

# City of Tipton, Iowa

<b>Meeting:</b>	<b>Tipton City Council Meeting</b>
<b>Place:</b>	<b>Tipton City Hall, 407 Lynn Street, Tipton, Iowa 52772</b>
<b>Date/Time:</b>	<b>June 3, 2013 – 5:30 PM</b>
<b>Web Page:</b>	<b>www.tiptoniowa.org</b>
<b>Posted:</b>	<b>May 31, 2013 (Front door of City Hall)</b>

<b>Mayor:</b>	Shirley Kepford	<b>City Manager:</b>	Chris Nosbisch
<b>Council At Large:</b>	David Fry	<b>City Attorney:</b>	Lowell Dendinger
<b>Council At Large:</b>	Pam Spear	<b>City Clerk:</b>	Lorna Fletcher
<b>Council Ward #1:</b>	Leanne Zearley	<b>Deputy City Clerk:</b>	Amy Lenz
<b>Council Ward #2:</b>	Dean Anderson	<b>D. of Public Works:</b>	Steve Nash
<b>Council Ward #3:</b>	Dawn Siech	<b>Chief of Police:</b>	Heath Holub

- A. Call to Order – 5:30 PM**
- B. Roll Call**
- C. Pledge of Allegiance**
- D. Agenda Additions/Agenda Approval**
- E. Communications:**

- 1. Unscheduled

If you wish to address the City Council on subjects pertaining to today's meeting agenda, please wait until that item on the agenda is reached. If you wish to address the City Council on an item **not** on the agenda, please approach the lectern and give your name and address for the public record before discussing your item.

- F. Consent Agenda**

**Note:** These are routine items and will be enacted by one motion without separate discussion unless a Council Member requests separate consideration.

- 1. Approval of City Council Minutes
- 2. Approval of Liquor License – Cedar County Vets of Foreign Wars, Post #2537

- G. Public Hearing**

- 1. Public Hearing on Amending Title VI Property, Chapter 19 Floodplain Management of the Tipton Municipal Code
  - i. Close Public Hearing – Proceed to H-1

- H. Ordinance Approval/Amendment**

- 1. Ordinance #534 – Ordinance Amending Title VI Property, Chapter 19 Floodplain Management of the Tipton Municipal Code
  - i. Motion to waive second and third readings and approve Ordinance #534 or proceed the second reading

- I. Resolutions for Approval**

## **F. Consent Agenda**

May 20, 2013  
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 Kepford called the meeting to order. Upon roll being called the following named council members were present: Fry, Siech, Anderson, Spear and Zearley. Also present: Nosbisch, Fletcher, Nash, Penrod, Holub, Wild, other visitors and the press.

Mayor Kepford led the meeting in the Pledge of Allegiance.

**Agenda:**

Motion by Anderson, second by Zearley to approve the agenda as presented. Following the roll call vote the motion passed unanimously.

**Communications:**

EMC, Denial of Sewer Backup Claims  
The letter from EMC was given to the council to review.

**Consent Agenda:**

Motion by Fry, second by Siech to approve the consent agenda which includes the May 6, 2013, City Council meeting minutes, Clerk's/Investment reports, Rhino's Grill liquor license renewal, Water Report, April Library Board Minutes and the Library Director's Report. Following the roll call vote the motion passed unanimously.

**Public Hearing:**

Public Hearing, Budget Amendment, Fiscal Year 2012-2013

Mayor Kepford opened the public hearing for the Budget Amendment, Fiscal Year 2012-2013 at 5:35 p.m. With no written or oral objections, Mayor Kepford closed the public hearing at 5:36 p.m.

**Ordinance Approval/Amendment:**

Ordinance No. 530, Ordinance Amending Water Service and Rates  
Motion by Spear, second by Siech to approve Ordinance No. 530, the ordinance amending the Water Service and Rates. Following the roll call vote the motion passed unanimously.

Ordinance No. 531, Ordinance Amending Sewer Regulations and Rates  
Motion by Anderson, second by Zearley to approve Ordinance No. 531, an ordinance amending the Sewer Regulations and Rates. Following the roll call vote the motion passed unanimously.

Ordinance No. 532, Ordinance Amending Green Alternative Transportation Route System  
Motion by Spear, second by Zearley to approve Ordinance No. 532, the ordinance amending the Green Alternative Transportation Route System. Following the roll call vote the motion passed unanimously.

Ordinance No. 533, Ordinance Amending Natural Gas Rates  
Motion by Siech, second by Anderson to approve Ordinance No. 533, the ordinance amending the Natural Gas Rates. Following the roll call vote the motion passed unanimously.

**Resolutions for Approval:**

Motion by Zearley, second by Spear to approve the request for closing a portion of 6<sup>th</sup> Street adjacent to Rhino's to hold their annual street dance from 10:00 a.m., June 8, 2013, through 10:00 a.m., June 9, 2013. Following the roll call vote the motion passed unanimously.

**4. Annual 1% Electric Rate Increase**

With no action taken by the city council the 1% increase will go into effect.

**5. Annual Electric Purchase Price Adjustment, Purchase Price Index**

Motion by Fry, second by Anderson to approve the annual electric purchase price adjustment to the purchase price index, which results in a reduction. Following the roll call vote the motion passed unanimously.

**6. Pay Application No. 5, Tri City Electric**

Motion by Zearley, second by Siech to approve pay application No. 5, to Tri City Electric, in the amount of \$97,702.60, for the Substation Project. Following the roll call vote the motion passed unanimously.

**7. Public Hearing Date, Ordinance Amending Title VI Property, Chapter 19 Floodplain Management**

Motion by Fry, second by Spear to set a public hearing date of June 3, 2013, at 5:30 p.m., to amend the Ordinance Amending Title VI Property, Chapter 19 Floodplain Management. Following the roll call vote the motion passed unanimously.

**8. Pay Application No. 15, Garling Construction**

Motion by Spear, second by Anderson to approve pay application No. 15, to Garling Construction, in the amount of \$8,657.36, for the new fire station. Following the roll call vote the motion passed unanimously.

Council Member Fry left the meeting at 6:30 p.m.

**Discussion Items:**

**1. Joint Meeting, Airport Committee, McClure Engineering, City Council**

Derick Anderson and Andy Maysant with McClure Engineering presented an update on the airport project and answered questions. Anderson explained that the FFA grant funds aren't from taxes. The FFA funds come from donations made to the trust fund. The trust fund is funded through airport user fees such as fuel tax, registrations, medical fees from pilots and fees from all aviation users. It is the consensus of the council to hold a public meeting June 24, 2013, at 5:00 p.m.

**Reports of Mayor/Council/Manager:**

**Manager's Report**

Manager and City Clerk had meetings with the City's medical insurance carriers regarding the updates on the insurance reform.

The Goal Setting Session will be June 17, 2013, along with the regular City Council Meeting.

Nosbisch and Director of Public Works had a meeting with FEMA representatives and Cedar County's EMA Director, Tim Malott. We now wait to see if the State meets the requirements for FEMA funds.

**Closed Session:**

Pursuant to Iowa Code Chapter 21.5 (1)C, To Discuss Strategy with Counsel in Matters That are Presently in Litigation or Where Litigation is Imminent, Where Disclosure Would be Likely to Prejudice or Disadvantage the Position of the Governmental Body in That Litigation

Motion by Zearley, second by Siech to adjourn from regular session to closed session pursuant to Iowa Code Chapter 21.5 (1)C, To Discuss Strategy with Counsel in Matters That are Presently in Litigation or Where Litigation is Imminent, Where Disclosure Would be Likely to Prejudice or Disadvantage the Position of the Governmental Body in That Litigation at 6:59 p.m. Motion carried by the following roll call;

PERFORMANCE SYSTEMS JANITO  
 PHYSIO-CONTROL INC  
 RC TECHNOLOGY  
 RK DIXON CO  
 SHERMCO INDUSTRIES INC  
 STAPLES BUSINESS ADVANTAGE  
 TERRY DURIN COMPANY  
 TIPTON CONSERVATIVE  
 TIPTON ELECTRIC MOTORS  
 TRANS-IOWA EQUIPMENT INC  
 TRITECH SOFTWARE SYSTEMS  
 WENDLING QUARRIES INC  
 XEROX CORPORATION

VAC SWITCH AND HOSE FAC 46.23  
 RECORDER PAPER & ELECTRODES 176.75  
 SETUP & INSTALL NETWORK-FIRE 1418.50  
 COPIER CONTRACT CHARGES-AMB 16.51  
 GENERATOR CONTROL MODIFICATION 7780.00  
 OFFICE SUPPLIES - FAC, ADMIN 271.42  
 200 FT CONDUIT ELECTRIC 250.00  
 TBALL REGISTRATION 1075.14  
 REPAIR HOISE WATER 492.34  
 PARTS FOR #30 461.64  
 AMBULANCE BILLING SERVICES 687.50  
 26.17 TN AGLIME/20.85 TN SAND 296.22  
 BASE & METER CHARGES 1855.83

