

## City of Tipton, Iowa

**Meeting:** Tipton City Council Meeting  
**Place:** Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772  
**Date/Time:** Monday, November 27, 2017, 5:30 p.m.  
**Web Page:** www.tiptoniowa.org  
**Posted:** Wednesday, November 22, 2017 (Front door of City Hall & City Website)

---

<b>Mayor:</b>	Bryan Carney		
<b>Council At Large:</b>	Leanne Boots	<b>Council At Large:</b>	Pam Spear
<b>Council Ward #1:</b>	Ross Leeper	<b>Council Ward #2:</b>	Dean Anderson
<b>Council Ward #3:</b>	Tim McNeill		
<b>City Manager:</b>	Brian Wagner	<b>City Attorney:</b>	Lynch Dallas, P.C.
<b>Finance Director:</b>	Melissa Armstrong	<b>Gas Utilities Supt:</b>	Virgil Penrod
<b>City Clerk:</b>	Amy Lenz	<b>Electric Utilities Supt:</b>	Floyd Taber
<b>Dir. of Public Works:</b>	Steve Nash	<b>Water &amp; Sewer:</b>	Brian Brennan
<b>Police Chief:</b>	Lisa Kepford	<b>Emergency Med Dir:</b>	Brad Ratliff
<b>Park &amp; Recreation:</b>	Adam Spangler	<b>Economic Dev. Director:</b>	Linda Beck

---

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

If you wish to address the City Council regarding an issue, whether on the agenda or something not on the agenda, please approach the lectern at this time 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 - City Council Minutes, November 13, 2017
2. Approval – Airport Minutes, November 6, 2017
3. Approval – Library Minutes, October 25, 2017
4. Approval – Library Director’s Report, October 2017
5. Approval – Tipton Development Director’s Report, November 2017
6. Approval – Treasurer’s and Investment Reports, October 2017

### G. Public Hearing

### H. Ordinance Approval/Amendment

### I. Resolutions for Approval

1. Resolution 112717A – Certifying and Claiming Tax-Increment Financing (TIF) to Reimburse the City for Expenses Related to the City’s “Downtown Revitalization Incentive Program (DRIP)” for Projects Located in the 2007 Addition to the Tipton Urban Renewal
2. Resolution 112717B – Approving Annual Financial Report (AFR) for FY 2016-2017

**J. Mayoral Proclamation**

**K. Old Business**

**L. Discussion Items (No Action)**

**M. Motions for Approval**

1. Consideration of Claims
2. Consideration of Changing the January 1<sup>st</sup> Council Meeting to January 3<sup>rd</sup>
3. Consideration of Committee Recommendations for Possible Street Project Locations in 2018
4. Consideration of Strategic Planning and Goal Setting Report from Callahan Municipal Consultants
5. Consideration of Submittal of Annual TIF Reporting Forms to County Auditor
6. Consideration of Urban Renewal Report to State of Iowa
7. Consideration of AFR to State of Iowa

**N. Reports to be Received/Filed**

**O. Reports of Mayor/ Council/ Manager/ Department Heads**

1. Mayor’s Report
2. Council Reports
3. Committee Reports
4. City Manager’s Report
5. City Department Heads

**P. Adjournment**

Pursuant to §21.4(2) of the Code of Iowa, the City has the right to amend this agenda up until 24 hours before the posted meeting time.

If anyone with a disability would like to attend the meeting, please call City Hall at 886-6187 to arrange for accommodations/transportation.

November 13, 2017  
Tipton Fire Station  
301 Lynn Street  
Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met in regular session at 5:30 p.m. Mayor Carney called the meeting to order. Upon roll being called the following named council members were present: Boots, Spear, Leeper, Anderson and McNeill. Also present: Wagner, Lenz, Kepford, Ratliff, Penrod, Taber, Beck, Walsh, Donohoe, other visitors and the press.

**Agenda:**

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

**Communications:**

1. Larry Hodgden stated that the RAGBRAI bicycle looks nice lit up. He stated that it is within the Cedar County Bicycle Coalition's (CCBC) mission to support RAGBRAI coming to Tipton. The CCBC will be doing a petition, and they approved a resolution in support of RAGBRAI coming to Tipton in 2018 at their last meeting. Hodgden read the resolution aloud. Their next meeting is this Saturday morning at the First United Church of Christ at 10:00 a.m.

**Consent Agenda:**

Motion by Anderson, second by Spear to approve the consent agenda which includes the October 23<sup>rd</sup> and October 30<sup>th</sup>, Council Meeting Minutes, September 25<sup>th</sup> Library Minutes, September Library Director's Report, October 11<sup>th</sup> and October 17<sup>th</sup> Airport Minutes, and Liquor License renewal for Casey's. Following the roll call vote the motion passed unanimously.

**Resolutions for Approval:**

1. Resolution 111317A: Welcome the Des Moines Register's Annual Great Bicycle Ride Across Iowa (RAGBRAI) to Cedar County in 2018

Motion by Leeper, second by Spear to approve Resolution 111317A, the resolution welcoming the Des Moines RAGBRAI to Cedar County in 2018. Following the roll call vote the motion passed unanimously.

**Motions for Approval:**

1. Claims List

ADVANCED DRAINAGE SYSTEMS	STORM INTAKE GRATES	554.00
ALLEN HOME MAINTENANCE LLC	KEYLESS ENTRY DOOR HANDLE	60.00
AQUA TECHNOLOGIES OF IOWA	ETHYLENE GLYCOL	340.00
AUCA CHICAGO LOCKBOX	MATS	184.30
BARRON MOTOR SUPPLY	OPERATING SUPPLIES	86.60
BAUER BUILT TIRE	TIRES #30	1575.00
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	245.06
CALLAHAN MUNICIPAL CONSULT	GOAL SETTING SESSION	1200.00
CEDAR CO PUBLIC HEALTH	FLU SHOT	30.00
CENTRAL IOWA DISTRIBUTING	PAVEMENT PAINT	164.00
CHAPMAN METERING	METER TEST	39.93
CINTAS CORPORATION	FIRST AID SUPPLIES	140.92
CINTAS CORPORATION #342	UNIFORMS, MATS, SHOP TOWELS	750.25
CULVER COMPANY	TOTE BAGS	306.69
CUSTOM BUILDERS INC	UPS CHARGES	476.81
CYPRESS ENGINE ACCESSORIE	EXHAUST GASKETS WITH FLANGES	564.85
D & R PEST CONTROL	PEST CONTROL	145.99

EMSLRC	TRAINING	20.00
FASTENAL COMPANY	OVERHEAD SUPPLIES	25.55
FRIENDS OF THE ANIMALS	3 CATS	150.00
G & K SERVICES	UNIFORMS	179.83
GRAINGER	BLDG MAINT SUPPLIES	192.77
H & H AUTO	TIRE REPAIR #51	1152.24
HAWKINS INC	CHEMICALS	811.43
HOLIDAY INN DES MOINES AIR	TRAVEL TRAINING	190.40
INTEGRATED TECHNOLOGY PART	TECH SUPPORT	4412.70
IOWA ASSOCIATION OF	TRAINING	115.00
IOWA EMERGENCY MEDICAL SER	CONFERENCE REGISTRATION	440.00
IOWA LAW ENFORCEMENT ACADE	MMPI EVALUATION	150.00
IOWA ONE CALL	LOCATES	31.50
IOWA UTILITIES BOARD	ELECTRIC ASSESSMENT	810.00
IWI MOTOR PARTS - 7	SWITCH #11	58.62
JAB INK DESIGN	OFFICE DOOR LETTERING	80.00
KUNDE OUTDOOR EQUIPMENT	OPERATING SUPPLIES	43.05
LANDS' END BUSINESS OUTFIT	OFFICE SHIRT	1082.47
LAWSON PRODUCTS INC	STOCK SHOP SUPPLIES	276.33
LYNCH DALLAS PC	LEGAL SERVICES	1286.00
M & K ELECTRIC	UNDERGROUND SUPPLIES	397.04
MANATTS INC	COURTHOUSE CURB	573.50
MIDWEST BREATHING AIR LLC	NFPA QUARTERLY AIR TEST	158.70
MIDWEST WHEEL COMPANIES	REPAIR PARTS #201	824.94
MITCHELL 1	WEB BASED SUBSCRIPTIONS	237.71
NEWCOM TECHNOLOGIES INC	UPDATED DATA	1000.00
NGES	CALIBRATE & REPAIR ODORATOR	127.71
NILES CHIROPRACTIC	RANDOM TESTING	50.00
O'ROURKE MOTORS INC	REPAIRS 2016 FORD F450	49.50
OFFICE EXPRESS	OFFICE SUPPLIES	200.26
PRAXAIR DISTRIBUTION INC	OXYGEN	40.59
RESCO	SAFETY SUPPLIES	334.81
SKARSHAUG TESTING LAB	SLEEVES/GLOVES CLEAN & TEST	108.84
SPAHN & ROSE LUMBER CO	POWER PLANT SUPPLIES	393.29
SPINUTECH INC	NOV EMAIL MARKETING	25.00
STUART C IRBY CO	UNDERGROUND SUPPLIES	2974.61
SUMMIT COMPANIES	FIRE EXTINGUISHER SERVICE	73.50
T & M CLOTHING CO.	39 BB SHIRTS	243.75
THOMAS HEATING & AIR	REPLACE BAD SWITCH	113.00
TIPTON CONSERVATIVE	TOUCH A TRUCK, TRUNK OR TREAT	886.30
TIPTON ELECTRIC MOTORS	BELTS FOR UNITS ON ROOF	107.22
WALMART COMMUNITY	MISC SUPPLIES	176.11
WENDLING QUARRIES INC	17.03 TON ROAD STONE	177.11

** TOTAL **	27645.78	
FUND TOTALS		
001 GENERAL GOVERNMENT	7,524.81	
600 WATER OPERATING	1,577.13	
610 WASTEWATER/AKA SEWER REVE	163.1	
630 ELECTRIC OPERATING	7,282.80	
640 GAS OPERATING	1,110.40	
670 GARBAGE COLLECTION	99.95	
810 CENTRAL GARAGE	4,541.13	
835 ADMINISTRATIVE SERVICES	5,346.46	
GRAND TOTAL	27,645.78	
<b>City Credit Card Statement</b>	Card Ttl	<b>5,013.29</b>
<b>Ambulance - One Card</b>		
Misc Supplies - CMS Medicare Application Fee	560.00	
Dues - Iowa EMS Association	100.00	
<b>Total Charges</b>		<b>660.00</b>
<b>City Clerk - One Card</b>		
Freight (el dept) - Old Dominion Freight Line	183.35	
<b>Total Charges</b>		<b>183.35</b>
<b>Economic Dev Director - One Card</b>		
Misc Supplies - Flatted Fifth Blues BBQ	62.67	
<b>Total Charges</b>		<b>62.67</b>
<b>Electric - One Card</b>		
Misc Supplies - Otterbox, Walmart, American Public Power	184.07	
Small Tools - Amazon	180.69	
Boots - Danner	299.60	
<b>Total Charges</b>		<b>664.36</b>
<b>Finance Director - One Card</b>		
Computer Supplies - Dell Sales & Service	201.39	
Training - Iowa League of Cities	65.00	
Download Software - Stardock	14.98	
Postage - USPS	3.84	
<b>Total Charges</b>		<b>285.21</b>
<b>Fire - One Card</b>		
Misc - Walmart, Casey's	171.61	
<b>Total Charges</b>		<b>171.61</b>
<b>JKFAC/Recreation - One Card</b>		
Operating Supplies - Walmart	57.94	
Building Maint/Repairs - Pool Supply World	43.96	
<b>Total Charges</b>		<b>101.90</b>
<b>Library - One Card</b>		
Postage/Shipping - USPS	54.23	
Office Supplies - Walmart, Demco	265.89	

Materials - Amazon, Walmart	1,210.69	
Program Supplies - Walmart, Family Foods, Caseys	271.00	
Misc - Demco, Amazon	146.47	
<b>Total Charges</b>		<b>1,948.28</b>
<b>Police - One Card</b>		
Training - Iowa Police Chiefs Association	125.00	
Travel Training - Quality Inn	101.92	
<b>Total Charges</b>		<b>226.92</b>
<b>Public Works - One Card</b>		
Travel Training - Holiday Inn, Wig & Pen	264.30	
Operating Supplies - Tiger Mart	3.00	
Small Tools - Harbor Freight Tools	10.69	
Repair Parts - Realtruck, Etrailer	431.00	
<b>Total Charges</b>		<b>708.99</b>
<b>Statement Total</b>		<b>5,013.29</b>

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

2. Garbage Exemption, 514 East 5<sup>th</sup> Street

Motion by McNeill, second by Leeper to approve a partial garbage exemption for the First United Church of Christ at 514 East 5<sup>th</sup> Street, reducing the amount from \$22.25 per month to \$9.13 per month. Following the roll call vote the motion passed unanimously.

3. Northern Natural Gas Amendment Service Agreement

Motion by Leeper, second by Boots to approve a five-year rollover of the current Northern Natural Gas transportation agreement. Following the roll call vote the motion passed unanimously.

4. Air Tanks Inspection in the Power Plant

Motion by Leeper, second by McNeill to approve inspection of the air tanks in the power plant, not to exceed \$2,500. Following the roll call vote the motion passed unanimously.

5. Transformers for Lemon Street Project

Motion by Boots, second by Anderson to approve the purchase of four transformers and box pads for when the Lemon Street Project takes place, from Resco, in the amount of \$5,978. Following the roll call vote the motion passed unanimously.

6. Directional Boring Quote

Motion by Leeper, second by Spear to approve the directional boring quote for boring from Monty's Pizza to the Tipton Library, from Swick Cable, in the amount of \$11,080.00. Following the roll call vote the motion passed unanimously.

7. Development Commission Ordinance, Option 1 and Option 2

**Summary of the Options**

Below are the basics of Option 1 and Option 2. Both options include the assumption that the ordinance will be changed so that the Development Director will report to the City Manager.

**Option 1. This option would:**

- 1.) *Abolish the ordinance completely.*
- 2.) *The Chamber and TEDCO could set up their own committees with whatever volunteers that they want. Those volunteers could live either inside or outside of the City Limits.*
- 3.) *The City would take over the full cost of rent for the Development Office.*
- 4.) *Under the new lease, the \$200 per month that both the Chamber and TEDCO would pay toward the Development Office's rent could be re-purposed to hire the Development Director for projects that they'd like her to pursue. The example of \$10 per hour was used. In this example, the \$200 per month that the Chamber or TEDCO paid toward rent could be used instead to pay for the first 20 hours of Linda's services. If they didn't need her services, they wouldn't be billed.*
- 5.) *The Development Director's assistance in Chamber or TEDCO projects would be subject to either City Council or City Manager approval.*

**Option 2. This option would:**

- 1.) *Modify the existing Development Ordinance.*
- 2.) *The membership would change to: two nominees from the Chamber, two nominees from TEDCO, three at-large appointees, and two non-voting members from the City Council. All members would be appointed by the Mayor with Council approval.*
- 3.) *Of the seven voting members of the Commission, up to any two could be from outside of the City Limits.*

Motion by McNeill, second by Leeper to approve Option 2. Motion did not carry with the following roll call vote:

Aye: McNeill, Leeper

Nay: Boots, Anderson, Spear

Motion by Anderson, second by McNeill to approve Option 2, with a change to item three to read, "up to any four could be from outside the City limits". Following the roll call vote the motion passed unanimously.

**8. HBK Engineering Agreement for James Kennedy Family Aquatic Center**

Motion by Boots, second by Spear to approve the HBK Engineering Agreement for the James Kennedy Family Aquatic Center Project with a cap on liability of \$300,000. Following the roll call vote the motion passed unanimously.

**9. Terracon Quote for Boring, Lemon Street Project**

Motion by Spear, second by Leeper to approve the quote from Terracon, at an estimated amount of \$2,950 - \$3,450, as recommended by McClure Engineering, to do borings related to the Lemon Street Project. Following the roll call vote the motion passed unanimously.

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

Mayor Carney stated that he checked into the heavy truck/farm traffic on Plum Street. It is a farm to market road. There was some discussion on how to handle the speeding traffic on the road. It was suggested to maybe put up a three way stop sign at the corner of Sunrise Drive and Plum Street.

**Adjourn:**

With no further business to come before the council a motion to adjourn was made by Anderson, second by McNeill. Following the roll call vote the motion passed unanimously. Meeting adjourned at 6:22 p.m.

Mayor \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk

## **Tipton Airport Committee Meeting November 6, 2017**

Meeting was held at the terminal, 6:00 PM Mathews Memorial Airport, Airport manager Max Coppess called the meeting to order with the following members in attendance, Scott Pearson, Sandy Gleaves, Leanne Boots and Pam Spear. Guests present Brian Wagner and Larry Lynch.

The agenda and minutes were approved with a motion by Sandy and a second by Scott.

John Newton was unable to attend. The taxiway repairs was next on the agenda, so Max called McClure representative Jay Pudentz. The contractors will come November 7<sup>th</sup> to tear out and repair and should be completed by Thursday the 9<sup>th</sup> and reopen on Friday. The water is to drain to the West of the existing drain. Next a discussion was held with Jay regarding the airports CIP plan. The schedule for the project needs to be sent to the FAA by November 17, 2017. They will review and the final is due December 22, 2017. Several items were discussed to see if they would qualify for the money that is currently allocated to the airport. Brian Wagner and Jay will make a call to the FAA to get further information regarding said improvements. 1) terminal rehabilitation 2) miked terminal lights 3) aprons

Fuel sales for October were \$1,208.01 with 262.61 gallons being sold. Net proceeds was \$168.07.

The trusses are on the ground for the new hangar. Larry hoped to be able to occupy the first week in December.

Max presented a bill from Construct Material Testing for \$1,336.00. It was decided that would have been for the contractor prior to work beginning.

With no other business to discuss a motion to adjourn was presented by Leanne, seconded by Scott.

Respectfully submitted by Pam Spear.

This meeting is held at the airport terminal and is open to the public. Minutes are posted on the bulletin board inside the terminal.

