

## City of Tipton, Iowa

**Meeting:** Tipton City Council Meeting  
**Place:** Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772  
**Date/Time:** Monday, November 19, 2018, 5:30 p.m.  
**Web Page:** [www.tiptoniowa.org](http://www.tiptoniowa.org)  
**Posted:** Friday, November 16, 2018 (Front door of City Hall & City Website)

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<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

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- 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 7, 2018
2. Approval – Treasurer’s and Investment Reports, October 2018
3. Approval – Claims List

**G. Public Hearing**

1. Public Hearing on Proposed Designation of the 2018 Tipton Urban Revitalization Area
2. Public Hearing on Proposed Amendment to the Tipton Urban Renewal Area

**H. Old Business**

1. Ordinance No. 566: An ordinance amending Chapter 99, Sewer Service Charges, Section 99.02 of the City Code of Ordinances (Second Reading)

**I. New Business**

1. Resolution No. 111918A: Resolution Stating the Intentions of the City Council with Regards to the Designation of the 2018 Tipton Urban Revitalization Area and the Proposed Plan Therefor

2. Resolution No. 111918B: Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Tipton Urban Renewal Area
3. Resolution No. 111918C: Resolution to fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$435,000
4. Resolution No. 111918D: Resolution accepting the "Street Improvements 2018 Project" as complete and authorizing the payment of Pay Application No. 6 and Pay Application No. 7 (final retainage)
5. Resolution No. 111918E: 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 and further rescinding and replacing 112717A (November 27, 2017)
6. Discussion and Possible Action Concerning 2019-2020 Tax Increment Financing Indebtedness
7. Discussion and Possible Action Concerning 2017-2018 Annual Urban Renewal Report
8. Discussion and Possible Action Concerning the 2017-2018 Annual Financial Report
9. Discussion and Possible Action Concerning Pay Application No. 5 for Lemon Street Reconstruction Project, \$187,989.24
10. Resolution No. 111918F: Resolution designating a Special Counsel (Frey, Haufe, & Current, P.L.C. of Clinton, IA) for the Lemon Street Construction Project and approving a Letter of Engagement for this situation.
11. Resolution No. 111918G: Resolution to assess utility charges due to non-payment by property owner.
12. Discussion and Possible Action Concerning lease agreement for the storage space at 424 West 6<sup>th</sup> Street subject to final staff approval.
13. Discussion and Possible Action Concerning Purchase of Truck for Gas Department
14. Discussion and Possible Action Concerning engineering interviews for the Hwy 38 Project

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

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

**K. 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 7, 2018  
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, Leeper, McNeill, Anderson and Spear. Also present: Wagner, Lenz, Nash, Taber, Person, Beck, Penrod, B. Brennan, other visitors and the press.

**Agenda:**

Motion by Anderson, second by Spear to approve the agenda with making corrections to Ordinance No. 566 under Item I4. Following the roll call vote the motion passed unanimously.

**Consent Agenda:**

Motion by Leeper, second by Spear to approve the consent agenda which includes the October 15<sup>th</sup> Council Meeting Minutes, October 30<sup>th</sup> Special Meeting Minutes, September 23<sup>rd</sup> Library Minutes, September Library Director's Report, Liquor License Renewals for Casey's, Dollar General and Pizza Hut, and the following Claims List. Following the roll call vote the motion passed unanimously.

ALTEC INDUSTRIES INC	RADIO REPAIRS	2149.70
AUCA CHICAGO LOCKBOX	MATS	193.22
BARRON MOTOR SUPPLY	MANIFOLD SET #13	41.80
BORDER STATES ELECTRIC SUP	OVERHEAD SUPPLIES	341.29
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	254.86
CEDAR COUNTY SOLID WASTE	TRANSFER FEES	3090.00
CENTRAL IOWA DISTRIBUTING	OPERATING SUPPLIES	77.00
CINTAS CORPORATION	FIRST AID SUPPLIES	102.75
CINTAS LOC	UNIFORMS	414.10
CJ COOPER & ASSOC INC	RANDOM SELECTS	105.00
COMMUNITY INSURANCE SERVIC	PREMIUM AUDIT	1654.00
DURANT AMBULANCE SERVICE I	ALS TIER CHARGE	150.00
FLETCHER-REINHARDT CO.	UNDERGROUND SUPPLIES	1575.01
FLYING PHOENIX FIREWORKS	FIREWORKS	5509.31
GARDEN & ASSOCIATES INC	2018 STREET IMPROVEMENTS	13115.55
GREAT WESTERN SUPPLY CO	DISINFECTANT	229.41
INTEGRATED TECHNOLOGY PART	TECH SERVICES	3153.70
IOWA EMERGENCY MEDICAL SER	DUES AND CONFERENCE	600.00
IOWA LAW ENFORCEMENT ACADE	TRAINING	50.00
JAB INK DESIGN	4 SHIRTS	96.00
KIRKWOOD COMMUNITY COLLEGE	TRAINING	22.00
KUNDE OUTDOOR EQUIPMENT	OPERATING SUPPLIES	15.02
LAWSON PRODUCTS INC	OPERATING SUPPLIES	89.00
MANATTS INC	5 YARDS CONCRETE	1566.50
MC CLURE ENGINEERING COMPA	SSES IMPROVEMENTS	1160.00
MH EQUIPMENT CO	REPAIR PARTS #21	290.24
MIDWEST BREATHING AIR LLC	NFPA QUARTERLY AIR TEST	166.80
MIDWEST WHEEL COMPANIES	SEAT COVERS #43	383.68

MISC. VENDOR	A1 MASONRY:CONSULTING FEES	1197.15
MITCHELL 1	WEB BASED SUBSCRIPTIONS	245.36
MUNICIPAL SUPPLY INC	BUTTERFLY VALVE	1095.00
NILES CHIROPRACTIC	RANDOM SCREENINGS	75.00
OFFICE EXPRESS	OFFICE SUPPLIES	188.96
PRAXAIR DISTRIBUTION INC	OXYGEN	43.47
QC ANALYTICAL SERVICES LLC	WASTEWATER TESTING	1536.00
ROTH ELECTRIC	NEW OFFICE ELECTRICAL	1525.00
SEAN PAUSTIAN	TRIM, PAINT, STAIN	700.00
SHIELD TECHNOLOGY CORPORAT	SHIELDWARE MOBILE	195.00
SPAHN & ROSE LUMBER CO	OPERATING SUPPLIES	1005.87
STEVE GRITTON	WORK ON POWER PLANT DOOR	275.00
STRYKER MEDICAL	COT STRAPS	175.00
SWICK CABLE CONTRACTOR'S I	DIRECTIONAL BORE RURAL GAS	45360.50
T & M CLOTHING CO.	BOOTS - R DEWULF	450.00
TERRY AND SONS INC	PAINT FOR OUTDOOR POOLS	4293.50
THOMAS HEATING & AIR	AC REPAIR	130.00
THOMPSON TRUCK & TRAILER	SHOP SUPPLIES	479.39
TIPTON CHAMBER OF COMMERCE	MINION STRAW BALE	15.00
TRANS IOWA EQUIPMENT	REPAIR PARTS #30	287.81
UTILITY SALES & SERVICE IN	SERVICE LINE SUPPLIES	2224.18
VERMEER SALES & SERVICE IN	REPAIRS PARTS, SEAT COVER	228.14
WALMART COMMUNITY	MISC SUPPLIES	312.01
WENDLING QUARRIES INC	45.15 TN ROAD STONE AND CHIPS	464.98
** TOTAL **		99098.26
FUND TOTALS		
001 GENERAL GOVERNMENT		19696.97
110 ROAD USE TAX FUND		13115.55
600 WATER OPERATING		897.29
610 WASTEWATER/AKA SEWER REVE		1666.00
630 ELECTRIC OPERATING		15094.29
640 GAS OPERATING		38106.98
660 AIRPORT OPERATING		17.53
670 GARBAGE COLLECTION		3248.25
740 STORM WATER		1160.00
810 CENTRAL GARAGE		3561.07
835 ADMINISTRATIVE SERVICES		2534.33
GRAND TOTAL		99098.26

**City Credit Card Statement**

Card Ttl **4,589.78**

**Ambulance**

Misc Supplies - Paypal

50.00

**Total Charges**

**50.00**

**City Check Out**

Travel Training - Jethro n Jakes, Hy-Vee, Pancheros 42.56  
Office Supplies - Amazon 47.01

**Total Charges 89.57**

**City Manager**

Travel Training - Highway 63 Diner 15.03

**Total Charges 15.03**

**Economic Development Director**

Office Supplies - Walmart 107.97  
Training Supplies - Caseys 64.17  
Travel Training - Marriott, The Brown Bottle, Burger King, 314.22  
Singlespeed 295.62  
330.12

**Total Charges 1,112.10**

**Electric**

Misc Supplies - Caseys, Amazon 83.23  
Office Supplies - Walmart 76.83  
Cable Tie Mount - Hi-Line 40.13  
Training - Iowa Chapter IAIE 150.00

**Total Charges 350.19**

**Finance Director**

Travel Training - Subway 14.00  
Misc Supplies - James Kennedy Aquatic Center, Amazon 13.94  
Training - Iowa League of Cities 45.00

**Total Charges 72.94**

**Fire**

Training - Kirkwood 135.00  
Misc Supplies - Caseys, Walmart 175.72  
Uniform Supplies - Amazon 129.95  
Vehicle Operations - Mt. Vernon Ace 24.35

**Total Charges 465.02**

**JKFAC/Recreation**

Operating Supplies - Grainger 107.64  
Operating Supplies - Walmart 20.79  
Office Supplies - Walmart 71.94

**Total Charges 200.37**

**Library**

Postage/Shipping - USPS 179.03  
Materials - Amazon 565.69  
Office Supplies - Walmart, Amazon, Demco 347.83

**Total Charges 1,092.55**

**Police**

Travel Training - Ramada, Quality Inn, Fran and Cheries 172.73

Fuel - Caseys	41.59
Misc Supplies - Itunes (credited fraud purchase)	-49.99
Training - Iowa Police Chiefs Association	125.00

**Total Charges** **289.33**

**Public Works**

Office Supplies - Walmart	38.65
Misc Supplies - Just Answer	34.00
Operating Supplies - Harbor Freight Tools	36.35
Small Tools - Harbor Freight Tools	256.80
Controller Circuit Board - Take 2 Industrial	425.00
Operating Supplies - Home Depot	61.88

**Total Charges** **852.68**

**Statement Total** **4,589.78**

PAYROLL EXPENSE FOR SEPTEMBER 2018 \$158,179.68

**New Business:**

1. Resolution 110718B: A resolution authorizing the purchase of natural gas from Pefa, Inc.; approving the execution and delivery of a gas supply agreement and other documents relating to said purchase; approving the issuance of bonds by Pefa, Inc.; and addressing related matters.  
 Motion by McNeill, second by Leeper to approve Resolution 110718B, the resolution authorizing the purchase of natural gas from Pefa, Inc.; approving the execution and delivery of a gas supply agreement and other documents relating to said purchase; approving the issuance of bonds by Pefa, Inc.; and addressing related matters. Following the roll call vote the motion passed unanimously.
  