TOTAL

168044.00

FUND TOTALS

001 GENERAL GOVERNMENT  
 002 COMMUNICATIONS - LOCAL AC  
 305 GO ST IMPROVEMENT 08  
 306 69 KV SUBSTATION PROJECT  
 310 NEW FIRE STATION  
 600 WATER OPERATING  
 610 WASTEWATER/AKA SEWER REVE  
 630 ELECTRIC OPERATING  
 640 GAS OPERATING  
 660 AIRPORT OPERATING  
 670 GARBAGE COLLECTION  
 750 CEMETERY ENTERPRISE  
 810 CENTRAL GARAGE  
 835 ADMINISTRATIVE SERVICES

13206.00  
 9.95  
 1083.00  
 7780.00  
 1778.00  
 11909.98  
 14764.99  
 100767.69  
 2299.65  
 36.30  
 3696.60  
 28.57  
 8211.92  
 2471.35  
 168044.00

GRAND TOTAL

168044.00

City Credit Card Statement

City - One Card (employee check-out card)

Travel Training (Police) -Big Steer, Drury Inn, Prairie Meadows,  
 KFC, Maid-Rite, Thunder Bay Grille

449.46

Total Charges

449.46

Ambulance - One Card

Operating Supp.-EMP,Theisens,Best Buy,Tipton Phrmcy  
 Training - Kirkwood  
 Office Sup-Walmart  
 Misc - Family Foods  
 Computer XP-Best Buy

1,452.64  
 1,515.00  
 244.53  
 19.00  
 639.98

Total Charges

3,871.15

Fire - One Card

Reported as fraud, credited  
 Possible fraud

-1,601.71  
 364.10

Total Charges

-1,237.61

Library - One Card

Postage/Shipping - USPS  
 Office Supplies - Walmart  
 Materials - Walmart  
 Program Supplies-Upstart,Work Pro Place,Amazon  
 Bldg Maint Supplies - Wal-Mart  
 Misc - Amazon (Smith's supplies chrgd to wrong card, will  
 reimburse)

99.05  
 61.93  
 479.89  
 735.03  
 11.47  
 103.45

Total Charges

1,490.82

JKFAC/Recreation - One Card

## City of Tipton

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**From:** Licensing@IowaABD.com  
**Sent:** Friday, May 24, 2013 3:03 AM  
**To:** cityoftipton@iowatelecom.net  
**Cc:** Licensing@IowaABD.com  
**Subject:** Liquor License Submitted to Local Authority

The following licenses are completed and awaiting local authority approval:

License #	License Status	Business Name
LC0010841	Submitted to Local Authority	Cedar Cnty Vets Of Foreign Wars, Post #2537

Please do not respond to this email. Contact the Division's Licensing Section with questions regarding the application process or application status toll-free at 866.IowaABD (866.469.2223) (select option 1), locally at 515.281.7400 (select option 1).

For assistance by email contact [Licensing@IowaABD.com](mailto:Licensing@IowaABD.com)

## **G. Public Hearing**

**AGENDA ITEM # G-1 and H-1**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	June 3, 2013
<b>AGENDA ITEM:</b>	Public Hearing and Ordinance Amending Floodplain Ordinance
<b>ACTION:</b>	Motion

**SYNOPSIS:** Shortly before I came to Tipton, you amended the existing floodplain ordinance to include new maps. Unfortunately, the Flood Insurance Rate program is also requiring cities to review their entire ordinance and amend certain sections to comply with the new requirements. Staff submitted the existing ordinance to the Iowa DNR and they recommended adopting their model ordinance instead of making numerous changes. This way, the City is assured that the necessary changes have been incorporated into their ordinance.

**BUDGET ITEM:** N/A

**RESPONSIBLE DEPARTMENT:** City Manager

**MAYOR/COUNCIL ACTION:** Motion.

**ATTACHMENTS:** Ordinance #534

## **H. Ordinance Approval/Amendment**

Prepared by:	City of Tipton, City Hall, Chris Nobsch, City Manager	407 Lynn St., Tipton, IA 52772 (563) 886-6564
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**ORDINANCE NO. 534**

**AN ORDINANCE AMENDING TITLE VI, PROPERTY, CHAPTER 19, FLOODPLAIN MANAGEMENT OF THE CITY OF TIPTON MUNICIPAL CODE**

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF TIPTON, IOWA:**

**SECTION 1. REPEAL.** The existing 6-19 is hereby repealed and replaced with the language set forth in Exhibit "A," attached hereto and made a part thereof.

**SECTION 2. SAVINGS CLAUSE.** If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

**SECTION 3. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
Shirley Kepford - Mayor

\_\_\_\_\_  
Lorna Fletcher – City Clerk

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Lorna Fletcher, City Clerk

Exhibit "A"

VI – 19 FLOODPLAIN MANAGEMENT ORDINANCE

6-19-1 - Statutory Authority, Findings of Fact and Purpose

A. The Legislature of the State of Iowa has in Chapter 364, Code of Iowa, as amended, delegated the power to cities to exercise any power and perform any function it deems appropriate to protect and preserve the rights, privileges and property of the City or of its residents, and to preserve and improve the peace, safety, health, welfare, comfort and convenience of its residents.

B. Findings of Fact

1. The flood hazard areas of the City of Tipton are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare of the community.
2. These flood losses, hazards, and related adverse effects are caused by: (i) The occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding and (ii) the cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.

C. Statement of Purpose

It is the purpose of this Ordinance to protect and preserve the rights, privileges and property of the City of Tipton and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in 6-19-1 (B) of this Ordinance with provisions designed to:

1. Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities.
2. Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.
3. Protect individuals from buying lands which may not be suited for intended purposes because of flood hazard.
4. Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

## 6-19-2 - General Provisions

### A. Lands to Which Ordinance Apply

The provisions of this Ordinance shall apply to all areas having special flood hazards within the jurisdiction of the City of Tipton. For the purpose of this Ordinance, the special flood hazard areas are those areas designated as Zone A on the Flood Insurance Rate Map (FIRM) for Cedar County and Incorporated Areas, City of Tipton, Panels 19031C0142C, 0144C, 0161C, 0163C, dated August 19, 2013, which is hereby adopted and made a part of this Ordinance.

### B. Rules for Interpretation of Flood Hazard Boundaries

The boundaries of the Special Flood Hazard areas shall be determined by scaling distances on the official Flood Insurance Rate Map. When an interpretation is needed as to the exact location of a boundary, the City Manager or his/her designee shall make the necessary interpretation. The Zoning Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Tipton in the enforcement or administration of this Ordinance.

### C. Compliance

No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations which apply to uses within the jurisdiction of this Ordinance.

### D. Abrogation and Greater Restrictions

It is not intended by this Ordinance to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance imposes greater restrictions, the provision of this Ordinance shall prevail. All other ordinances inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency only.

### E. Interpretation

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by State statutes.

### F. Warning and Disclaimer of Liability

The standards required by this Ordinance are considered reasonable for regulatory purposes. This Ordinance does not imply that areas outside the designated special flood hazard areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the City of Tipton or any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made there under.

## G. Severability

If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

### 6-19-3 - Floodplain Management Standards

All uses must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Where 100-year flood elevations and floodway data have not been provided on the Flood Insurance Rate Map, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

#### A. All development within the special flood hazard areas shall:

1. Be consistent with the need to minimize flood damage.
2. Use construction methods and practices that will minimize flood damage.
3. Use construction materials and utility equipment that are resistant to flood damage.
4. Obtain all other necessary permits from federal, state and local governmental agencies including approval when required from the Iowa Department of Natural Resources.

#### B. Residential buildings - All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of one (1) foot above the 100-year flood level. Construction shall be upon compacted fill which shall, at all points, be no lower than 1.0 ft. above the 100-year flood level and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon.

Alternate methods of elevating (such as piers) may be allowed subject to favorable consideration by the City Council, where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

All new residential structures shall be provided with a means of access which will be passable by wheeled vehicles during the 100-year flood.

#### C. Non-residential buildings - All new or substantially improved non-residential buildings shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the 100-year flood level, or together with attendant utility and sanitary systems, be floodproofed to such a level.

When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 100-year flood; and that the structure, below the 100-year flood level is watertight with walls substantially impermeable to the passage of water.

A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator.

**D. All new and substantially improved structures:**

1. Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:
  - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
  - b. The bottom of all openings shall be no higher than one foot above grade.
  - c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.

Such areas shall be used solely for parking of vehicles, building access and low damage potential storage.

2. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
3. New and substantially improved structures must be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

**E. Factory-built homes:**

1. All factory-built homes, including those placed in existing factory-built home parks or subdivisions shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one (1) foot above the 100-year flood level.
2. All factory-built homes, including those placed in existing factory-built home parks or subdivisions shall be anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

**F. Utility and Sanitary Systems:**

1. On-site waste disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.
2. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than one (1) foot above the 100-year flood elevation.