Library Board Meeting Oct. 25 6:00 pm

Attendance: Jim McCollough, Dale Jedlicka, Heather Sloma Weber, Marcus Hertert, Jen Johnson, Denise Smith

Call to order: motion to call meeting to order: Dale 2nd: Jim

Approval of agenda: motion to approve the agenda: Jim 2nd: Marcus

Approval of last meeting's minutes: motion to approve last meeting's minutes: Jen 2nd: Marcus

Open Forum: -

Director's Report:

- a) Strategic planning: met with Becky; goals are set, up next: objectives; updated mission statement, modernize the space
- b) CCLA meeting update: Dale attended in Bennett IA; each library shares out what they do
- c) Lights out front: thanks Dale and Floyd; lights outside look great
- d) Applications for part time positions were due on Oct. 25 (looking to hire 3 part time)

Education:

- a) Code of ethics: motion to approve the code of ethics Dale 2nd: Heather

Financial Report:

- a) Motion to accept the financial report: Heather 2nd: Marcus

Finance Committee - will meet tonight to set budget

Personnel Committee- will meet tonight to present the Director's evaluation

Maintenance: -

Friends of the Library: -

Old Business:

- a) Approve placement of stained glass window. Motion to approve placement of the stained glass window: Marcus 2nd: Jim
- b) New board member possibilities

New Business

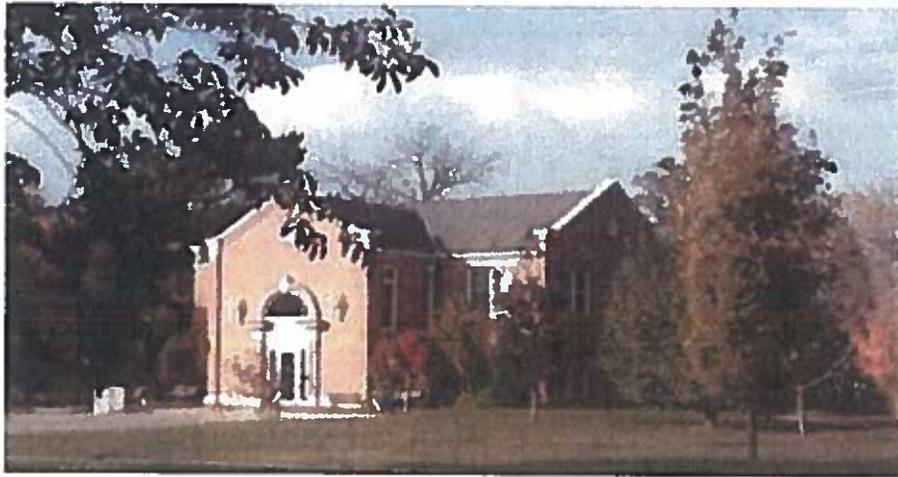
- a) Set meeting date for budget meeting

Miscellaneous:

- a) Set meeting times and date on Doodle

Adjournment: motion to adjourn: Dale 2nd: Marcus

*Tipton Public Library*  
*October 2017 Director's Report*



*Prepared by Denise Smith*

*Library Director*

*To*

*Library Board, Mayor Carney, Council Members and City Manager*

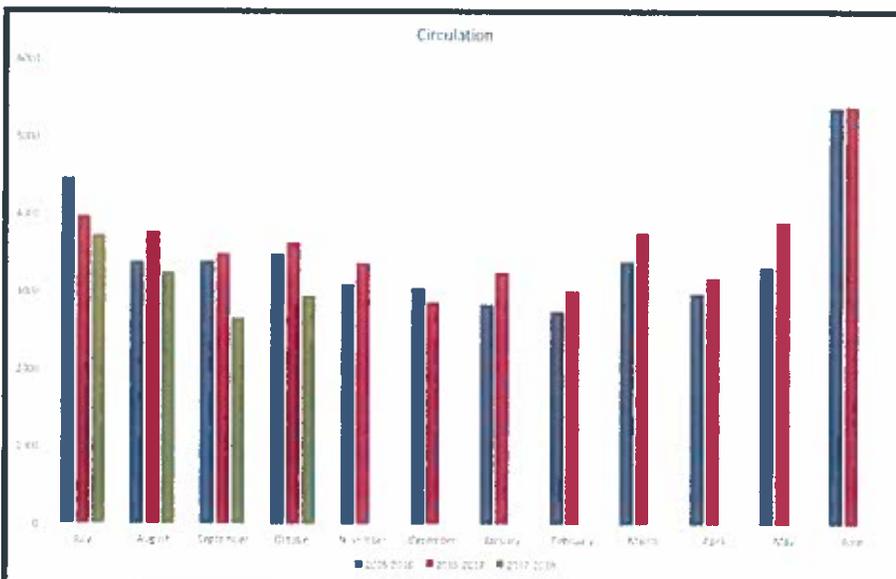
*November 2017*

## Statistics Oct. 2017

	Oct.	YTD
Total Circulation	2,950	12,601
Computer Use	363	2,003
WiFi Usage	137	530
Number of Attendance at Programs Held	503	1,634
Transactions for Copies made	147	773
Transactions for Faxes Sent	10	74
Transactions for ILL checked out	21	100
Transactions for Keurig Drinks	26	93
Transactions for Friends of Library	42	165

### Circulation by Material Types

	Oct.	YTD
Adult books	760	3,100
Teen Books	138	632
Children's books	1,163	4,867
DVDs	746	3,422
CDs	98	371
Magazines	45	209



### Library Staff

Denise Smith  
*Director*

Diane Wallick  
*Assistant Director*

Tryeann Schultz  
*Library Assistant*

Cindy Kunde  
*Library Assistant Sub*

Jill Gaul  
*Library Assistant Sub*

John Barnum  
*Custodian*

### Library Board of Trustees

Jamie Meyer-President

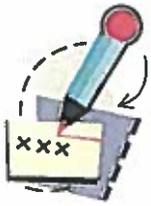
Dale Jedlicka-Vice President

Heather Sloma-Weber

Jennifer Johnson-Secretary

Marcus Hertert

Jim McCollough



## RESOURCES-YTD



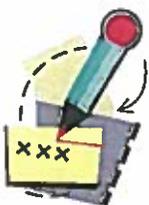
	Oct.	YTD
Taxes	\$62,396.51	\$81,444.08
D.State A/EI	\$1,802.79	\$3689.81
Rural Funding	\$12,933.27	\$12,933.27
Fines and Fees	\$299.07	\$1,196.94
Donations	\$130.08	\$456.00
Reimbursements	\$32.00	\$118.00
Refunds	\$0	\$.22
Miscellaneous	\$299.00	\$995.15
Total Revenues	\$77,892.72	\$100,833.47

## USE OF RESOURCES-YTD

	Oct.	YTD
Staff	\$6,883.70	\$33,672.28
Staff Benefits	\$1,290.35	\$5,307.58
Materials	\$2,884.26	\$9586.52
B. Maintenance	\$125.00	\$4,023.01
G. Maintenance	\$0	\$1,331.84
Technology	\$0	\$109.99
Programming	\$0	\$891.93
Miscellaneous	\$4,502.04	\$22,007.07
Total Resources	\$15,685.35	\$76,930.22

## Monies Spent on Library Materials

	Oct.	YTD
Books	\$1,701.76	\$7,132.91
DVDs	\$361.99	\$1,582.51
CDs	\$153.75	\$783.75
Mag./News.	\$0	\$322.40



## Tipton Development Director –Report November 2017 – Linda Beck

- Chamber - Downtown Art Committee
- Local art was displayed at Tipton banks for the month of October – Set up art and rotated each week to a different bank. Positive responses from this project
- Downtown Exchange with Robin Bostrom with Iowa Economic Development survey results held on October 26<sup>th</sup>. Assessment results are attached
- Attended Tipton’s Comprehensive planning session was held on November 2<sup>nd</sup>
- November business visits with City Manager. Six businesses were visited
- Trunk or Treat was held on October 29<sup>th</sup> with over 425 children attending. See pictures below
- Ribbon Cutting held on November 2<sup>nd</sup> at Wausau Homes – Troy Mente
- November Business of the Month – Among Friends (Diana Zach) was held on November 1<sup>st</sup>
- Small Business Saturday is slated for Saturday, November 25<sup>th</sup> – several meetings to prepare
- Planning Community Christmas Tree dedication on Saturday, November 25<sup>th</sup>. Bob and Becky Young are donating a 17-year-old Blue Spruce. See picture below
- Planning more Christmas decorations downtown this holiday season. Will decorate the trees on the North side of the courthouse and decorate a Christmas tree in the Gazebo.
- Planning Tour of Lights slated for Saturday, December 9<sup>th</sup>
- Meeting held on November 2<sup>nd</sup> with Sam Pritchard and Laura Boddicker from Senator Joni Ernst office. Brian Wagner also attended this meeting
- Attended meeting with Corridor Development Technical Team. Presentation included business attraction strategies. It also included ICAD’s travel plan for 2018
- Attended meeting on November 9<sup>th</sup> with Kirkwood Workplace Learning Connection staff, Judy Marshall, Coordinator /Business Liaison and Laura Kowalski-Bliss, Program Specialist Internship. Discussed the following: Job shadow placements, Reviewed internships requests – 40 seniors from Tipton High School.
- Attended the Rotary Fundraiser
- Meeting with Rory Schreimer – Xerxes
- Gathering information for downtown business blade signage – I’ve contacted Robin Bostrom with IEDA. Robin mentioned there aren’t any grant programs for the state for blade signage but many communities have created their own local programs to encourage improved signage. Robin plans to send me some examples.

**Trunk or Treat - 2017**



**Community Christmas Tree donated by Bob & Becky Young**



Bank	Cert. Number	Fund Number and Name	Purchased	Time	Rate	Due	Amount	Fund Total	Cashed	Renewed	Interest Earned
Community State	522532	001-660 Ambulance Trust	09/04/16	12 mos.	0.40	09/04/18	\$109,486.37			09/04/17	
Citizens Savings	27565	001-687 Unemployment Trust	10/10/17	12 mos.	0.40	10/10/18	\$73,731.11	\$183,217.48		10/10/17	147.57
*Community State	522530	110 Road Use Tax	09/04/16	12 mos.	0.40	09/04/18	\$100,000.00			09/04/17	
*Community State	522719	110 Road Use Tax	10/02/16	12 mos.	0.40	10/02/18	\$30,000.00	\$130,000.00		10/02/17	
Community State	522796	125 TIF	03/27/16	12 mos.	0.40	03/27/18	\$78,291.80	\$78,291.80		03/27/17	
Community State	522297	160 Economic Development	03/27/16	12 mos.	0.40	03/27/18	\$13,035.67	\$13,035.67		03/27/17	
*Community State	522531	500 Cemetery Trust	09/04/16	12 mos.	0.40	09/04/18	\$100,000.00	\$100,000.00		09/04/17	
Citizens Savings	27509	610 Wastewater/Sewer Operating	11/06/16	12 mos.	0.40	11/06/17	\$212,973.33	\$212,973.33		11/06/16	
Community State	522485	630 Electric Operating	06/19/16	12 mos.	0.40	06/19/18	\$107,817.30			06/19/17	
Citizens Savings	27508	630 Electric Operating	11/06/16	12 mos.	0.40	11/06/17	\$106,486.64			12/16/16	
Citizens Savings	27521	630 Electric Operating	12/16/16	12 mos.	0.40	12/16/17	\$108,112.56	\$322,416.50			
Community State	522519	633 Electric Reserve	08/12/16	12 mos.	0.40	08/12/18	\$81,115.94			08/12/17	
Citizens Savings	27561	633 Electric Reserve	10/09/17	12 mos.	0.40	10/09/18	\$57,151.09	\$138,267.03		10/09/17	114.39
Citizens Savings	27559	634 Electric Bond & Interest	09/02/17	12 mos.	0.40	09/02/18	\$157,671.14	\$157,671.14		09/02/17	
Citizens	27563	641 Gas D.E.I.	10/09/17	12 mos.	0.40	10/09/18	\$10,489.25	\$10,510.29		10/09/17	21.04
*Community Savings	522522	642 Gas Reserve	08/21/16	12 mos.	0.40	08/21/18	\$92,173.12			08/21/17	
*Citizens Savings	27520	642 Gas Reserve	12/16/16	12 mos.	0.40	12/16/17	\$312,664.92	\$404,838.04		12/16/16	
Citizens Savings	27564	830 City Reserve Fund	10/10/17	12 mos.	0.40	10/10/18	\$113,612.84	\$113,612.84		10/10/17	227.39
Citizens Savings	27562	950 Electric Meter Deposit	10/09/17	12 mos.	0.40	10/09/18	\$10,510.29	\$10,510.29		10/09/17	21.04
<b>Investments Total</b>							<b>\$1,875,323.37</b>	<b>\$1,875,344.41</b>			<b>531.43</b>



**City of Tipton**  
**MTD Treasurers Report**  
**As of October 31, 2017**

FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	A/R NET CHANGE	M-T-D EXPENSES	A/P CHANGE	ENDING CASH BALANCE	Y-T-D INVESTMENTS	BALANCE WITH INVESTMENTS	Ending Cash Bal O/S Checks Bank Balance
001-GENERAL GOVERNMENT	-101,438.86	421,654.83	147.57	180,279.28	0	139,789.12	183,217.48	323,006.60	6,549,405.74
002-COMMUNICATIONS - LOCAL AC	65,873.21	35.39	0	0	0	65,908.60	0	65,908.60	-15,388.45
110-ROAD USE TAX FUND	727,971.65	27,686.61	0	0	0	755,658.26	130,000.00	885,658.26	48,651.41
112-TRUST AND AGENCY FUND	66,374.50	133,463.21	0	0	0	199,837.71	0	199,837.71	
119-Emergency Fund	2,758.37	10,306.73	0	0	0	13,065.10	0	13,065.10	
121-LOCAL OPTION TAX	393,137.45	21,289.76	0	0	0	414,427.21	0	414,427.21	
125-THE SPECIAL REVENUE FUND	-3,854.15	50,190.28	0	0	0	46,336.13	78,291.80	124,627.93	
160-ECONOMIC/INDUSTRIAL DEVEL	625,698.66	1,395.00	0	0	0	627,093.66	13,035.67	640,129.33	
168-AQUATIC CENTER CAMPAIGN F	-576,279.12	0	0	0	0	-576,279.12	0	-576,279.12	
189-LIBRARY TRUST FUND	8,422.95	13.28	0	0	0	8,436.23	0	8,436.23	
190-P S SHARE FUND	26,433.38	369.39	0	0	0	26,802.77	0	26,802.77	
192-FIRE ENTERPRISE TRUST	15,869.81	25,453.47	0	0	0	41,323.28	0	41,323.28	
202-ELECTRIC REVENUE BONDS	216,057.65	116.06	0	0	0	216,173.71	0	216,173.71	
203-06 ELECTRIC SUBSTATION RE	486,483.74	261.33	0	0	0	486,745.07	0	486,745.07	
204-WATER REVENUE BOND RESERV	232,439.84	124.86	0	0	0	232,564.70	0	232,564.70	
205-GO FIRE TRUCK 2010	-546.95	0	0	0	0	-546.95	0	-546.95	
206-1994 SE/WA DEBT SERV FUND	-475.39	2,229.22	0	0	0	1,753.83	0	1,753.83	
208-WW/SEWER REVENUE BOND SIN	161,098.01	86.54	0	0	0	161,184.55	0	161,184.55	
210-GO ST IMPROVEMENT NOTES	8,120.94	4.36	0	0	0	8,125.30	0	8,125.30	
212-03 GO ST IMPROVE NOTES	14,123.13	7.59	0	0	0	14,130.72	0	14,130.72	
214-GO CP BONDS SERIES 2011A	20,194.34	27,918.33	0	0	0	48,112.67	0	48,112.67	
216-GO CP BONDS SERIES 2011B	533.64	0.29	0	0	0	533.93	0	533.93	
218-GO CP BONDS SERIES 2011C	53,475.76	4,372.06	0	0	0	57,847.82	0	57,847.82	
220-GO BONDS 2013 DEBT SRVC	4,825.95	2.59	0	0	0	4,828.54	0	4,828.54	
222-GO BOND 2015 DEBT SERVICE	97,010.72	20,022.97	0	0	0	117,033.69	0	117,033.69	
300-GO ST IMPROVEMENT PROJECT	1,759.45	0.95	0	0	0	1,760.40	0	1,760.40	
307-STREETScape PROJECT	42,307.96	22.73	0	0	0	42,330.69	0	42,330.69	
311-ADDITNL GENERATION PRJCT	-735,095.91	0	0	0	0	-735,095.91	0	-735,095.91	
315-IRKAC CP	627,783.72	337.24	0	0	0	628,120.96	0	628,120.96	
500-CEMETERY TRUST FUND	1,975.00	155	0	0	0	2,130.00	100,000.00	102,130.00	
600-WATER OPERATING	183,602.62	67,591.88	0	32,702.03	0	218,492.47	0	218,492.47	
610-WASTEWATER/AWA SEWER REVE	-44,364.39	57,797.65	0	20,595.96	0	-7,162.70	212,973.33	205,810.63	
630-ELECTRIC OPERATING	1,233,607.12	346,568.19	-800	384,457.01	0	1,196,518.30	322,416.50	1,518,934.80	
631-ELECTRIC DEVELOPMENT	8,631.19	4.64	0	0	0	8,635.83	0	8,635.83	
632-ELECTRIC RENEWAL/REPLACEM	376,259.04	202.12	0	0	0	376,461.16	0	376,461.16	
633-ELECTRIC RESERVE	272,529.62	260.79	114.39	0	0	272,676.02	138,267.03	410,943.05	
634-ELECTRIC BOND/JIT RESERVE	1,371,648.50	736.84	0	0	0	1,372,385.34	157,671.14	1,530,056.48	
640-GAS OPERATING	-118,058.42	49,567.00	0	58,365.19	0	-126,856.61	0	-126,856.61	
641-GAS D.E.I.	5,322.30	23.9	21.04	0	0	5,325.16	10,510.29	15,835.45	
642-GAS RESERVE	70,000.59	37.6	0	0	0	70,038.19	404,838.04	474,876.23	
660-AIRPORT OPERATING	-77,376.57	3,691.26	0	2,817.93	0	-76,503.24	0	-76,503.24	
670-GARAGE COLLECTION	72,894.43	48,876.37	0	32,823.85	0	88,946.95	0	88,946.95	
740-STORM WATER	-100,297.94	9,577.06	0	19,673.89	0	-110,394.77	0	-110,394.77	
750-CEMETERY ENTERPRISE	16,227.32	29.85	0	35.75	0	16,221.42	0	16,221.42	
810-CENTRAL GARAGE	216,425.53	25,996.88	0	50,461.39	0	191,961.02	0	191,961.02	
820-PSR HEALTH INSURANCE	32,849.08	6,942.54	0	6,989.49	0	32,802.13	0	32,802.13	
830-CITY RESERVE FUND	-27,254.34	227.39	227.39	0	0	-27,254.34	113,612.84	86,358.50	
835-ADMINISTRATIVE SERVICES	-26,576.35	38,897.72	0	23,620.78	0	-11,299.41	0	-11,299.41	
860-PAYROLL ACCOUNT	959.99	0	0	0	345.45	1,305.44	0	1,305.44	
950-ELECTRIC METER DEPOSITS	178.79	176.04	21.04	870	0	-536.21	10,510.29	9,974.08	
951-WATER METER DEPOSITS	1,087.01	100.52	0	215	0	972.53	0	972.53	
952-GAS METER DEPOSITS	6,979.88	3.51	0	445	0	6,538.39	0	6,538.39	
GRAND TOTAL	5,958,314.45	1,404,829.82	-268.57	814,352.55	345.45	6,549,405.74	1,875,344.41	8,424,750.15	



CITY OF TIPTON  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2017

% OF YEAR COMPLETED: 33.33

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<b>189-LIBRARY TRUST FUND</b>							
TOTAL REVENUE	1,200.00	75.66	1,800.00	13.28	68.97	1,731.03	3.83
TOTAL EXPENDITURES	<u>1,200.00</u>	<u>0.00</u>	<u>1,800.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,800.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	75.66	0.00	13.28	68.97	(68.97)	0.00
<b>190-P S SHARE FUND</b>							
TOTAL REVENUE	2,035.00	1,171.33	2,500.00	369.39	1,008.66	1,491.34	40.35
TOTAL EXPENDITURES	<u>2,035.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,171.33	0.00	369.39	1,008.66	(1,008.66)	0.00
<b>192-FIRE ENTERPRISE TRUST</b>							
TOTAL REVENUE	81,614.00	30,848.86	90,616.00	25,453.47	37,599.03	53,016.97	41.49
TOTAL EXPENDITURES	<u>81,614.00</u>	<u>0.00</u>	<u>90,616.00</u>	<u>0.00</u>	<u>0.00</u>	<u>90,616.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	30,848.86	0.00	25,453.47	37,599.03	(37,599.03)	0.00
<b>202-ELECTRIC REVENUE BONDS</b>							
TOTAL REVENUE	201,465.00	185.32	203,678.00	116.06	480.72	203,197.28	0.24
TOTAL EXPENDITURES	<u>201,465.00</u>	<u>0.00</u>	<u>203,678.00</u>	<u>0.00</u>	<u>0.00</u>	<u>203,678.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	185.32	0.00	116.06	480.72	(480.72)	0.00
<b>203-06 ELECTRIC SUBSTATION RE</b>							
TOTAL REVENUE	221,450.00	421.76	224,175.00	261.33	1,082.42	223,092.58	0.48
TOTAL EXPENDITURES	<u>221,450.00</u>	<u>0.00</u>	<u>224,175.00</u>	<u>0.00</u>	<u>0.00</u>	<u>224,175.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	421.76	0.00	261.33	1,082.42	(1,082.42)	0.00
<b>204-WATER REVENUE BOND RESERV</b>							
TOTAL REVENUE	143,188.00	200.75	146,938.00	124.86	517.18	146,420.82	0.35
TOTAL EXPENDITURES	<u>143,188.00</u>	<u>0.00</u>	<u>146,938.00</u>	<u>0.00</u>	<u>0.00</u>	<u>146,938.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	200.75	0.00	124.86	517.18	(517.18)	0.00
<b>205-GO FIRE TRUCK 2010</b>							
TOTAL REVENUE	56,614.00	0.00	41,422.00	0.00	0.00	41,422.00	0.00
TOTAL EXPENDITURES	<u>56,614.00</u>	<u>0.00</u>	<u>41,422.00</u>	<u>0.00</u>	<u>0.00</u>	<u>41,422.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>206-1994 SE/NA DEBT SERV FUND</b>							
TOTAL REVENUE	4,369.00	1,641.95	0.00	2,229.22	2,229.22	2,229.22	0.00
TOTAL EXPENDITURES	<u>4,369.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,641.95	0.00	2,229.22	2,229.22	(2,229.22)	0.00
<b>208-WW/SEWER REVENUE BOND SIN</b>							
TOTAL REVENUE	196,101.00	137.28	197,731.00	86.54	358.45	197,372.55	0.18
TOTAL EXPENDITURES	<u>196,101.00</u>	<u>0.00</u>	<u>197,731.00</u>	<u>0.00</u>	<u>0.00</u>	<u>197,731.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	137.28	0.00	86.54	358.45	(358.45)	0.00



