

July 6, 2015
Fire Station
Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met in regular session at 6:00 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 Holub. Also present: Nosbisch, Lenz, Holub, Nash, Taber, other visitors and the press.

Mayor Kepford led the meeting in the Pledge of Allegiance.

Agenda:

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

Communications:

Larry Hodgden

He commented that residents are still learning about the airport expansion and that he agrees with the suggestion to vote on it.

Consent Agenda:

Motion by Siech, second by Anderson to approve the consent agenda which includes the June 15, 2015, Council Meeting Minutes, with two corrections. Correct McNeill spelling to have two L's. And, Mary Swan stated she feels the City has three options. The first - no new airport, give it to the County, they will refuse it, second – sell the airport to the airplane owners, third – close the airport. Following the roll call vote the motion passed unanimously.

Public Hearing:

Public Hearing for the Proposed Contract Documents and Estimated Cost of Improvements for the Water Main, Sanitary Sewer, and Street Improvements, Division 1: Street Improvements and Division 2: Water Main and Sanitary Sewer Improvements

Mayor Kepford opened the public hearing at 6:09. With no written or oral objections Mayor Kepford closed the hearing at 6:11.

Public Hearing for an Amendment to the Tipton Urban Renewal Plan

Mayor Kepford opened the public hearing at 6:15. With no written or oral objections Mayor Kepford closed the hearing at 6:18.

Public Hearing on a Development Agreement Between the City and Bonnie and John Dornfeld

Mayor Kepford opened the public hearing at 6:19. With no written or oral objections Mayor Kepford closed the hearing at 6:20.

Resolutions:

Resolution Approving the Contract and Bond for Mobilization and Construction of Water Main, Sanitary Sewer, and Street Improvements, Division 1: Street Improvements

Motion by Fry, second by Spear to approve the Contract and Bond for Mobilization and Construction of Water Main, Sanitary Sewer, and Street Improvements, Division 1: Street Improvements to Illowa in the amount of \$180,062.96. Following the roll call vote the motion passed unanimously.

Resolution Approving the Contract and Bond for Mobilization and Construction of Water Main, Sanitary Sewer, and Street Improvements, Division 2: Water Main and Sanitary Sewer

Motion by Spear, second by Holub to approve the Contract and Bond for Mobilization and Construction of Water Main, Sanitary Sewer, and Street Improvements, Division 2: Water Main and Sanitary Sewer to Triple B in the amount of \$105,559.00. Following the roll call vote the motion passed unanimously.

Resolution Approving an Urban Renewal Plan Amendment for the Tipton Urban Renewal Area
 Motion by Anderson, second by Siech to approve the Urban Renewal Plan Amendment for the Tipton Urban Renewal Area. Following the roll call vote the motion passed unanimously.

Resolution Approving a Development Agreement with John and Bonnie Dornfeld, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
 Motion by Siech, second by Holub to approve a Development Agreement with John and Bonnie Dornfeld, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Following the roll call vote the motion passed unanimously.