3. New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than one (1) foot above the 100-year flood elevation.
  4. Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.
- G. Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one (1) foot above the 100-year flood level. Other material and equipment must either be similarly elevated or (i) not be subject to major flood damage and be anchored to prevent movement due to flood waters or (ii) be readily removable from the area within the time available after flood warning.
- H. Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from a 100-year flood with a minimum of 3 ft. of design freeboard and shall provide for adequate interior drainage. In addition, the Department of Natural Resources shall approve structural flood control works.
- I. Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, the Department of Natural Resources must approve such alterations or relocations.
- J. Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this Ordinance.

Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during the 100-year flood. Proposals for subdivisions greater than five (5) acres or fifty (50) lots (whichever is less) shall include 100-year flood elevation data for those areas located within the Special Flood Hazard Area.

K. Accessory Structures

1. Detached garages, sheds, and similar structures accessory to a residential use are exempt from the 100-year flood elevation requirements where the following criteria are satisfied.
  - a. The structure shall not be used for human habitation.
  - b. The structure shall be designed to have low flood damage potential.
  - c. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.
  - d. The structure shall be firmly anchored to prevent flotation which may result in damage to other structures.

- e. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least one foot above the 100-year flood level.
2. Exemption from the 100-year flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.

L. Recreational Vehicles

1. Recreational vehicles are exempt from the requirements of 6-19-3(E) of this Ordinance regarding anchoring and elevation of factory-built homes when the following criteria are satisfied.
  - a. The recreational vehicle shall be located on the site for less than 180 consecutive days, and,
  - b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.
2. Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of 6-19-3(E) of this Ordinance regarding anchoring and elevation of factory-built homes.

M. Pipeline river and stream crossings shall be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.

6-19-4 - Administration

A. Appointment, Duties and Responsibilities of Floodplain Administrator

1. The City Manager or his/her designee is hereby appointed to implement and administer the provisions of this Ordinance and will herein be referred to as the Administrator.
2. Duties of the Administrator shall include, but not necessarily be limited to the following:
  - a. Review all floodplain development permit applications to assure that the provisions of this Ordinance will be satisfied.
  - b. Review floodplain development applications to assure that all necessary permits have been obtained from federal, state and local governmental agencies including approval when required from the Department of Natural Resources for floodplain construction.
  - c. Record and maintain a record of the elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of all new or substantially improved structures in the special flood hazard area.

- d. Record and maintain a record of the elevation (in relation to North American Vertical Datum 1988) to which all new or substantially improved structures have been floodproofed.
- e. Notify adjacent communities/counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Emergency Management Agency.
- f. Keep a record of all permits, appeals and such other transactions and correspondence pertaining to the administration of this Ordinance.

**B. Floodplain Development Permit**

1. Permit Required - A Floodplain Development Permit issued by the Administrator shall be secured prior to any floodplain development (any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, filling, grading, paving, excavation or drilling operations), including the placement of factory-built homes.
2. Application for Permit - Application shall be made on forms furnished by the Administrator and shall include the following:
  - a. Description of the work to be covered by the permit for which application is to be made.
  - b. Description of the land on which the proposed work is to be done (i.e., lot, block, track, street address or similar description) that will readily identify and locate the work to be done.
  - c. Indication of the use or occupancy for which the proposed work is intended.
  - d. Elevation of the 100-year flood.
  - e. Elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of buildings or of the level to which a building is to be floodproofed.
  - f. For buildings being improved or rebuilt, the estimated cost of improvements and market value of the building prior to the improvements.
  - g. Such other information as the Administrator deems reasonably necessary (e.g., drawings or a site plan) for the purpose of this Ordinance.
3. Action on Permit Application - The Administrator shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of this Ordinance and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefore. The Administrator shall not issue permits for variances except as directed by the Zoning Board of Adjustment.
4. Construction and Use to be as Provided in Application and Plans - Floodplain Development Permits based on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use,

arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance.

The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, registered in the State of Iowa, that the finished fill, building floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this Ordinance, prior to the use or occupancy of any structure.

### C. Variance

1. The Zoning Board of Adjustment may authorize upon request in specific cases such variances from the terms of this Ordinance that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship. Variances granted must meet the following applicable standards.
  - a. Variances shall only be granted upon: (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local codes or ordinances.
  - b. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
  - c. In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.
2. Factors Upon Which the Decision of the Council Shall be Based - In passing upon applications for Variances, the Council shall consider all relevant factors specified in other sections of this Ordinance and:
  - a. The danger to life and property due to increased flood heights or velocities caused by encroachments.
  - b. The danger that materials may be swept on to other land or downstream to the injury of others.
  - c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
  - d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
  - e. The importance of the services provided by the proposed facility to the City.
  - f. The requirements of the facility for a floodplain location.

- g. The availability of alternative locations not subject to flooding for the proposed use.
  - h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
  - i. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
  - j. The safety of access to the property in times of flood for ordinary and emergency vehicles.
  - k. The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site.
  - l. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities (sewer, gas, electrical and water systems), facilities, streets and bridges.
  - m. Such other factors which are relevant to the purpose of this Ordinance.
3. Conditions Attached to Variances - Upon consideration of the factors listed above, the Board may attach such conditions to the granting of variances as it deems necessary to further the purpose of this Ordinance. Such conditions may include, but not necessarily be limited to:
- a. Modification of waste disposal and water supply facilities.
  - b. Limitation of periods of use and operation.
  - c. Imposition of operational controls, sureties, and deed restrictions.
  - d. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this Ordinance.
  - e. Floodproofing measures.

#### 6-19-5 - Nonconforming Uses

- A. A structure or the use of a structure or premises which was lawful before the passage or amendment of this Ordinance, but which is not in conformity with the provisions of this Ordinance, may be continued subject to the following conditions:
  - 1. If such use is discontinued for six (6) consecutive months, any future use of the building premises shall conform to this Ordinance.
  - 2. Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.
- B. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than fifty (50) percent of the market value of the structure before the damage occurred, unless it is reconstructed in conformity with the provisions of this Ordinance. This limitation does not include the cost of any alteration

to comply with existing state or local health, sanitary, building or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.

#### 6-19-6 - Penalties for Violation

Violations of the provisions of this Ordinance or failure to comply with any of the requirements shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall be charged with a municipal infraction. A separated charge will be sought for each consecutive day the violation remains. Nothing herein contained prevent the City of Tipton from taking such other lawful action as is necessary to prevent or remedy violation.

#### 6-19-7 - Amendments

The regulations and standards set forth in this Ordinance may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources.

#### 6-19-8 - Definitions

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application.

**BASE FLOOD** - The flood having one (1) percent chance of being equaled or exceeded in any given year. (See 100-year flood).

**BASEMENT** - Any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also see "lowest floor."

**DEVELOPMENT** - Any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling, grading.

**EXISTING CONSTRUCTION** - Any structure for which the "start of construction" commenced before the effective date of the first floodplain management regulations adopted by the community. May also be referred to as "existing structure".

**EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION** - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management regulations adopted by the community.

**EXPANSION OF EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION** - The preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**FACTORY-BUILT HOME** - Any structure, designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this Ordinance factory-built homes include mobile homes, manufactured homes, and modular homes: and also include "recreational vehicles" which are placed on a site for greater than 180 consecutive days and not fully licensed for and ready for highway use.

**FACTORY-BUILT HOME PARK** - A parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.

**FLOOD** - A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.

**FLOOD ELEVATION** - The elevation floodwaters would reach at a particular site during the occurrence of a specific flood. For instance, the 100-year flood elevation is the elevation of flood waters related to the occurrence of the 100-year flood.

**FLOOD INSURANCE RATE MAP (FIRM)** - The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.

**FLOODPLAIN** - Any land area susceptible to being inundated by water as a result of a flood.

**FLOODPLAIN MANAGEMENT** - An overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including but not limited to emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.

**FLOODPROOFING** - Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.

**FLOODWAY** - The channel of a river or stream and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one (1) foot.

**FLOODWAY FRINGE** - Those portions of the floodplain, other than the floodway, which can be filled, leveed, or otherwise obstructed without causing substantially higher flood levels or flow velocities.

**HISTORIC STRUCTURE** - Any structure that is:

- a. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing of the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either (i) an approved state program as determined by the Secretary of the Interior or (ii) directly by the Secretary of the Interior in states without approved programs.

**LOWEST FLOOR** - The floor of the lowest enclosed area in a building including a basement except when all the following criteria are met:

- a. The enclosed area is designed to flood to equalize hydrostatic pressure during floods with walls or openings that satisfy the provisions of 6-19-3 (D1) of this Ordinance and
- b. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage, and
- c. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one (1) foot above the 100-year flood level, and
- d. The enclosed area is not a "basement" as defined in this section.

In cases where the lowest enclosed area satisfies criteria a, b, c, and d above, the lowest floor is the floor of the next highest enclosed area that does not satisfy the criteria above.

**MINOR PROJECTS** - Small development activities (except for filling, grading and excavating) valued at less than \$500.