2. 2018-2021 Sanitary Sewer Improvement Project Engagement Letter  
 Motion by Leeper, second by Spear to approve the 2018-2021 Sanitary Sewer Improvement Project Engagement Letter with Dorsey and Whitney LLP, and it is not to exceed \$17,500. Following the roll call vote the motion passed unanimously.
  
3. Resolution 110718A: A resolution to fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$435,000.  
 Motion by Boots, second by McNeill to approve Resolution 110718A, the resolution to fix a date of Monday, November 19<sup>th</sup>, at 5:30 p.m., for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$435,000. Following the roll call vote the motion passed unanimously.
  
4. Ordinance No. 566: An ordinance amending Chapter 99, Sewer Service Charges, Section 99.02 of the City Code of Ordinances (First Reading)  
 Motion by Leeper, second by McNeill to amend proposed ordinance as discussed with corrections. Following the roll call vote the motion passed unanimously.  
 Motion by Leeper, second by Anderson to approve the first reading of Ordinance No. 566, an ordinance amending Chapter 99, Sewer Service Charges, Section 99.02 of the City Code of Ordinances.
  
5. Proposal for Directional Boring of Electrical Wire at Country Estates Trailer Court  
 Motion by Leeper, second by McNeill to approve proposal with Swick Cable Contractors, for directional boring of electrical wire at Country Estates trailer court, not to exceed \$10,000. Following the roll call vote the motion passed unanimously.
  
6. Revolving Fund Application, Tipton Adaptive Daycare  
 Motion by Anderson, second by Leeper to approve revolving fund application for Tipton Adaptive Daycare located at 1325 Cedar Street. Following the roll call vote the motion passed unanimously.

7. Jingle Bell Hustle on Small Business Saturday, November 24<sup>th</sup>

Motion by Boots, second by Spear to approve the request for the council, mayor and manager ride in the parade. And, approve the request for Mayor Carney to do the lighting of the community Christmas tree. Following the roll call vote the motion passed unanimously.

8. Garbage Exemption, 60 Sycamore Street

Motion by McNeill, second by Anderson to approve the garbage exemption for Eastern Iowa Insul-Tech located at 60 Sycamore Street. Following the roll call vote the motion passed unanimously.

9. One-Time Water & Sewer Bill Exemption, Monty's Pizza & Grill

Motion by Spear, second by Leeper to approve the one-time water and sewer bill exemption for Monty's Pizza & Grill located at 310 Cedar Street. The exemption will reduce the water portion of their bill from \$399.51 to \$149.51, and the sewer portion of their bill from \$399.51 to \$149.51. A total credit of \$500.00. Following the roll call vote the motion passed unanimously

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

Mayor Carney shared that the Tipton High School girls won their first State match today. And, that the high school fall sports and activities were amazing this year.

Manager Wagner stated that at the next council meeting he is looking to put an item on the agenda concerning a building rental agreement for consideration to store utility materials.

**Adjourn:**

With no further business to come before the council a motion to adjourn was made by Leeper, second by Boots. Following the roll call vote the motion passed unanimously. Meeting adjourned at 6:14 p.m.

Mayor \_\_\_\_\_

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

**REVENUE RECEIVED**

**Sept, 2018**

Property Taxes	185,117.77
Local Option Sales Tax	22,469.05
Licenses & Permits	1,100.00
Use of Money and Property	64,722.05
Intergovernmental	46,730.71
Charge for Services	631,349.25
Special Assessment	1,999.00
Miscellaneous	73,525.26
Sale of Fixed Assets	0.00
<b>TOTAL</b>	<b>\$1,027,013.09</b>

**City of Tipton**  
**MTD Treasurers Report**  
**As of October 31, 2018**

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
001-GENERAL GOVERNMENT	196,847.31	677,609.71	148.16	254,110.40	-34,701.01	585,497.45	183,951.08	769,448.53
110-ROAD USE TAX FUND	733,794.90	28,998.37	0	40,578.93	2,945.95	725,160.29	130,000.00	855,160.29
112-TRUST AND AGENCY FUND	80,490.67	128,506.72	0	63,769.00	0	145,228.39	0	145,228.39
119-Emergency Fund	3,372.47	10,035.85	0	10,125.64	0	3,282.68	0	3,282.68
121-LOCAL OPTION TAX	416,668.63	22,974.72	0	84,000.00	0	355,643.35	0	355,643.35
125-TIF SPECIAL REVENUE FUND	-11,595.61	47,457.50	0	6,885.00	0	28,976.89	78,644.83	107,621.72
160-ECONOMIC/INDUSTRIAL DEVELOPMENT	647,703.61	922.22	0	0	0	648,625.83	13,068.04	661,693.87
168-AQUATIC CENTER CAMPAIGN FUND	-576,279.12	0	0	0	0	-576,279.12	0	-576,279.12
189-LIBRARY TRUST FUND	8,733.23	24.2	0	0	0	8,757.43	0	8,757.43
190-P S SHARE FUND	28,809.28	251.32	0	0	0	29,060.60	0	29,060.60
192-FIRE ENTERPRISE TRUST	40,458.38	21,474.08	0	20,772.72	0	41,159.74	0	41,159.74
202-ELECTRIC REVENUE BONDS	219,470.51	68,552.15	0	0	0	288,022.66	0	288,022.66
203-06 ELECTRIC SUBSTATION REVENUE	493,030.72	75,875.59	0	0	0	568,906.31	0	568,906.31
204-WATER REVENUE BOND RESERVE	235,810.54	48,656.82	0	0	0	284,467.36	0	284,467.36
205-GO FIRE TRUCK 2010	3,527.58	12,462.09	0	0	0	15,989.67	0	15,989.67
206-1994 SE/WA DEBT SERV FUND	3,991.71	-5.16	0	0	0	3,986.55	0	3,986.55
208-WW/SEWER REVENUE BOND SIN	163,850.21	233.29	0	0	0	164,083.50	0	164,083.50
210-GO ST IMPROVEMENT NOTES	8,203.30	-22.28	0	0	0	8,181.02	0	8,181.02
212-03 GO ST IMPROVE NOTES	14,266.38	-38.75	0	0	0	14,227.63	0	14,227.63
214-GO CP BONDS SERIES 2011A	21,566.63	35,248.68	0	0	0	56,815.31	0	56,815.31
216-GO CP BONDS SERIES 2011B	1,053.97	37,166.98	0	0	0	38,220.95	0	38,220.95
218-GO CP BONDS SERIES 2011C	63,313.27	91,828.58	0	0	0	155,141.85	0	155,141.85
220-GO BONDS 2013 DEBT SRVC	237.67	30,953.71	0	0	0	31,191.38	0	31,191.38
222-GO BOND 2015 DEBT SERVICE	96,454.40	39,070.48	0	0	0	135,524.88	0	135,524.88
224-GO BOND DEBT SERVICE	-269.37	4,186.91	0	0	0	3,917.54	0	3,917.54
300-GO ST IMPROVEMENT PROJECT	240,908.23	-1,751.17	0	196,708.85	0	42,448.21	0	42,448.21
307-STREETScape PROJECT	42,737.11	0	0	0	0	42,737.11	0	42,737.11
315-JFAC CP	531,536.55	756.81	0	0	0	532,293.36	0	532,293.36
500-CEMENTERY TRUST FUND	4,435.00	5	0	0	0	4,440.00	100,000.00	104,440.00
600-WATER OPERATING	343,196.02	57,256.11	0	110,001.49	-239.09	290,211.55	0	290,211.55
610-WASTEWATER/AKA SEWER REVENUE	-19,589.97	53,641.05	0	50,105.24	130	-15,924.16	213,826.08	197,901.92
630-ELECTRIC OPERATING	953,389.71	420,506.24	500	515,453.88	8,377.46	866,319.53	323,680.46	1,189,999.99
631-ELECTRIC DEVELOPMENT	8,730.63	12.43	0	0	0	8,743.06	0	8,743.06
632-ELECTRIC RENEWAL/REPLACEMENT	380,593.76	541.9	0	0	0	381,135.66	0	381,135.66
633-ELECTRIC RESERVE	275,669.32	507.34	114.84	0	0	276,061.82	138,820.65	414,882.47
634-ELECTRIC BOND/INT RESERVE	111,636.41	158.95	0	0	0	111,795.36	158,302.45	270,097.81
640-GAS OPERATING	-72,783.22	37,808.81	0	98,465.02	37,382.83	-96,056.60	0	-96,056.60
641-GAS D.E.I.	5,383.61	28.79	21.12	0	0	5,391.28	10,552.37	15,943.65
642-GAS RESERVE	71,811.18	102.25	0	0	0	71,913.43	405,383.70	477,297.13
660-AIRPORT OPERATING	-163,095.49	5,588.40	0	25,794.46	0	-183,301.55	0	-183,301.55
670-GARBAGE COLLECTION	51,681.89	45,548.86	0	56,383.48	141.75	40,989.02	0	40,989.02
740-STORM WATER	54,553.45	8,070.18	0	10,095.57	1,160.00	53,688.06	0	53,688.06
750-CEMENTERY ENTERPRISE	-29,721.08	-69.61	0	0	0	-29,790.69	0	-29,790.69
810-CENTRAL GARAGE	300,029.35	22,221.19	0	18,880.68	2,973.50	306,343.36	0	306,343.36
820-PSF HEALTH INSURANCE	77,358.33	6,662.23	0	6,742.34	0	77,278.22	0	77,278.22
830-CITY RESERVE FUND	-27,254.34	228.3	228.3	0	0	-27,254.34	114,067.74	86,813.40
835-ADMINISTRATIVE SERVICES	-26,946.15	36,737.41	0	48,511.50	1,412.60	-37,307.64	0	-37,307.64
860-PAYROLL ACCOUNT	1,305.48	0	0	0	0	1,305.48	0	1,305.48
950-ELECTRIC METER DEPOSITS	-822.95	1,046.12	21.12	1,000.00	0	-797.95	10,552.37	9,754.42
951-WATER METER DEPOSITS	1,130.23	431.55	0	470	0	1,091.78	0	1,091.78
952-GAS METER DEPOSITS	6,994.78	719.46	0	760	0	6,654.24	0	6,654.24
<b>GRAND TOTAL</b>	<b>6,016,079.11</b>	<b>2,079,182.38</b>	<b>1,033.54</b>	<b>1,619,614.20</b>	<b>19,583.99</b>	<b>6,494,197.74</b>	<b>1,880,849.77</b>	<b>8,375,047.51</b>

Ending Cash Bal	6,494,197.74
O/S Deposits	-7,403.62
O/S Checks	100,801.22
Bank Balance	6,587,595.34