CITY OF TIPTON  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2017

% OF YEAR COMPLETED: 33.33

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>306-69 KV SUBSTATION PROJECT</u>							
TOTAL REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>307-STREETScape PROJECT</u>							
TOTAL REVENUE	0.00	37.07	0.00	22.73	94.14	94.14	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	37.07	0.00	22.73	94.14	94.14	0.00
<u>308-SKATE PARK PROJECT</u>							
TOTAL REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>310-NEW FIRE STATION</u>							
TOTAL REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>311-ADDITNL GENERATION PRJCT</u>							
TOTAL REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	800,000.00	634,904.84	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	( 800,000.00)	( 634,904.84)	0.00	0.00	0.00	0.00	0.00
<u>312-PUBLIC WORKS BLDGS</u>							
TOTAL REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>314-WETLAND M ITIGATION PRJCT</u>							
TOTAL REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>315-JKFAC CP</u>							
TOTAL REVENUE	787,855.00	609.59	747,755.00	337.24	1,396.81	746,358.19	0.19
TOTAL EXPENDITURES	787,855.00	0.00	747,755.00	0.00	0.00	747,755.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	609.59	0.00	337.24	1,396.81	( 1,396.81)	0.00
<u>500-CEMETERY TRUST FUND</u>							
TOTAL REVENUE	1,500.00	150.00	1,500.00	155.00	620.00	880.00	41.33
TOTAL EXPENDITURES	1,500.00	0.00	1,500.00	0.00	0.00	1,500.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	150.00	0.00	155.00	620.00	( 620.00)	0.00

CITY OF TIPTON  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2017

% OF YEAR COMPLETED: 33.33

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<b>600-WATER OPERATING</b>							
TOTAL REVENUE	784,961.00	237,370.18	713,700.00	67,591.88	244,465.62	469,234.38	34.25
TOTAL EXPENDITURES	<u>784,962.00</u>	<u>120,799.90</u>	<u>713,700.00</u>	<u>32,702.03</u>	<u>184,632.72</u>	<u>529,067.28</u>	<u>25.87</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 1.00)	116,570.28	0.00	34,889.85	59,832.90	59,832.90	0.00
<b>610-WASTEWATER/AKA SEWER REVE</b>							
TOTAL REVENUE	660,443.00	209,662.18	622,700.00	57,797.65	206,238.47	416,461.53	33.12
TOTAL EXPENDITURES	<u>660,443.00</u>	<u>107,863.69</u>	<u>622,700.00</u>	<u>20,595.96</u>	<u>106,027.39</u>	<u>516,672.61</u>	<u>17.03</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	101,798.49	0.00	37,201.69	100,211.08	100,211.08	0.00
<b>630-ELECTRIC OPERATING</b>							
TOTAL REVENUE	4,754,003.00	1,670,324.74	3,936,957.00	346,568.19	1,494,031.29	2,442,925.71	37.95
TOTAL EXPENDITURES	<u>4,754,003.00</u>	<u>1,314,131.10</u>	<u>3,936,957.00</u>	<u>384,457.01</u>	<u>1,930,636.08</u>	<u>2,006,320.92</u>	<u>49.04</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	356,193.64	0.00	( 37,888.82)	( 436,604.79)	436,604.79	0.00
<b>631-ELECTRIC DEVELOPMENT</b>							
TOTAL REVENUE	0.00	7.55	0.00	4.64	19.21	19.21	0.00
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	7.55	0.00	4.64	19.21	19.21	0.00
<b>632-ELECTRIC RENEWAL/REPLACEM</b>							
TOTAL REVENUE	0.00	329.60	0.00	202.12	837.17	837.17	0.00
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	329.60	0.00	202.12	837.17	837.17	0.00
<b>633-ELECTRIC RESERVE</b>							
TOTAL REVENUE	0.00	399.77	0.00	260.79	881.35	881.35	0.00
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	399.77	0.00	260.79	881.35	881.35	0.00
<b>634-ELECTRIC BOND/INT RESERVE</b>							
TOTAL REVENUE	0.00	1,517.53	0.00	736.84	3,369.21	3,369.21	0.00
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,517.53	0.00	736.84	3,369.21	3,369.21	0.00
<b>540-GAS OPERATING</b>							
TOTAL REVENUE	2,016,450.00	144,761.85	2,030,643.00	49,567.00	164,528.92	1,866,114.08	8.10
TOTAL EXPENDITURES	<u>2,016,450.00</u>	<u>255,204.52</u>	<u>2,030,643.00</u>	<u>58,365.19</u>	<u>258,020.20</u>	<u>1,772,622.80</u>	<u>12.71</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	( 110,442.67)	0.00	( 8,798.19)	( 93,491.28)	93,491.28	0.00
<b>541-GAS D.E.I.</b>							
TOTAL REVENUE	0.00	25.62	0.00	23.90	32.88	32.88	0.00
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	25.62	0.00	23.90	32.88	32.88	0.00

CITY OF TIPTON  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2017

% OF YEAR COMPLETED: 33.33

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET	
<u>642-GAS RESERVE</u>								
TOTAL REVENUE	0.00	61.31	0.00	37.60	155.74 (	155.74)	0.00	
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	61.31	0.00	37.60	155.74 (	155.74)	0.00	
<u>660-AIRPORT OPERATING</u>								
TOTAL REVENUE	395,046.00	16,974.92	286,754.00	3,691.26	16,819.24	269,934.76	5.87	
TOTAL EXPENDITURES	<u>395,046.00</u>	<u>9,955.30</u>	<u>286,754.00</u>	<u>2,817.93</u>	<u>30,798.25</u>	<u>255,955.75</u>	<u>10.74</u>	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	7,019.62	0.00	873.33 (	13,979.01)	13,979.01	0.00	
<u>670-GARBAGE COLLECTION</u>								
TOTAL REVENUE	548,746.00	176,332.56	532,734.00	48,876.37	181,286.09	351,447.91	34.03	
TOTAL EXPENDITURES	<u>548,746.00</u>	<u>156,470.94</u>	<u>532,734.00</u>	<u>32,823.85</u>	<u>158,804.30</u>	<u>373,929.70</u>	<u>29.81</u>	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	19,861.62	0.00	16,052.52	22,481.79 (	22,481.79)	0.00	
<u>740-STORM WATER</u>								
TOTAL REVENUE	103,217.00	35,023.80	103,200.00	9,577.06	35,151.69	68,048.31	34.06	
TOTAL EXPENDITURES	<u>103,217.00</u>	<u>77,728.60</u>	<u>103,200.00</u>	<u>19,673.89</u>	<u>155,945.36 (</u>	<u>52,745.36)</u>	<u>151.11</u>	
REVENUES OVER/(UNDER) EXPENDITURES	0.00 (	42,704.80)	0.00 (	10,096.83)	(	120,793.67)	120,793.67	0.00
<u>750-CEMETERY ENTERPRISE</u>								
TOTAL REVENUE	0.00	4,370.01	0.00	29.85	120.19 (	120.19)	0.00	
TOTAL EXPENDITURES	<u>0.00</u>	<u>12,595.86</u>	<u>0.00</u>	<u>35.75</u>	<u>35.75 (</u>	<u>35.75)</u>	<u>0.00</u>	
REVENUES OVER/(UNDER) EXPENDITURES	0.00 (	8,225.85)	0.00 (	5.90)	84.44 (	84.44)	0.00	
<u>810-CENTRAL GARAGE</u>								
TOTAL REVENUE	327,581.00	76,961.20	612,323.00	25,996.88	85,491.37	526,831.63	13.96	
TOTAL EXPENDITURES	<u>327,581.00</u>	<u>82,377.19</u>	<u>612,323.00</u>	<u>50,461.39</u>	<u>224,791.56</u>	<u>187,531.44</u>	<u>36.71</u>	
REVENUES OVER/(UNDER) EXPENDITURES	0.00 (	5,415.99)	0.00 (	24,464.51)	(	139,300.19)	139,300.19	0.00
<u>820-PSF HEALTH INSURANCE</u>								
TOTAL REVENUE	75,050.00	26,467.95	85,771.00	6,942.54	28,580.45	57,190.55	33.32	
TOTAL EXPENDITURES	<u>75,050.00</u>	<u>27,058.26</u>	<u>85,771.00</u>	<u>6,989.49</u>	<u>29,125.59</u>	<u>56,645.41</u>	<u>33.96</u>	
REVENUES OVER/(UNDER) EXPENDITURES	0.00 (	590.31)	0.00 (	46.95)	(	545.14)	545.14	0.00
<u>830-CITY RESERVE FUND</u>								
TOTAL REVENUE	2,275.00	226.49	500.00	227.39	227.39	272.61	45.48	
TOTAL EXPENDITURES	<u>2,275.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	226.49	0.00	227.39	227.39 (	227.39)	0.00	
<u>835-ADMINISTRATIVE SERVICES</u>								
TOTAL REVENUE	335,694.00	87,732.87	346,883.00	38,897.72	125,271.52	221,611.48	36.11	
TOTAL EXPENDITURES	<u>335,695.00</u>	<u>102,751.58</u>	<u>346,883.00</u>	<u>23,620.78</u>	<u>116,334.50</u>	<u>230,548.50</u>	<u>33.54</u>	
REVENUES OVER/(UNDER) EXPENDITURES	(	1.00)	15,018.71)	0.00	15,276.94	8,937.02 (	8,937.02)	0.00

CITY OF TIPTON  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2017

% OF YEAR COMPLETED: 33.33

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<b>860-PAYROLL ACCOUNT</b>							
TOTAL REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>950-ELECTRIC METER DEPOSITS</b>							
TOTAL REVENUE	15,100.00	5,202.73	15,000.00	176.04	2,686.74	12,313.26	17.91
TOTAL EXPENDITURES	<u>15,100.00</u>	<u>3,545.00</u>	<u>15,000.00</u>	<u>870.00</u>	<u>4,575.00</u>	<u>10,425.00</u>	<u>30.50</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,657.73	0.00	( 693.96)	( 1,888.26)	1,888.26	0.00
<b>951-WATER METER DEPOSITS</b>							
TOTAL REVENUE	6,000.00	1,996.75	6,000.00	100.52	617.66	5,382.34	10.29
TOTAL EXPENDITURES	<u>6,000.00</u>	<u>1,455.00</u>	<u>6,000.00</u>	<u>215.00</u>	<u>1,365.00</u>	<u>4,635.00</u>	<u>22.75</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	541.75	0.00	( 114.48)	( 747.34)	747.34	0.00
<b>952-GAS METER DEPOSITS</b>							
TOTAL REVENUE	8,500.00	3,287.34	9,100.00	3.51	930.84	8,169.16	10.23
TOTAL EXPENDITURES	<u>8,500.00</u>	<u>2,120.00</u>	<u>9,100.00</u>	<u>445.00</u>	<u>2,525.00</u>	<u>6,575.00</u>	<u>27.75</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,167.34	0.00	( 441.49)	( 1,594.16)	1,594.16	0.00
<b>GRAND TOTAL REVENUES</b>							
	16,956,220.00	3,939,819.11	16,146,384.00	1,404,829.82	3,941,112.00	12,205,272.00	24.41
<b>GRAND TOTAL EXPENDITURES</b>							
	<u>17,756,224.00</u>	<u>3,824,836.54</u>	<u>16,146,384.00</u>	<u>814,352.55</u>	<u>4,127,557.81</u>	<u>(12,018,826.19)</u>	<u>25.56</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 800,004.00)	114,982.57	0.00	590,477.27	( 186,445.81)	186,445.81	0.00

\*\*\* END OF REPORT \*\*\*

CITY OF TIPTON  
 FUND BALANCE REPORT  
 AS OF: OCTOBER 31ST, 2017

	BEGINNING FUND BALANCE	YTD REVENUES	YTD EXPENSES	ENDING FUND BALANCE
001-GENERAL GOVERNMENT	191,638.48CR	705,373.01CR	906,525.89	9,514.40
002-COMMUNICATIONS - LOCAL AC	65,762.03CR	146.57CR	0.00	65,908.60CR
110-ROAD USE TAX FUND	731,000.56CR	154,657.70CR	0.00	885,658.26CR
112-TRUST AND AGENCY FUND	27,504.94CR	172,332.77CR	0.00	199,837.71CR
119-Emergency Fund	0.00	13,065.10CR	0.00	13,065.10CR
121-LOCAL OPTION TAX	328,492.76CR	85,934.45CR	0.00	414,427.21CR
125-TIF SPECIAL REVENUE FUND	52,430.45CR	89,612.70CR	17,415.22	124,627.93CR
160-ECONOMIC/INDUSTRIAL DEVEL	626,372.69CR	13,756.64CR	0.00	640,129.33CR
168-AQUATIC CENTER CAMPAIGN F	576,279.12	0.00	0.00	576,279.12
169-PARK TRUST	0.00	0.00	0.00	0.00
187-UNEMPLOYMENT TRUST	0.00	0.00	0.00	0.00
189-LIBRARY TRUST FUND	8,367.26CR	68.97CR	0.00	8,436.23CR
190-P S SHARE FUND	25,794.11CR	1,008.66CR	0.00	26,802.77CR
191-AMBULANCE TRUST	0.00	0.00	0.00	0.00
192-FIRE ENTERPRISE TRUST	3,724.25CR	37,599.03CR	0.00	41,323.28CR
195-CDBG FUNDS	0.00	0.00	0.00	0.00
200-ELECTRIC REVENUE BONDS 98	0.00	0.00	0.00	0.00
202-ELECTRIC REVENUE BONDS	215,692.99CR	480.72CR	0.00	216,173.71CR
203-06 ELECTRIC SUBSTATION RE	485,662.65CR	1,082.42CR	0.00	486,745.07CR
204-WATER REVENUE BOND RESERV	232,047.52CR	517.18CR	0.00	232,564.70CR
205-GO FIRE TRUCK 2010	546.95	0.00	0.00	546.95
206-1994 SE/WA DEBT SERV FUND	475.39	2,229.22CR	0.00	1,753.83CR
207-GO - FIRE STATION	0.00	0.00	0.00	0.00
208-WW/SEWER REVENUE BOND SIN	160,826.10CR	358.45CR	0.00	161,184.55CR
209-STREETSCAPE PROJECT	0.00	0.00	0.00	0.00
210-GO ST IMPROVEMENT NOTES	8,107.23CR	18.07CR	0.00	8,125.30CR
212-03 GO ST IMPROVE NOTES	14,099.29CR	31.43CR	0.00	14,130.72CR
214-GO CP BONDS SERIES 2011A	11,348.46CR	36,764.21CR	0.00	48,112.67CR
216-GO CP BONDS SERIES 2011B	532.73CR	1.20CR	0.00	533.93CR
218-GO CP BONDS SERIES 2011C	52,151.97CR	5,695.85CR	0.00	57,847.82CR
220-GO BONDS 2013 DEBT SRVC	4,817.81CR	10.73CR	0.00	4,828.54CR
222-GO BOND 2015 DEBT SERVICE	90,524.68CR	26,509.01CR	0.00	117,033.69CR
300-GO ST IMPROVEMENT PROJECT	1,756.48CR	3.92CR	0.00	1,760.40CR
301-WATER TOWER PROJECT	0.00	0.00	0.00	0.00
302-WATER PROJECT WARRANTS	0.00	0.00	0.00	0.00
303-WASTEWATER PROJECT	0.00	0.00	0.00	0.00
304-AQUATIC CENTER CP	0.00	0.00	0.00	0.00
305-GO ST IMPROVEMENT 08	0.00	0.00	0.00	0.00
306-69 KV SUBSTATION PROJECT	0.00	0.00	0.00	0.00
307-STREETSCAPE PROJECT	42,236.55CR	94.14CR	0.00	42,330.69CR
308-SKATE PARK PROJECT	0.00	0.00	0.00	0.00
310-NEW FIRE STATION	0.00	0.00	0.00	0.00
311-ADDTNL GENERATION PRJCT	735,095.91	0.00	0.00	735,095.91
312-PUBLIC WORKS BLDGS	0.00	0.00	0.00	0.00
314-WETLAND M ITIGATION PRJCT	0.00	0.00	0.00	0.00

CITY OF TIPTON  
 FUND BALANCE REPORT  
 AS OF: OCTOBER 31ST, 2017

	BEGINNING FUND BALANCE	YTD REVENUES	YTD EXPENSES	ENDING FUND BALANCE
315-JKFAC CP	626,724.15CR	1,396.81CR	0.00	628,120.96CR
500-CEMETERY TRUST FUND	101,510.00CR	620.00CR	0.00	102,130.00CR
600-WATER OPERATING	158,659.54CR	244,465.62CR	184,632.72	218,492.44CR
610-WASTEWATER/AKA SEWER REVE	105,599.78CR	206,238.47CR	106,027.39	205,810.86CR
630-ELECTRIC OPERATING	1,958,999.52CR	1,494,031.29CR	1,930,636.08	1,522,394.73CR
631-ELECTRIC DEVELOPMENT	8,616.62CR	19.21CR	0.00	8,635.83CR
632-ELECTRIC RENEWAL/REPLACEM	375,623.99CR	837.17CR	0.00	376,461.16CR
633-ELECTRIC RESERVE	410,061.70CR	881.35CR	0.00	410,943.05CR
634-ELECTRIC BOND/INT RESERVE	1,526,687.27CR	3,369.21CR	0.00	1,530,056.48CR
640-GAS OPERATING	33,365.35	164,528.92CR	258,020.20	126,856.63
641-GAS D.E.I.	15,802.57CR	32.88CR	0.00	15,835.45CR
642-GAS RESERVE	474,720.49CR	155.74CR	0.00	474,876.23CR
660-AIRPORT OPERATING	62,524.23	16,819.24CR	30,798.25	76,503.24
670-GARBAGE COLLECTION	66,465.46CR	181,286.09CR	158,804.30	88,947.25CR
740-STORM WATER	10,398.90CR	35,151.69CR	155,945.36	110,394.77
750-CEMETERY ENTERPRISE	16,136.98CR	120.19CR	35.75	16,221.42CR
810-CENTRAL GARAGE	331,261.21CR	85,491.37CR	224,791.56	191,961.02CR
820-PSF HEALTH INSURANCE	33,347.27CR	28,580.45CR	29,125.59	32,802.13CR
830-CITY RESERVE FUND	86,131.11CR	227.39CR	0.00	86,358.50CR
835-ADMINISTRATIVE SERVICES	20,236.43	125,271.52CR	116,334.50	11,299.41
860-PAYROLL ACCOUNT	1,300.19CR	0.00	0.00	1,300.19CR
950-ELECTRIC METER DEPOSITS	11,862.34CR	2,686.74CR	4,575.00	9,974.08CR
951-WATER METER DEPOSITS	1,719.87CR	617.66CR	1,365.00	972.53CR
952-GAS METER DEPOSITS	8,132.55CR	930.84CR	2,525.00	6,538.39CR
999-POOLED CASH	0.00	0.00	0.00	0.00
<b>GRAND TOTAL FUND BALANCE</b>	<b>8,282,130.12CR</b>	<b>3,941,112.00CR</b>	<b>4,127,557.81</b>	<b>8,095,684.31CR</b>

\*\*\* END OF REPORT \*\*\*

**RESOLUTION NO. 112717A**

**RESOLUTION CERTIFYING AND CLAIMING TAX-INCREMENT FINANCING (TIF) TO REIMBURSE THE CITY FOR EXPENSES RELATED TO THE CITY'S "DOWNTOWN REVITALIZATION INCENTIVE PROGRAM (DRIP)" FOR PROJECTS LOCATED IN THE 2007 ADDITION TO THE TIPTON URBAN RENEWAL AREA**

WHEREAS, the Tipton City Council approved Ordinance #497 (Sept 17, 2007) which established the 2007 Addition to the Tipton Urban Renewal Area; and,

WHEREAS, the urban renewal plan for the 2007 Addition was amended (Resolution #081513A, Aug 5, 2013) to include DRIP projects; and

WHEREAS, the City Council created DRIP to allow projects to be TIF-eligible if those projects satisfied the program's goals to:

- a.) Eliminate deterioration of buildings in the downtown business district.
- b.) Restore and preserve properties for historical, architectural, or aesthetic reasons.
- c.) Be a catalyst for larger scale building improvements and developments.
- d.) And, develop and enhance the natural assets of the downtown business district by restoring the uniqueness, character, and integrity of the buildings.