**NEW CONSTRUCTION** - (new buildings, factory-built home parks) - Those structures or development for which the start of construction commenced on or after the effective date of the first floodplain management regulations adopted by the community.

**NEW FACTORY-BUILT HOME PARK OR SUBDIVISION** - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

**ONE HUNDRED (100) YEAR FLOOD** - A flood, the magnitude of which has a one (1) percent chance of being equaled or exceeded in any given year or which, on the average, will be equaled or exceeded a least once every one hundred (100) years.

**RECREATIONAL VEHICLE** - A vehicle which is:

- a. Built on a single chassis;
- b. Four hundred (400) square feet or less when measured at the largest horizontal projection;
- c. Designed to be self-propelled or permanently towable by a light duty truck; and
- d. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

**ROUTINE MAINTENANCE OF EXISTING BUILDINGS AND FACILITIES** – Repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

- a. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;
- b. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;
- c. Basement sealing;
- d. Repairing or replacing damaged or broken window panes;
- e. Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.

**SPECIAL FLOOD HAZARD AREA** - The land within a community subject to the "100-year flood". This land is identified as Zone A on the community's Flood Insurance Rate Map.

**START OF CONSTRUCTION** - Includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement, was within 180 days of the permit date.

The actual start means either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure.

For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

**STRUCTURE** - Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factor-built homes, storage tanks, and other similar uses.

**SUBSTANTIAL DAMAGE** - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred. Substantial damage also means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

**SUBSTANTIAL IMPROVEMENT** - Any improvement to a structure which satisfies either of the following criteria:

1. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either (i) before the "start of construction" of the improvement, or (ii) if the structure has been "substantially damaged" and is being restored, before the damage occurred.

The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions. The term also does not include any alteration of an "historic structure", provided the alteration will not preclude the structure's designation as an "historic structure".

2. Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed on or after the effective date of the first floodplain management regulations adopted by the community shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

**VARIANCE** - A grant of relief by a community from the terms of the floodplain management regulations.

**VIOLATION** - The failure of a structure or other development to be fully compliant with the community's floodplain management regulations.

## **I. Resolutions for Approval**

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 5/30/13

**AGENDA ITEM # I-1**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	June 3, 2013
<b>AGENDA ITEM:</b>	Resolution for Final Plat
<b>ACTION:</b>	Motion

**SYNOPSIS:** Lowell Dendinger has submitted the Final Plat for the Secluded Ridge Second Addition. This is a County subdivision within the two mile review of the City of Tipton and we must sign a resolution of approval prior to its acceptance by the County.

**BUDGET ITEM:** N/A

**RESPONSIBLE DEPARTMENT:** City Manager

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** Resolution and Plat

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 5/30/13

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING FINAL PLAT OF  
SECLUDED RIDGE SECOND ADDITION IN CEDAR COUNTY, IOWA, AND  
WITHIN TWO MILES OF THE CITY OF TIPTON**

WHEREAS, a Final Plat of SECLUDED RIDGE SECOND ADDITION in Cedar County, Iowa, lies within two miles of the Corporation Boundary of the City of Tipton, and has been filed with the City Clerk, and after consideration of the same, is found to be correct and in accordance with the provisions of the laws of State of Iowa, and the ordinances of the City of Tipton, Iowa, in relation to Plats and Additions to Cities, and;

WHEREAS, the City of Tipton has stipulated that an Acknowledgment Waiver and Consent be executed by the developer prior to the approval of a final plat, and;

WHEREAS, the developer has executed such Acknowledgment Waiver and Consent and is affixed hereto.

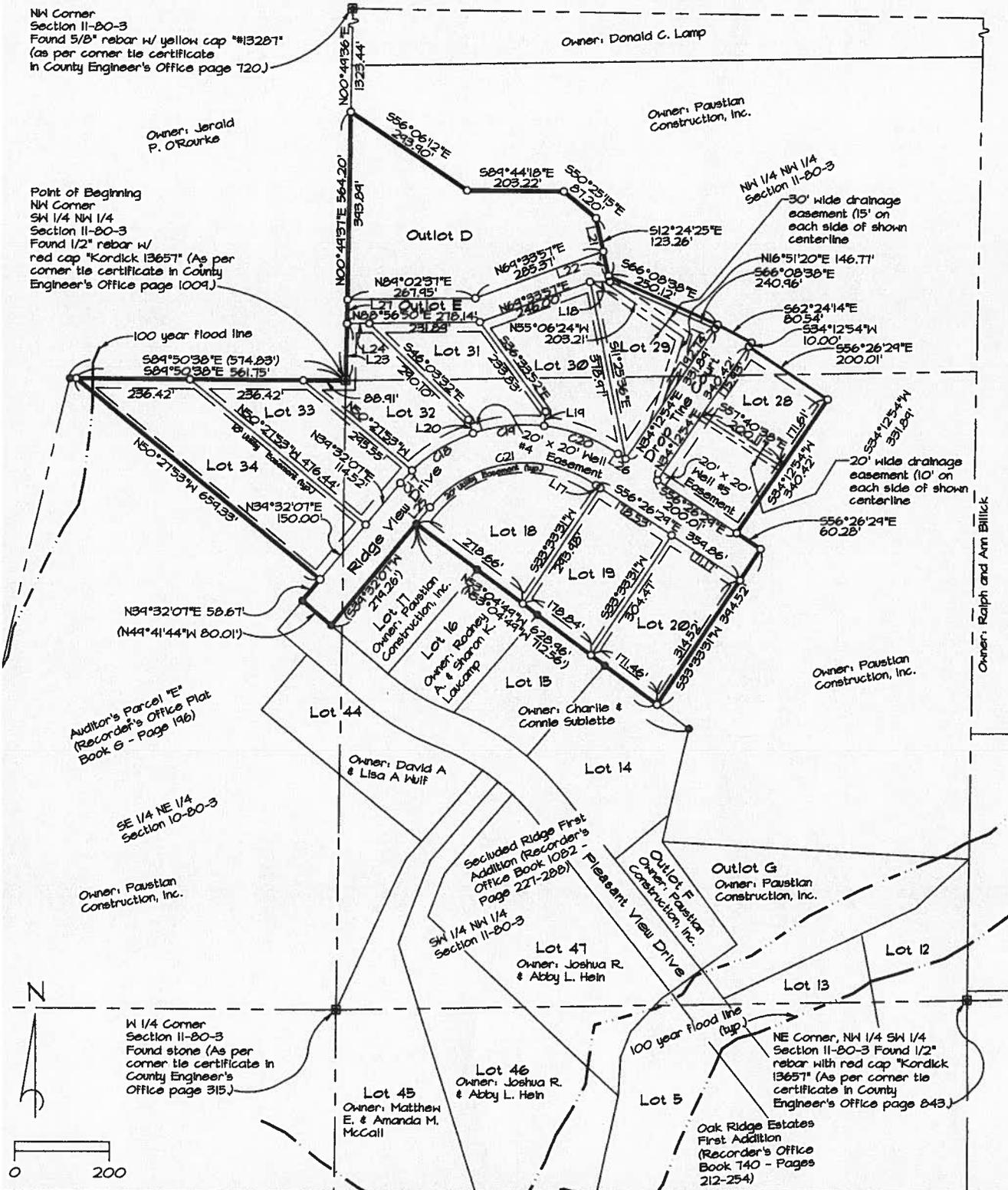
NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF TIPTON, IOWA, that the said Final Plat and dedications of said SECLUDED RIDGE SECOND ADDITION in Cedar County, Iowa, be and the same is hereby acknowledged and approved on the part of the City of Tipton, Iowa, and the Mayor and City Clerk are hereby directed to certify this Resolution of Approval and affix the same to said Plat as by law provided.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Shirley J. Kepford, Mayor

Attest: \_\_\_\_\_  
Lorna Fletcher, City Clerk

**FINAL PLAT - SECLUDED RIDGE SECOND ADDITION - CEDAR COUNTY, IOWA**



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*Richard M. Kordick* 5/21/13  
 Richard M. Kordick  
 License number 13657  
 My license renewal date is December 31, 2013.  
 Pages or sheets covered by this seal: 1 and 2 of 2

**FINAL PLAT**  
**SECLUDED RIDGE**  
**SECOND ADDITION**  
 A portion of the NW 1/4 NW 1/4 and SW 1/4 NW 1/4 Sec. 11-80-3 and SE 1/4 NE 1/4 Sec. 10-80-3 CEDAR COUNTY, IOWA