Motions for Approval

Claims List

ALLIED GLASS	REPAIRED 7 PAIRS OF DOORS	1,827.00
AR500 ARMOR	ARMOR, POUCHES, PATCHES	1,728.00
ASCENT AVIATION GROUP INC	2000 GL AVIATION FUEL	8,366.35
AUS WATERLOO MC LOCKBOX	MATS CITY HALL	155.88
BARRON MOTOR SUPPLY	BELT TENSIONER #53	39.40
BINNS & STEVENS	DUST CONTROL APPS ON SPRUCE	367.50
BUSINESS RADIO SALES AND S	VEHICLE/RADIO OPERATION ON AMB	983.99
CEDAR COUNTY AUTO PARTS	VARIOUS REPAIR PARTS	405.98
CEDAR COUNTY ECONOMIC DEVE	ANNUAL DUES	8,632.00
CEDAR COUNTY ENGINEER	128.1 GL DSL	1,360.54
CHAPMAN METERING	TEST BENCH CERTIFICATION	481.50
CUSTOM BUILDERS INC	UPS CHARGES	119.86
ELECTRICAL ENGINEERING & E	HAIRBALL SUPPLIES	2,908.97
EMERGENCY MEDICAL PRODUCTS	NEEDLELESS IV	272.30
FARNER-BOCKEN COMPANY	CONCESSIONS	4,508.69
FLETCHER-REINHARDT CO.	METERING SUPPLIES	3,429.96
FOR A CLEANER POOL	BELTS, PULLEYS, BRUSHES	644.12
FRIENDS OF THE ANIMALS	1 DOG, 1 CAT	125.00
G & K SERVICES	UNIFORMS PUBLIC WORKS	422.39
GARDEN & ASSOCIATES INC	STREET IMPROVEMENTS 2015	3,587.50
GRASSHOPPER LAWN CARE DBA	SPRAY ADULT DIAMOND	210.00
GRAYBILL COMMUNICATIONS	4 VIDEO CAMERAS	618.00
IOWA ASSOCIATION OF	OSHA MANUAL	690.00
IOWA CITY LANDSCAPING & GA	5 TREES	733.50
IOWA CITY/COUNTY MANAGEMEN	ANNUAL MEMBERSHIP FEES	150.00
IOWA LEAGUE OF CITIES	MEMBER DUES	1,599.00
IOWA ONE CALL	LOCATES	88.20
IOWA PRISON INDUSTRIES	40 POSTS AND SLEEVES	609.25
JAB INK DESIGN	SIGN FOR EVENT PARKING	45.00
KIMBALL MIDWEST	CABLE TIES	63.68
KINUM INC	COLLECTION EXPENSE	107.71
KUNDE OUTDOOR EQUIPMENT	2 FILTERS	14.99
LYNCH DALLAS PC	LEGAL SERVICES	912.60
MANATTS INC	CURB RESTORATION 8TH & ORANGE	827.65
METERING & TECHNOLOGY SOLU	12 ELECTRIC METERS	630.55
MIDWEST WHEEL COMPANINES	BOLT KIT #4	299.07
MISC. VENDOR	SUNBURY SOD INC:1800 SQ FT SOD	360.00
MOMAR INC	20 GL ONE STEP	1,167.90
McCLURE ENGINEERING COMPAN	AIRPORT LAND USE P & Z ORD	500.00
NEWCOM TECHNOLOGIES INC	LICENSE SOFTWARE AGREEMENTS	1,600.00
OFFICE EXPRESS	CREDIT	87.46
PEPSI-COLA	DRINK ORDER	1,788.31
PITNEY BOWES INC	TERM RENTAL CHARGES	417.78
POOL TECH MIDWEST INC	SKIMMER BASKETS, CARTRIDGE	2,443.91
PRAXAIR DISTRIBUTION INC	OXYGEN	183.51
RK DIXON CO	CONTRACT BASE RATE CHARGE	23.29

SANDRY FIRE SUPPLY LLC	12 PAIRS OF GLOVES, 10 HOODS	1,846.00
SHIVE-HATTERY	LIBRARY HVAC REVIEW	1,250.00
SPAHN & ROSE LUMBER CO	FIREWORKS SUPPLIES	1,558.63
SPINUTECH INC	LICENSE, SUPPORT, HOSTING	540.00
STEFFEN CONSTRUCTION	CITY HALL PROJECT-TEXTURIZING	516.03
STEVE GRITTON	GARAGE DOOR REPAIR PARK	295.00
STUART C IRBY CO	METER PEDESTALS & MOUNTING	536.88
SUMMIT COMPANIES	RECHARGE FIRE EXTINGUISHER	47.25
SUPPLYWORKS	3 CASES TP, 1 CASE SOAP	249.99
SWICK CABLE	DIRECTIONAL BORE FRY	885.00
T & M CLOTHING CO.	23 T-SHIRTS SWIM CLUB	224.73
THE PARADIGM ALLIANCE INC	COLLABORATIVE PROGRAM	1,484.19
THOMAS HEATING & AIR	SERVICE POWER PLANT CONDENSERS	133.50
THOMPSON TRUCK & TRAILER	2 CHAMBER PIGGY BACKS	142.00
UNITED LABORATORIES	BIO BASED HERBICIDE	332.50
UTILITY SALES & SERVICE IN	SUPPLIES FOR GAS SERVICE LINES	810.17
VERISIGHT INC	CONSULTING SERVICES PAY STUDY	4,800.00
VOGEL TRAFFIC SERVICES	5 GL YELLOW PAINT	73.75
WALMART COMMUNITY	HELMETS FOR BIKE SAFETY	1,423.47
WELTER STORAGE EQUIPMENT C	2 STOOLS, 4 CHAIRS, 1 TABLE	611.00
WENDLING QUARRIES INC	8.60 TN CLASS A	777.47
WEST LIBERTY FIRE DEPARTME	EMT CLASS - KERRI FITCH	953.00
WHITFIELD & EDDY PLC	FAC CONSTRUCTION CLAIM	29,879.44
WJE ASSOCIATES INC	PROFESSIONAL SERVICES FAC	7,468.00
TOTAL		113,376.29