CITY OF TIPTON  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2018

% 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>001-GENERAL GOVERNMENT</u>							
TOTAL REVENUE	2,955,189.00	705,373.01	2,930,601.19	677,609.71	954,317.59	1,976,283.60	32.56
TOTAL EXPENDITURES	<u>2,955,189.00</u>	<u>907,171.13</u>	<u>2,930,601.25</u>	<u>254,110.40</u>	<u>1,046,252.98</u>	<u>1,884,348.27</u>	<u>35.70</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00 (	201,798.12) (	0.06)	423,499.31 (	91,935.39)	91,935.33	5,650.00
<u>110-ROAD USE TAX FUND</u>							
TOTAL REVENUE	581,689.00	154,657.70	386,901.00	28,998.37	155,149.26	231,751.74	40.10
TOTAL EXPENDITURES	<u>581,689.00</u>	<u>0.00</u>	<u>386,901.00</u>	<u>40,578.93</u>	<u>114,162.80</u>	<u>272,738.20</u>	<u>29.51</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	154,657.70	0.00 (	11,580.56)	40,986.46 (	40,986.46)	0.00
<u>112-TRUST AND AGENCY FUND</u>							
TOTAL REVENUE	367,572.00	172,332.77	382,614.00	128,506.72	171,247.69	211,366.31	44.76
TOTAL EXPENDITURES	<u>367,572.00</u>	<u>0.00</u>	<u>382,614.00</u>	<u>63,769.00</u>	<u>63,769.00</u>	<u>318,845.00</u>	<u>16.67</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	172,332.77	0.00	64,737.72	107,478.69 (	107,478.69)	0.00
<u>119-Emergency Fund</u>							
TOTAL REVENUE	29,402.00	13,065.10	30,377.00	10,035.85	13,514.81	16,862.19	44.49
TOTAL EXPENDITURES	<u>29,402.00</u>	<u>0.00</u>	<u>30,377.00</u>	<u>10,125.64</u>	<u>10,125.64</u>	<u>20,251.36</u>	<u>33.33</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	13,065.10	0.00 (	89.79)	3,389.17 (	3,389.17)	0.00
<u>121-LOCAL OPTION TAX</u>							
TOTAL REVENUE	253,967.00	85,934.45	252,000.00	22,974.72	92,945.80	159,054.20	36.88
TOTAL EXPENDITURES	<u>253,967.00</u>	<u>0.00</u>	<u>252,000.00</u>	<u>84,000.00</u>	<u>84,000.00</u>	<u>168,000.00</u>	<u>33.33</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	85,934.45	0.00 (	61,025.28)	8,945.80 (	8,945.80)	0.00
<u>125-TIF SPECIAL REVENUE FUND</u>							
TOTAL REVENUE	205,332.00	89,612.70	190,705.00	47,457.50	75,810.00	114,895.00	39.75
TOTAL EXPENDITURES	<u>205,332.00</u>	<u>17,415.22</u>	<u>190,705.00</u>	<u>6,885.00</u>	<u>23,248.67</u>	<u>167,456.33</u>	<u>12.19</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	72,197.48	0.00	40,572.50	52,561.33 (	52,561.33)	0.00
<u>160-ECONOMIC/INDUSTRIAL LEVEL</u>							
TOTAL REVENUE	34,409.00	13,756.64	18,000.00	922.22	4,920.02	13,079.98	27.33
TOTAL EXPENDITURES	<u>34,409.00</u>	<u>0.00</u>	<u>18,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>18,000.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	13,756.64	0.00	922.22	4,920.02 (	4,920.02)	0.00
<u>168-AQUATIC CENTER CAMPAIGN F</u>							
TOTAL REVENUE	13,000.00	0.00	5,000.00	0.00	0.00	5,000.00	0.00
TOTAL EXPENDITURES	<u>13,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
<u>189-LIBRARY TRUST FUND</u>							
TOTAL REVENUE	1,800.00	68.97	500.00	24.20	134.12	365.88	26.82
TOTAL EXPENDITURES	<u>1,800.00</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	68.97	0.00	24.20	134.12 (	134.12)	0.00

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<u>190-P S SHARE FUND</u>							
TOTAL REVENUE	2,500.00	1,008.66	2,500.00	251.32	992.86	1,507.14	39.71
TOTAL EXPENDITURES	<u>2,500.00</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	1,008.66	0.00	251.32	992.86 (	992.86)	0.00
<u>192-FIRE ENTERPRISE TRUST</u>							
TOTAL REVENUE	90,616.00	37,599.03	87,671.00	21,474.08	30,629.92	57,041.08	34.94
TOTAL EXPENDITURES	<u>90,616.00</u>	<u>0.00</u>	<u>87,671.00</u>	<u>20,772.72</u>	<u>20,772.72</u>	<u>66,898.28</u>	<u>23.69</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	37,599.03	0.00	701.36	9,857.20 (	9,857.20)	0.00
<u>202-ELECTRIC REVENUE BONDS</u>							
TOTAL REVENUE	203,678.00	480.72	204,428.00	68,552.15	69,446.22	134,981.78	33.97
TOTAL EXPENDITURES	<u>203,678.00</u>	<u>0.00</u>	<u>204,428.00</u>	<u>0.00</u>	<u>0.00</u>	<u>204,428.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	480.72	0.00	68,552.15	69,446.22 (	69,446.22)	0.00
<u>203-06 ELECTRIC SUBSTATION RE</u>							
TOTAL REVENUE	224,175.00	1,082.42	225,200.00	75,875.59	77,884.09	147,315.91	34.58
TOTAL EXPENDITURES	<u>224,175.00</u>	<u>0.00</u>	<u>225,200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>225,200.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,082.42	0.00	75,875.59	77,884.09 (	77,884.09)	0.00
<u>204-WATER REVENUE BOND RESERV</u>							
TOTAL REVENUE	146,938.00	517.18	144,757.00	48,656.82	49,617.46	95,139.54	34.28
TOTAL EXPENDITURES	<u>146,938.00</u>	<u>0.00</u>	<u>144,757.00</u>	<u>0.00</u>	<u>0.00</u>	<u>144,757.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	517.18	0.00	48,656.82	49,617.46 (	49,617.46)	0.00
<u>205-GO FIRE TRUCK 2010</u>							
TOTAL REVENUE	41,422.00	0.00	37,318.00	12,462.09	12,476.46	24,841.54	33.43
TOTAL EXPENDITURES	<u>41,422.00</u>	<u>0.00</u>	<u>37,318.00</u>	<u>0.00</u>	<u>0.00</u>	<u>37,318.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	12,462.09	12,476.46 (	12,476.46)	0.00
<u>206-1994 SE/WA DEBT SERV FUND</u>							
TOTAL REVENUE	<u>0.00</u>	<u>2,229.22</u>	<u>0.00</u>	<u>( 5.16)</u>	<u>11.10</u>	<u>( 11.10)</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	2,229.22	0.00	( 5.16)	11.10 (	11.10)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	197,731.00	358.45	198,760.00	233.29	900.79	197,859.21	0.45
TOTAL EXPENDITURES	<u>197,731.00</u>	<u>0.00</u>	<u>198,760.00</u>	<u>0.00</u>	<u>0.00</u>	<u>198,760.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	358.45	0.00	233.29	900.79 (	900.79)	0.00
<u>214-GO CP BONDS SERIES 2011A</u>							
TOTAL REVENUE	212,940.00	36,764.21	213,790.00	35,248.68	44,881.89	168,908.11	20.99
TOTAL EXPENDITURES	<u>212,940.00</u>	<u>0.00</u>	<u>213,790.00</u>	<u>0.00</u>	<u>0.00</u>	<u>213,790.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	36,764.21	0.00	35,248.68	44,881.89 (	44,881.89)	0.00

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<u>216-GO CP BONDS SERIES 2011B</u>							
TOTAL REVENUE	113,238.00	1.20	111,338.00	37,166.98	37,171.27	74,166.73	33.39
TOTAL EXPENDITURES	<u>113,238.00</u>	<u>0.00</u>	<u>111,338.00</u>	<u>0.00</u>	<u>0.00</u>	<u>111,338.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1.20	0.00	37,166.98	37,171.27 (	37,171.27)	0.00
<u>218-GO CP BONDS SERIES 2011C</u>							
TOTAL REVENUE	278,299.00	5,695.85	262,440.00	91,828.58	93,196.03	169,243.97	35.51
TOTAL EXPENDITURES	<u>278,299.00</u>	<u>0.00</u>	<u>262,440.00</u>	<u>0.00</u>	<u>0.00</u>	<u>262,440.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	5,695.85	0.00	91,828.58	93,196.03 (	93,196.03)	0.00
<u>220-GO BONDS 2013 DEBT SRVC</u>							
TOTAL REVENUE	118,718.00	10.73	92,728.00	30,953.71	30,954.67	61,773.33	33.38
TOTAL EXPENDITURES	<u>118,718.00</u>	<u>0.00</u>	<u>92,728.00</u>	<u>0.00</u>	<u>0.00</u>	<u>92,728.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	10.73	0.00	30,953.71	30,954.67 (	30,954.67)	0.00
<u>222-GO BOND 2015 DEBT SERVICE</u>							
TOTAL REVENUE	106,575.00	26,509.01	130,369.00	39,070.48	48,321.15	82,047.85	37.06
TOTAL EXPENDITURES	<u>106,575.00</u>	<u>0.00</u>	<u>130,369.00</u>	<u>0.00</u>	<u>0.00</u>	<u>130,369.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	26,509.01	0.00	39,070.48	48,321.15 (	48,321.15)	0.00
<u>224-GO BOND DEBT SERVICE</u>							
TOTAL REVENUE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,186.91</u>	<u>4,217.54</u> (	<u>4,217.54</u> )	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	4,186.91	4,217.54 (	4,217.54)	0.00
<u>300-GO ST IMPROVEMENT PROJECT</u>							
TOTAL REVENUE	0.00	0.00	0.00	123.78	509.94 (	509.94)	0.00
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>196,708.85</u>	<u>1,352,469.84</u> (	<u>1,352,469.84</u> )	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	( 196,585.07)	( 1,351,959.90)	1,351,959.90	0.00
<u>315-JKFAC CP</u>							
TOTAL REVENUE	747,755.00	1,396.81	217,482.00	756.81	3,094.38	214,387.62	1.42
TOTAL EXPENDITURES	<u>747,755.00</u>	<u>0.00</u>	<u>217,482.00</u>	<u>0.00</u>	<u>76,979.50</u>	<u>140,502.50</u>	<u>35.40</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,396.81	0.00	756.81 (	73,885.12)	73,885.12	0.00
<u>500-CEMETERY TRUST FUND</u>							
TOTAL REVENUE	1,500.00	620.00	1,500.00	5.00	1,370.00	130.00	91.33
TOTAL EXPENDITURES	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	620.00	0.00	5.00	1,370.00 (	1,370.00)	0.00
<u>600-WATER OPERATING</u>							
TOTAL REVENUE	715,725.00	244,465.62	714,200.00	57,256.11	245,299.38	468,900.62	34.35
TOTAL EXPENDITURES	<u>715,725.00</u>	<u>184,632.72</u>	<u>714,200.00</u>	<u>110,001.49</u>	<u>210,426.72</u>	<u>503,773.28</u>	<u>29.46</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	59,832.90	0.00	( 52,745.38)	34,872.66 (	34,872.66)	0.00