AND, WHEREAS, the City Council would like to reimburse the City for a total of \$30,528.50 in TIF-eligible expenses related to the approval of these DRIP applications:

2016-2017		
Name	Date	Amount
Michelle Ford - Total look	10/04/2016	\$ 7,329.00
Penny Prat - Penny's Hair & Nail Studio	10/04/2016	\$ 1,199.98
<b>TOTAL</b>		<b>\$ 8,528.98</b>
2015-2016		
Name	Date	Amount
Chris Cook - Tipton Iowa Realty	07/23/2015	\$ 4,716.04
Kevin Kofron - 313, 315 Cedar St	07/23/2015	\$ 5,839.96
Kevin Kofron - 311, 313, 315, 317 Cedar St	06/09/2016	\$ 10,000.27
Auditor Adjusting Journal Entry	06/30/2016	\$ (1.00)
<b>TOTAL</b>		<b>\$ 20,555.27</b>
2014-2015		
The Fabric Stasher	07/29/2014	\$ 1,444.25

NOW, THEREFORE; Be It Resolved, the City Council of Tipton does hereby approve the City to claim \$30,528.50 (through the Cedar County Auditor's Office) in annual incremental taxes generated by the overall territory of the "2007 Addition to the Tipton Urban Renewal Area" (excluding any specific properties that are specifically obligated for other projects) in this manner:

CLAIM Nov' 17 FOR FY 18/19	CLAIM Nov' 18 FOR FY 19/20	CLAIM Nov' 19 FOR FY 20/21
\$10,176.00	\$10,176.00	\$10,176.00

PASSED AND APPROVED this 27<sup>th</sup> day of November, 2017.

---

Bryan Carney, Mayor

ATTEST:

---

Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. \_\_\_\_\_ which was passed by the Tipton City Council this 27<sup>th</sup> day of November, 2017.

---

Amy Lenz, City Clerk

RESOLUTION NO. 112717B

RESOLUTION APPROVING ANNUAL FINANCIAL  
REPORT FOR FY 2016-2017

WHEREAS, the City Council for the City of Tipton has hired Clifton Larson Allen LLP, to complete the Annual Financial Report for FY 2016-2017; and,

WHEREAS, Clifton Larson Allen LLP has completed the report and submitted it to City Hall for filing with the State Auditors by December 1, 2017.

NOW, THEREFORE, Be It Resolved, the City Council for the City of Tipton does hereby approve the Annual Financial Report For FY 2016-2017 as submitted by Clifton Larson Allen LLP.

BE IT FURTHER RESOLVED, the City Council does hereby authorize the City Finance Officer to publish and then file the annual report with the State Auditor.

PASSED AND APPROVED this 27<sup>th</sup> day of November 2017.

\_\_\_\_\_  
Bryan Carney, Mayor

ATTEST:

\_\_\_\_\_  
Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. \_\_\_\_\_ which was passed by the Tipton City Council this 27<sup>th</sup> day of November 2017.

\_\_\_\_\_  
Amy Lenz, City Clerk

PACKET: 02614 Council Mtg 112717

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
--------	----------	-------------	------	-------	------	--------	---------	---------------	------------------	-------------

01-0143 AUCA CHICAGO LOCKBOX

I 1876879622		MATS	AP		R	12/16/2017		39.80	39.80CR	
		G/L ACCOUNT						39.80		
	001 5-160-2-63100	BUILDING MAINTENANCE & REPAIR					39.80	MATS		
I 1876893753		MATS	AP		R	12/21/2017		92.15	92.15CR	
		G/L ACCOUNT						92.15		
	001 5-650-2-63100	BUILDING MAINTENANCE & REPAIR					92.15	MATS		
I 1876893756		MATS	AP		R	12/21/2017		39.80	39.80CR	
		G/L ACCOUNT						39.80		
	001 5-160-2-63100	BUILDING MAINTENANCE & REPAIR					39.80	MATS		
		REG. CHECK						171.75	171.75CR	0.00
								171.75	0.00	

01-0201 BARRON MOTOR SUPPLY

I 022516		OPERATING SUPPLIES	AP		R	11/16/2017		2.09	2.09CR	
		G/L ACCOUNT						2.09		
	810 5-899-2-65070	OPERATING SUPPLIES					2.09	OPERATING SUPPLIES		
I 022697		SHOP SUPPLIES	AP		R	11/21/2017		17.05	17.05CR	
		G/L ACCOUNT						17.05		
	810 5-899-2-65070	OPERATING SUPPLIES					17.05	SHOP SUPPLIES		
		REG. CHECK						19.14	19.14CR	0.00
								19.14	0.00	

01-0204 BARTON SOLVENTS INC

C 237711		DRUM DEPOSIT RETURN	AP		R	11/16/2017		35.00CR	35.00	
		G/L ACCOUNT						35.00CR		
	001 5-465-2-65010	CHEMICALS					35.00CR	DRUM DEPOSIT RETURN		
I 237704		DRUM OF DOWFROST	AP		R	11/16/2017		861.80	861.80CR	
		G/L ACCOUNT						861.80		
	001 5-465-2-65010	CHEMICALS					861.80	DRUM OF DOWFROST		
		REG. CHECK						826.80	826.80CR	0.00
								826.80	0.00	

PACKET: 02614 Council Mtg 112717

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
01-0253	BOUND TREE MEDICAL LLC									
I 02670828		MEDICAL SUPPLIES	AP		R	11/16/2017		372.94	372.94CR	
		G/L ACCOUNT						372.94		
	001 5-160-2-65070	OPERATING SUPPLIES						372.94	MEDICAL SUPPLIES	
				REG. CHECK				372.94	372.94CR	0.00
								372.94	0.00	
-----										
01-0410	CEDAR COUNTY CO-OP									
C 16453		FUEL DISCOUNT	AP		R	11/16/2017		18.65CR	18.65	
		G/L ACCOUNT						18.65CR		
	810 5-899-2-65075	FUEL						18.65CR	FUEL DISCOUNT	
I 1017000		9.68 GL PARK/591.6 GL PW	AP		R	12/16/2017		1,425.74	1,425.74CR	
		G/L ACCOUNT						1,425.74		
	001 5-430-2-65075	FUEL					23.67	9.68 GL PARK/591.6 GL PW		
	810 5-899-2-65075	FUEL					1,402.07	9.68 GL PARK/591.6 GL PW		
I 208894		29.90 GL UL	AP		R	12/16/2017		68.74	68.74CR	
		G/L ACCOUNT						68.74		
	810 5-899-2-65075	FUEL					68.74	29.90 GL UL		
				REG. CHECK				1,475.83	1,475.83CR	0.00
								1,475.83	0.00	
-----										
01-0430	CEDAR COUNTY ENGINEER									
I 1017AMB		325.3 GL DSL	AP		R	12/16/2017		660.37	660.37CR	
		G/L ACCOUNT						660.37		
	810 5-899-2-65075	FUEL					660.37	325.3 GL DSL		
I 1017FIRE		87.3 GL DSL	AP		R	12/16/2017		177.22	177.22CR	
		G/L ACCOUNT						177.22		
	810 5-899-2-65075	FUEL					177.22	87.3 GL DSL		
I 1017PW		623.8 GL DSL	AP		R	12/16/2017		1,266.32	1,266.32CR	
		G/L ACCOUNT						1,266.32		
	810 5-899-2-65075	FUEL					1,266.32	623.8 GL DSL		
				REG. CHECK				2,103.91	2,103.91CR	0.00
								2,103.91	0.00	
-----										

PACKET: 02614 Council Mtg 112717

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DATE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
01-0461	CEDAR COUNTY SOLID WASTE									
I 1017CCTS		TRANSFER FEES	AP		R	12/16/2017		3,078.00	3,078.00CR	
		G/L ACCOUNT						3,078.00		
	670 5-840-2-64850	TRANSFER FEES					3,078.00	TRANSFER FEES		
				REG. CHECK				3,078.00	3,078.00CR	0.00
								3,078.00	0.00	
-----										
01-0510	CEDAR COUNTY VFW POST 2537									
I 111417VFW		CITY HALL FLAG	AP		R	12/16/2017		112.95	112.95CR	
		G/L ACCOUNT						112.95		
	001 5-650-2-65980	MISCELLANEOUS					112.95	CITY HALL FLAG		
				REG. CHECK				112.95	112.95CR	0.00
								112.95	0.00	
-----										
01-0516	CEDAR POLY, LLC									
I 18753		BAILING WIRE TIE BUNDLES	AP		R	11/16/2017		161.25	161.25CR	
		G/L ACCOUNT						161.25		
	670 5-841-2-65070	OPERATING SUPPLIES					161.25	BAILING WIRE TIE BUNDLES		
				REG. CHECK				161.25	161.25CR	0.00
								161.25	0.00	
-----										
01-0580	CINTAS CORPORATION #342									
I 342715257		UNIFORMS, SHOP TOWELS, MATS AP			R	11/16/2017		172.15	172.15CR	
		G/L ACCOUNT						172.15		
	630 5-820-2-64350	UNIFORMS/EQUIPMENT					80.74	UNIFORMS, SHOP TOWELS, MATS		
	640 5-825-2-64350	UNIFORMS/EQUIPMENT					44.47	UNIFORMS, SHOP TOWELS, MATS		
	630 5-820-2-65070	OPERATING SUPPLIES					46.94	UNIFORMS, SHOP TOWELS, MATS		
I 342717370		UNIFORMS, SHOP TOWELS, MATS AP			R	11/21/2017		172.15	172.15CR	
		G/L ACCOUNT						172.15		
	630 5-820-2-64350	UNIFORMS/EQUIPMENT					80.74	UNIFORMS, SHOP TOWELS, MATS		
	640 5-825-2-64350	UNIFORMS/EQUIPMENT					44.47	UNIFORMS, SHOP TOWELS, MATS		
	630 5-820-2-65070	OPERATING SUPPLIES					46.94	UNIFORMS, SHOP TOWELS, MATS		
				REG. CHECK				344.30	344.30CR	0.00
								344.30	0.00	
-----										

PACKET: 02614 Council Mtg 112717

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
--------	----------	-------------	------	-------	------	--------	---------	---------------	------------------	-------------

01-0317 CJ COOPER & ASSOC INC

I 105722		ADMINISTRATIVE FEE FOR 2018 AP			R	12/16/2017		85.00	85.00CR	
		G/L ACCOUNT						85.00		
	640	5-825-2-65100 SAFETY				21.25		ADMINISTRATIVE FEE FOR 2018		
	630	5-820-2-65100 SAFETY				21.25		ADMINISTRATIVE FEE FOR 2018		
	810	5-899-2-65100 SAFETY				21.25		ADMINISTRATIVE FEE FOR 2018		
	835	5-899-2-65980 MISCELLANEOUS				21.25		ADMINISTRATIVE FEE FOR 2018		
								REG. CHECK		
								85.00	85.00CR	0.00
								85.00	0.00	

01-0620 CLIFTON LARSON ALLEN LLP

I 1656686		PROGRESS BILLING FOR AUDIT AP			R	12/16/2017		2,500.00	2,500.00CR	
		G/L ACCOUNT						2,500.00		
	835	5-899-2-64010 ACCOUNTING & AUDITING EXPENSE				2,500.00		PROGRESS BILLING FOR AUDIT		
								REG. CHECK		
								2,500.00	2,500.00CR	0.00
								2,500.00	0.00	

01-1076 D & R PEST CONTROL

I 37346		PEST CONTROL AP			R	12/16/2017		45.00	45.00CR	
		G/L ACCOUNT						45.00		
	001	5-465-2-63100 BUILDING MAINTENANCE & REPAIR				45.00		PEST CONTROL		
								REG. CHECK		
								45.00	45.00CR	0.00
								45.00	0.00	

01-0860 EASTERN IOWA LIGHT & POWER

I 1017EL		EAST LAGOON AP			R	12/16/2017		908.30	908.30CR	
		G/L ACCOUNT						908.30		
	610	5-816-2-63710 UTILITIES				908.30		EAST LAGOON		
I 1017FL		FLAG LIGHT AP			R	12/16/2017		10.33	10.33CR	
		G/L ACCOUNT						10.33		
	001	5-280-2-63710 UTILITIES				10.33		FLAG LIGHT		
I 1017SL		SECURITY LIGHT AP			R	12/16/2017		20.66	20.66CR	
		G/L ACCOUNT						20.66		
	001	5-280-2-63710 UTILITIES				20.66		SECURITY LIGHT		
								REG. CHECK		
								939.29	939.29CR	0.00
								939.29	0.00	

PACKET: 02614 Council Mtg 112717

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
--------	----------	-------------	------	-------	------	--------	---------	---------------	------------------	-------------

01-0905 ELECTRICAL ENGINEERING & EQ

I 5211408-00		STREET LIGHTING SUPPLIES	AP		R	11/16/2017		708.34	708.34CR	
		G/L ACCOUNT						708.34		
	630 5-820-2-65303	STREET LIGHTS					708.34	STREET LIGHTING SUPPLIES		
I 5235940-00		OPERATING SUPPLIES	AP		R	11/16/2017		28.46	28.46CR	
		G/L ACCOUNT						28.46		
	630 5-820-2-65070	OPERATING SUPPLIES					28.46	OPERATING SUPPLIES		
I 5240325-00		BLDG MAINT SUPPLIES	AP		R	11/16/2017		158.10	158.10CR	
		G/L ACCOUNT						158.10		
	610 5-816-2-63100	BUILDING MAINTENANCE & REPAIR					158.10	BLDG MAINT SUPPLIES		
		REG. CHECK						894.90	894.90CR	0.00
								894.90	0.00	

01-0945 ENERGY ECONOMICS INC

I 42198		METER PROOF/REBUILD	AP		R	12/16/2017		129.38	129.38CR	
		G/L ACCOUNT						129.38		
	640 5-825-2-65300	METERS					129.38	METER PROOF/REBUILD		
		REG. CHECK						129.38	129.38CR	0.00
								129.38	0.00	

01-0965 FAMILY FOODS

I 1017FF		MISC SUPPLIES	AP		R	12/16/2017		209.64	209.64CR	
		G/L ACCOUNT						209.64		
	835 5-899-2-65980	MISCELLANEOUS					19.97	MISC SUPPLIES		
	630 5-820-2-65980	MISCELLANEOUS					172.22	MISC SUPPLIES		
	600 5-810-2-65980	MISCELLANEOUS					8.73	MISC SUPPLIES		
	610 5-816-2-65070	OPERATING SUPPLIES					8.72	MISC SUPPLIES		
		REG. CHECK						209.64	209.64CR	0.00
								209.64	0.00	

01-1020 FLETCHER-REINHARDT CO.

I S1166372.001		METER SUPPLIES	AP		R	12/16/2017		133.75	133.75CR	
		G/L ACCOUNT						133.75		
	630 5-820-2-65300	METERS					133.75	METER SUPPLIES		
I S1166372.002		UNDERGROUND SUPPLIES	AP		R	12/16/2017		182.23	182.23CR	
		G/L ACCOUNT						182.23		
	630 5-820-2-65304	UNDERGROUND SUPPLIES					182.23	UNDERGROUND SUPPLIES		

PACKET: 02614 Council Mtg 112717

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
--------	----------	-------------	------	-------	------	--------	---------	---------------	------------------	-------------

				REG. CHECK				315.98	315.98CR	0.00
								315.98	0.00	

01-1055 G & K SERVICES

I 85573		UNIFORMS	AP		R	12/16/2017		63.84	63.84CR	
		G/L ACCOUNT						63.84		
	670	5-840-2-64350		UNIFORMS/EQUIPMENT			8.25	UNIFORMS		
	600	5-810-2-64350		UNIFORMS/EQUIPMENT			7.64	UNIFORMS		
	001	5-210-2-64350		UNIFORMS/EQUIPMENT			32.22	UNIFORMS		
	810	5-899-2-64350		UNIFORMS/EQUIPMENT			8.04	UNIFORMS		
	001	5-299-2-64350		UNIFORMS/EQUIPMENT			7.69	UNIFORMS		

I 85576		SHOP TOWELS	AP		R	12/16/2017		29.97	29.97CR	
		G/L ACCOUNT						29.97		
	810	5-899-2-65070		OPERATING SUPPLIES			29.97	SHOP TOWELS		

I 87841		UNIFORMS	AP		R	12/21/2017		63.84	63.84CR	
		G/L ACCOUNT						63.84		
	670	5-840-2-64350		UNIFORMS/EQUIPMENT			8.25	UNIFORMS		
	600	5-810-2-64350		UNIFORMS/EQUIPMENT			7.64	UNIFORMS		
	001	5-210-2-64350		UNIFORMS/EQUIPMENT			32.22	UNIFORMS		
	810	5-899-2-64350		UNIFORMS/EQUIPMENT			8.04	UNIFORMS		
	001	5-299-2-64350		UNIFORMS/EQUIPMENT			7.69	UNIFORMS		

				REG. CHECK				157.65	157.65CR	0.00
								157.65	0.00	

01-1 GPM

I IE-3467		SAMPLER PUMP TUBE	AP		R	11/16/2017		36.00	36.00CR	
		G/L ACCOUNT						36.00		
	001	5-290-2-63500		OPERATIONAL EQUIPT MAINT & REP			36.00	GPM-SAMPLER PUMP TUBE		

				REG. CHECK				36.00	36.00CR	0.00
								36.00	0.00	

01-1115 H & H AUTO

I 35793		TIRE REPAIR #56	AP		R	12/21/2017		15.00	15.00CR	
		G/L ACCOUNT						15.00		
	810	5-899-2-63323		TIRE REPAIR			15.00	TIRE REPAIR #56		

				REG. CHECK				15.00	15.00CR	0.00
								15.00	0.00	

PACKET: 02614 Council Mtg 112717

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
--------	----------	-------------	------	-------	------	--------	---------	---------------	------------------	-------------