**Kordick**  
**Surveying**  
**& Engineering**  
 689 185th Street  
 Tipton, Iowa 52772  
 (563) 432-6424

Date: 5/21/13  
 Job No.: 03072  
 Scale: 1"=200'  
 Sht No.: 1 of 2

**FINAL PLAT - SECLUDED RIDGE SECOND ADDITION - CEDAR COUNTY, IOWA**

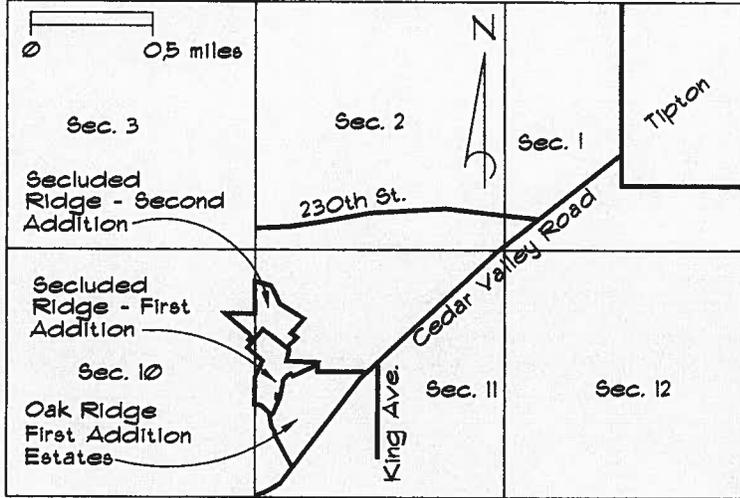
**DESCRIPTION:**

A portion of Auditor's Parcel "E" lying in the SE 1/4 NE 1/4 of Section 10, Township 80 North, Range 3 West as recorded in Cedar County Recorder's Plat Book 6 - Page 196 and a portion of the NW 1/4 NW 1/4 and the SW 1/4 NW 1/4 of Section 11, Township 80 North, Range 3 West of the 5th P.M., Cedar County, Iowa, described as follows:

Beginning at a 1/2" rebar found marking the NW Corner of the said SW 1/4 NW 1/4, also being the Point of Beginning of Secluded Ridge Second Addition, herein described:

thence N00°49'37"E - 564.20 feet along the west line of the said NW 1/4 NW 1/4 to a set 1/2" rebar;  
 thence S56°06'12"E - 293.90 feet to a set 1/2" rebar;  
 thence S89°44'18"E - 203.22 feet to a set 1/2" rebar;  
 thence S50°25'15"E - 87.20 feet to a set 1/2" rebar;  
 thence S12°24'25"E - 123.26 feet to a set 1/2" rebar;  
 thence S66°08'38"E - 250.12 feet to a set 1/2" rebar;  
 thence S62°24'14"E - 80.54 feet to a set 1/2" rebar;  
 thence S34°12'54"W - 10.00 feet to a set 1/2" rebar;  
 thence S56°26'29"E - 200.01 feet to a set 1/2" rebar;  
 thence S34°12'54"W - 340.42 feet to a set 1/2" rebar;  
 thence S56°26'29"E - 60.28 feet to a set 1/2" rebar;  
 thence S33°33'31"W - 394.52 feet to the northeasterly line of Secluded Ridge First Addition as recorded in Recorder's Book 1082 - Page 227-288;  
 thence N53°04'49"W - 628.96 feet along the said northeasterly line of Secluded Ridge First Addition to a 1/2" rebar found at the northern corner of Lot 17 of said Secluded Ridge First Addition;  
 thence S39°32'07"W - 279.26 feet along the northerly line of Secluded Ridge Second Addition to a 1/2" rebar found at westerly corner of said Lot 17;  
 thence N49°41'44"W - 80.01 feet to a found 1/2" rebar;  
 thence N39°32'07"E - 58.67 feet to a set 1/2" rebar;  
 thence N50°27'53"W - 659.33 feet to a 1/2" rebar set on the north line of said Auditor's Parcel "E";  
 thence S89°50'38"E - 561.75 feet along the north line of said Auditor's Parcel "E" to the Point of Beginning. Said Secluded Ridge Second Addition contains 19.52 acres which includes 2.71 acres of Ridge View Drive.

**LOCATION MAP: Scale: 1" = 0.5 mile**



**LEGEND:**

- Found Section Corner as noted
- Found 1/2" rebar w/ red cap "Kordick 13657" unless noted otherwise
- 1/2" X 30" rebar w/ red cap "Kordick 13657" set
- ( ) Recorded dimension, Deed Book - Page, or as noted
- UE Utility Easement
- Section Line
- - - Easement line as noted
- Lot Line
- Survey Boundary
- 100 Year Flood line

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD-BEARING	CHORD-DISTANCE
C17	5°59'26"	340.00	35.55	17.79	S42°31'50"W	35.53
C18	25°29'14"	340.00	151.24	76.89	S58°16'10"W	150.00
C19	25°29'14"	340.00	151.24	76.89	S83°45'24"W	150.00
C20	27°58'21"	340.00	165.99	84.68	N69°30'49"W	164.35
C21	85°04'07"	260.00	386.03	238.53	S82°04'11"W	351.54

**LINE TABLE**

LINE	BEARING	DISTANCE
L17	S56°26'29"E	10.16
L18	N89°23'04"E	41.33
L19	N06°30'01"E	30.00
L20	N18°59'13"W	30.00
L21	S12°24'25"E	71.01
L22	S12°24'25"E	52.25
L23	N00°49'37"E	119.83
L24	N88°56'50"E	46.25
L25	N39°32'07"E	45.01
L26	S56°26'29"E	18.88
L27	N00°49'37"E	50.48

AREAS	Total Area in SE 1/4 NE 1/4 10-80-3	Total Area in SW 1/4 NW 1/4 11-80-3	Total Area in NW 1/4 NW 1/4 11-80-3	Total Area (acres)
Lot 18	0	1.47	0	1.47
Lot 19	0	1.23	0	1.23
Lot 20	0	1.22	0	1.22
Lot 28	0	1.47	0.09	1.56
Lot 29	0	0.30	0.78	1.08
Lot 30	0	0.47	0.82	1.29
Lot 31	0	0.42	0.59	1.01
Lot 32	0.07	0.74	0.30	1.11
Lot 33	0.92	0.41	0	1.33
Lot 34	1.90	0.05	0	1.95
Outlot D	0	0	2.85	2.85
Outlot E	0	0	0.71	0.71
Private Drive Area	0.16	2.35	0.20	2.71
Totals	3.05	10.13	6.34	19.52

**NOTES:**

1. Ridge View Drive and Drop Tine Court are private drives.
2. Outlot E is for open space.
3. Outlot D is for the storm water detention basin.
4. 100 Year flood boundary based on 2008 Flood Recovery Maps Panels 150 and 250.
5. An utility easement is created throughout all of Ridge View Drive and Drop Tine Court.
6. 20' front yard, 20' rear yard and 10' side yard utility easements shall be provided as shown.

**PLAT PREPARED BY:**

Kordick Surveying and Engineering  
 Richard Kordick  
 689 185th Street  
 Tipton, Iowa 52712

**OWNERS/SUBDIVIDERS:**

Al Paustian  
 Paustian Construction Inc.  
 116 Park View Court  
 Tipton, Iowa 52712  
 Phone: 563-886-1245

**OWNER'S ATTORNEY:**

Lowell Dendinger  
 409 Cedar Street  
 Tipton, Iowa 52712  
 Phone: 563-886-6113

**FINAL PLAT**  
**SECLUDED RIDGE**  
**SECOND ADDITION**  
 A portion of the NW 1/4 NW 1/4 and SW 1/4 NW 1/4 NW 1/4 Sec. 11-80-3 and SE 1/4 NE 1/4 Sec. 10-80-3 CEDAR COUNTY, IOWA

**Kordick**  
**Surveying**  
**& Engineering**  
 689 185th Street  
 Tipton, Iowa 52772  
 (563) 432-6424

Date: 5/21/13  
 Job No.: 03072  
 Sht No.: 2 of 2

## **L. Motions for Approval**

PACKET: 01524 Council Mtg 060313 AL

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
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01-0005 ABC FIRE PROTECTION INC

I 36142		FILL FIRE EXTINGUISHER-POLI AP			R	6/30/2013		44.10	44.10CR	
		G/L ACCOUNT						44.10		
	001 5-110-2-63500	OPERATIONAL EQUIPT MAINT & REP					44.10	FILL FIRE EXTINGUISHER-POLICE		
		VENDOR TOTALS		REG. CHECK				44.10	44.10CR	0.00
								44.10	0.00	

01-0040 ACTION SERVICES INC

I 628287		PORT A POTTIE SERVICE-REC AP			R	5/31/2013		285.00	285.00CR	
		G/L ACCOUNT						285.00		
	001 5-446-2-65070	OPERATING SUPPLIES					285.00	PORT A POTTIE SERVICE-REC		
		VENDOR TOTALS		REG. CHECK				285.00	285.00CR	0.00
								285.00	0.00	

01-2570 AMSAN

I 288399579		3 TOWEL DISPENSERS PARK AP			R	6/30/2013		208.11	208.11CR	
		G/L ACCOUNT						208.11		
	001 5-430-2-65070	OPERATING SUPPLIES					208.11	3 TOWEL DISPENSERS PARK		
		VENDOR TOTALS		REG. CHECK				208.11	208.11CR	0.00
								208.11	0.00	