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<u>610-WASTEWATER/AKA SEWER REVE</u>							
TOTAL REVENUE	622,884.00	206,238.47	614,375.00	53,641.05	212,320.75	402,054.25	34.56
TOTAL EXPENDITURES	<u>622,884.00</u>	<u>106,027.39</u>	<u>614,375.00</u>	<u>50,105.24</u>	<u>132,578.40</u>	<u>481,796.60</u>	<u>21.58</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	100,211.08	0.00	3,535.81	79,742.35 (	79,742.35)	0.00
<u>630-ELECTRIC OPERATING</u>							
TOTAL REVENUE	4,175,481.00	1,494,153.21	4,375,371.68	420,506.24	1,608,191.10	2,767,180.58	36.76
TOTAL EXPENDITURES	<u>4,709,622.00</u>	<u>1,930,636.08</u>	<u>4,375,371.62</u>	<u>515,453.88</u>	<u>1,863,728.66</u>	<u>2,511,642.96</u>	<u>42.60</u>
REVENUES OVER/ (UNDER) EXPENDITURES	( 534,141.00 (	436,482.87)	0.06 (	94,947.64)	( 255,537.56)	255,537.62	5,933.33-
<u>631-ELECTRIC DEVELOPMENT</u>							
TOTAL REVENUE	<u>0.00</u>	<u>19.21</u>	<u>0.00</u>	<u>12.43</u>	<u>48.00</u>	<u>48.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	19.21	0.00	12.43	48.00 (	48.00)	0.00
<u>632-ELECTRIC RENEWAL/REPLACEM</u>							
TOTAL REVENUE	<u>0.00</u>	<u>837.17</u>	<u>0.00</u>	<u>541.90</u>	<u>2,092.36</u>	<u>2,092.36</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	837.17	0.00	541.90	2,092.36 (	2,092.36)	0.00
<u>633-ELECTRIC RESERVE</u>							
TOTAL REVENUE	<u>0.00</u>	<u>881.35</u>	<u>0.00</u>	<u>507.34</u>	<u>1,791.58</u>	<u>1,791.58</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	881.35	0.00	507.34	1,791.58 (	1,791.58)	0.00
<u>634-ELECTRIC BOND/INT RESERVE</u>							
TOTAL REVENUE	<u>0.00</u>	<u>3,369.21</u>	<u>0.00</u>	<u>158.95</u>	<u>932.29</u>	<u>932.29</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	3,369.21	0.00	158.95	932.29 (	932.29)	0.00
<u>640-GAS OPERATING</u>							
TOTAL REVENUE	2,034,980.00	164,528.92	1,921,189.00	37,808.81	164,202.73	1,756,986.27	8.55
TOTAL EXPENDITURES	<u>2,034,980.00</u>	<u>258,020.20</u>	<u>1,921,188.85</u>	<u>98,465.02</u>	<u>386,656.51</u>	<u>1,534,532.34</u>	<u>20.13</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00 (	93,491.28)	0.15 (	60,656.21)	( 222,453.78)	222,453.93	2,520.00-
<u>641-GAS D.E.I.</u>							
TOTAL REVENUE	<u>0.00</u>	<u>32.88</u>	<u>0.00</u>	<u>28.79</u>	<u>50.72</u>	<u>50.72</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	32.88	0.00	28.79	50.72 (	50.72)	0.00
<u>642-GAS RESERVE</u>							
TOTAL REVENUE	<u>0.00</u>	<u>155.74</u>	<u>0.00</u>	<u>102.25</u>	<u>577.13</u>	<u>577.13</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	155.74	0.00	102.25	577.13 (	577.13)	0.00
<u>660-AIRPORT OPERATING</u>							
TOTAL REVENUE	288,709.00	16,819.24	56,703.35	5,588.40	21,971.26	34,732.09	38.75
TOTAL EXPENDITURES	<u>288,709.00</u>	<u>30,798.25</u>	<u>56,703.00</u>	<u>25,794.46</u>	<u>40,138.23</u>	<u>16,564.77</u>	<u>70.79</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00 (	13,979.01)	0.35 (	20,206.06)	( 18,166.97)	18,167.32	562.86-

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<u>670-GARBAGE COLLECTION</u>							
TOTAL REVENUE	532,734.00	181,286.09	535,075.00	45,548.86	179,385.43	355,689.57	33.53
TOTAL EXPENDITURES	<u>532,734.00</u>	<u>158,804.30</u>	<u>535,075.00</u>	<u>56,383.48</u>	<u>219,909.03</u>	<u>315,165.97</u>	<u>41.10</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	22,481.79	0.00	( 10,834.62)	( 40,523.60)	40,523.60	0.00
<u>740-STORM WATER</u>							
TOTAL REVENUE	338,055.00	35,151.69	103,200.00	8,070.18	34,609.19	68,590.81	33.54
TOTAL EXPENDITURES	<u>338,055.00</u>	<u>155,945.36</u>	<u>103,200.00</u>	<u>10,095.57</u>	<u>61,367.12</u>	<u>41,832.88</u>	<u>59.46</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	( 120,793.67)	0.00	( 2,025.39)	( 26,757.93)	26,757.93	0.00
<u>750-CEMETERY ENTERPRISE</u>							
TOTAL REVENUE	0.00	120.19	0.00	( 69.61)	0.00	0.00	0.00
TOTAL EXPENDITURES	<u>0.00</u>	<u>35.75</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	84.44	0.00	( 69.61)	0.00	0.00	0.00
<u>810-CENTRAL GARAGE</u>							
TOTAL REVENUE	612,323.00	85,491.37	465,289.23	22,221.19	108,547.92	356,741.31	23.33
TOTAL EXPENDITURES	<u>612,323.00</u>	<u>224,791.56</u>	<u>465,289.00</u>	<u>18,880.68</u>	<u>104,811.84</u>	<u>360,477.16</u>	<u>22.53</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	( 139,300.19)	0.23	3,340.51	3,736.08	( 3,735.85)	4,382.61
<u>820-PSF HEALTH INSURANCE</u>							
TOTAL REVENUE	85,771.00	28,580.45	103,135.00	6,662.23	18,769.64	84,365.36	18.20
TOTAL EXPENDITURES	<u>85,771.00</u>	<u>29,125.59</u>	<u>103,135.00</u>	<u>6,742.34</u>	<u>25,285.94</u>	<u>77,849.06</u>	<u>24.52</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	( 545.14)	0.00	( 80.11)	( 6,516.30)	6,516.30	0.00
<u>830-CITY RESERVE FUND</u>							
TOTAL REVENUE	500.00	227.39	0.00	228.30	228.30	( 228.30)	0.00
TOTAL EXPENDITURES	<u>500.00</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	227.39	0.00	228.30	228.30	( 228.30)	0.00
<u>835-ADMINISTRATIVE SERVICES</u>							
TOTAL REVENUE	346,883.00	125,271.52	353,618.00	36,737.41	97,688.06	255,929.94	27.63
TOTAL EXPENDITURES	<u>346,883.00</u>	<u>116,334.50</u>	<u>353,618.00</u>	<u>48,511.50</u>	<u>142,156.68</u>	<u>211,461.32</u>	<u>40.20</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	8,937.02	0.00	( 11,774.09)	( 44,468.62)	44,468.62	0.00
<u>860-PAYROLL ACCOUNT</u>							
<u>950-ELECTRIC METER DEPOSITS</u>							
TOTAL REVENUE	15,000.00	2,686.74	15,000.00	1,046.12	3,736.12	11,263.88	24.91
TOTAL EXPENDITURES	<u>15,000.00</u>	<u>4,575.00</u>	<u>15,000.00</u>	<u>1,000.00</u>	<u>2,685.00</u>	<u>12,315.00</u>	<u>17.90</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	( 1,888.26)	0.00	46.12	1,051.12	( 1,051.12)	0.00

CITY OF TIPTON  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2018

% 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>951-WATER METER DEPOSITS</u>							
TOTAL REVENUE	6,000.00	617.66	5,000.00	431.55	1,674.54	3,325.46	33.49
TOTAL EXPENDITURES	<u>6,000.00</u>	<u>1,365.00</u>	<u>5,000.00</u>	<u>470.00</u>	<u>1,070.00</u>	<u>3,930.00</u>	<u>21.40</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00(	747.34)	0.00 (	38.45)	604.54(	604.54)	0.00
<u>952-GAS METER DEPOSITS</u>							
TOTAL REVENUE	9,100.00	930.84	9,100.00	719.46	2,089.60	7,010.40	22.96
TOTAL EXPENDITURES	<u>9,100.00</u>	<u>2,525.00</u>	<u>9,100.00</u>	<u>760.00</u>	<u>1,715.00</u>	<u>7,385.00</u>	<u>18.85</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00(	1,594.16)	0.00 (	40.54)	374.60(	374.60)	0.00
GRAND TOTAL REVENUES	16,712,590.00	3,940,939.79	15,398,235.45	2,081,118.36	4,677,921.16	10,720,314.29	30.38
GRAND TOTAL EXPENDITURES	<u>17,246,731.00</u>	<u>4,128,203.05</u>	<u>15,398,234.72</u>	<u>1,619,614.20</u>	<u>5,984,310.28</u>	<u>9,413,924.44</u>	<u>38.86</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 534,141.00(	187,263.26)	0.73	461,504.16 (	1,306,389.12)	1,306,389.85	7,413.70-