01-1335 IMAGE TREND INC

I 108873		CLEARING HOUSE SERVICES	AP		R	11/16/2017		88.00	88.00CR	
		G/L ACCOUNT						88.00		
	001 5-160-2-64910	CONTRACT SERVICES					88.00	CLEARING HOUSE SERVICES		
				REG. CHECK				88.00	88.00CR	0.00
								88.00	0.00	

01-1270 IOWA ASSOCIATION OF

I 15876		2018 IUB ENERGY REPORT	AP		R	12/16/2017		576.00	576.00CR	
		G/L ACCOUNT						576.00		
	640 5-825-2-64904	REGULATORY CMSSN/FRANSHISE FE				253.44		2018 IUB ENERGY REPOPT		
	630 5-820-2-64904	REGULATORY CMSSN/FRANSHISE FE				322.56		2018 IUB ENERGY REPORT		
				REG. CHECK				576.00	576.00CR	0.00
								576.00	0.00	

01-1332 IOWA ONE CALL

I 196411		LOCATES	AP		R	12/16/2017		35.10	35.10CR	
		G/L ACCOUNT						35.10		
	600 5-810-2-65307	SERVICE LINES				11.70		LOCATES		
	630 5-820-2-65304	UNDERGROUND SUPPLIES				11.70		LOCATES		
	640 5-825-2-65307	SERVICE LINES				11.70		LOCATES		
				REG. CHECK				35.10	35.10CR	0.00
								35.10	0.00	

01-1375 IOWA PRISON INDUSTRIES

I 365218		MEDICAL SUPPLIES	AP		R	12/16/2017		50.00	50.00CR	
		G/L ACCOUNT						50.00		
	001 5-160-2-65070	OPERATING SUPPLIES				50.00		MEDICAL SUPPLIES		
				REG. CHECK				50.00	50.00CR	0.00
								50.00	0.00	

PACKET: 02614 Council Mtg 112717

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
01-1407	JAB INK DESIGN									
	I 2535	VEHICLE MAGNETS	AP		R	11/16/2017		36.00	36.00CR	
		G/L ACCOUNT						36.00		
		001 5-160-2-65980	MISCELLANEOUS					36.00	VEHICLE MAGNETS	
								36.00	36.00CR	0.00
								36.00	0.00	
-----										
01-1426	JOHNSON COUNTY AMBULANCE									
	I 100817JCA	ALS INTERCEPT	AP		R	12/16/2017		200.00	200.00CR	
		G/L ACCOUNT						200.00		
		001 5-160-2-64130	PAYMENT TO OTHER AGENCIES/FUND					200.00	ALS INTERCEPT	
								200.00	200.00CR	0.00
								200.00	0.00	
-----										
01-1593	LYNCH DALLAS PC									
	I 147016	LEGAL SERVICES	AP		R	11/16/2017		970.00	970.00CR	
		G/L ACCOUNT						970.00		
		839 5-899-2-64110	LEGAL EXPENSE					970.00	LEGAL SERVICES	
								970.00	970.00CR	0.00
								970.00	0.00	
-----										
01-1596	MAILFINANCE									
	I N6830704	POSTAGE MACHINE LEASE	AP		R	11/16/2017		846.78	846.78CR	
		G/L ACCOUNT						846.78		
		835 5-899-2-64151	COMMERCIAL EQPT RENTAL & LEASE					846.78	POSTAGE MACHINE LEASE	
								846.78	846.78CR	0.00
								846.78	0.00	
-----										
01-1563	MASTER MEDICAL EQUIPMENT									
	I 17549	ZOLL AED & TRAINING	AP		R	11/21/2017		500.00	500.00CR	
		G/L ACCOUNT						500.00		
		001 5-150-1-62300	TRAINING - FIRE DEPT					500.00	ZOLL AED & TRAINING	
								500.00	500.00CR	0.00
								500.00	0.00	
-----										

PACKET: 02614 Council Mtg 112717

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----									
01-1640	MC CLURE ENGINEERING COMPAN								
I 17166		SSES IMPROVEMENTS	AP		R	11/16/2017	46,160.00	46,160.00CR	
		G/L ACCOUNT					46,160.00		
	740 5-865-2-64070	ENGINEERING					46,160.00	SSES IMPROVEMENTS	
I 17214		LEMON ST IMPROVEMENTS	AP		R	11/16/2017	1,980.00	1,980.00CR	
		G/L ACCOUNT					1,980.00		
	740 5-865-2-64070	ENGINEERING					1,980.00	LEMON ST IMPROVEMENTS	
				REG. CHECK			48,140.00	48,140.00CR	0.00
							48,140.00	0.00	
-----									
01-1730	MIDWEST RADAR & EQUIPMENT								
I 162441		RADIO EQUIPMENT	AP		R	12/21/2017	120.00	120.00CR	
		G/L ACCOUNT					120.00		
	001 5-110-2-63500	OPERATIONAL EQUIPT MAINT & REP					120.00	RADIO EQUIPMENT	
				REG. CHECK			120.00	120.00CR	0.00
							120.00	0.00	
-----									
01-1914	OFFICE EXPRESS								
I 0630266		OFFICE SUPPLIES	AP		R	11/21/2017	263.52	263.52CR	
		G/L ACCOUNT					263.52		
	630 5-820-2-65060	OFFICE SUPPLIES					263.52	OFFICE SUPPLIES	
				REG. CHECK			263.52	263.52CR	0.00
							263.52	0.00	
-----									
01-2019	PEPSI-COLA								
I 69130458		DRINK ORDER	AP		R	11/16/2017	273.62	273.62CR	
		G/L ACCOUNT					273.62		
	001 5-465-2-65031	CONCESSIONS					273.62	DRINK ORDER	
				REG. CHECK			273.62	273.62CR	0.00
							273.62	0.00	
-----									

PACKET: 02614 Council Mtg 112717

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
--------	----------	-------------	------	-------	------	--------	---------	---------------	------------------	-------------

01-2021 PERFORMANCE SYSTEMS LLC

I 65487		BATTERY INSTALLATION	AP		R	12/21/2017		236.25	236.25CR	
		G/L ACCOUNT						236.25		
	001 5-465-2-63500	OPERATIONAL EQUIPT MAINT & REP				236.25		BATTERY INSTALLATION		
				REG. CHECK				236.25	236.25CR	0.00
								236.25	0.00	

01-2084 QC ANALYTICAL SERVICES LLC

I 1709058		WASTEWATER TESTING	AP		R	11/22/2017		1,791.00	1,791.00CR	
		G/L ACCOUNT						1,791.00		
	610 5-815-2-64920	TESTING FEES				1,791.00		WASTEWATER TESTING		
I 1711095		WASTEWATER TESTING	AP		R	11/16/2017		1,821.00	1,821.00CR	
		G/L ACCOUNT						1,821.00		
	610 5-815-2-64920	TESTING FEES				1,821.00		WASTEWATER TESTING		
				REG. CHECK				3,612.00	3,612.00CR	0.00
								3,612.00	0.00	

01-2115 REPUBLIC SERVICES OF IOWA

I 6053		RECYCLING SORT FEES	AP		R	11/16/2017		525.51	525.51CR	
		G/L ACCOUNT						525.51		
	670 5-841-2-65070	OPERATING SUPPLIES				525.51		RECYCLING SORT FEES		
				REG. CHECK				525.51	525.51CR	0.00
								525.51	0.00	

01-2205 SKARSHAUG TESTING LAB

I 222372		GLOVES	AP		R	12/16/2017		50.74	50.74CR	
		G/L ACCOUNT						50.74		
	630 5-820-2-65100	SAFETY				50.74		GLOVES		
				REG. CHECK				50.74	50.74CR	0.00
								50.74	0.00	

PACKET: 02614 Council Mtg 112717

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
01-1239	STATE HYGIENIC LABORATORY									
I 123165		POOL TESTING	AP		R	12/16/2017		13.00	13.00CR	
		G/L ACCOUNT						13.00		
	001 5-465-2-64121	HEALTH SERVICES					13.00	POOL TESTING		
I 123166		WATER TESTING	AP		R	12/16/2017		39.00	39.00CR	
		G/L ACCOUNT						39.00		
	600 5-810-2-64920	TESTING FEES					39.00	WATER TESTING		
		REG. CHECK						52.00	52.00CR	0.00
								52.00	0.00	
-----										
01-2257	STRYKER SALES CORPORATION									
I 2282653		COT MAINTENANCE CONTRACT	AP		R	12/16/2017		1,926.00	1,926.00CR	
		G/L ACCOUNT						1,926.00		
	001 5-160-2-64910	CONTRACT SERVICES					1,926.00	COT MAINTENANCE CONTRACT		
		REG. CHECK						1,926.00	1,926.00CR	0.00
								1,926.00	0.00	
-----										
01-2410	TIPTON ELECTRIC MOTORS									
I 285141		REPAIR PARTS #66	AP		R	12/16/2017		10.13	10.13CR	
		G/L ACCOUNT						10.13		
	810 5-899-2-63321	REPAIR PARTS					10.13	REPAIR PARTS #66		
		REG. CHECK						10.13	10.13CR	0.00
								10.13	0.00	
-----										
01-2450	TIPTON PHARMACY									
I 1017TP		PHARMACEUTICALS	AP		R	12/16/2017		759.06	759.06CR	
		G/L ACCOUNT						759.06		
	001 5-160-2-65070	OPERATING SUPPLIES					727.06	PHARMACEUTICALS		
	001 5-160-2-64121	HEALTH SERVICES					32.00	PHARMACEUTICALS		
		REG. CHECK						759.06	759.06CR	0.00
								759.06	0.00	
-----										

PACKET: 02614 Council Mtg 112717

VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
--------	----------	-------------	------	-------	------	--------	---------	---------------	------------------	-------------

01-2556 USA BLUE BOOK

I 412727		OPERATING SUPPLIES	AP		R	12/16/2017		314.39	314.39CR	
		G/L ACCOUNT						314.39		
	600 5-810-2-65070	OPERATING SUPPLIES					314.39	OPERATING SUPPLIES		
				REG. CHECK				314.39	314.39CR	0.00
								314.39	0.00	

01-2700 XEROX CORPORATION

I 091073594		BASE AND COPY CHARGES	AP		R	12/16/2017		1,526.92	1,526.92CR	
		G/L ACCOUNT						1,526.92		
	835 5-899-2-64151	COMMERCIAL EOPT RENTAL & LEASE					747.99	BASE AND COPY CHARGES		
	835 5-899-2-65070	OPERATING SUPPLIES					778.93	BASE AND COPY CHARGES		
				REG. CHECK				1,526.92	1,526.92CR	0.00
								1,526.92	0.00	

PACKET: 02614 Council Mtg 112717

VENDOR SET: 01

REPORT TOTALS

FUND DISTRIBUTION

FUND NO#	FUND NAME	AMOUNT
001	GENERAL GOVERNMENT	5,901.85CR
600	WATER OPERATING	389.10CR
610	WASTEWATER/AKA SEWER REVE	4,697.12CR
630	ELECTRIC OPERATING	2,150.13CR
640	GAS OPERATING	504.71CR
670	GARBAGE COLLECTION	3,781.26CR
740	STORM WATER	48,140.00CR
810	CENTRAL GARAGE	3,667.64CR
835	ADMINISTRATIVE SERVICES	5,884.92CR
** TOTALS **		75,106.73CR

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		75,106.73	75,106.73CR	0.00
		75,106.73	0.00	
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		75,106.73	75,106.73CR	0.00
		75,106.73	0.00	

TOTAL CHECKS TO PRINT: 44

ERRORS: 0 WARNINGS: 0

## Agenda Item M-3

### AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

<b>DATE:</b>	Council meeting of November 27, 2017.
<b>AGENDA ITEM:</b>	Consideration of Committee Recommendations for Possible Street Project Locations in 2018.
<b>ACTION:</b>	The Council can choose to concur with the Committee's recommendations or, if desired, modify them in some way.

#### SYNOPSIS

On November 14, the Committee of Council members (Leanne and Tim) and City Staff (Steve, Floyd, Brian B, Virgil, and I) met with Jack Pope/Garden Engineering to consider possible street project locations for 2018.

As previously mentioned, the City has more Road Use Tax funds on hand than we do water and sewer funds. Therefore, the project locations that were considered are thought to have a relatively minimal need for water or sewer repair/replacement.

As of the Oct 30 Treasurer's Report, we currently have \$885,000 in RUT funds.

The Committee wishes to make these recommendations:

- 1.) Since responses from engineering firms for the Hwy 38 project are due on December 1 with interviews to follow in mid-Dec, we should set-aside the amount of design fees as proposed by the selected engineering firm.
- 2.) The remaining RUT funds are recommended for these projects in 2018:
  - a.) South Street (Cedar Street to Lemon Street.) This would use asphalt. The preliminary estimate was about \$653,000.
  - b.) Old Muscatine Road (approximate 500-foot extension from the existing pavement past the Law Enforcement Center.) This would use asphalt. The preliminary estimate was about \$130,000.
  - c.) Lynn Street (one-block area abutting Fire Station.) This would be bid as an "alternate" in case funding is available. This would use concrete. The preliminary cost estimate was about \$155,000.

### **Agenda Item M-3**

Whenever, these decisions are finalized, the next step would be to ask Jack Pope to submit an engineering agreement for the City's consideration.

*A footnote...* Please remember, in addition to whatever project locations are pursued from these recommendations, we also have an upcoming 2018 project on Lemon Street (South Street to 2<sup>nd</sup> Street). As you'll recall, this project is meant to replace a "bottle neck" in our storm sewer system. At the same time, these two blocks will be reconstructed. This project is currently estimated to cost about \$900,000. The Council previously decided to fund the project by other means, such as an SRF loan from the Iowa DNR. In the near future, we are likely to suggest GO financing as an alternative to an SRF loan.

**PREPARED BY: BW**

**DATE PREPARED: November 15, 2017**

**CITY OF TIPTON, IOWA  
STRATEGIC PLANNING AND GOAL SETTING REPORT 2017**

**Mayor:**

**Bryan Carney**

**City Council:**

**Dean Anderson  
Ross Leeper  
Tim McNeil**

**Pam Spear  
Leanne Boots**

**City Manager:**

**Brian Wagner**

**Department Heads:**

**City Clerk: Amy Lenz**

**Fire Chief: Scott Donahue**

**Public Works Director: Steve Nash**

**Finance Director: Melissa Armstrong**

**Electric Superintendent: Floyd Taber**

**Economic Development Director: Linda Beck**

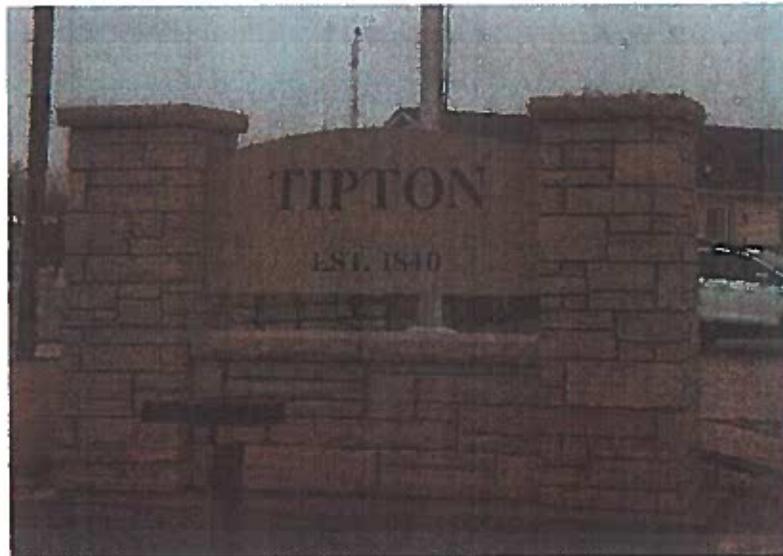
**Police Chief: Lisa Kepford**

**Library Director: Denise Smith**

**Parks & Recreation: Adam Spangler**

**Gas Superintendent: Virgil Penrod**

**Water/Wastewater: Brian Brennan**



**Facilitated by:**

**Patrick Callahan**

**Callahan Municipal Consultants, LLC**

**October 30, 2017**

**City of Tipton, Iowa**  
**Strategic Planning and Goal Setting Session - 2017**

---

**TABLE OF CONTENTS**

Introduction .....	Page 1
Goal Setting Work Session .....	Page 1
The City Council’s List of “Givens”.....	Page 2
Initiatives and Programs – 2017 .....	Page 2
A. Top Priority Programs	
B. Moderate Priority Programs	
Capital Improvement Projects – 2017 .....	Page 3
A. Top Priority Projects	
Team Building Agreements.....	Page 3
Future Planning Suggestions.....	Page 3
Communication of Council Goals & Objectives to Citizens .....	Page 4
Final Comments .....	Page 5
 <b>EXHIBITS</b>	
<u>Exhibit A</u> – Major Accomplishments .....	Page 6
<u>Exhibit B</u> –Issues and Concerns.....	Page 7
<u>Exhibit C</u> – City of Tipton - Proposed Initiatives and Programs.....	Page 8-9
<u>Exhibit D</u> – City of Tipton- Proposed Capital Improvement Projects.....	Page 10-11
<u>Exhibit E</u> – Teamwork Suggestions.....	Page 12
<u>Exhibit F</u> – City Department Heads Recommendation and Suggestions....	Page 13-22
 <b>Appendices</b>	
<u>Appendix A</u> – Letter of Introduction - Consultant	
<u>Appendix B</u> – Mayor and City Council Agenda – October 30, 2017	
<u>Appendix C</u> – Preliminary Questionnaire – Sent to Mayor, Council, & Department Heads	

# City of Tipton, Iowa

## Strategic Planning and Goal Setting Session 2017

---

### **Introduction**

The City of Tipton requested assistance from Patrick Callahan in July 2017, for a strategic planning and goal setting process. Mr. Callahan agreed to organize and facilitate a process that involved the following steps:

1. Prepare a questionnaire to identify department needs, capital projects, accomplishments, programs, issues, trends and team building suggestions.
2. Prepare a list of the overall capital projects and suggested initiatives and programs based upon the comments of the elected officials and city department heads.
3. Conduct a strategic planning and goal setting session with the elected officials.
4. Preparation of this final report.

### **Goal Setting Work Session**

City Council Members and the Mayor held an informal non-binding work session that was conducted by Mr. Callahan on October 30, 2017. The City's elected officials and department heads were asked to do the following:

1. Identify the major accomplishments of the City in 2016 and 2017, as listed by the Mayor and Council, and by the City Department Heads **(Exhibit A)**.
2. Review the list of most important issues, concerns and trends facing the City in 2018, as listed by the Mayor and Council Members and by the City Department Heads **(Exhibit B)**.
3. Review and revise the list of potential initiatives, policies, and programs. **(Exhibit C)**
4. Indicate those initiatives and programs that are the most urgent or important at this time.
5. Review and revise the list of potential capital projects. **(Exhibit D)**
6. Indicate those capital projects that are the most urgent or important at this time.
7. Provide comments and suggestions regarding teamwork objectives. **(Exhibit E)**
8. Provide comments and suggestions from the City Department Heads – **(Exhibit F)**

**Note:** The Letter of Introduction, the Agenda for the Goal Setting Session, and the Preliminary Questionnaire are attached to this report as Appendix A, Appendix B and Appendix C, respectively.

## **THE CITY COUNCIL'S LIST OF "GIVENS"**

After reviewing the list of proposed programs and policies, the Mayor and City Council Members concluded that the City was already committed to the completion of the following programs, policies, and initiatives:

1. Updating Employee Handbook.
2. Revamping of DRIP funding requirements and qualifications to broaden scope of businesses able to use the funding.
3. Establishing City Funded Revolving Loan Fund to assist local businesses.
4. Utilize TIF money for downtown improvements and identify potential areas where developers are able to use the same to build affordable housing.
5. Set up fund for all commercial businesses to use, like was discussed in committee.
6. Sewer and water rates adjustments.
7. Review rates for electric and gas.