01-0154 ASCENT AVIATION GROUP INC

I 187450		2001 GL AVIATION FUEL-AIRPO AP			R	5/31/2013		10,196.37	10,196.37CR	
		G/L ACCOUNT						10,196.37		
	660 5-835-2-64950	GAS PURCHASED					10,196.37	2001 GL AVIATION FUEL-AIRPORT		
		VENDOR TOTALS		REG. CHECK				10,196.37	10,196.37CR	0.00
								10,196.37	0.00	

01-0143 AUS WATERLOO MC LOCKBOX

I 6014186		BLDG MAINT SUPPLIES-CITY HA AP			R	6/30/2013		89.37	89.37CR	
		G/L ACCOUNT						89.37		
	001 5-650-2-63100	BUILDING MAINTENANCE & REPAIR					89.37	BLDG MAINT SUPPLIES-CITY HALL		
		VENDOR TOTALS		REG. CHECK				89.37	89.37CR	0.00
								89.37	0.00	

PACKET: 01524 Council Mtg 060313 AL

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
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01-0529 CENTEC CAST METAL PRODUCTS

I 33849		MARKERS & STAKES CEMETERY	AP		R	5/31/2013		223.70	223.70CR	
		G/L ACCOUNT						223.70		
	750 5-280-2-64890	VETERAN GRAVE REPAIRS					223.70	MARKERS & STAKES CEMETERY		
		VENDOR TOTALS		REG. CHECK				223.70	223.70CR	0.00
								223.70	0.00	

01-0662 CONTROL INSTALLATIONS OF IO

I 41608		TECH SUPPORT FAC	AP		R	6/30/2013		117.30	117.30CR	
		G/L ACCOUNT						117.30		
	001 5-465-2-64190	TECHNOLOGY					117.30	TECH SUPPORT FAC		
		VENDOR TOTALS		REG. CHECK				117.30	117.30CR	0.00
								117.30	0.00	

01-1 CREATIVE PRODUCT

I 57252		VINYL STCKERS	AP		R	5/31/2013		129.60	129.60CR	
		G/L ACCOUNT						129.60		
	001 5-110-2-65051	DARE EQUIPT/SUPPLIES					129.60	CREATIVE PRODUCT:VINYL STCKERS		
		VENDOR TOTALS		REG. CHECK				129.60	129.60CR	0.00
								129.60	0.00	

01-1 DANIEL DAUBS

I 050813DD		TUNE UP BICYCLES	AP		R	5/31/2013		120.00	120.00CR	
		G/L ACCOUNT						120.00		
	001 5-110-2-63500	OPERATIONAL EQUIPT MAINT & REP					120.00	DANIEL DAUBS:TUNE UP BICYCLES		
		VENDOR TOTALS		REG. CHECK				120.00	120.00CR	0.00
								120.00	0.00	

01-0905 ELECTRICAL ENGINEERING & EQ

I 3536784-00		2 LED WALL PACKS-POWER PLAN	AP		R	5/31/2013		342.86	336.00CR	
		G/L ACCOUNT				5/31/2013		342.86	6.86CR	
	630 5-821-2-63100	BUILDING MAINTENANCE & REPAIR					342.86	2 LED WALL PACKS-POWER PLANT		
		VENDOR TOTALS		REG. CHECK				342.86	336.00CR	0.00
								342.86	6.86CR	

PACKET: 01524 Council Mtg 060313 AL

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
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01-1055 G & K SERVICES

I 0513GK		3 WEEKS UNIFORMS EL/GAS	AP		R	6/30/2013		186.28	186.28CR	
		G/L ACCOUNT						186.28		
	630 5-820-2-64350	UNIFORMS/EQUIPMENT					151.63	3 WEEKS UNIFORMS EL/GAS		
	640 5-825-2-64350	UNIFORMS/EQUIPMENT					34.65	3 WEEKS UNIFORMS EL/GAS		

I 1184831996		DUSTMOPS - ELECTRIC	AP		R	6/30/2013		43.52	43.52CR	
		G/L ACCOUNT						43.52		
	630 5-820-2-65070	OPERATING SUPPLIES					43.52	DUSTMOPS - ELECTRIC		

I 201305314045		2 WEEKS UNIFORMS-PUBLIC WOR	AP		R	6/30/2013		77.00	77.00CR	
		G/L ACCOUNT						77.00		
	670 5-840-2-64350	UNIFORMS/EQUIPMENT					12.26	2 WEEKS UNIFORMS-PUBLIC WORKS		
	600 5-810-2-64350	UNIFORMS/EQUIPMENT					11.40	2 WEEKS UNIFORMS-PUBLIC WORKS		
	001 5-210-2-64350	UNIFORMS/EQUIPMENT					27.68	2 WEEKS UNIFORMS-PUBLIC WORKS		
	001 5-299-2-64350	UNIFORMS/EQUIPMENT					14.26	2 WEEKS UNIFORMS-PUBLIC WORKS		
	810 5-899-2-64350	UNIFORMS/EQUIPMENT					11.40	2 WEEKS UNIFORMS-PUBLIC WORKS		

VENDOR TOTALS		REG. CHECK						306.80	306.80CR	0.00
								306.80	0.00	

01-1071 GAZETTE COMMUNICATIONS

I 2445748		BUDGET AMENDMENT	AP		R	6/30/2013		114.00	114.00CR	
		G/L ACCOUNT						114.00		
	835 5-899-2-64140	PRINTING & PUBLISHING					114.00	BUDGET AMENDMENT		

VENDOR TOTALS		REG. CHECK						114.00	114.00CR	0.00
								114.00	0.00	

01-1098 GRASSHOPPER LAWN CARE DBA A

I 1644		WEED CONTROL - FAC	AP		R	6/30/2013		299.20	299.20CR	
		G/L ACCOUNT						299.20		
	001 5-465-2-63200	GROUNDS MAINTENANCE & REPAIR					299.20	WEED CONTROL - FAC		

I 201305314046		SOCCER FIELDS & SIDE HILLS	AP		R	6/30/2013		1,200.00	1,200.00CR	
		G/L ACCOUNT						1,200.00		
	001 5-430-2-63200	GROUNDS MAINTENANCE & REPAIR					1,200.00	SOCCER FIELDS & SIDE HILLS		

I 690		WEED CONTROL - PARK	AP		R	6/30/2013		120.00	120.00CR	
		G/L ACCOUNT						120.00		
	001 5-430-2-63200	GROUNDS MAINTENANCE & REPAIR					120.00	WEED CONTROL - PARK		

I 693		WEED CONTROL - DIAMOND	AP		R	6/30/2013		120.00	120.00CR	
		G/L ACCOUNT						120.00		
	001 5-430-2-63200	GROUNDS MAINTENANCE & REPAIR					120.00	WEED CONTROL - DIAMOND		

PACKET: 01524 Council Mtg 060313 AL

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
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01-1407 JAB INK DESIGN

I 170		20 POLE BANNERS-COMM DEV	AP		R	5/31/2013		1,980.00	1,980.00CR	
		G/L ACCOUNT						1,980.00		
	001 5-525-3-67980	RESERVE					1,980.00	20 POLE BANNERS-COMM DEV		
		VENDOR TOTALS		REG. CHECK				1,980.00	1,980.00CR	0.00
								1,980.00	0.00	

01-1426 JOHNSON COUNTY AMBULANCE

I 041813JAS		ALS SERVICE	AP		R	6/30/2013		200.00	200.00CR	
		G/L ACCOUNT						200.00		
	001 5-160-2-64130	PAYMENT TO OTHER AGENCIES/FUND					200.00	ALS SERVICE		
		VENDOR TOTALS		REG. CHECK				200.00	200.00CR	0.00
								200.00	0.00	

01-1439 KELLY TREE FARM

I 7055		110 TREES/BUSHES WETLAND SI AP			R	5/31/2013		1,628.00	1,628.00CR	
		G/L ACCOUNT						1,628.00		
	314 5-763-3-67652	WESTSIDE DRAINAGE DITCH					1,628.00	110 TREES/BUSHES WETLAND SITE		
		VENDOR TOTALS		REG. CHECK				1,628.00	1,628.00CR	0.00
								1,628.00	0.00	

01-1500 KUNDE OUTDOOR EQUIPMENT

I 5681		OPERATING SUPPLIES - TREES AP			R	6/30/2013		44.40	44.40CR	
		G/L ACCOUNT						44.40		
	001 5-221-2-65070	OPERATING SUPPLIES					44.40	OPERATING SUPPLIES - TREES		
		VENDOR TOTALS		REG. CHECK				44.40	44.40CR	0.00
								44.40	0.00	

01-1623 M & K ELECTRIC

I 18741		REPAIR RUNWAY & STROBE LIGH AP			R	6/30/2013		149.50	149.50CR	
		G/L ACCOUNT						149.50		
	660 5-835-2-63500	OPERATIONAL EQUIPT MAINT & REP					149.50	REPAIR RUNWAY & STROBE LIGHTS		
		VENDOR TOTALS		REG. CHECK				149.50	149.50CR	0.00
								149.50	0.00	