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

CITY OF TIPTON  
FUND BALANCE REPORT  
AS OF: OCTOBER 31ST, 2018

	BEGINNING FUND BALANCE	YTD REVENUES	YTD EXPENSES	ENDING FUND BALANCE
001-GENERAL GOVERNMENT	564,294.69CR	954,317.59CR	1,046,252.98	472,359.30CR
110-ROAD USE TAX FUND	801,058.28CR	155,149.26CR	114,162.80	842,044.74CR
112-TRUST AND AGENCY FUND	37,749.70CR	171,247.69CR	63,769.00	145,228.39CR
119-Emergency Fund	106.49	13,514.81CR	10,125.64	3,282.68CR
121-LOCAL OPTION TAX	346,697.55CR	92,945.80CR	84,000.00	355,643.35CR
125-TIF SPECIAL REVENUE FUND	55,060.39CR	75,810.00CR	23,248.67	107,621.72CR
160-ECONOMIC/INDUSTRIAL DEVEL	656,773.85CR	4,920.02CR	0.00	661,693.87CR
168-AQUATIC CENTER CAMPAIGN F	576,279.12	0.00	0.00	576,279.12
189-LIBRARY TRUST FUND	8,623.31CR	134.12CR	0.00	8,757.43CR
190-P S SHARE FUND	28,067.74CR	992.86CR	0.00	29,060.60CR
192-FIRE ENTERPRISE TRUST	31,302.54CR	30,629.92CR	20,772.72	41,159.74CR
202-ELECTRIC REVENUE BONDS	218,576.44CR	69,446.22CR	0.00	288,022.66CR
203-06 ELECTRIC SUBSTATION RE	491,022.22CR	77,884.09CR	0.00	568,906.31CR
204-WATER REVENUE BOND RESERV	234,849.90CR	49,617.46CR	0.00	284,467.36CR
205-GO FIRE TRUCK 2010	3,513.21CR	12,476.46CR	0.00	15,989.67CR
206-1994 SE/WA DEBT SERV FUND	3,975.45CR	11.10CR	0.00	3,986.55CR
208-WW/SEWER REVENUE BOND SIN	163,182.71CR	900.79CR	0.00	164,083.50CR
210-GO ST IMPROVEMENT NOTES	8,181.02CR	0.00	0.00	8,181.02CR
212-03 GO ST IMPROVE NOTES	14,227.63CR	0.00	0.00	14,227.63CR
214-GO CP BONDS SERIES 2011A	11,933.42CR	44,881.89CR	0.00	56,815.31CR
216-GO CP BONDS SERIES 2011B	1,049.68CR	37,171.27CR	0.00	38,220.95CR
218-GO CP BONDS SERIES 2011C	61,945.82CR	93,196.03CR	0.00	155,141.85CR
220-GO BONDS 2013 DEBT SRVC	236.71CR	30,954.67CR	0.00	31,191.38CR
222-GO BOND 2015 DEBT SERVICE	87,203.73CR	48,321.15CR	0.00	135,524.88CR
224-GO BOND DEBT SERVICE	300.00	4,217.54CR	0.00	3,917.54CR
300-GO ST IMPROVEMENT PROJECT	1,394,408.11CR	509.94CR	1,352,469.84	42,448.21CR
307-STREETScape PROJECT	42,621.03CR	0.00	0.00	42,621.03CR
315-JKFAC CP	606,178.48CR	3,094.38CR	76,979.50	532,293.36CR
500-CEMETERY TRUST FUND	103,070.00CR	1,370.00CR	0.00	104,440.00CR
600-WATER OPERATING	254,552.06CR	245,299.38CR	210,426.72	289,424.72CR
610-WASTEWATER/AKA SEWER REVE	116,549.80CR	212,320.75CR	132,578.40	196,292.15CR
630-ELECTRIC OPERATING	1,433,211.49CR	1,608,191.10CR	1,863,728.66	1,177,673.93CR
631-ELECTRIC DEVELOPMENT	8,695.06CR	48.00CR	0.00	8,743.06CR
632-ELECTRIC RENEWAL/REPLACEM	379,043.30CR	2,092.36CR	0.00	381,135.66CR
633-ELECTRIC RESERVE	413,090.89CR	1,791.58CR	0.00	414,882.47CR
634-ELECTRIC BOND/INT RESERVE	269,165.52CR	932.29CR	0.00	270,097.81CR
640-GAS OPERATING	88,730.56CR	164,202.73CR	386,656.51	133,723.22
641-GAS D.E.I.	15,892.93CR	50.72CR	0.00	15,943.65CR
642-GAS RESERVE	476,720.00CR	577.13CR	0.00	477,297.13CR
660-AIRPORT OPERATING	165,073.58	21,971.26CR	40,138.23	183,240.55
670-GARBAGE COLLECTION	81,361.67CR	179,385.43CR	219,909.03	40,838.07CR
740-STORM WATER	79,285.99CR	34,609.19CR	61,367.12	52,528.06CR
750-CEMETERY ENTERPRISE	29,790.69	0.00	0.00	29,790.69
810-CENTRAL GARAGE	300,869.40CR	108,547.92CR	104,811.84	304,605.48CR
820-PSF HEALTH INSURANCE	83,794.52CR	18,769.64CR	25,285.94	77,278.22CR

CITY OF TIPTON  
FUND BALANCE REPORT  
AS OF: OCTOBER 31ST, 2018

	BEGINNING FUND BALANCE	YTD REVENUES	YTD EXPENSES	ENDING FUND BALANCE
830-CITY RESERVE FUND	86,585.10CR	228.30CR	0.00	86,813.40CR
835-ADMINISTRATIVE SERVICES	9,869.75CR	97,688.06CR	142,156.68	34,598.87
860-PAYROLL ACCOUNT	1,300.19CR	0.00	0.00	1,300.19CR
950-ELECTRIC METER DEPOSITS	8,703.30CR	3,736.12CR	2,685.00	9,754.42CR
951-WATER METER DEPOSITS	487.24CR	1,674.54CR	1,070.00	1,091.78CR
952-GAS METER DEPOSITS	6,279.64CR	2,089.60CR	1,715.00	6,654.24CR
GRAND TOTAL FUND BALANCE	9,318,442.14CR	4,677,921.16CR	5,984,310.28	8,012,053.02CR

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

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
01-0083	ACCESS SYSTEMS LEASING									
I 23604457		COPIER AGREEMENT	AP		R	11/16/2018		1,255.48	1,255.48CR	
		G/L ACCOUNT						1,255.48		
		835 5-899-2-64151	COMMERCIAL EQPT RENTAL & LEASE				1,255.48	COPIER AGREEMENT		
				REG. CHECK				1,255.48	1,255.48CR	0.00
								1,255.48	0.00	
-----										
01-0026	ADVOCATE NEWS									
I 102518AN		TOUR OF POSSIBILITIES AD	AP		R	12/16/2018		87.44	87.44CR	
		G/L ACCOUNT						87.44		
		001 5-525-2-64020	ADVERTISING				87.44	TOUR OF POSSIBILITIES AD		
				REG. CHECK				87.44	87.44CR	0.00
								87.44	0.00	
-----										
01-0143	AUCA CHICAGO LOCKBOX									
I 1877071172		MATS	AP		R	12/16/2018		96.61	96.61CR	
		G/L ACCOUNT						96.61		
		001 5-650-2-63100	BUILDING MAINTENANCE & REPAIR				96.61	MATS		
				REG. CHECK				96.61	96.61CR	0.00
								96.61	0.00	
-----										
01-0201	BARRON MOTOR SUPPLY									
I 28913		REPAIR PARTS #163 & #1	AP		R	11/16/2018		43.32	43.32CR	
		G/L ACCOUNT						43.32		
		810 5-899-2-63321	REPAIR PARTS				43.32	REPAIR PARTS #163 & #1		
I 29050		REPAIR PARTS #15, SHOP SUPP	AP		R	11/16/2018		16.05	16.05CR	
		G/L ACCOUNT						16.05		
		810 5-899-2-65070	OPERATING SUPPLIES				7.90	REPAIR PARTS #15, SHOP SUPP		
		810 5-899-2-63321	REPAIR PARTS				8.15	REPAIR PARTS #15, SHOP SUPP		
I 29051		REPAIR PARTS #15	AP		R	11/16/2018		9.10	9.10CR	
		G/L ACCOUNT						9.10		
		810 5-899-2-63321	REPAIR PARTS				9.10	REPAIR PARTS #15		
I 29127		REPAIR PARTS #13	AP		R	11/16/2018		51.94	51.94CR	
		G/L ACCOUNT						51.94		
		810 5-899-2-63321	REPAIR PARTS				51.94	REPAIR PARTS #13		

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
				REG. CHECK				120.41	120.41CR	0.00
								120.41	0.00	
-----										
01-0253		BOUND TREE MEDICAL LLC								
I 83021459		MEDICAL SUPPLIES	AP		R	11/16/2018		570.94	570.94CR	
		G/L ACCOUNT						570.94		
	001 5-160-2-65070	OPERATING SUPPLIES					570.94	MEDICAL SUPPLIES		
				REG. CHECK				570.94	570.94CR	0.00
								570.94	0.00	
-----										
01-0465		CEDAR CO PUBLIC HEALTH								
I 110918CCPH		2 FLU SHOTS	AP		R	12/16/2018		60.00	60.00CR	
		G/L ACCOUNT						60.00		
	001 5-150-2-64121	HEALTH SERVICES					60.00	2 FLU SHOTS		
				REG. CHECK				60.00	60.00CR	0.00
								60.00	0.00	
-----										
01-0410		CEDAR COUNTY CO-OP								
C 17952		FUEL DISCOUNT	AP		R	11/16/2018		23.82CR	23.82	
		G/L ACCOUNT						23.82CR		
	810 5-899-2-65075	FUEL						23.82CR	FUEL DISCOUNT	
I 1018CCC		793.84 GL UL, 239.39 GL DSL	AP		R	12/16/2018		3,050.43	3,050.43CR	
		G/L ACCOUNT						3,050.43		
	001 5-430-2-65075	FUEL					100.14	793.84 GL UL, 239.39 GL DSL		
	810 5-899-2-65075	FUEL					2,950.29	793.84 GL UL, 239.39 GL DSL		
				REG. CHECK				3,026.61	3,026.61CR	0.00
								3,026.61	0.00	
-----										
01-0430		CEDAR COUNTY ENGINEER								
I 1018AMB		24 GL DSL	AP		R	12/16/2018		65.76	65.76CR	
		G/L ACCOUNT						65.76		
	810 5-899-2-65075	FUEL					65.76	24 GL DSL		
I 1018FIRE		47.2 GL DSL	AP		R	12/16/2018		129.33	129.33CR	
		G/L ACCOUNT						129.33		
	810 5-899-2-65075	FUEL					129.33	47.2 GL DSL		

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
I 1018PW		829.7 GL DSL	AP		R	12/16/2018		2,273.38	2,273.38CR	
		G/L ACCOUNT						2,273.38		
		810 5-899-2-65075	FUEL				2,273.38	829.7 GL DSL		
			REG. CHECK					2,468.47	2,468.47CR	0.00
								2,468.47	0.00	
-----										
01-0580	CINTAS LOC									
I 23M123616		UNIFORMS	AP		R	11/16/2018		70.40	70.40CR	
		G/L ACCOUNT						70.40		
		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				38.78	UNIFORMS		
		810 5-899-2-64350	UNIFORMS/EQUIPMENT				8.04	UNIFORMS		
		001 5-299-2-64350	UNIFORMS/EQUIPMENT				7.69	UNIFORMS		
I 23M124577		UNIFORMS	AP		R	11/16/2018		70.40	70.40CR	
		G/L ACCOUNT						70.40		
		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				38.78	UNIFORMS		
		810 5-899-2-64350	UNIFORMS/EQUIPMENT				8.04	UNIFORMS		
		001 5-299-2-64350	UNIFORMS/EQUIPMENT				7.69	UNIFORMS		
I 23M124937		SHOP SUPPLIES	AP		R	11/16/2018		33.70	33.70CR	
		G/L ACCOUNT						33.70		
		810 5-899-2-65070	OPERATING SUPPLIES				33.70	SHOP SUPPLIES		
I 23M124938		SHOP SUPPLIES	AP		R	11/16/2018		36.41	36.41CR	
		G/L ACCOUNT						36.41		
		810 5-899-2-65070	OPERATING SUPPLIES				36.41	SHOP SUPPLIES		
I 23M125904		UNIFORMS	AP		R	11/16/2018		70.40	70.40CR	
		G/L ACCOUNT						70.40		
		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				38.78	UNIFORMS		
		810 5-899-2-64350	UNIFORMS/EQUIPMENT				8.04	UNIFORMS		
		001 5-299-2-64350	UNIFORMS/EQUIPMENT				7.69	UNIFORMS		
I 342820635		UNIFORMS, SHOP TOWELS, MATS	AP		R	11/16/2018		171.85	171.85CR	
		G/L ACCOUNT						171.85		
		630 5-820-2-64350	UNIFORMS/EQUIPMENT				80.44	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		