The Mayor and City Council also reviewed the proposed capital improvement projects and decided that the City was already committed to the completion of the following capital improvement projects:

1. Aquatic Center repairs
2. Wastewater Treatment Plant Improvements – per Iowa DNR directives.

Since the City Council had already committed to the completion of these items, it was agreed that the Mayor and City Council would not need to rank or prioritize these suggestions.

## **INITIATIVES AND PROGRAMS – 2017**

The Mayor and City Council identified the following initiatives and programs as the most urgent or important.

### **A. Top Priority Programs and Policies**

1. Re-prioritize 5 Year Street Plan and Individual Capital Improvements Plans for each department.
2. City owned telecom/internet service.
3. Grow the Ambulance Service.
4. McClure's storm & sewer study – adopt a program that pays for the projects so that the City can start the repairs.

### **B. Moderate Priority Programs and Policies**

1. Complete a feasibility study for installing natural gas to Deer Run Addition – include potential customer interest and estimated time of payback.
2. Revolving Loan Fund for Home Owners.
3. Start bike path planning and identify financing.
4. Re-do storage system. Invest in electronic system in order to go "paperless."
5. Set a Housing Plan in motion.
6. Consider whether to set up a ballot question for a capital improvement levy for streets/infrastructure, trail development, building repair/replacement, or whatever.
7. Require Departments to pursue grant funding.

**NOTE:** A complete list of all programs and initiatives, as ranked by the Mayor and City Council Members is attached as **Exhibit C**.

### **CAPITAL IMPROVEMENT PROJECTS – 2017**

The Mayor and City Council identified the following capital projects and equipment purchases as the most urgent or important.

#### **TOP PRIORITY CAPITAL PROJECTS AND EQUIPMENT PURCHASES - 2017**

1. Permanent council chambers.
2. New Ambulance.
3. New 60# gas main extension from TBS to South Street to increase capacity in the Industrial Park and possibly extend to the Deer Run Addition.
4. Bike/walking trail where funding is available.
5. Complete a minimum number or more of annual street projects and water/sewer projects.
6. Kiosk at cemetery with mapping.
7. Cement area to park the police squad cars and canopy of some type.

### **TEAM BUILDING AGREEMENTS**

The Mayor and City Council reviewed a list of ideas and suggestions relating to team building and building a better working relationship. The list of team building suggestions is identified as **Exhibit E-1**.

### **FUTURE PLANNING SUGGESTIONS**

It is recommended that the city staff and management team prepare an “action plan” for the capital projects, and the initiatives & programs. The action plan for each goal would define the steps needed to accomplish the various tasks or objectives. This action plan could then be presented to the Mayor and City Council for review and approval and made a part of this Goal Setting Report.

It is recommended that the goals and objectives be posted in the Council Chambers at City Hall. The posting of the City Council’s goals and objectives will serve as a reminder to the City Department Heads and Staff Members as to the priorities that were established by the Mayor and City Council.

It is recommended that the City Council review the lists of capital projects/equipment purchases, and initiatives, programs, and monitor the progress that is made on each item on a quarterly basis. The City could use a format that shows the project or item side by side with a comment that updates the City Council and the residents of the City on the progress that has been made on each item at the end of each quarter. The tentative dates for the quarterly updates are: January 15, April 16, July 16, and October 15.

It is important to note that the prioritizing of all the capital projects and various initiatives is not “cast in stone.” The two lists can be modified as new circumstances may dictate. Hopefully, the Mayor and City Council will repeat this process in 2018 or 2019, which may result in some additional modifications.

It is recommended that the City prepare a capital improvements plan to identify the City's capital projects over the next four to seven years. The plan could include cost estimates, descriptions of the projects, the justification, and sources of funding.

### **COMMUNICATION OF COUNCIL GOALS AND OBJECTIVES TO CITIZENS**

Since the citizens of Tipton are basically the "shareholders" or owners of the City, it is important that they are informed about the goals and objectives that have been established by the Mayor and City Council. The following is a brief summary of various activities that have been used in other cities to communicate the City Council's goals and objectives to local residents.

1. ***City Website.*** After the Mayor and City Council have reviewed and formally adopted the Goal Setting Report, a copy of the report can be placed on the City's website for review by the citizens of Tipton.
2. ***Newspaper Article.*** The City could request that the local newspaper publish a list of the City Council's goals and objectives.
3. ***Town Hall Meeting.*** The City Council could schedule a town hall meeting or public forum to present a summary of the City's goals and objectives and to seek comments and observations from local residents.
4. ***City Hall Posting of Goals.*** The Council's goals and objectives could be posted in the lobby area at City Hall for interested residents to review.
5. ***Open Houses – City Facilities.*** Annual "open houses" at various City buildings, such as City Hall, Police Station, Fire Station, Public Works Shop, Power Plant, Aquatic Center, Wastewater Plant, Water Plant, and Library could be held to inform the citizens about the upcoming city projects and programs that have been proposed.
6. ***Community Leaders' Meeting.*** The Mayor and City Council could schedule an annual or semi-annual meeting with the School Board, Chamber of Commerce Board of Directors, and the County Board of Supervisors to review and discuss the City Council's goals and objectives. These meetings could also provide an opportunity to learn more about the projects, programs, and objectives under consideration by these same organizations.
7. ***Presentations to Service Clubs.*** The Mayor, Council Members, and City Manager could make brief presentations to local services clubs and organizations outlining the goals and objectives.
8. ***Public Places –Reading Material.*** A copy of this goal setting report or a brief summary of the City's goals and objectives could be made available in public places, such as the Tipton Library, medical clinic, lawyer offices, or where local residents could read this report while waiting for appointments.

**FINAL COMMENTS**

It was a pleasure to assist the City of Tipton with this goal setting process. We were impressed with the level of cooperation of the city staff and the elected officials.

Once again, thanks to the City Manager, Department Heads, the Mayor, and the City Council Members for the great cooperation and timely response during this process.

Patrick Callahan  
Callahan Municipal Consultants, LLC  
November 6, 2017

**EXHIBIT A**

**CITY OF TIPTON, IOWA  
STRATEGIC PLANNING SESSION – 2017**

**Major Accomplishments – Mayor/Council Members Responses**

1. Hiring new staff to fill positions.
2. Power plant improvements – install CAT engine & repaired Fairbanks Morris. Started MISO process for all engines to be accredited.
3. Repaired Cedar Street north end water main.
4. Took Water Dept. back in house. Budget saving evidenced.
5. Realigned Gas & Electric Dept. rates to enhance capital improvements funding.
6. Purchased new equipment – digger derick & Public Works & Water Dept. pickups without bonding.
7. Continue to be financially frugal and pay down debt.
8. Moving forward with Aquatic Center improvements with lawsuit funds.
9. Completed I & I survey with McClure and developed preliminary priority repair plan.
10. Completed and implemented Verasight wage study.
11. Hired a city manager and police chief.
12. Elected Bryan Carney as Mayor.
13. Economic development relocation.
14. Freedom rock.
15. Fiber and new internet company for city.
16. Worked with School District on improvements at Football Field.

**EXHIBIT B**

**CITY OF TIPTON, IOWA  
STRATEGIC PLANNING SESSION – 2017**

**Issues and Concerns – Mayor/City Council Members Responses**

1. Determining quality of life services important to Tipton and finding ways to fund them.
2. Continuing and improving means of downtown revitalization/utilize Community Development Director as more than Chamber Assistant.
3. Losing State backfill dollars and the affect it will have on budgeting.
4. Aging Infrastructure and not being able to keep up financially with improvements needed – streets & storm sewers.
5. Ineffective committees – not moving forward with items those committees have brought forward.
6. Lack of viable housing market.
7. Lack of funding for Heartland Center and citizens making that an issue with supporting current administration.
8. Citizens not paying attention to effectiveness and accomplishments of current administration – concentrating on what things they feel should be done and how they think they should be done rather than what is actually being done.
9. Need for positive communications between city departments.
10. Need to review yard maintenance work again.
11. City Debt.
12. Deteriorating streets.
13. Lack of Community Center.
14. Trail for biking & hiking.
15. Dedication of employees to do a more conscientious job.

**EXHIBIT C**

**CITY OF TIPTON, IOWA  
STRATEGIC PLANNING SESSION – 2017**

**Significant Initiatives, Programs, & Policies – Mayor & City Council Members Rankings**

<b>A. Top Priority Programs and Policies</b>	<b>Dots 1<sup>st</sup></b>	<b>Dots 2<sup>nd</sup></b>
1. Re-prioritize 5 Year Street Plan and Individual Capital Improvements Plans for each department.....	6	-
2. City owned telecom/internet service.....	5	-
3. Grow the Ambulance Service.....	3	-
4. McClure’s storm & sewer study – adopt a program that pays for the projects so that the City can start the repairs...	3	-
 <b>B. Moderate Priority Programs and Policies</b>		
1. Complete a feasibility study for installing natural gas to Deer Run Addition – include potential customer interest and estimated time of payback.....	2	5
2. Revolving Loan Fund for Home Owners.....	2	4
3. Start bike path planning and identify financing.....	2	3
4. Re-do storage system. Invest in electronic system in order to go “paperless.”.....	2	3
5. Set a Housing Plan in motion.....	1	3
6. Consider whether to set up a ballot question for a capital improvement levy for streets/infrastructure, trail development, building repair/replacement, or whatever....	1	3
7. Require Departments to pursue grant funding.....	0	3
 <b>C. Additional/Programs Considered</b>		
1. Become Iowa Great Places City.....	2	1
2. Bring Verisight Study up to date and bring wages up to speed.....	2	1
3. Be good stewards with tax dollars and pay off City debt.....	2	1
4. The electric fund not being used so much for other city expenses.....	1	1
5. Give recognition to employees who do outstanding work....	1	0
6. If the City doesn’t have work orders in the Department, then how do we know what they are doing with their time... 1	1	0
7. All Employees while driving around should write down problem street with pot holes & then repair them within the week.....	1	0
8. Employee skills need to be better – Example – Plumbing repairs.....	1	0
9. Create a “new hire” packet – insurance forms, employee manual, etc.....	1	0

10. Resolve resident issue on committees – Nuisance Abatements.....	1	0
11. Airport: Lease the airport out to a company that does parachuting.....	0	1
12. Raising wages to remain competitive.....	0	1
13. Privatize Garbage Operations.....	0	0
14. Personnel – Have Dept. Heads choose top 3 or 4 candidates for hire & then give the City Council the “final say” on who is hired.....	0	0
15. City should utilize all its equipment like asphalt grinder to grind down the bumps in the streets.....	0	0
16. Conduct a cost benefit analysis to determine if it is cheaper to hire employees or contract out for services.....	0	0
17. Enhance employee productivity – Example: when collecting leaves and the automatic arm doesn’t reach the whole pile/set brake....Get out of the truck and rake pile to suction tube.....	0	0
18. Updating life insurance program.....	0	0
19. Review Tipton recreation rates (North Cedar).....	0	0
20. Solidify job descriptions that match current employees and the City’s needs.....	0	0
21. Revisit possibilities for an all-inclusive City Park/Public Building maintenance position (mowing, building upkeep, etc.....	0	0
22. City only has 2 wells – Drive a new Jordan Well .....	0	0
23. Employee Assistance Program.....	0	0

EXHIBIT D

CITY OF TIPTON, IOWA  
STRATEGIC PLANNING SESSION – 2017

Capital Projects & Equipment Purchases – Mayor/City Council Members Rankings

A. Top Priority Capital Improvements Projects	Dots
1. Permanent council chambers.....	5
2. New Ambulance.....	5
3. New 60# gas main extension from TBS to South Street to increase capacity in the Industrial Park and possibly extend to the Deer Run Addition.....	5
4. Bike/walking trail where funding is available.....	4
5. Complete a minimum number or more of annual street projects and water/sewer projects.....	4
6. Kiosk at cemetery with mapping.....	3
7. Cement area to park the police squad cars and canopy of some type.....	3
B. Additional Capital Improvement Projects Considered	
1. Electric Department develop and implement a plan to build and utilize wind/solar power.....	2
2. Airport Project – Expansion & Runway.....	2
3. Safety equipment for underground work shoring and safety equipment for line crew.....	2
4. Pothole Vac for locating underground utilities - \$20,000 - \$35,000....	2
5. Recreation Center/Community Center.....	2
6. Remodel old council chambers to more effectively utilize that space.....	1
7. Retention areas for storm water identified by McClure Study.....	1
8. Fiber to all houses.....	1
9. Resurface W. South Street - \$1,000,000.....	1
10. North Avenue Improvements – (a.) Replace sewer main under north end of North Ave - \$100,000. (b.) Replace 4-inch cast iron water mains – North Ave. & Mulberry...	1
11. Construct a building, lower yard for storage of electric, gas & public works materials.....	1
12. Splash Pad.....	1
13. Playground on West Side.....	1
14. Dog Park.....	0
15. Before any street resurfacing, these 3 streets that need to be done first: (1) Road past the county jail to city limits, (2) North Plum, (3) the Street past the Middle School?.....	0
16. City needs one more street traffic signal (location: Tiger Mart South St. & Highway) and move the 20 mph speed limit sign down to 8 <sup>th</sup> Street.....	0
17. New bucket truck.....	0

- 18. Addition to new power plant..... 0
- 19. Roof on power plant..... 0
- 20. Park improvements (east lot, additional playground equipment, etc. 0

## **EXHIBIT E**

### **CITY OF TIPTON, IOWA STRATEGIC PLANNING SESSION – 2017**

#### **Teamwork Suggestions – Mayor & City Council Members Responses**

1. Conduct annual goal setting sessions to realign priorities.
2. City employees and council members being supportive of decisions made, despite dissenting opinion.
3. Improved opportunities to communicate concerns.
4. Contribute information to making decisions that are important, pertinent and adequate – not overwhelming or relying on people to “ask the right questions” and take the initiative to approach department heads and/or Council members with questions or concerns.
5. Be transparent in the budgeting process so that everyone has a better understanding of the expenditures and increases requested.
6. Making decisions that benefit the majority of residents.
7. Schedule classes on team work.
8. Continue the ongoing City Council work sessions.
9. Attend Department meetings and other services, such as fire, police, and ambulance.
10. Seek assistance on acquiring more grants.
11. Strive to set money aside in reserves for all department budgets.
12. Form a labor & management committee.

# EXHIBIT F

## Goal-Setting: Dept Heads' Consensus List October 30, 2017

*The City's Dept Heads met and developed this consensus list of goals. The items on the list were drawn from the various questionnaire category results for Issues/Opportunities, Significant Initiatives, and Capital Projects. Dept Heads were asked to look beyond the goals of their individual departments and suggest goals that cut across departmental lines. Some of the goals on the list are the result of this.*

1.) **Street work and related public infrastructure.** Until the City retires major portions of its debt in the next few years, we can try to identify "pay as you go" projects that match available funds from Road Use, Water, and Sewer to specific street segments. These are some possibilities with estimates from Jack Pope/Garden Engineering:

	<u>Pavement</u>	<u>Water</u>
West 4 <sup>th</sup> (Lemon to Spruce) Mill and 4" Overlay	\$269,250	--
Plum Street (5 <sup>th</sup> to 7 <sup>th</sup> ) Replace Water Main & Mill and Overlay	\$191,925	\$130,750
Mulberry Street (10 <sup>th</sup> to North St.) Mill & 4" HMA and Water Main	\$322,675	\$242,650
Lynn Street (3 <sup>rd</sup> to 4 <sup>th</sup> ) P.C. Concrete	\$154,335	--

*Note: The current assumption is that some of these locations will require only minimal water main or sewer main work.*

*Note: This doesn't include any assumptions about a possible Cedar Street/Hwy 38 project in 2020.*

2.) **Capital Improvement Plan (CIP.)** This is a thought-out method of accruing or "banking" money for equipment and projects over a series of years.

3.) **Purchasing Policy.** The current 2003 policy is out-of-date and often impractical. We'd like an opportunity to propose something simpler and more applicable to today. Melissa helped provide this summary of this possible goal:

Key updates needed to the purchase order policy:

- Simplify the amounts and what is required
- Department Heads have authority to purchase up to \$500
- City Manager has authority to purchase up to \$2,500

- Council approves anything \$2,500 & over
- Emergency Situations \$5,000 and below can be approved by City Manager
- Explain when bids are required
- Develop a process that will be convenient for City Manager to approve the purchases when it is required. (Add a signature line on the purchase order request?)
- Explain instances when purchase orders aren't required (ex. reoccurring services)

4.) **Filing System: Revamp, reorganize, modernize our records storage.** We have files scattered in many locations. The staff often doesn't know where something is filed or if a file exists. We'd like to investigate ways to digitize our files and make them easier to find. The City has budgeted for this in past years as well as in the current FY 17-18 Budget: \$17,000.

5.) **Wastewater Compliance Alternative.** We'd like to find a viable alternative to the proposed +\$7 million mechanical plant project. We're looking at technological options that might allow us to improve our current lagoon system for a lot less cost. But, this will involve convincing the DNR (and possibly other elected officials) to allow us to pursue this possibility.

6.) **Temporary Committees.** We'd like to propose the use of Council/Staff committees to study and recommend action on specific, selected topics while, hopefully, improving communication along the way. Examples:

a.) Major equipment purchases.

b.) Determining appropriate staffing levels.

c.) Recommending locations for street/infrastructure projects and how we might pay for them.

7.) **Housing Development Strategy.** Should the City have a more proactive role in housing development? If so, what should that role be?

8.) **Street Lights.** Convert our remaining high-pressure sodium street lights to LEDs to save on energy costs over time.

9.) **Capital Improvement Levy.** The Council could consider whether to set up a ballot question for a capital improvement levy for streets/infrastructure, trail development, building repair/replacement, or similar goals. For example, if this voluntary levy had already been voted into place, it would have generated about \$73,500 during FY 17-18.

### **Long-Term Goals.**

10.) **Construct Storage Building in Lower Yard.** For storage of electric, gas, and public works materials. This would be approximately 10,000 square feet at a cost of +/- \$200,000. I asked Eve, Virgil, and Floyd to give me a summary of why they think this building is important to consider. Floyd responded with: *"I think it's important for the electric department to store the*

wire reels inside because they rot and then the wire becomes unusable due to kinks or from the mice getting inside it and causing corrosion which ruins the wire. Our inner-duct also becomes brittle by weather checking and will break if it sits outside long enough. There is no UV protection in underground cable or inner-duct.

Gas and Water will benefit as well because I know Brian, Steve and Virgil said that it also degrades the natural gas pipe and the water pipe as well. It would allow us also to free up space for Steve in the Garage of the North side of the lower yard property."

#### **Teamwork suggestions.**

*The Dept Heads were asked to consider whether we should make any suggestions from the results that came from this part of the questionnaire. We are offering these two suggestions:*

A.) We encourage greater communication between our elected people and the City Manager/Dept Heads in order to give each other better information and clarification.

B.) We would like to encourage our elected people to please ask questions of the City Staff before (or outside of) Council meetings in order for us to respond with the best information possible.

## STRATEGIC PLANNING SESSION AND GOAL SETTING SESSION – 2017

### TIPTON, IOWA PRELIMINARY QUESTIONNAIRE CITY DEPARTMENTS

#### I. Major Accomplishments

Please list the top five to ten major accomplishments of the City of Tipton over the past two years. The items do not need to be in any particular order.

1.     a.) Tipton taking back water and sewer.  
       b.) Retake of Water and Sewer from Alliance.  
       c.) Taking w/ww back “in house.”  
       d.) Ending the Alliance contract and beginning in-house operations.
2.     a.) Adding an additional Cat generator.  
       b.) New generator installed.  
       c.) Continued growth in power generator—good job.
3.     a.) Rebuilding Fairbanks generator.  
       b.) Rebuilt Generator #1.  
       c.) Rebuild of electric generator.
4.     a.) Hiring of staff to fill needed positions.  
       b.) Hired some good staff.
5.     a.) Winning the Aquatic Center lawsuit.  
       b.) City won lawsuit for Aquatic Center.
6.     a.) Upgrading derrick and pickups.  
       b.) New digger-derrick.
7.     a.) Wage Study.  
       b.) Implemented Verasight pay for employees.