PACKET: 01524 Council Mtg 060313 AL

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
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01-1956 O'ROURKE SALES COMPANY

I 1605745-00	20 BANNERS ADULT DIAMOND	AP		R	5/31/2013			700.00	700.00CR	
	G/L ACCOUNT							700.00		
	001 5-444-2-65070	OPERATING SUPPLIES				700.00		20 BANNERS ADULT DIAMOND		
	VENDOR TOTALS		REG. CHECK					700.00	700.00CR	0.00
								700.00	0.00	

01-2048 POOL TECH MIDWEST INC

I 0194907-IN	OPERATING SUPPLIES - FAC	AP		R	6/30/2013			85.75	85.75CR	
	G/L ACCOUNT							85.75		
	001 5-465-2-65070	OPERATING SUPPLIES				85.75		OPERATING SUPPLIES - FAC		
	VENDOR TOTALS		REG. CHECK					85.75	85.75CR	0.00
								85.75	0.00	

01-2148 S & W HEALTHCARE CORPORATIO

I 181775	WET GEL FOAM, CHART PAPER-A	AP		R	6/30/2013			221.35	221.35CR	
	G/L ACCOUNT							221.35		
	001 5-160-2-65070	OPERATING SUPPLIES				221.35		WET GEL FOAM, CHART PAPER-AMB		
	VENDOR TOTALS		REG. CHECK					221.35	221.35CR	0.00
								221.35	0.00	

01-2165 SANDRY FIRE SUPPLY LLC

I 41659	PRO BAR, SHOULDER STRAP, WREN	AP		R	5/31/2013			226.00	226.00CR	
	G/L ACCOUNT							226.00		
	001 5-150-2-65980	MISCELLANEOUS				226.00		PRO BAR, SHOULDER STRAP, WRENCH		
I 41861	MSA O-RING	AP		R	5/31/2013			3.00	3.00CR	
	G/L ACCOUNT							3.00		
	001 5-150-2-65070	OPERATING SUPPLIES				3.00		MSA O-RING		
	VENDOR TOTALS		REG. CHECK					229.00	229.00CR	0.00
								229.00	0.00	

PACKET: 01524 Council Mtg 060313 AL

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
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01-2410 TIPTON ELECTRIC MOTORS

I 258665		MOTOR REPAIRS/NEW MOTOR - F AP			R	6/30/2013		1,483.99	1,483.99CR	
		G/L ACCOUNT						1,483.99		
	001 5-465-2-63500	OPERATIONAL EQUIPT MAINT & REP				1,483.99		MOTOR REPAIRS/NEW MOTOR - FAC		
		VENDOR TOTALS		REG. CHECK				1,483.99	1,483.99CR	0.00
								1,483.99	0.00	

01-2467 TO THE LETTER TYPE & DESIGN

I 23003B		DESIGN #10 ENVELOPE-COMM DE AP			R	5/31/2013		20.00	20.00CR	
		G/L ACCOUNT						20.00		
	001 5-525-2-65060	OFFICE SUPPLIES				20.00		DESIGN #10 ENVELOPE-COMM DEV		
		VENDOR TOTALS		REG. CHECK				20.00	20.00CR	0.00
								20.00	0.00	

01-2474 TOYNE INC

I 41664		OVERFLOW RESEVOIR CAP-FIRE AP			R	5/31/2013		18.56	18.56CR	
		G/L ACCOUNT						18.56		
	001 5-150-2-63310	VEHICLE OPERATIONS				18.56		OVERFLOW RESEVOIR CAP-FIRE		
		VENDOR TOTALS		REG. CHECK				18.56	18.56CR	0.00
								18.56	0.00	

01-2565 VISION CENTER P.C.

I 052313VC		SAFETY LENSES - JON WALSH AP			R	6/30/2013		40.00	40.00CR	
		G/L ACCOUNT						40.00		
	630 5-820-2-65100	SAFETY				40.00		SAFETY LENSES - JON WALSH		
		VENDOR TOTALS		REG. CHECK				40.00	40.00CR	0.00
								40.00	0.00	

01-2574 WALMART COMMUNITY

I 1669		BIKE HELMETS - POLICE AP			R	6/30/2013		1,288.96	1,288.96CR	
		G/L ACCOUNT						1,288.96		
	001 5-110-2-65980	MISCELLANEOUS				1,288.96		BIKE HELMETS - POLICE		
I 8313		MISC & OFFICE SUPPLIES AP			R	6/30/2013		53.42	53.42CR	
		G/L ACCOUNT						53.42		
	001 5-650-2-65980	MISCELLANEOUS				29.98		MISC & OFFICE SUPPLIES		

PACKET: 01524 Council Mtg 060313 AL

VENDOR SET: 01

----- REPORT TOTALS -----

FUND DISTRIBUTION

FUND NO#	FUND NAME	AMOUNT
001	GENERAL GOVERNMENT	25,462.75CR
314	WETLAND M ITIGATION PRJCT	1,889.89CR
600	WATER OPERATING	35.40CR
630	ELECTRIC OPERATING	955.94CR
640	GAS OPERATING	108.69CR
660	AIRPORT OPERATING	10,406.32CR
670	GARBAGE COLLECTION	511.76CR
750	CEMTERY ENTERPRISE	223.70CR
810	CENTRAL GARAGE	1,360.66CR
835	ADMINISTRATIVE SERVICES	285.82CR
** TOTALS **		41,240.93CR

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---- TYPE OF CHECK TOTALS ----

	NUMBER	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
HAND CHECKS		0.00	0.00	0.00
		0.00	0.00	
DRAFTS		0.00	0.00	0.00
		0.00	0.00	
REG-CHECKS		41,240.93	41,234.07CR	0.00
		41,240.93	6.86CR	
EFT		0.00	0.00	0.00
		0.00	0.00	
NON-CHECKS		0.00	0.00	0.00
		0.00	0.00	
ALL CHECKS		41,240.93	41,234.07CR	0.00
		41,240.93	6.86CR	

TOTAL CHECKS TO PRINT: 48

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ERRORS: 0 WARNINGS: 0

**AGENDA ITEM # L-2**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

**DATE:** June 3, 2013

**AGENDA ITEM:** Battery Charger Upgrade

**ACTION:** Motion

**SYNOPSIS:** The estimate is for the purchase and installation of new battery charger for the new generator building. Staff has attached a memo from P & ~~E~~ that details the reasoning behind this request. In short, they believe this may have been the cause of the City losing power when we took the DC off of the grid. This event should have been seamless, yet it caused a 20 minute outage.

**BUDGET ITEM:** N/A

**MAYOR/COUNCIL ACTION:** Motion.

**RESPONSIBLE DEPARTMENT:** Acting Electric Superintendent

**ATTACHMENTS:** Memo

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 5/30/13

May 17<sup>th</sup>, 2013

Mr. Brian Hudson  
Tipton Municipal Utilities  
407 Lynn St.  
Tipton, Iowa 52772

Dear Brian,

Per our discussion last week, the battery charger in the generator building is undersized and needs to be replaced as soon as possible. The battery charger is rated at 6A. The background load when I was on site last week was 3.8A. There are still several devices that have not been commissioned and we estimate that the background load will be approximately 4.5A once the substation conversion project has been completed. The background loads in the Tipton substation consists mostly of microprocessor relays and network equipment used for the SCADA system.

Using formulas provided in IEEE Standard 946-2004, *IEEE Recommended Practice for the Design of DC Auxiliary Power Systems for Generating Stations*, the recharge time for the existing 110Amp-hour battery string on the existing charger is approximately 58 hours. Risks associated with using a small battery charger include small increases in load causing the background load to slowly discharge the battery, or a second outage occurring before the batteries have been fully recharged. The battery charger output and battery voltage need to be closely monitored until it can be replaced. Additionally, the emergency DC lights in the 2400V switchgear room should be used only sparingly until the charger can be replaced.

IEEE Standard 946-2004 recommends recharge time intervals of between 8 and 24 hours and recommends discussing recharge times of less than 8 hours with the battery manufacturer. Longer recharge times increase the risk of a second outage occurring before the batteries have fully recharged. A 16A charger would provide a recharge time of approximately 10.5 hours and would be a much more appropriate size for the battery string.

The DC auxiliary system design must include a strategy for supplying normal background loads and tripping current during periods when the batteries are out of service for replacement. Two strategies are commonly employed for this. The first is to install a battery charger large enough to support the background load and the worst case tripping current. The second is to temporarily connect a

portable battery string while the batteries are out of service. It is important to realize that the most maintenance operations can be performed with the batteries in service and, with proper maintenance, stationary flooded cell batteries should be expected to last at least 10 years and can last 20 years.