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
I 342822785		UNIFORMS, SHOP TOWELS, MATS AP			R	11/16/2018		171.85	171.85CR	
		G/L ACCOUNT						171.85		
	630 5-820-2-64350	UNIFORMS/EQUIPMENT					80.44	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 342824898		UNIFORMS, SHOP TOWELS, MATS AP			R	11/16/2018		171.85	171.85CR	
		G/L ACCOUNT						171.85		
	630 5-820-2-64350	UNIFORMS/EQUIPMENT					80.44	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						796.86	796.86CR	0.00
								796.86	0.00	
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01-0587	CLARENCE LOWDEN SUN-NEWS &									
I 1018CLSNA		FAC SCHEDULE	AP		R	12/16/2018		164.70	164.70CR	
		G/L ACCOUNT						164.70		
	001 5-465-2-64020	ADVERTISING					164.70	FAC SCHEDULE		
		REG. CHECK						164.70	164.70CR	0.00
								164.70	0.00	
-----										
01-0620	CLIFTON LARSON ALLEN LLP									
I 1937597		PROGRESS BILLING FOR AUDIT	AP		R	12/16/2018		1,000.00	1,000.00CR	
		G/L ACCOUNT						1,000.00		
	835 5-899-2-64010	ACCOUNTING & AUDITING EXPENSE					1,000.00	PROGRESS BILLING FOR AUDIT		
		REG. CHECK						1,000.00	1,000.00CR	0.00
								1,000.00	0.00	
-----										
01-0685	CRIST ELECTRICAL SERVICES									
I 4695		METER BASE PEDESTAL & LABOR	AP		R	11/16/2018		839.00	839.00CR	
		G/L ACCOUNT						839.00		
	630 5-820-2-65304	UNDERGROUND SUPPLIES					839.00	METER BASE PEDESTAL & LABOR		
		REG. CHECK						839.00	839.00CR	0.00
								839.00	0.00	
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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
01-0697	CUSTOM BUILDERS INC									
I 83813		UPS CHARGES	AP		R	12/16/2018		94.49	94.49CR	
		G/L ACCOUNT						94.49		
	610 5-815-2-65080	POSTAGE/SHIPPING					94.49	UPS CHARGES		
		REG. CHECK						94.49	94.49CR	0.00
								94.49	0.00	
-----										

01-1076 D & R PEST CONTROL										
I 20493		PEST CONTROL	AP		R	12/16/2018		25.00	25.00CR	
		G/L ACCOUNT						25.00		
	001 5-150-2-63100	BUILDING MAINTENANCE & REPAIR					25.00	PEST CONTROL		
I 20497		PEST CONTROL	AP		R	12/16/2018		31.03	31.03CR	
		G/L ACCOUNT						31.03		
	630 5-821-2-63100	BUILDING MAINTENANCE & REPAIR					31.03	PEST CONTROL		
I 20498		PEST CONTROL	AP		R	12/16/2018		29.96	29.96CR	
		G/L ACCOUNT						29.96		
	630 5-821-2-63100	BUILDING MAINTENANCE & REPAIR					29.96	PEST CONTROL		
I 20500		PEST CONTROL	AP		R	12/16/2018		35.00	35.00CR	
		G/L ACCOUNT						35.00		
	001 5-650-2-63100	BUILDING MAINTENANCE & REPAIR					35.00	PEST CONTROL		
I 20509		PEST CONTROL	AP		R	12/16/2018		45.00	45.00CR	
		G/L ACCOUNT						45.00		
	001 5-465-2-63100	BUILDING MAINTENANCE & REPAIR					45.00	PEST CONTROL		
I 20543		PEST CONTROL	AP		R	12/16/2018		25.00	25.00CR	
		G/L ACCOUNT						25.00		
	001 5-160-2-63100	BUILDING MAINTENANCE & REPAIR					25.00	PEST CONTROL		
		REG. CHECK						190.99	190.99CR	0.00
								190.99	0.00	
-----										

01-0860 EASTERN IOWA LIGHT & POWER										
I 1018EL		EAST LAGOON	AP		R	12/16/2018		926.26	926.26CR	
		G/L ACCOUNT						926.26		
	610 5-816-2-63710	UTILITIES					926.26	EAST LAGOON		
I 1018FL		FLAG LIGHT	AP		R	12/16/2018		10.22	10.22CR	
		G/L ACCOUNT						10.22		
	001 5-280-2-63710	UTILITIES					10.22	FLAG LIGHT		

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
I 1018SL		SECURITY LIGHTS	AP		R	12/16/2018		20.44	20.44CR	
		G/L ACCOUNT						20.44		
	001 5-280-2-63710	UTILITIES					20.44	SECURITY LIGHTS		
				REG. CHECK				956.92	956.92CR	0.00
								956.92	0.00	
-----										
01-0905	ELECTRICAL ENGINEERING & EQ									
I 6259973-00		BLDG MAINT SUPPLIES	AP		R	11/16/2018		79.20	79.20CR	
		G/L ACCOUNT						79.20		
	001 5-650-2-63100	BUILDING MAINTENANCE & REPAIR					79.20	BLDG MAINT SUPPLIES		
I 6262528-00		BLDG MAINT SUPPLIES	AP		R	11/16/2018		61.28	61.28CR	
		G/L ACCOUNT						61.28		
	001 5-650-2-63100	BUILDING MAINTENANCE & REPAIR					61.28	BLDG MAINT SUPPLIES		
				REG. CHECK				140.48	140.48CR	0.00
								140.48	0.00	
-----										
01-1020	FLETCHER-REINHARDT CO.									
I S1183345.002		OVERHEAD SUPPLIES	AP		R	12/16/2018		513.28	513.28CR	
		G/L ACCOUNT						513.28		
	630 5-820-2-65302	OVERHEAD SUPPLIES					513.28	OVERHEAD SUPPLIES		
				REG. CHECK				513.28	513.28CR	0.00
								513.28	0.00	
-----										
01-1094	GRAINGER									
I 9950060419		OPERATING SUPPLIES	AP		R	12/16/2018		23.43	23.43CR	
		G/L ACCOUNT						23.43		
	810 5-899-2-65070	OPERATING SUPPLIES					23.43	OPERATING SUPPLIES		
				REG. CHECK				23.43	23.43CR	0.00
								23.43	0.00	
-----										
01-1115	H & H AUTO									
I 37998		TIRE REPAIR #13	AP		R	12/16/2018		30.00	30.00CR	
		G/L ACCOUNT						30.00		
	810 5-899-2-63323	TIRE REPAIR					30.00	TIRE REPAIR #13		

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
I 38011		TIRE REPAIR #15	AP		R	12/16/2018		15.00	15.00CR	
		G/L ACCOUNT						15.00		
		810 5-899-2-63323	TIRE REPAIR				15.00	TIRE REPAIR #15		
				REG. CHECK				45.00	45.00CR	0.00
								45.00	0.00	
-----										
01-1133	HBK ENGINEERING LLC									
I 62627		AQUATIC CENTER	AP		R	11/16/2018		7,899.25	7,899.25CR	
		G/L ACCOUNT						7,899.25		
		315 5-776-2-64070	ENGINEERING				7,899.25	AQUATIC CENTER		
				REG. CHECK				7,899.25	7,899.25CR	0.00
								7,899.25	0.00	
-----										
01-1289	INTEGRATED TECHNOLOGY PARTN									
I 110971		TECH SERVICES	AP		R	11/16/2018		120.00	120.00CR	
		G/L ACCOUNT						120.00		
		835 5-899-2-64190	TECHNOLOGY				120.00	TECH SERVICES		
I 110972		TECH SERVICES	AP		R	11/16/2018		210.00	210.00CR	
		G/L ACCOUNT						210.00		
		001 5-465-2-64190	TECHNOLOGY				210.00	TECH SERVICES		
				REG. CHECK				330.00	330.00CR	0.00
								330.00	0.00	
-----										
01-1270	IOWA ASSOCIATION OF									
I 18154		TESTING	AP		R	12/16/2018		45.00	45.00CR	
		G/L ACCOUNT						45.00		
		640 5-825-1-62300	TRAINING				45.00	TESTING		
I 200006293		OSHA TRAINING	AP		R	12/16/2018		480.00	480.00CR	
		G/L ACCOUNT						480.00		
		630 5-820-1-62300	TRAINING				480.00	OSHA TRAINING		
				REG. CHECK				525.00	525.00CR	0.00
								525.00	0.00	
-----										

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
01-1276	IOWA CITY LANDSCAPING & GAR									
I 114683		21 TREES	AP		R	11/16/2018		3,261.75	3,261.75CR	
		G/L ACCOUNT						3,261.75		
	001	5-221-2-65070	OPERATING SUPPLIES				3,261.75	21 TREES		
			REG. CHECK					3,261.75	3,261.75CR	0.00
								3,261.75	0.00	
-----										
01-1514	LANDS' END BUSINESS OUTFITT									
C SCR767306		RETURN 1 SHIRT	AP		R	11/16/2018		37.47CR	37.47	
		G/L ACCOUNT						37.47CR		
	001	5-410-2-65980	MISCELLANEOUS					37.47CR	RETURN 1 SHIRT	
C SCR846785		RETURN 10 SHIRTS	AP		R	11/16/2018		374.65CR	374.65	
		G/L ACCOUNT						374.65CR		
	630	5-822-2-64350	UNIFORMS/EQUIPMENT					22.16CR	RETURN 10 SHIRTS	
	640	5-826-2-64350	UNIFORMS/EQUIPMENT					22.16CR	RETURN 10 SHIRTS	
	600	5-811-2-64350	UNIFORMS/EQUIPMENT					22.17CR	RETURN 10 SHIRTS	
	610	5-815-2-64350	UNIFORMS/EQUIPMENT					22.17CR	RETURN 10 SHIRTS	
	670	5-840-2-64350	UNIFORMS/EQUIPMENT					22.17CR	RETURN 10 SHIRTS	
	835	5-899-2-64350	UNIFORMS/EQUIPMENT					263.82CR	RETURN 10 SHIRTS	
I 6772603		26 SHIRTS	AP		R	11/16/2018		936.70	936.70CR	
		G/L ACCOUNT						936.70		
	001	5-525-2-64350	UNIFORMS/EQUIPMENT				86.92	26 SHIRTS		
	001	5-410-2-65980	MISCELLANEOUS				122.09	26 SHIRTS		
	835	5-899-2-64350	UNIFORMS/EQUIPMENT				442.57	26 SHIRTS		
	630	5-822-2-64350	UNIFORMS/EQUIPMENT				57.03	26 SHIRTS		
	640	5-826-2-64350	UNIFORMS/EQUIPMENT				57.03	26 SHIRTS		
	600	5-811-2-64350	UNIFORMS/EQUIPMENT				57.02	26 SHIRTS		
	610	5-815-2-64350	UNIFORMS/EQUIPMENT				57.02	26 SHIRTS		
	670	5-840-2-64350	UNIFORMS/EQUIPMENT				57.02	26 SHIRTS		
I SIN6436862		1 SHIRT	AP		R	11/16/2018		23.21	23.21CR	
		G/L ACCOUNT						23.21		
	001	5-410-2-65980	MISCELLANEOUS				23.21	1 SHIRT		
I SIN6789202		1 SHIRT	AP		R	11/16/2018		38.21	38.21CR	
		G/L ACCOUNT						38.21		
	630	5-822-2-64350	UNIFORMS/EQUIPMENT				38.21	1 SHIRT		
I SIN6838429		10 SHIRTS	AP		R	11/16/2018		404.92	404.92CR	
		G/L ACCOUNT						404.92		
	630	5-822-2-64350	UNIFORMS/EQUIPMENT				17.54	10 SHIRTS		