8. a.) Water main on Cedar Street.  
b.) Replacement of expired water main along N Cedar Street.
9. Fiber project.
10. Sidewalk and lighting on north side of Library block.
11. Upgrading equipment on a larger scale.
12. Movement with McClure towards meeting our new DNR permit.
14. Purchasing Tyler U to help staff but also reduce travel costs.
15. Re-cabling and updating phone/internet—more efficiency.
16. The PD has switched to computerized tickets and complaints. It is all electronically sent to the courts and Co Attorney. And, all training certifications are in the computer program—Shieldware.
17. PD: On-line monthly training for all FT/PT officers.
18. PD: Implemented a follow-up procedure for all incidents.
19. Help start/continue Trunk-or-Treat.
20. Increased community involvement from all officers. Re-established a working relationship with other Dept's in the County.
21. Completing the storm water survey with McClure Engineering.
22. Establishment of training/cross training in water/wastewater.
23. 200+ tree removals in past five years of old mature hazard trees.
24. Replacement of 12-13 decrepit storm water intakes.
25. Front addition, city hall.
26. Sidewalk across from Theissen's.
27. New practice ball field at park, built by in-house staff.

## **II. Issues, Concerns, Trends, and Opportunities**

Please list specific issues, concerns that you have regarding future city services, policies or operations. These issues or concerns can relate to such things as an aging population or loss of state revenues. You do not need to identify the potential answers or solutions to your concerns.

1.
  - a.) Not having a CIP to help reduce unexpected purchases.
  - b.) We should develop a CIP for items not financed by the Central Garage and we should list the items that are covered by financing from the Central Garage.
  - c.) How do we fund efforts to replace aging infrastructure?
2.
  - a.) Infrastructure in general: How do we get people to understand that we should fund essential services first and non-essential services second? Why do some people want to add infrastructure when we cannot fund/support what we already have? Examples: Bike trails, Aquatic Centers.
  - b.) Cost of street reconstruction with current revenue streams.
3.
  - a.) Having outdated policies including: Buying, Leave/Time-off, Cell phone/electronic.
  - b.) The purchasing policy should be updated.
4.
  - a.) Filing system improvements needed.
  - b.) We need an alternative to how filing is currently done.
5.
  - a.) Under-staffed electric dept.
  - b.) Public works: the current staffing levels with the higher expectations/responsibilities.
6.
  - a.) Businesses shutting down.
  - b.) The challenge of bringing business to downtown.
7. Implement the tax levy for police services. (?)
8. Communication between depts.
9. Not enough cross-training in city hall staff.
10. Loss of revenue to distributed generation.
11. Direction on many projects (electric.)

12. Industrial park concerns (electric.)
13. Adopting written safety policies.
14. Electric Utility: Lemon Street, Trailer Court, Walmart, North Street, Alley between Lynn/Cedar.
15. Lack of volunteerism.
16. Aging population.
17. The City could consider a program to spray for weeds in the downtown business district. We had several negative comments about this.
18. We need to define our method of assigning street addresses and communicating about this to other entities.
19. We should re-examine whether the DRIP program can be broadened.

### **III. Significant Initiatives, Programs or Policies**

It is requested that you list any initiative, program or policy that you think that the City should consider in the next two years. These items do not have to be listed in any particular order.

1. Creating a CIP or at least have a list of potential projects to be done including equipment being purchased.
2. Create a "new hire" packet—insurance forms, employee manual, etc.
3. Create internet/electronic media policy.
4. Re-do storage system. Invest in electronic system that could help us go "paperless."
5. I believe that City should replace a minimum of two city blocks of water main, sewer main, and street surface each year. We should also replace 2-3 sewer manholes each year—otherwise, we're just not keeping up.
6. City only has 2 wells. Should probably have 3. Jordan Well, \$1,000,000.
7. Raising wages to remain competitive.
8. Employee Assistance Program.

9. Updating life insurance program.
10. Sewer and Water rates are too low.
11. Review rates for electric and gas.
12. Review Tipton recreation rates (North Cedar.)
13. Solidify job descriptions that match current employees and the City's needs.
14. Revisit possibilities for an all-inclusive City Park/Public building maintenance position (mowing, building upkeep, etc.)
15. We should consider whether to set up a ballot question for a capital improvement levy for streets/infrastructure, trail development, building repair/replacement, or whatever... If such a levy had been voted into place, it would have generated about \$73,500 during FY 17-18.

#### **IV. Capital Projects / Construction Projects / Equipment Purchases**

Please list the capital projects or equipment purchases that you think the City should consider over the next three years. These capital projects could include such things as street construction, public works equipment, public safety equipment, etc. If you have a rough estimate on the cost of such projects, please note it.

1.
  - a. If we're not resurfacing 2-4 blocks of city streets each and every year, then we're going backwards.
  - b.) Repairing more streets.
  - c.) Street reconstruction as revenues allow.
2.
  - a.) Expand on storm sewer system (on-going.) Utilize new storm water utility to do this, \$100,000 per year in revenue.
  - b.) Storm water issues. (Working with McClure.)
  - c.) Continued work with I&I on sanitation collection.
3.
  - a.) Replace sewer main under north end of North Ave, \$100,000.
  - b.) Replace 4-inch cast iron water mains. (North Ave, Mulberry, etc.)
4. Complete a feasibility study for installing natural gas to Deer Run addition. (Should include potential customer interest and estimated time of payback.)

5. Complete Aquatic Center improvements.
6. New 60# gas main extension from TBS to South Street would increase capacity in the industrial park and possibly extend to the Deer Run addition.
7. Cement area to park the squads/canopy of some type. (Garage would be ideal—but probably too expensive.
8. Replace water main along North Ave, \$380,000.
9. Resurface W South Street, \$1,000,000.
10. Wastewater compliance--\$7.1 million??
11. New bucket truck. This would be an additional one.
12. Addition to new power plant.
13. Build a building, lower yard for storage of electric, gas, public works materials.
14. 1 to 2 megawatt solar array.
15. Roof on power plant.
19. Pothole Vac for locating underground utilities, \$20,000-\$35,000.
16. Vacu-Tron. (Is this different than a Pothole Vac?)
17. Recreation Center/Community Center.
18. Park improvements (east lot, additional playground equipment, etc.)
20. Start bike path planning and look for financing.

#### **V. Teamwork**

In order to accomplish the selected goals and objectives, it is important that the City's elected officials work as a team and have good decision-making skills. Please list some suggestions that the Mayor and City Council members could do in the future to improve the Council's teamwork, decision making process, and ability to accomplish the stated goals and objectives.

1.
  - a.) Keep paying off debt and try to move money into reserve.
  - b.) Do not go too deep into debt.

- c.) We need to work around the debt that we already have.
2.
  - a.) Ask questions of personnel/staff outside of Council meetings.
  - b.) Have elected officials get Dept Heads' opinion prior to Council meetings.
  - c.) Communicate with City Manager and Dept Heads for info and clarifications.
3.
  - a.) Every Council member needs to spend 4-8 hours in each dept—riding along/learning exactly what is being done. This should include overnight hours and bad weather.
  - b.) Meet with all departments on a regular basis.
4.
  - a.) Continue goal-setting sessions.
  - b.) Have annual goal-setting session with staff.
5. Try to stay on consistent path to accomplishing projects without straying when a “new” goal happens.
6. Do not prioritize non-essential services over essential ones.
7. Advisory committee for the electric dept.
8. Always set money aside in reserves (all budgets.)
9. Do not add non-essential infrastructure if you are struggling to maintain what you already have.
10. Make good decisions. Say “no” once in a while.
11. Employee appreciation.
12. Safety committee.
13. Labor & Management Committee.
14. Continue Dept Head meetings. (Council members attend as well.)
15. Be willing to ask questions to each other and work together.



# Callahan Municipal Consultants, LLC

417 Kaitlynn Ave Anamosa, IA 52205 Cell: 563-599-3708 callahan.cmc@gmail.com

---

September 29, 2017

To: Mayor and City Council  
Tipton, Iowa

## APPENDIX A

From: Patrick Callahan, Municipal Consultant

Re: Goal Setting/Strategic Planning - 2017

We are looking forward to facilitating the Mayor and City Council 2017 Strategic Planning Session on Monday, October 30, 2017 starting at 5:00 PM at the Tipton Fire Station. The agenda for the session is enclosed for your review.

First of all, thank you for selecting Callahan Municipal Consultants, LLC to conduct the City Council's goal setting session. We are looking forward to assisting the City on this process.

### Strategic Planning or Goal Setting Session

We have facilitated numerous goal setting sessions for cities in Iowa from 2004 to 2017. Each session is unique and informative. When we started doing goal setting sessions in 2004, we developed an advance questionnaire in order to enhance the productivity of the session and reduce the amount of time on the more routine portions of the meeting. The questionnaire allows us to review issues in advance and thus provides more time for the primary focus of the session, which is to discuss, review, and prioritize the City Council's goals and objectives. We would like to thank you for responding to the advance questionnaire for this year's goal setting session.

### City Accomplishments

The first thing that we like to do at these sessions is to reflect upon the City's recent accomplishments. Many council members in other cities are so focused on the current or most pressing issues of the time that they lose track of all the city's accomplishments. Most council members are pleasantly surprised to review how much has actually been accomplished by their city over a span of two years.

### Issues, Concerns, and Trends

We also like to take the time to look to the future as to issues or trends that have the potential to impact the City in either a positive or negative manner. A positive trend might be an increase in new housing construction. Whereas, a negative concern could be the passage of a bill by the Iowa General Assembly that might drastically reduce property tax revenues to the City's general fund. While the City may have little or no control over some of these trends or issues, it is usually better to acknowledge them and possibly develop a "game plan" as to how to address them in the future.

### Capital Projects

It is important to take the time to itemize and prioritize the City's capital project and major equipment needs. Since the City does not have a capital improvements plan (CIP), we may want to identify any projects or equipment purchases that should be included in the City's CIP. We will review, discuss, and prioritize the City's capital projects and equipment needs. This information and the direction provided by the City Council at this session will be very useful to the City employees.

**Policies, Programs, and Initiatives**

Once we have completed the ranking of capital improvements or the “bricks and mortar” projects, we will review the list of potential programs, policies, and initiatives. Examples might include updating the City’s employee’s handbook or the development of another source of revenue for the general fund. The Council will also be asked to prioritize these proposals.

**Team Work Objectives**

The final part of the session will be a discussion regarding team work and how the City Council members interact with each other and the City employees. We may identify and discuss ways to enhance the level of communication between the City Council and the organizations or persons who interact with the Council. If you are pleased with the current level of interaction with each other, the City employees, the local residents, and outside agencies, then this portion of the session may be brief.

**Completion of Questionnaire**

There is enclosed a questionnaire that we would ask all the elected officials and city employees to complete prior to the goal setting session. We will summarize the results of the questionnaire and make them available at the meeting. In order to have enough time to summarize the results, please return the questionnaire to us by October 18<sup>th</sup> .

If it is more convenient to list your responses to the questionnaire on separate sheets, you are welcome to do so. You can list the five headings and provide your comments under each of the topics.

We promise to maintain the confidentiality of the responses to the questions on the questionnaire. The summary of the responses to the questions will not make reference to any names or individuals.

You are welcome to mail your completed questionnaire to Patrick Callahan, 417 Kaitlynn Avenue, Anamosa, Iowa 52205 or you can send it to our e-mail at [callahan.cmc@gmail.com](mailto:callahan.cmc@gmail.com). You can also give your questionnaire to Brian Wagner and he can forward them to us.

**Final Goal Setting Report**

We will prepare a final report summarizing the Council’s 2017 goal setting session. We will also provide you with some suggestions on how to monitor the progress of accomplishing the Council’s goals and objectives and ways to communicate these goals to the ultimate “bosses or owners” – the citizens of Tipton.

Thank you for making the commitment to attend this goal setting session on October 30<sup>th</sup> . We look forward to meeting with you.

# APPENDIX B

**CITY OF TIPTON, IOWA  
MAYOR AND CITY COUNCIL  
STRATEGIC PLANNING AND GOAL SETTING – 2017**

**Monday, October 30, 2017**

**5:00 PM**

**Tipton Fire Station**

## AGENDA

1. Introduction and Opening Comments
2. General Overview of the Meeting and the Strategic Planning Report
3. Brief Review of City Accomplishments – Past Two Years – Exhibit A
4. Brief Review of Issues, Concerns and Trends – Exhibit B
5. Review and Ranking of Capital Projects & Equipment Purchases – Exhibit C
  - A. Review of proposed projects
  - B. Clarification of items
  - C. Revisions, Additions, Deletions and Combinations of Projects
  - D. Ranking of Items – Placing of the “Dots”
  - E. Review List of “Givens” or Ongoing Projects
6. Review and Ranking of Programs, Policies, and Initiatives – Exhibit D
  - A. Review of Proposed Initiatives
  - B. Clarification of Items
  - C. Revisions, Additions, Deletions and Combinations of Items
  - D. Ranking of Items – Placing of the “Dots”
  - E. Review List of “Givens” or Ongoing Projects
7. Review/Evaluate “Team Work Objectives” – Exhibit E
8. Final Report to the Mayor and City Council – 2017 Strategic Planning Process
9. Questions, Comments, and Suggestions
10. Adjourn

# APPENDIX C

## STRATEGIC PLANNING SESSION AND GOAL SETTING SESSION – 2017 TIPTON, IOWA

### PRELIMINARY QUESTIONNAIRE

#### Introduction

The Mayor and City Council of the City of Tipton will be conducting a strategic planning session on Monday, October 30 at 5:00 PM, at the Tipton Fire Station. The purpose of the session will be to identify and prioritize the City's overall goals and objectives for the next two years. In order to prepare for this session, you have been asked to help identify key issues and potential objectives that will be reviewed by the Mayor and City Council prior to the ranking of any goals for the City. It is requested that you list your responses to the following questions.

#### I. Major Accomplishments

Please list the top five to ten major accomplishments of the City of Tipton over the past two years. These accomplishments could be as large as a street project or as simple as a newly adopted city policy. The items do not need to be in any particular order.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

**IV. Capital Projects / Construction Projects / Equipment Purchases**

Please list the capital projects or equipment purchases that you think the City should consider over the next three years. These capital projects could include such things as street construction, public works equipment, public safety equipment, etc. If you have a rough estimate on the cost of such projects, please note it.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

**V. Teamwork**

In order to accomplish the selected goals and objectives, it is important that the City's elected officials work as a team and have good decision making skills. Please list some suggestions that the Mayor and City Council members could do in the future to improve the Council's teamwork, decision making process, and ability to accomplish the stated goals and objectives.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

Please designate your role with the City: \_\_\_\_\_ Elected Official \_\_\_\_\_ City Employee

**Return of Questionnaire**

**Please complete and return this questionnaire to Brian Wagner or Patrick Callahan (callahan.cmc@gmail.com) by Wednesday, October 18<sup>th</sup> .**

**Note: If it more convenient to list your responses to the questionnaire on separate sheets, you are welcome to do so. You can list the five headings and provide your comments under each of the topics.**

**II. Issues, Concerns, Trends, and Opportunities**

Please list specific issues, concerns that you have regarding future city services, policies or operations. These issues or concerns can relate to such things as an aging population or loss of state revenues. You do not need to identify the potential answers or solutions to your concerns.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_

**III. Significant Initiatives, Programs or Policies**

It is requested that you list any initiative, program or policy that you think that the City should consider in the next two years. Examples of such items from other cities have included such things as updating employee job descriptions, writing a policy on open burning, conducting an annexation study, reviewing water and sewer rates, etc. These suggestions should not include construction projects, as these will be listed in the following section. These items do not have to be listed in any particular order.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_

**IV. Capital Projects / Construction Projects / Equipment Purchases**

Please list the capital projects or equipment purchases that you think the City should consider over the next three years. These capital projects could include such things as street construction, public works equipment, public safety equipment, etc. If you have a rough estimate on the cost of such projects, please note it.

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_

**V. Teamwork**

In order to accomplish the selected goals and objectives, it is important that the City's elected officials work as a team and have good decision making skills. Please list some suggestions that the Mayor and City Council members could do in the future to improve the Council's teamwork, decision making process, and ability to accomplish the stated goals and objectives.

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_

Please designate your role with the City: \_\_\_\_\_ Elected Official \_\_\_\_\_ City Employee

**Return of Questionnaire**

**Please complete and return this questionnaire to Brian Wagner or Patrick Callahan (callahan.cmc@gmail.com) by Wednesday, October 18<sup>th</sup>.**

**Note: If it more convenient to list your responses to the questionnaire on separate sheets, you are welcome to do so. You can list the five headings and provide your comments under each of the topics.**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	<b>11/27/2017</b>
<b>AGENDA ITEM:</b>	<b>2018-2019 Tax Increment Financing Indebtedness</b>
<b>ACTION:</b>	<b>Motion to Approve, Deny or Table</b>

**SYNOPSIS:** Enclosed in a copy of the 2018-2019 Tax Increment Financing (TIF) Indebtedness report as well as a debt certificate which give more detail regarding each debt. This report is required to be filed with the Cedar County Auditor not later than December 1, 2017.

**BUDGET ITEM:** Not Applicable

**RESPONSIBLE DEPARTMENT:** Finance & Administration

**MAYOR/COUNCIL ACTION:** Consideration, motion and roll call vote to approve, table or deny.

**ATTACHMENTS:** 2018-2019 TIF Indebtedness & Debt Certificate

**PREPARED BY:** Melissa Armstrong

**Date Prepared:** 11/20/2017

TAX INCREMENT DEBT CERTIFICATE

Pursuant to the requirement contained in paragraph 5 Section 403.19 of the Code of Iowa, I hereby certify that the City named below has outstanding loans, advances, indebtedness or bonds in the amounts and with respect to the Urban Renewal Tax Increment Areas listed below, which qualify for payment from the special fund referred to in paragraph 2 of section 403.19 and in the Ordinances of the City providing for the division of taxes within said areas:

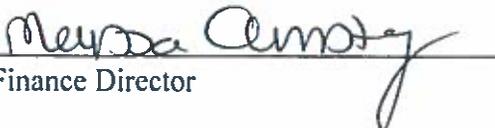
<u>Amount of Debt</u>	<u>Name of Tax Increment Area</u>
\$ 10,000.00	Dornfeld TIF Increment (2015)
\$ 14,000.00	O'Rourke TIF Increment (2014)
\$ 8,000.00	Cook TIF Increment (2013)
\$ 24,000.00	Kruse TIF Increment (2012)
\$ 106,645.00	Fire Station TIF Increment (2009)
\$ 25,000.00	Water Tower Project TIF Increment (2008)
<b>\$187,645.00</b>	<b>Total Tipton Urban Renewal Certification</b>

See attached pages for breakdown for each area.

For the fiscal year beginning July 1, 2018, the City requests that taxes be allocated and paid to the special fund in the amounts as requested above and as detailed in the attached pages as per Section 403.19 and said Ordinances.

Dated the 27 day of November 2017.