As long as the charger is ordered with battery eliminator capability, it is possible to purchase a battery charger with a rating that is large enough to carry the expected load during tripping operations, however, one manufacturer states that while they expect that the charger would provide enough current to trip breakers while disconnected from the battery, there are too many unknowns for them to provide a definitive answer. The voltage transients following tripping may be severe enough to trip the battery charger AC input breaker after the trip current is removed. Additionally, the system fault that causes the relays to trip the circuit breakers or lockout relays in the first place may depress the station power voltage to the point that the battery charger is not able to maintain normal DC voltage. If the batteries are removed from service for replacement or maintenance and the battery charger is expected to supply current for tripping purposes, it should be connected to a portable generator for the duration of the maintenance procedure. We are aware of utilities that do not do this, but if breakers were called upon to trip and the battery charger was incapable of supplying sufficient current, the trip coils would remain energized and eventually burn up. In addition to the equipment damage caused by not clearing the fault, the breaker (or breakers) would need to remain out of service until replacement trip coils were ordered and installed.

The worst case trip current generally occurs after a lockout trip because multiple breakers will be tripped at once. The total load current is approximately 64A after tripping the breakers associated with the 12kV bus #1 lockout (bus #1 is the bus with the west feeder and the generators) and 59A after the 69kV bus lockout trips. If transformer 6T1 were removed from service with both 12kV breaker 52-12 and circuit switcher 611 open and both 12kV generators were off line, these currents could be reduced to about 44A. I have attached a table with momentary loads associated with various pieces of equipment.

The alternative to sizing the battery charger large enough to provide tripping current is to connect a portable battery string temporarily. Most battery suppliers can rent a portable battery string as a part of the purchase of replacement batteries.

There are three battery charger ratings that would be suitable depending on the level of flexibility that Tipton would like in operating the DC system. Note that the

costs below include miscellaneous materials such as wire, conduit, and branch breakers but exclude installation labor. We assume that this labor will be supplied by city employees.

- A 16A charger would provide a recharge time of approximately 10 hours, but would not be capable of supplying enough current to trip the 69kV breaker or trip several breakers at once (such as after a lockout trips). A temporary battery string would be needed during battery replacement. A 16A charger would cost about \$3,900.
- A 50A charger may provide sufficient tripping current if one of the 69-12kV transformers and both 12kV generators are removed from service before the batteries could be taken out of service and would cost about \$5,900 for a single phase model, \$9,100 for a three phase model.
- A 75A charger may provide sufficient tripping current without having to remove equipment from service, but would cost approximately \$11,000.

If Tipton does want the charger to provide capacity to trip circuit breakers, we do not see the switching necessary to deenergize one the transformers during battery replacement as a problem. The unavailability of the 12kV generators may need to be coordinated with RPI. We do not see that the advantages of a 75A charger justify the additional expense over the 50A models. The larger chargers would be capable of recharging the batteries much faster than recommended by standards. This would need to be discussed with the manufacturer prior to ordering the charger to ensure that the fast recharge times will not damage the battery.

We recommend replacing the battery charger with a 16A model. The majority of routine maintenance items can be performed with the batteries in service and replacement is not a common task. Given that it will not be required frequently, we do not see that the additional expense of the larger chargers is justified. Temporarily connecting a portable battery string during battery replacement also eliminates any concern that the battery charger would not tolerate the large step increase in load and is the safest strategy.

Sincerely,

Jared Kline, P.E.

Cc: John Packwood

**AGENDA ITEM # L-3-5**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

**DATE:** June 3, 2013

**AGENDA ITEM:** Set Public Hearings

**ACTION:** Motion

**SYNOPSIS:** As I am sure you have noticed, staff is once again struggling to quickly abate nuisances, grass and unsafe buildings. Staff has been reviewing some ordinances that have been used in other communities that allow us to significantly reduce the notification process along with the amount of time it takes us to abate the nuisance in the end. By the time we are getting through the current process, grass is getting well over 1 ½ - 2 feet tall.

**BUDGET ITEM:** N/A

**MAYOR/COUNCIL ACTION:** Motion to Set Hearings.

**RESPONSIBLE DEPARTMENT:** City Manager

**ATTACHMENTS:** None

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 5/30/13

## **N. Discussion Items (No Action)**

**AGENDA ITEM # N-1**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	June 3, 2013
<b>AGENDA ITEM:</b>	Dangerous and Unsafe Buildings
<b>ACTION:</b>	Motion

**SYNOPSIS:** Staff wanted an opportunity to discuss an issue that has been brought forward by a citizen regarding foreclosed homes. Staff would like to discuss some of the pros and cons of introducing a dangerous and dilapidated building ordinance for Tipton.

**BUDGET ITEM:** N/A

**MAYOR/COUNCIL ACTION:** None

**RESPONSIBLE DEPARTMENT:** City Manager

**ATTACHMENTS:** None

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 5/30/13

**AGENDA ITEM # N-2**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	June 3, 2013
<b>AGENDA ITEM:</b>	Recreation Center/Programs Committee
<b>ACTION:</b>	Motion

**SYNOPSIS:** Adam has provided a list of names that we would like to reduce to 10 or eleven names depending on the number of Council members that would like to sit on this group. Adam and I will serve as staff support for the group. This committee would be responsible for two things, one, the possibility and need of a recreation/culture center and two, the state of the existing Tipton recreation programs and their future. My list of recommended names includes:

Duane Webb  
Dave Hill  
Terry Mente  
Stacy Chapman  
Jamie Meyer  
Jodi Kofron  
Leslie Puffer  
Ryan Daedlow  
Chris Steffen  
Jenn Schutt  
City Council Representative  
Tipton Athletic Director or designee

Ex Officio: Chris Nosbisch, Adam Spangler

**BUDGET ITEM:** N/A

**MAYOR/COUNCIL ACTION:** Motion

**RESPONSIBLE DEPARTMENT:** City Manager

**ATTACHMENTS:** List of Names

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 5/30/13

## **Chris Nosbisch**

---

**From:** Adam Spangler <aspangler@tiptoniowa.org>  
**Sent:** Thursday, May 16, 2013 3:30 PM  
**To:** Chris Nosbisch  
**Subject:** Names for Rec Center / Rec committee

Hey Chris,

The first 15 are the one that I have as finalists.

Duane Webb  
Terry Mente  
Garry O'Leary  
Lesley Puffer  
John Pelzer  
Jason Smith  
Steph Weise  
Stacy Chapman  
Mark Boston  
Jamie Meyer  
Jessica Gaertner  
Sheila Koch  
Mark Penningroth  
Lori Miller  
Denise Mente

### **Others:**

Dale Jedlicka  
Josh Gilliam  
Chris VanScoy  
Jeff Johnson  
Jeff Wallick  
Jodi Kofron  
Jim Becker  
Kristi Crist  
Ryan Daedlow  
Brian Schmidt  
Jenn Schutt  
Chris Steffen  
Michele Barton  
Gary Heins  
Bridget Owen  
Rachelle Ham  
Kate Nerem  
John Walsh  
Tonya Hermiston

**Allen Hermsen**  
**Rodney Ohrt**

**ADAM SPANGLER**

**RECREATION DIRECTOR - CITY OF TIPTON**

**JV GIRLS VOLLEYBALL**

**C - 563-886-4271**

**W - 563-886-2271, 2605**

**[ASPANGLER@TIPTONIOWA.ORG](mailto:ASPANGLER@TIPTONIOWA.ORG)**

**AGENDA ITEM # N-3**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

**DATE:** June 3, 2013

**AGENDA ITEM:** WENS Program

**ACTION:** None

**SYNOPSIS:** Staff has been working with Tim Mallott and Johnson County to join the Johnson County WENS program. This is the program that sends email and text message alerts when Tipton is dealing with any number of issues. The program is tied to NOAA and individuals will receive weather related alerts also. If the entire County were to join, the cost would be \$5,000 split among all of the users. At this time, it appears that only Tipton and West Branch are interested in joining at a cost not to exceed \$2,000 apiece. Citizens could opt out of the messages if they do not want to receive them, but staff believes this is well worth the cost.

**BUDGET ITEM:** N/A

**RESPONSIBLE DEPARTMENT:** City Manager

**MAYOR/COUNCIL ACTION:** None

**ATTACHMENTS:** None

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 5/30/13

## **O. Reports Mayor/Council/Manager**

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**CITY OF TIPTON  
CITY MANAGER  
REPORT TO THE CITY COUNCIL  
June 3, 2013**

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- The meeting next week will conclude with our goal setting sessions with the department heads. I will be sending some information out to you prior to the Council packet so that the process should go fairly quick.
- Our consultants for the aquatic center will be here June 10, 2013 and we hope to have a report generated shortly thereafter.
- You will continue to get a paper copy of the agenda until August. We are about a month behind schedule due to the difficulty of activating them.
- The Fourth of July committee will be meeting the week of the 3<sup>rd</sup> to finalize the details of the event. I want to commend Abby for taking the lead on this event and the job she has done to date.
- The ground in Tipton remains extremely saturated. The sewer system should be able to sustain itself unless we have another event similar to April 17-19. We did find a sink hole on Lynn that has since been fixed.
- The DRIP program has been widely successful and the Council may have to vote to allocate more funds for the following fiscal year.