FUND TOTALS

001 GENERAL GOVERNMENT	28,715.03
300 GO ST IMPROVEMENT PROJECT	3,587.50
315 JKFAC CP	37,347.44
600 WATER OPERATING	322.96
610 WASTEWATER/AKA SEWER REVE	267.60
630 ELECTRIC OPERATING	11,926.13
640 GAS OPERATING	2,664.72
660 AIRPORT OPERATING	8,866.35
670 GARBAGE COLLECTION	115.02
750 CEMETERY ENTERPRISE	400.00
810 CENTRAL GARAGE	2,457.32
835 ADMINISTRATIVE SERVICES	16,706.22

GRAND TOTAL

113,376.29

City Credit Card Statement

City - One Card (employee check out card)		
Travel Training - Perkins, McDonalds, Wendys, Hardees, Sidecar Coffee	54.11	
Fuel - Hy Vee	27.19	
Total Charges		81.30
Police - One Card		
Operating Supplies - Galls, Elite K-9	551.87	
Misc Supplies - Walmart	17.12	
Travel Training - Ramada	123.20	
Total Charges		692.19
Ambulance - One Card		
Misc Supplies - Zio Johnos	33.41	
Total Charges		33.41
Gas - One Card		
Fuel - Caseys, Cenex, Brooklyn Travel Center	82.72	
Equipment Maint/Rpr Supplies (for FAC) - Ebay, Menards	460.21	
Operating Supplies (for East Lagoon) - Ebay	42.98	
Travel Training - Holiday Inn	135.87	
Total Charges		721.78

Electric - One Card		
Misc Supplies - Walmart	30.81	
Computer Supplies - Batteries Plus	49.90	
Office Supplies - Walmart	52.63	
Grounds Maint Supplies - Byron Lakeview Nursery	33.82	
Dues - IAEI	102.00	
Total Charges		269.16
Library - One Card		
Postage/Shipping - USPS	94.85	
Office Supplies - Walmart	93.45	
Materials - Walmart, Amazon	466.10	
Program Supplies - Oriental Trading, Stop Falling, Staples, Walmart, Family Foods	325.12	
Bldg Maint Supp - Walmart, Family Foods	30.27	
Total Charges		1,009.79
JKFAC/Recreation - One Card		
Concession Supplies - Walmart	67.64	
Operating Supplies - Walmart, Swim Outlet, Kiefer, Staples	462.30	
Training - UNI	170.00	
Bldg Maint Supplies - Menards	54.55	
T-Ball Hats - Epic Sports	880.15	
Total Charges		1,634.64
City Clerk - One Card		
Microsoft Office 365 and email licenses for departments; Police, Public Works, Recreation, JKFAC, Water, Electric, Gas, Economic Development, Central Garage, Administrative Services, Garbage		
Total Charges		5,100.00
City Manager - One Card		
Ads for Comm Dev Director - PDI, Quad City Times	765.00	
Total Charges		765.00
Statement Total		10,307.27

Motion by Spear, second by Fry to approve the claims list as presented. Following the roll call vote the motion passed unanimously.

Cost of Service Study – Gas and Electric

Motion by Spear, second by Anderson to approve Latham and Associates for an amount not to exceed \$25,000.00 to do the study. Following the roll call vote the motion passed unanimously.

Position Description Development – Verisight

Motion by Holub, second by Siech to continue with Verisight for an amount not to exceed \$5,500.00. Following the roll call vote the motion passed unanimously.

Request Cedar County Board of Supervisors Place One Percent Local Sales and Service Tax on November Ballot

Motion by Anderson, second by Spear to approve placing the one percent local sales and service tax on the November ballot. Following the roll call vote the motion passed unanimously.

DRIP Reimbursement, Chris Cook – 111 East 4th Street

Motion by Fry, second by Siech to approve the DRIP reimbursement to Chris Cook in the amount of \$4,417.16. Following the roll call vote the motion passed unanimously.

DRIP Reimbursement, Kevin Kofron – 313 and 315 Cedar Street

Motion by Anderson, second by Spear to approve the DRIP reimbursement to Kevin Kofron in the amount of \$5,839.96. Following the roll call vote the motion passed unanimously.

Pay Application #3 – S&S Plumbing, Heating and Air Conditioning, LLC

Motion by Siech, second by Fry to approve Pay Application #3 to S&S Plumbing, Heating and Air Conditioning, LLC, in the amount of \$8,075.00 for the library HVAC project. Following the roll call vote the motion passed unanimously.

