
ALEX AIR APPARATUS	1547.95
ALEXIS FIRE EQUIPMENT	1653.34
ALLIANCE WATER RESOURCES	19203.33
ARAMARK	45.81
ARROW QUICK	1677.45
BAKER & TAYLOR	266.46
BRAD PECK	20.00
BUSINESS RADIO SALES&SERVICE	132.26
CEDAR COUNTY PUBLIC HEALTH	640.00
CEDAR COUNTY CO-OP	10466.08
CEDAR COUNTY ENGINEER	2793.70
CEDAR COUNTY SOLID WASTE	2175.00
CEDAR RAPIDS WELDING SUPPLY	4.98
CITY CARTON	1284.15
CITY METER FUNDS	758.50
CITY UTILITIES	106.86
CJ COOPER	60.00
CLARENCE LOWDEN SUN NEWS	144.50
CONNIE KNOUSE	57.00
COPY SYSTEMS	21.63
CUSTOM BUILDERS	13.42
DAISEY'S ON SQUARE	9.63
DEMCO	80.88
EAST CENTRAL LIBRARY	2.00
EASTERN IA. LIGHT&PWR	841.69
ELECTRIC PUMP	1935.87
EMP INC	331.27
FINANCIAL ADJUSTMENT BUREAU	186.98
MISC. VENDOR	2346.28
FLETCHER REINHARDT	2721.71
G&K SERVICES	51.57
GARDEN & ASSOCIATES	13504.62
GENERAL PEST CONTROL	140.68
GOVCONNECTION	150.29
GRASSHOPPER LAWN CARE	1014.92
GRAYBILL COMMUNICATIONS	750.00
GROEBNER & ASSOCIATES	1176.41
HALL, GREG	20.00
HANSEN ASPHALT	3795.00
HAWKEYE MATERIAL HANDELING	19.10
IOWA ONE CALL	43.20
IOWA POLICE FORUM	35.00
IOWA TELECOM	1736.59
KEPFORD, LISA	20.00
KIME, PAUL	20.00
L L PELLING	157559.92
LANCASTER FORD MERCURY	382.90
LINN, CHARLES	61.00
MAGUIRE IRON	28500.00
NEWTON HOME OIL	30.00
NEWTON MANUFACTURING	308.62
NILES CHIROPRACTIC	50.00
NORTHWAY WELL,PUMP	865.28
O'ROURKE MOTORS	134.82
ORTIVUS NORTH AMERICA	1595.00

P & E ENGINEERING	752.00
PITNEY BOWES	163.10
R M BOGGS	413.80
RESALE POWER GROUP	96323.77
REXCO EQUIPMENT	301.82
ROURKE PUBLISHING	1011.50
SCHIMBERG	283.25
SMITH, DENISE	32.98
STUCKEY PLUMBING	131.19
STUELAND CHEVY OLDS	341.00
TAYLOR TECHNOLOGIES	208.14
TERRY DURIN COMPANY	2452.80
THE LIFEGUARD STORE	24.00
TIPTON BAKERY	27.50
TIPTON CONSERVATIVE	1286.42
TIPTON PHARMACY	47.30
TIPTON TIRE & AUTO	15.00
UNITED STATES POSTAL	4000.00
UTILITY EQUIPMENT	251.29
VERMEER SALES	136.52
WENDLING QUARRIES	67.91
WETHINGTON, JOAN	100.00
WASTE MANAGEMENT	10165.21

Motion carried by the following vote:

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

CHANGE ORDER – STREET PROJECT: Motion by Anderson, seconded by Wethington to approve Change Order No.2 to L.L. Pelling in the amount of -\$2492.40 for work being done on the 2007 Street Improvements project. Motion carried by the following vote:

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

PAY APPLICATION #3 (FINAL) L.L. PELLING: Motion by Wethington, seconded by Johnson to approve pay application No.3 (final) to L.L. Pelling in the amount of \$16,011.03 for work completed on the 2007 Street Improvements Project 2007. Motion carried by the following vote:

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

PAY APPLICATION #2, ALL AMERICAN CONCRETE: Motion by Anderson, seconded by Klemme to approve pay application No.2 to All American Concrete in the amount of \$148,211.97 for work completed on the Downtown Streetscape Project. Motion carried by the following vote:

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

AIRPORT HANGER LEASE & HANGER POLICY: City Manager Boldt and Airport Committee Chairman Jim Rohlf reviewed some revisions with the council that the Airport Committee is proposing to the current Airport Hanger Lease and Hanger Policy. Listed below are some changes the airport committee would like the council to approve:

1. Adding the Manager to the Hanger List holders.
2. Clarifying the order in which hangers are assigned from the waiting list.
3. Deleting language about not using hanger for 30 days.
4. Deleting language stating City has no plans to build more hangers.
5. Remove wording for flammable material stored in hangers.