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 20968		WWTP IMPROVEMENTS	AP		R	11/16/2018		15,000.00	15,000.00CR	
		G/L ACCOUNT						15,000.00		
	610 5-815-2-64070	ENGINEERING					15,000.00	WWTP IMPROVEMENTS		
I 20969		ANALYSIS, PLAN, STRATEGY, STUD	AP		R	11/16/2018		1,100.00	1,100.00CR	
		G/L ACCOUNT						1,100.00		
	740 5-865-2-64070	ENGINEERING					1,100.00	ANALYSIS, PLAN, STRATEGY, STUDY		
I 20976		LEMON STREET IMPROVEMENTS	AP		R	11/16/2018		10,640.00	10,640.00CR	
		G/L ACCOUNT						10,640.00		
	740 5-865-2-64070	ENGINEERING					10,640.00	LEMON STREET IMPROVEMENTS		
				REG. CHECK				26,740.00	26,740.00CR	0.00
								26,740.00	0.00	
-----										
01-1734	MIDWEST SAFETY COUNSELORS I									
I 55806		INSTRUMENT CALIBRATION	AP		R	11/16/2018		90.00	90.00CR	
		G/L ACCOUNT						90.00		
	001 5-290-2-63500	OPERATIONAL EQUIPT MAINT & REP					90.00	INSTRUMENT CALIBRATION		
				REG. CHECK				90.00	90.00CR	0.00
								90.00	0.00	
-----										
01-1731	MIDWEST WHEEL COMPANIES									
I 1392252-00		REPAIR PARTS #21	AP		R	12/16/2018		132.22	132.22CR	
		G/L ACCOUNT						132.22		
	810 5-899-2-63321	REPAIR PARTS					132.22	REPAIR PARTS #21		
				REG. CHECK				132.22	132.22CR	0.00
								132.22	0.00	
-----										
01-1832	MUNICIPAL SUPPLY INC									
I 0711274		OPERATING SUPPLIES	AP		R	11/16/2018		87.20	87.20CR	
		G/L ACCOUNT						87.20		
	600 5-810-2-65070	OPERATING SUPPLIES					87.20	OPERATING SUPPLIES		
				REG. CHECK				87.20	87.20CR	0.00
								87.20	0.00	
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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
01-1838	MUSCATINE POWER & WATER									
I 133		FAULT LOCATE	AP		R	11/16/2018		492.11	492.11CR	
		G/L ACCOUNT						492.11		
	630 5-820-2-65304	UNDERGROUND SUPPLIES					492.11	FAULT LOCATE		
I 137		FAULT LOCATE	AP		R	11/16/2018		492.11	492.11CR	
		G/L ACCOUNT						492.11		
	630 5-820-2-65304	UNDERGROUND SUPPLIES					492.11	FAULT LOCATE		
I 138		FAULT LOCATE	AP		R	11/16/2018		656.13	656.13CR	
		G/L ACCOUNT						656.13		
	630 5-820-2-65304	UNDERGROUND SUPPLIES					656.13	FAULT LOCATE		
		REG. CHECK						1,640.35	1,640.35CR	0.00
								1,640.35	0.00	
-----										
01-1914	OFFICE EXPRESS									
I 0687154-001		OFFICE SUPPLIES	AP		R	11/16/2018		418.29	418.29CR	
		G/L ACCOUNT						418.29		
	001 5-465-2-65060	OFFICE SUPPLIES					68.99	OFFICE SUPPLIES		
	835 5-899-2-65060	OFFICE SUPPLIES					349.30	OFFICE SUPPLIES		
		REG. CHECK						418.29	418.29CR	0.00
								418.29	0.00	
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01-2070	POWER LINE SUPPLY									
I 56297420		OVERHEAD SUPPLIES	AP		R	11/16/2018		19.26	19.26CR	
		G/L ACCOUNT						19.26		
	630 5-820-2-65302	OVERHEAD SUPPLIES					19.26	OVERHEAD SUPPLIES		
I 56307329		SMALL TOOLS	AP		R	11/16/2018		465.45	465.45CR	
		G/L ACCOUNT						465.45		
	630 5-820-2-65053	SMALL TOOLS					465.45	SMALL TOOLS		
I 56309750		DECORATIVE LIGHT POLE	AP		R	11/16/2018		2,867.60	2,867.60CR	
		G/L ACCOUNT						2,867.60		
	630 5-820-2-65303	STREET LIGHTS					2,867.60	DECORATIVE LIGHT POLE		
I 56310845		UNDERGROUND SUPPLIES	AP		R	11/16/2018		232.20	232.20CR	
		G/L ACCOUNT						232.20		
	630 5-820-2-65304	UNDERGROUND SUPPLIES					232.20	UNDERGROUND SUPPLIES		
		REG. CHECK						3,584.51	3,584.51CR	0.00
								3,584.51	0.00	
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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
01-2115	REPUBLIC SERVICES OF IOWA									
C 4660		CARDBOARD BALED	AP		R	11/16/2018		53.95CR	53.95	
		G/L ACCOUNT						53.95CR		
	670 5-841-2-64151	COMMERCIAL EQPT RENTAL & LEASE						53.95CR		
I 8903		RECYCLING SORT FEES	AP		R	11/16/2018		1,361.60	1,361.60CR	
		G/L ACCOUNT						1,361.60		
	670 5-841-2-64151	COMMERCIAL EQPT RENTAL & LEASE				1,361.60		1,361.60		
		REG. CHECK						1,307.65	1,307.65CR	0.00
								1,307.65	0.00	
-----										
01-2199	SHERMCO INDUSTRIES INC									
I 18-09750		PROGRESS BILLING	AP		R	11/16/2018		1,850.00	1,850.00CR	
		G/L ACCOUNT						1,850.00		
	630 5-820-2-64070	ENGINEERING				1,850.00		1,850.00		
		REG. CHECK						1,850.00	1,850.00CR	0.00
								1,850.00	0.00	
-----										
01-2235	SPINUTECH INC									
I 33787		OCT & NOV EMAIL MARKETING	AP		R	11/16/2018		50.00	50.00CR	
		G/L ACCOUNT						50.00		
	001 5-525-2-64020	ADVERTISING				50.00		50.00		
		REG. CHECK						50.00	50.00CR	0.00
								50.00	0.00	
-----										
01-1239	STATE HYGIENIC LABORATORY									
I 150457		TESTING FEES	AP		R	12/16/2018		52.00	52.00CR	
		G/L ACCOUNT						52.00		
	001 5-465-2-64121	HEALTH SERVICES				13.00		13.00		
	600 5-810-2-64920	TESTING FEES				39.00		39.00		
		REG. CHECK						52.00	52.00CR	0.00
								52.00	0.00	
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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
01-2318	SUMMIT COMPANIES									
I 1319915		FIRE EXTINGUISHER SERVICED AP			R	11/16/2018		78.00	78.00CR	
		G/L ACCOUNT						78.00		
	001 5-110-2-63500	OPERATIONAL EQUIPT MAINT & REP					78.00	FIRE EXTINGUISHER SERVICED		
				REG. CHECK				78.00	78.00CR	0.00
								78.00	0.00	
-----										
01-1964	THE PARADIGM ALLIANCE INC									
I 20025		FALL PUBLIC AWARENESS PROGR AP			R	11/16/2018		1,123.93	1,123.93CR	
		G/L ACCOUNT						1,123.93		
	640 5-825-2-64904	REGULATORY CMMSSN/FRANSHISE FE					1,123.93	FALL PUBLIC AWARENESS PROGRAM		
				REG. CHECK				1,123.93	1,123.93CR	0.00
								1,123.93	0.00	
-----										
01-2352	THOMPSON TRUCK & TRAILER									
I X101081405:01		BATTERY STOCK	AP		R	11/16/2018		399.10	399.10CR	
		G/L ACCOUNT						399.10		
	810 5-899-2-63324	STOCK-REPAIR PARTS					399.10	BATTERY STOCK		
				REG. CHECK				399.10	399.10CR	0.00
								399.10	0.00	
-----										
01-2400	TIPTON CONSERVATIVE									
I 1018TCA		PH, LEAF PU, FAC, MIN, HIRI AP			R	12/16/2018		1,504.15	1,504.15CR	
		G/L ACCOUNT						1,504.15		
	610 5-815-2-64020	ADVERTISING					94.80	PH, LEAF PU, FAC, MIN, HIRING		
	670 5-841-2-64020	ADVERTISING					213.30	PH, LEAF PU, FAC, MIN, HIRING		
	001 5-465-2-64020	ADVERTISING					487.30	PH, LEAF PU, FAC, MIN, HIRING		
	001 5-620-2-64840	ZONING EXPENSE					9.76	PH, LEAF PU, FAC, MIN, HIRING		
	835 5-899-2-64140	PRINTING & PUBLISHING					476.99	PH, LEAF PU, FAC, MIN, HIRING		
	001 5-210-2-64020	ADVERTISING					129.50	PH, LEAF PU, FAC, MIN, HIRING		
	630 5-820-2-64020	ADVERTISING					92.50	PH, LEAF PU, FAC, MIN, HIRING		
I 1018TCA-2		RIDENROCK, TRNKTRT, TOUR OF P AP			R	12/16/2018		959.60	959.60CR	
		G/L ACCOUNT						959.60		
	001 5-525-2-65120	CD PROJECTS					230.00	RIDENROCK, TRNKTRT, TOUR OF POSS		
	001 5-525-2-64020	ADVERTISING					729.60	RIDENROCK, TRNKTRT, TOUR OF POSS		
				REG. CHECK				2,463.75	2,463.75CR	0.00
								2,463.75	0.00	
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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT DISC DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----									
01-2410	TIPTON ELECTRIC MOTORS								
I 290160		SHOP SUPPLIES	AP		R	12/16/2018	13.25	13.25CR	
		G/L ACCOUNT					13.25		
	810 5-899-2-65070	OPERATING SUPPLIES					13.25		
I 290399		MOTOR	AP		R	12/16/2018	688.47	688.47CR	
		G/L ACCOUNT					688.47		
	630 5-821-2-63500	OPERATIONAL EQUIPT MAINT & REP					688.47		
I 290583		MOTOR MOUNTS	AP		R	12/16/2018	161.04	161.04CR	
		G/L ACCOUNT					161.04		
	630 5-821-2-63500	OPERATIONAL EQUIPT MAINT & REP					161.04		
		REG. CHECK					862.76	862.76CR	0.00
							862.76	0.00	
-----									
01-2435	TIPTON GREENHOUSE								
I 102618TG		MISC SUPPLIES	AP		R	12/16/2018	27.75	27.75CR	
		G/L ACCOUNT					27.75		
	835 5-899-2-65980	MISCELLANEOUS					27.75		
		REG. CHECK					27.75	27.75CR	0.00
							27.75	0.00	
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01-2450	TIPTON PHARMACY								
I 1018TP		PHARMACEUTICALS	AP		R	12/16/2018	407.31	407.31CR	
		G/L ACCOUNT					407.31		
	001 5-160-2-65070	OPERATING SUPPLIES					407.31		
		REG. CHECK					407.31	407.31CR	0.00
							407.31	0.00	
-----									
01-2473	TITAN MACHINERY INC								
I 11669317		REPAIR PARTS #138	AP		R	11/16/2018	205.58	205.58CR	
		G/L ACCOUNT					205.58		
	810 5-899-2-63321	REPAIR PARTS					205.58		
		REG. CHECK					205.58	205.58CR	0.00
							205.58	0.00	
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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT	DT	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
-----										
01-2562		VERMEER SALES & SERVICE INC								
	I 522247	REPAIR PARTS #135	AP		R	12/16/2018		40.15	40.15CR	
		G/L ACCOUNT						40.15		
		810 5-899-2-63321	REPAIR PARTS					40.15	REPAIR PARTS #135	
			REG. CHECK					40.15	40.15CR	0.00
								40.15	0.00	
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===== R E P O R T T O T A L S =====