Set a Public Hearing Date for the Rezoning of the South ½ of Lot 8, Lot 7,

Lot 6, Lot 5 and the North 42 Feet of Lot 4, in Block 6, Northwestern Improvement Company's Addition, City of Tipton from R-1 Single Family Residential District to R-2 Two Family and Multiple Family Residential District

Motion by Siech, second by Holub to set the public hearing date for July 20, or August 3, 2015, at 5:30 p.m.

Following roll call vote the motion passed unanimously.

Roof Replacement, North Half of Power Plant Building

Motion by Spear, second by Holub to approve roof replacement by Darnell in the amount of \$4,600.00. Following the roll call vote the motion passed unanimously.

Set a Public Hearing Date Amending Chapter 55.02 Prohibited Animals

Motion by Anderson, second by Fry to approve July 20, 2015, at 5:30 p.m., as the public hearing date. Following the roll call vote the motion passed unanimously.

Hire Donna Oehm, as a Consultant, RICE NESHAP Compliance Review

Motion by Siech, second by Fry to approve hiring Donna Oehm, in the amount of \$2,000.00, for RICE NESHAP. Following the roll call vote the motion passed unanimously.

Transfer of Non-Primary Entitlements to City of Waverly

Motion by Spear, second by Holub to approve the agreement for transfer of non-primary entitlements to the City of Waverly, since the City of Tipton is unable to utilize its entitlement funds for the fiscal year, Iowa DOT has requested that we allow the FAA to transfer the funds. Following the roll call vote the motion passed unanimously.

Interconnection Agreement, Inverter Based Distributed Generation

Between the City of Tipton and a Connecting Party

Motion by Siech, second by Fry to approve the interconnection agreement for inverter based distributed generation between the City of Tipton and a connecting party. Following the roll call vote the motion passed unanimously.

Ambulance Volunteer Pay Scale

Motion by Fry, second by Holub to approve the ambulance volunteer pay scale to be reduced to \$25.00 per call unless they meet the number of times they need to be on call per month. Following the roll call vote the motion passed unanimously.

Reports of Mayor/Council/Manager:

Mayor's Report

Mayor Kepford stated the 175th Celebration was awesome. The crowds were awesome. The weather was awesome. There were many compliments. There was an attendance of about 500 at the Mayor's picnic. There were about 6,000 at the parade, with 4,986 popsicles given out by Family Foods. She thanked the committee members, city manager, city department heads, volunteers and sponsors. She stated we have a great community and a lot of pride in it.

Manager's Report:

Thanked the members of the 175th Committee for their hard work and dedication. Thanked City staff. Thanked the Cedar County Fair Board for allowing the City to hold the Hairball concert on their grounds. Thanked the Academic Decathlon for the fairgrounds cleanup.

Will be out of the office July 15-17 for IaCMA summer conference in Burlington.

Interviews for Economic Development Director will take place over the next two weeks and the committee hopes to have a recommendation to the Council before the end of July.

There will be a number of projects that will start in the City over the coming weeks.

Closed Session:

Closed Session, Pursuant to Iowa Code Chapter 21.5(1)J, the City Council may enter in closed session, "to discuss the purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for the property." Motion by Holub, second by Anderson to adjourn from regular session to closed session pursuant to Iowa Code Chapter 21.5(1)J, the City Council may enter in closed session, "to discuss the purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for the property", at 6:55 p.m. Following the roll call vote the motion passed unanimously.

Roll call to return to regular session:

The council reconvened to regular session from closed session at 7:33 p.m., with the following Councilmember's present: Siech, Fry, Anderson, Spear and Holub.

No action was taken.

Closed Session, Pursuant to Iowa Code Chapter 21.5(1)C, the City Council may enter in closed session, "to discuss strategy with Counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation." Motion by Fry, second by Holub to adjourn from regular session to closed session Pursuant to Iowa Code Chapter 21.5(1)C, Possible Litigation, at 7:35 p.m. Following the roll call vote the motion passed unanimously.

Roll call to return to regular session:

The council reconvened to regular session from closed session at 7:50 p.m., with the following Councilmember's present: Siech, Fry, Anderson, Spear and Holub

No action was taken.

Adjourn:

With no further business to come before the council a motion to adjourn was made by Spear, second by Anderson. Following the roll call vote the motion passed unanimously.

Meeting adjourned at 7:51 p.m.

Mayor

Attest: _____

Deputy City Clerk