After a brief discussion, motion was made by Wethington and seconded by Johnson to approve proposed changes to the Tipton Hanger Lease and Hanger Policy. Motion carried by the following vote:

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

TIF DEBT CERTIFICATION: City Manager Boldt reported that TIF Debt Certification for the following need to approved by the council and filed with the County Auditor by December 1, 2007:

RV Cummins - \$16,615  
Prairie Hills Assisted Living - \$49,071  
Tipton Structural Fabrication (1) - \$2,953  
Tipton Structural Fabrication (2) - \$1,169  
Sandarac Construction - \$2,190  
Downtown Revitalization Incentive Program - \$50,000

After a brief explanation by Boldt, motion was made by Wethington and seconded by Anderson to certify the above TIF Debt Certification amounts to the County Auditor. Motion carried by the following vote:

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

EXPANSION OF URBAN RENEWAL AREA: City Manager Boldt received a request to expand the Tipton Urban Renewal Area south of Prairie Hills Assisted Living Area. This area is known as Auditor's Parcel "J" which is 16.81 acres and contains Sheridan Addition which was annexed into the city limits in 2005. Including this area into the Urban Renewal Area would result in the potential of utilizing tax increment financing (TIF) funds in the area. After a brief discussion, motion was made by Anderson and seconded by Klemme to authorize City Manager to contact Dorsey & Whitney to prepare the necessary materials to Amend the City's Urban Renewal Plan to include Auditor's Parcel "J" to South City Limits. Motion carried by the following vote:

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

APPOINTMENT DEVELOPMENT COMMISSION: City Manager Boldt informed the council that the Development Commission currently has a City Council representative vacancy due to the resignation of Shirley Kepford from the council. Mayor Young said he would recommend Bob Klemme to fill the vacancy and said the Commission believes Klemme would be a great addition to the Development Commission. Motion by Wethington, seconded by McGlaughlin to approve the recommendation from Mayor Young. Motion carried by the following vote:

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

DOWNTOWN REVITALIZATION INCENTIVE PROGRAM: Travis Alden and Mark Niles spoke on behalf of Tipton's Development Commission for the Downtown Revitalization Incentive Program. They said the following two applications were unanimously approved by the Development Commission to receive Grant awards:

Hugh Stumbo – 108 West 5<sup>th</sup> Street  
Hugh Stumbo – 110 West 5<sup>th</sup> street

Total recommended funding for these two applications is \$6,500 which is 50% of the project cost for each facade. After a short discussion, motion was made by Klemme and seconded by Anderson 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, Klemme  
Nay: McGlaughlin

MONTHLY WATER REPORT: Motion by Anderson, seconded by Wethington to approve Monthly Water Report for October. Motion carried by the following vote:

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

REPORTS RECEIVED/FILE: Council received the following monthly reports:

1. Community Development Report.
2. Airport Minutes.

COUNCIL REPORTS: Council Member Wethington held a brief discussion about hiring a part-time Building Inspector for the city. Council Member McGlaughlin agreed with Wethington saying that the need for an inspector is long over due. City Manager Boldt said the topic had been discussed in the past, but finding a part-time inspector was very difficult. After a brief discussion, Boldt said he would pursue the issue again.

CITY MANAGER REPORT: City Manager Boldt briefly spoke on the following:

1. Natural Gas prepay proposal continues to move forward, contact approval at the December 3<sup>rd</sup> council meeting.
2. The States share for the new airport hanger increased to \$3629.00
3. Explained to Council Member McGlaughlin using a current tax receipt form a local business. Boldt pointed out the assessed values from last year to this year, the tax levy and the total annual taxes. The difference from last year to this year, both the levy amount and the total taxes paid equals 2.72%.
4. Gave a detailed presentation on the Downtown Streetscape project noting that an individual approached him while taking photos of the progress of the project and said he really liked what was going on. Boldt also talked about all the projects undertaken in Tipton over the past 10 years, starting with the Industrial Park, Aquatic Center, water and sewer projects, reconstruction of streets and improvements to the airport, just to mention a few.

Boldt said he believed the streetscape project and the incentives being offered for the downtown storefront improvements was just the start of better times for the business district. He thanked the council, Chamber of Commerce and Tipton Economic Board members for supporting the downtown projects.

CLOSED SESSION: Motion by Wethington, seconded by Johnson to go into Closed Session at 6:26 p.m. in accordance with Iowa Code 20.17(3), Public Employment Relations Procedures. Motion carried by the following vote:

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

REGULAR SESSION: Motion by Johnson, seconded by Klemme to go out of Closed Session at and back into Regular Session at 6:58 p.m. Motion carried by the following vote:

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

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Mayor

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