TIPTON  
Name of City

  
Finance Director

Attachment to Tax Increment Debt Certificate:

TIPTON URBAN RENEWAL

<u>AMOUNT OF DEBT</u>	<u>NAME OF PROJECT</u>
+/- \$ 10,000.00	Bonnie & John Dornfeld (\$10,000 is an approximation. More precisely, the City is claiming all incremental taxes from the Dornfeld commercial Property for 5 years or up to \$125,000, whichever comes first. The actual amount of increment may be much less than the amount claimed.)
\$ 14,000.00	O'Rourke Motors (\$14,000 is an approximation. More precisely, the City is claiming all incremental taxes from the O'Rourke Property for 8 years or up to \$200,000, whichever comes first. The actual amount of increment may be much less than the amount claimed.)
\$ 8,000.00	Cook Development Agreement (\$8,000 is an approximation. More precisely, the City is claiming all incremental taxes from the Cook Development Agreement for 4 years or up to \$30,000, whichever comes first. The actual amount of increment may be much less than the amount claimed.)
\$ 24,000.00	Kruse Development Agreement. (\$24,000 is an approximation. More precisely, the City is claiming all incremental taxes from the Cook Development Agreement for 11 years or up to \$150,000, whichever comes first. The actual amount of increment may be much less than the amount claimed.)
\$ 25,000.00	The Tipton Water Tower was replaced in November 2008. A yearly payment of \$25,000.00 is owed. The Water Tower project will be paid in FY2020.
\$ 106,645.00	The Tipton Fire Station was built in January 2011. The annual payment for FY 2018-2019 is \$106,645. The Fire Station Obligation will be paid in full in 2023.

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Tipton County: Cedar

Urban Renewal Area Name: Tipton Urban Renewal

Urban Renewal Area Number: 16005 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 187,645

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Signature of Authorized Official Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Tipton County: Cedar

Urban Renewal Area Name: Tipton Urban Renewal

Urban Renewal Area Number: 16005 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Jerry O'Rouke</u> <u>New Commerical Auto Dealership</u> <u>Annual Appropriations - eight years</u> <u>Rebate equal to 80%</u>	<u>5-4-14</u>	<u>14,000</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. <u>Bonnie &amp; John Dornfeld</u> <u>Commercial/Industrial Spec Building Development Project</u> <u>Annual Appropriations - five years</u> <u>Rebate equal 80%</u>	<u>7-6-15</u>	<u>10,000</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. <u>David W. and Sally M. Kruse</u> <u>Annual Appropriations - eleven years</u>	<u>12-5-11</u>	<u>24,000</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. <u>Mike Cook</u> <u>Residential Condominiums</u> <u>Annual Appropriations - four years</u>	<u>12-17-12</u>	<u>8,000</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. <u>Water Tower Project</u>	<u>11-17-08</u>	<u>25,000</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 81,000**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Tipton County: Cedar

Urban Renewal Area Name: Tipton Urban Renewal

Urban Renewal Area Number: 16005 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6. Fire Station	11-16-09	106,645
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
7. _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
8. _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
9. _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
10. _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 3.

**Total For City TIF Form 1.1 Page 2: 106,645**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

AGENDA ITEM: M6

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	<b>11/27/2017</b>
<b>AGENDA ITEM:</b>	<b>2016-2017 Annual Urban Renewal Report</b>
<b>ACTION:</b>	<b>Motion to Approve, Deny or Table</b>

**SYNOPSIS:** Enclosed in a copy of the 2016-2017 Annual Urban Renewal Report. This report is required to be filed with the State of Iowa not later than December 1, 2017.

**BUDGET ITEM:** Not Applicable

**RESPONSIBLE DEPARTMENT:** Finance & Administration

**MAYOR/COUNCIL ACTION:** Consideration, motion and roll call vote to approve, table or deny.

**ATTACHMENTS:** 2016-2017 Annual Urban Renewal Report

**PREPARED BY:** Melissa Armstrong

**Date Prepared:** 11/20/2017

**Annual Urban Renewal Report, Fiscal Year 2016 - 2017**

**Levy Authority Summary**

Local Government Name: TIPTON  
 Local Government Number: 16G141

<b>Active Urban Renewal Areas</b>	<b>U.R. #</b>	<b># of Tif Taxing Districts</b>
TIPTON URBAN RENEWAL	16005	9

**TIF Debt Outstanding: 2,059,951**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2016:</b>	<b>64,951</b>	<b>0</b>	<b>Amount of 07-01-2016 Cash Balance Restricted for LMI</b>
TIF Revenue:	157,740		
TIF Sp. Revenue Fund Interest:	345		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>158,085</b>		
Rebate Expenditures:	30,650		
Non-Rebate Expenditures:	139,956		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>170,606</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2017:</b>	<b>52,430</b>	<b>3,621</b>	<b>Amount of 06-30-2017 Cash Balance Restricted for LMI</b>
---	---------------	--------------	---

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,836,915**

**Urban Renewal Area Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL  
 UR Area Number: 16005

UR Area Creation Date: 01/1994

To create an economic development district that will attract new business, encourage the expansion of existing businesses, and expand the low and moderate income opportunities within the City. Tax increment financing will be utilized to create public facilities and infrastructure projects and provide financial assistance to projects that improve the health, safety and welfare of the community.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
TIPTON CITY AG/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM	16071	16072	0
TIPTON CITY/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM	16073	16074	4,307,264
TIPTON CITY/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM	16115	16116	66,815
TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM	16117	16118	0
TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1997) UR TIF INCREM	16123	16124	0
TIPTON CITY/TIPTON SCH/TIPTON 06 UR TIF INCREM	16161	16162	0
TIPTON CITY/TIPTON SCH/VERMEER/TIF INCREM	16183	16184	634,742
TIPTON CITY/TIPTON SCH/KRUSE/TIF INCREM	16187	16188	441,700
TIPTON CITY/TIPTON SCH/COOK/TIF INCREM	16189	16190	126,949

**Urban Renewal Area Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	387,850	51,526,540	22,484,562	5,242,420	0	-144,456	81,155,176	0	81,155,176
Taxable	178,826	28,662,121	20,236,106	4,718,178	0	-144,456	55,081,027	0	55,081,027
Homestead Credits									289

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2016:**

64,951

0

**Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 157,740  
 TIF Sp. Revenue Fund Interest: 345  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 158,085**

Rebate Expenditures: 30,650  
 Non-Rebate Expenditures: 139,956  
 Returned to County Treasurer: 0  
**Total Expenditures: 170,606**

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2017:</b>	<b>52,430</b>	<b>3,621</b>	<b>Amount of 06-30-2017 Cash Balance Restricted for LMI</b>
---	---------------	--------------	---

## Projects For TIPTON URBAN RENEWAL

### Vermeer of Iowa

Description: Locate and construct a facility in the Tipton Business Park  
Classification: Commercial - warehouses and distribution facilities  
Physically Complete: Yes  
Payments Complete: No

### Tipton Water Tower Project

Description: Replacement of the Tipton water tower  
Classification: Roads, Bridges & Utilities  
Physically Complete: Yes  
Payments Complete: No

### Tipton Fire Station Project

Description: Construction of a new fire station serving Tipton and surrounding townships  
Classification: Municipal and other publicly-owned or leased buildings  
Physically Complete: Yes  
Payments Complete: No

### Tipton City Hall

Description: Renovation of City Hall for ADA Compliance  
Classification: Municipal and other publicly-owned or leased buildings  
Physically Complete: No  
Payments Complete: Yes

### David W. Kruse and Sally M. Kruse

Description: Residential Housing Development Infrastructure rebates agreement  
Classification: Residential property (classified residential)  
Physically Complete: Yes  
Payments Complete: No

### Jerry ORourke ORourke Motors

Description: New Commercial Auto Dealership  
Classification: Commercial - retail  
Physically Complete: Yes  
Payments Complete: No

### Bonnie & John Dornfeld

Description: New Commercial Spec Building  
Classification: Commercial - office properties

Physically Complete: Yes  
Payments Complete: No

### **Mike Cook Condominiums**

Description: Residential Condominiums  
Classification: Residential property (classified residential)  
Physically Complete: Yes  
Payments Complete: No

### **Business District Revitalization**

Description: Business District Revitalization  
Classification: Commercial - office properties  
Physically Complete: No  
Payments Complete: No

## Debts/Obligations For TIPTON URBAN RENEWAL

### Vermeer of Iowa

Debt/Obligation Type:	Rebates
Principal:	23,693
Interest:	0
Total:	23,693
Annual Appropriation?:	Yes
Date Incurred:	11/17/2008
FY of Last Payment:	2018

### Tipton Water Tower Project

Debt/Obligation Type:	Internal Loans
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	No
Date Incurred:	11/17/2008
FY of Last Payment:	2020

### Tipton Fire Station Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,350,000
Interest:	158,675
Total:	1,508,675
Annual Appropriation?:	Yes
Date Incurred:	01/12/2011
FY of Last Payment:	2023

### Dave W. Kruse and Sally M. Kruse

Debt/Obligation Type:	Rebates
Principal:	144,583
Interest:	0
Total:	144,583
Annual Appropriation?:	Yes
Date Incurred:	12/05/2011
FY of Last Payment:	2022

### Jerry ORourke ORourke Motors

Debt/Obligation Type:	Rebates
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	05/05/2014
FY of Last Payment:	2021

## **Bonnie & John Dornfeld**

Debt/Obligation Type:	Rebates
Principal:	125,000
Interest:	0
Total:	125,000
Annual Appropriation?:	Yes
Date Incurred:	07/06/2015
FY of Last Payment:	2020

## **Mike Cook Condominiums**

Debt/Obligation Type:	Rebates
Principal:	33,000
Interest:	0
Total:	33,000
Annual Appropriation?:	Yes
Date Incurred:	12/17/2012
FY of Last Payment:	2019

## **Business District Revitalization**

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/05/2013
FY of Last Payment:	2025

## Non-Rebates For TIPTON URBAN RENEWAL

TIF Expenditure Amount: 25,000  
Tied To Debt: Tipton Water Tower Project  
Tied To Project: Tipton Water Tower Project

TIF Expenditure Amount: 105,920  
Tied To Debt: Tipton Fire Station Project  
Tied To Project: Tipton Fire Station Project

TIF Expenditure Amount: 9,036  
Tied To Debt: Business District Revitalization  
Tied To Project: Business District Revitalization

## Rebates For TIPTON URBAN RENEWAL

### 101 Commerce Blvd

TIF Expenditure Amount: 20,541  
Rebate Paid To: Vermeer of Iowa  
Tied To Debt: Vermeer of Iowa  
Tied To Project: Vermeer of Iowa  
Projected Final FY of Rebate: 2018

### Sunset Estates Ninth Addition

TIF Expenditure Amount: 7,680  
Rebate Paid To: Dave and Sally Kruse  
Tied To Debt: Dave W. Kruse and Sally M.  
Kruse  
Tied To Project: David W. Kruse and Sally M.  
Kruse  
Projected Final FY of Rebate: 2022

### Mike Cook Condominiums

TIF Expenditure Amount: 2,429  
Rebate Paid To: Mike Cook  
Tied To Debt: Mike Cook Condominiums  
Tied To Project: Mike Cook Condominiums  
Projected Final FY of Rebate: 2019

## Jobs For TIPTON URBAN RENEWAL

Project:	Vermeer of Iowa
Company Name:	Vermeer Sales and Service
Date Agreement Began:	11/17/2008
Date Agreement Ends:	06/01/2018
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	857,490
Total Estimated Cost of Public Infrastructure:	93,000

## Income Housing For TIPTON URBAN RENEWAL

Amount of FY 2017 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY AG/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM  
 TIF Taxing District Inc. Number: 16072

TIF Taxing District Base Year:	1993		<b>UR Designation</b>
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	157,090	0	0	0	0	0	157,090	0	157,090
Taxable	72,429	0	0	0	0	0	72,429	0	72,429
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	58,360	72,429	0	72,429	1,447

FY 2017 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM  
 TIF Taxing District Inc. Number: 16074

TIF Taxing District Base Year:	1993		<b>UR Designation</b>
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,700,690	12,332,582	4,255,550	0	-79,636	44,073,886	0	44,073,886
Taxable	0	14,852,508	11,099,324	3,829,995	0	-79,636	30,447,996	0	30,447,996
Homestead Credits									150

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	12,398,356	30,447,996	4,307,264	26,140,732	760,251

FY 2017 TIF Revenue Received: 121,010

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM  
 TIF Taxing District Inc. Number: 16116  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation  
 No  
 No  
 11/1997

Slum  
 Blighted  
 Economic Development

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	21,263,990	3,288,500	986,870	0	-57,412	25,481,948	0	25,481,948
Taxable	0	11,828,298	2,959,650	888,183	0	-57,412	15,618,719	0	15,618,719
Homestead Credits									120

Fiscal Year 2017	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
	15,915,520	9,623,840	66,815	9,557,025	277,947

FY 2017 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM  
 TIF Taxing District Inc. Number: 16118  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation  
 No  
 No  
 11/1997

Slum  
 Blighted  
 Economic Development

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	73,630	0	0	0	0	0	73,630	0	73,630
Taxable	33,948	0	0	0	0	0	33,948	0	33,948
Homestead Credits									0

Fiscal Year 2017	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
	40,053	33,577	0	33,577	671

FY 2017 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1997) UR TIF INCREM  
 TIF Taxing District Inc. Number: 16124

TIF Taxing District Base Year:	1997		<b>UR Designation</b>
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	157,130	0	0	0	0	0	157,130	0	157,130
Taxable	72,449	0	0	0	0	0	72,449	0	72,449
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	25,120	72,449	0	72,449	1,447

FY 2017 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/TIPTON 06 UR TIF INCREM  
 TIF Taxing District Inc. Number: 16162

TIF Taxing District Base Year:	2006		<b>UR Designation</b>
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,042,700	6,005,990	0	0	0	8,842,250	0	8,842,250
Taxable	0	1,136,269	5,405,391	0	0	0	7,226,107	0	7,226,107
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	8,833,220	9,030	0	9,030	263

FY 2017 TIF Revenue Received: 0

**Annual Urban Renewal Report, Fiscal Year 2016 - 2017**

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/VERMEER/TIF INCREM  
 TIF Taxing District Inc. Number: 16184  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

Slum  
Blighted  
Economic Development

**UR Designation**  
No  
No  
11/2005

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	857,490	0	0	0	857,490	0	857,490
Taxable	0	0	771,741	0	0	0	771,741	0	771,741
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	46,880	771,741	634,742	136,999	3,984

FY 2017 TIF Revenue Received: 18,461

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/KRUSE/TIF INCREM  
 TIF Taxing District Inc. Number: 16188  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? No

Slum  
Blighted  
Economic Development

**UR Designation**  
No  
No  
No

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,142,270	0	0	0	-7,408	1,134,862	0	1,134,862
Taxable	0	635,397	0	0	0	-7,408	627,989	0	627,989
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	5,440	627,989	441,700	186,289	5,418

FY 2017 TIF Revenue Received: 12,011

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/COOK/TIF INCREM  
 TIF Taxing District Inc. Number: 16190

TIF Taxing District Base Year:	2013		<b>UR Designation</b>
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

**TIF Taxing District Value by Class - 1/1/2015 for FY 2017**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	376,890	0	0	0	0	376,890	0	376,890
Taxable	0	209,649	0	0	0	0	209,649	0	209,649
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	42,000	209,649	126,949	82,700	2,405

FY 2017 TIF Revenue Received: 6,258

AGENDA ITEM: M7

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	<b>11/27/2017</b>
<b>AGENDA ITEM:</b>	<b>2016-2017 Annual Financial Report</b>
<b>ACTION:</b>	<b>Motion to Approve, Deny or Table</b>

**SYNOPSIS:** The Annual Financial Report is required to be filed with the Auditor of the State not later than December 1, 2017. The 2016-2017 Annual Financial Report was completed by the City of Tipton auditors, Clifton Larson Allen.

**BUDGET ITEM:** Not Applicable

**RESPONSIBLE DEPARTMENT:** Finance & Administration

**MAYOR/COUNCIL ACTION:** Consideration, motion and roll call vote to approve, table or deny

**ATTACHMENTS:** 2016-2017 Annual Financial Report

**PREPARED BY:** Melissa Armstrong

**DATE PREPARED:** 11/20/2017

**STATE OF IOWA**  
**2017**  
**FINANCIAL REPORT**  
**FISCAL YEAR ENDED**  
**JUNE 30, 2017**

**TIPTON**  
**CITY OF \_\_\_\_\_ TIPTON \_\_\_\_\_, IOWA**  
**DUE: December 1, 2017**

16201600700000  
City of Tipton  
407 Lynn Street  
Tipton, IA 52772-1633

*(Please correct any error in name, address, and ZIP Code)*

**WHEN COMPLETED, PLEASE RETURN TO**  
Mary Mosiman, CPA  
Office of Auditor of State  
Lucas State Office Building  
321 E. 12th Street, 2nd Floor  
Des Moines, IA 50319

**NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.**

**ALL FUNDS**

Item description	Governmental (a)	Proprietary (b)	Total actual (c)	Budget (d)
<b>Revenues and Other Financing Sources</b>				
Taxes levied on property	1,449,588		1,449,588	1,409,706
Less: Uncollected property taxes-levy year	0		0	0
<b>Net current property taxes</b>	<b>1,449,588</b>		<b>1,449,588</b>	<b>1,409,706</b>
Delinquent property taxes	0		0	0
TIF revenues	157,740		157,740	162,676
Other city taxes	279,955	0	279,955	254,219
Licenses and permits	21,054	300	21,354	27,895
Use of money and property	26,737	287,627	314,364	487,585
Intergovernmental	490,608	11,145	501,753	749,525
Charges for fees and service	438,975	7,831,011	8,269,986	8,798,394
Special assessments	9,262	0	9,262	23,000
Miscellaneous	248,653	504,711	753,364	1,863,086
Other financing sources	1,941,832	442,002	2,383,834	4,126,177
<b>Total revenues and other sources</b>	<b>5,064,404</b>	<b>9,076,796</b>	<b>14,141,200</b>	<b>17,902,263</b>
<b>Expenditures and Other Financing Uses</b>				
Public safety	1,014,130	0	1,014,130	1,109,437
Public works	432,714	0	432,714	673,116
Health and social services	0	0	0	0
Culture and recreation	781,366	0	781,366	861,433
Community and economic development	122,066	0	122,066	181,981
General government	169,844	0	169,844	259,292
Debt service	955,351	0	955,351	1,148,760
Capital projects	35,000	0	35,000	1,587,855
<b>Total governmental activities expenditures</b>	<b>3,510,471</b>	<b>0</b>	<b>3,510,471</b>	<b>5,821,874</b>
Business type activities	0	8,208,975	8,208,975	9,183,834
<b>Total ALL expenditures</b>	<b>3,510,471</b>	<b>8,208,975</b>	<b>11,719,446</b>	<b>15,005,708</b>
Other financing uses, including transfers out	1,130,560	1,253,274	2,383,834	3,729,822
<b>Total ALL expenditures/And other financing uses</b>	<b>4,641,031</b>	<b>9,462,249</b>	<b>14,103,280</b>	<b>18,735,530</b>
<b>Excess revenues and other sources over (Under) Expenditures/And other financing uses</b>	<b>423,373</b>	<b>-385,453</b>	<b>37,920</b>	<b>-833,267</b>
Beginning fund balance July 1, 2016	2,407,050	6,232,900	8,639,950	8,328,844
Ending fund balance June 30, 2017	2,830,423	5,847,447	8,677,870	7,495,577

Note - These balances do not include \$ \_\_\_\_\_ held in non-budgeted internal service funds; \$ \_\_\_\_\_ held in Pension Trust Funds; \$ \_\_\_\_\_ held in Private Purpose Trust funds and \$ \_\_\_\_\_ held in agency funds which were not budgeted and are not available for city operations.

Indebtedness at June 30, 2017	Amount - Omit cents	Indebtedness at June 30, 2017	Amount - Omit cents
General obligation debt	\$ 4,445,413	Other long-term debt	\$ 0
Revenue debt	\$ 4,194,000	Short-term debt	\$ 0
TIF Revenue debt	\$ 0		
		General obligation debt limit	\$ 8,824,628

**CERTIFICATION**

**THE FOREGOING REPORT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF**

Signature of city clerk	Date Published/Posted	Mark (x) one <input type="checkbox"/> Date Published <input type="checkbox"/> Date Posted
Printed name of city clerk	Telephone	Area Code
Signature of Mayor or other City official (Name and Title)	Number	Extension
	Date signed	

**PLEASE PUBLISH THIS PAGE ONLY**