F U N D D I S T R I B U T I O N

FUND NO#	FUND NAME	AMOUNT
001	GENERAL GOVERNMENT	7,885.34CR
315	JKFAC CP	7,899.25CR
600	WATER OPERATING	201.50CR
610	WASTEWATER/AKA SEWER REVE	16,167.93CR
630	ELECTRIC OPERATING	10,382.90CR
640	GAS OPERATING	1,354.74CR
670	GARBAGE COLLECTION	1,598.08CR
740	STORM WATER	11,740.00CR
810	CENTRAL GARAGE	7,854.06CR
835	ADMINISTRATIVE SERVICES	8,962.93CR
** TOTALS **		74,046.73CR

----- 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		74,046.73 74,046.73	74,046.73CR 0.00	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		74,046.73 74,046.73	74,046.73CR 0.00	0.00

TOTAL CHECKS TO PRINT: 47

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ERRORS: 0                      WARNINGS: 0

MINUTES OF MEETING FOR HEARING  
ON PROPOSED REVITALIZATION  
PLAN

419554-42

Tipton, Iowa

November 19, 2018

A meeting of the City Council of the City of Tipton, Iowa, was held at the \_\_\_\_\_, in the City, at \_\_\_\_\_ o'clock \_\_.m., on November 19, 2018. The Mayor presided and the roll was called, showing members present and absent as follows:

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

The Mayor announced that this was the time and place set for hearing upon the designation of the 2018 Tipton Urban Revitalization Area and the Proposed Plan for the 2018 Tipton Urban Revitalization Area. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence; filed written objections or statements; or presented other exhibits:

(List all persons presenting written or oral statements or evidence.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed. After further considering all objections, comments, and evidence regarding the designation of the 2018 Tipton Urban Revitalization Area and the Proposed Plan therefor, it was moved by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_ that Resolution No. \_\_\_\_\_, the same being a resolution of intention regarding said Plan and Area, be adopted.

Whereupon, the Mayor put the question upon the motion and the roll being called, the following named Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the said resolution adopted, as follows:

2018 ADDITION TO THE TIPTON URBAN  
RENEWAL AREA DESIGNATION AND  
PLAN HEARING

482175-43

Tipton, Iowa

November 19, 2018

The City Council of the City of Tipton, Iowa, met on November 19, 2018, at \_\_\_\_\_ o'clock, \_\_.m., at the \_\_\_\_\_, in the City for the purpose of conducting a public hearing on the designation of an expanded urban renewal area and on a proposed urban renewal plan amendment. The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the designation of the expanded Tipton Urban Renewal Area and on an urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

**(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)**

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member \_\_\_\_\_ moved the adoption of a resolution entitled “Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Tipton Urban Renewal Area,” seconded by Council Member \_\_\_\_\_. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

ORDINANCE NO. 566

AN ORDINANCE AMENDING CHAPTER 99, SEWER SERVICE CHARGES, SECTION 99.02 OF THE CITY CODE OF ORDINANCES

SECTION 1. *Purpose.* The purpose of this ordinance is to amend the ordinance regarding sanitary sewer rates within the service territory of City of Tipton.

SECTION 2. *Amendment.* Chapter 99.02 is hereby amended as follows:

**99.02 RATE.** Each customer shall pay sewer service charges for the use of and for the service supplied by the municipal sanitary sewer system based upon the amount of water consumed as follows:

1. *Basic Service Charge.* A basic service charge of \$13.00 per month.
2. *Usage Charge.* A usage charge of \$3.86 per 100 cubic feet of water used per month.
3. *Special Rate #1 for Wastewater Treatment Plant Project: Base Service Charge for Debt.* A special rate is hereby established to repay debt on a mandated wastewater treatment plant project that is due to be operational on or about April 2021.

The following annual increases will be applied in addition to whatever amount is set by Section 99.02 (1), Usage Charges. The monies collected by this special rate will be dedicated to the repayment of project debt.

July 1, 2019	0%
July 1, 2020	0%
July 1, 2021	2%
July 1, 2022	2%
July 1, 2023	1%
July 1, 2024	1%
July 1, 2025	1%

Thereafter, effective on each and every July 1 until all related project debt is repaid, this special rate will increase by 1% per year.

4. *Special Rate #2 for Wastewater Treatment Plant Project: Usage Charge for Debt.* A special rate is hereby established to repay debt on a mandated wastewater treatment plant project that is due to be operational on or about April 2021.

The following annual increases will be applied in addition to whatever amount is set by Section 99.02 (2), Usage Charges. The monies collected by this special rate will be dedicated to the repayment of project debt.

July 1, 2019	0%
July 1, 2020	0%
July 1, 2021	2%
July 1, 2022	2%
July 1, 2023	1%
July 1, 2024	1%
July 1, 2025	1%

Thereafter, effective on each and every July 1 until all related project debt is repaid, this special rate will increase annually by 1% per 100 cubic feet of water used per month.

5. *Special Rate #3 for Wastewater Treatment Plant Project: Flat Monthly Rate for Debt.* A special rate is hereby established to repay debt on a mandated wastewater treatment plant project that is due to be operational on or about April 2021.

The monies collected by this special rate will be dedicated to the repayment of project debt.

This special rate will become effective on January 1, 2019 and will be in effect until all related project debt is repaid:

\$10 per month per customer account.

6. *Not Associated with 99.03.* The special rates set forth in 99.02 (3), (4), (5) are not associated with any of the provisions of Section 99.03, SPECIAL RATES.

SECTION 3. *Repealer.* All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4. *Severability.* If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 5. *Effective Date.* This ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
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 Ordinance No. 566 which was passed by the Tipton City Council this \_\_\_\_ day of \_\_\_\_\_, 2018 and published in the Tipton Conservative this \_\_\_\_ day of \_\_\_\_\_, 2018.

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

RESOLUTION NO. 111918A

Resolution Stating the Intentions of the City Council with Regard to the Designation of the 2018 Tipton Urban Revitalization Area and the Proposed Plan Therefor

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act") the City of Tipton, Iowa, may designate an area of the City as an urban revitalization area, if that area meets the criteria of Section 1 of the Act; and

WHEREAS, the City Council of the City did find and determine that an area within the City identified by previous resolution as the 2018 Tipton Urban Revitalization Area meets the criteria of Section 1 of the Act; and

WHEREAS, pursuant to the provisions of the Act, before designating any area as an urban revitalization area, the City must prepare a Proposed Plan for such revitalization area and hold certain public hearings thereon; and

WHEREAS, after mailed and published notice thereof was given, as required by the Code, the City Council of the City did, on November 19, 2018, hold a public hearing on the designation of the 2018 Tipton Urban Revitalization Area and the Proposed Plan therefor and considered all objections, comments, and evidence there presented; and

WHEREAS, the Code gives owners or tenants of property within the proposed 2018 Tipton Urban Revitalization Area thirty (30) days in which to petition for a second public hearing;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Tipton, Iowa, as follows:

Section 1. The Proposed Plan for the 2018 Tipton Urban Revitalization Area is hereby tentatively approved, and it is the intention of the City Council to finally adopt the Proposed Plan for the 2018 Tipton Urban Revitalization Area on January 7, 2018, following the expiration of the thirty-day period within which a petition may be filed requesting a second public hearing.

Section 2. The 2018 Tipton Urban Revitalization Area as it is described in the Proposed Plan is tentatively approved, and it is the intention of the City Council to adopt a final authorizing resolution and an ordinance designating the 2018 Tipton Urban Revitalization Area as a revitalization area under the Code on January 7, 2018, following the expiration of the thirty-day period within which a petition may be filed requesting a second public hearing.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved November 19, 2018.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

\* \* \*

There being no further business to come before the meeting, it was upon motion adjourned.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

STATE OF IOWA  
COUNTY OF CEDAR  
CITY OF TIPTON

SS:

I, the undersigned, City Clerk of the City of Tipton, Iowa, do hereby certify that the above and foregoing is a true, correct and complete copy of the minutes of the public hearing on the designation of the 2018 Tipton Urban Revitalization Area and the Proposed Plan for the 2018 Tipton Urban Revitalization Area which was held on November 19, 2018.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2018.

---

City Clerk

RESOLUTION NO. 111918B

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Tipton Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this City Council of the City of Tipton, Iowa (the “City”) by resolution previously established the Tipton Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; (2) facilitates the deletion of the expiration date from the Plan; and (3) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) using tax increment financing to pay the costs of the City’s Downtown Revitalization Incentive Program and the Tipton Revitalization Incentive Program; (b) using tax increment financing to pay the costs of the redevelopment of the Hardacre Theater; (c) using tax increment financing to pay the costs of funding the Tipton Revolving Loan Program; and (d) using tax increment financing to pay the costs of the reconstruction of Cedar Street/Highway 38; and

WHEREAS, notice of a public hearing by the City Council of the City on the question of amending the plan for the Urban Renewal Area and designating an expanded Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, and the Council has conducted said hearing on November 19, 2018; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Cedar County and the Tipton Community School District; the consultation meeting was held on the \_\_\_\_ day of \_\_\_\_\_, 2018; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

WHEREAS, the members of the Planning and Zoning Commission have reviewed and commented on the proposed Amendment;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Tipton, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist in the City on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the 2018 Addition to the Tipton Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. Proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the city in accordance with sound planning standards and local community objectives.

C. It is not anticipated that families will be displaced as a result of the City's undertakings under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 4. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved November 19, 2018.

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Mayor

Attest:

---

City Clerk

**(Attach copy of the urban renewal plan amendment to this resolution.)**

EXHIBIT A  
Legal Description  
Expanded Tipton Urban Renewal Area  
(2018 Addition)

Certain real property situated in the City of Tipton, Cedar County, State of Iowa described as follows:

All of the public right-of-way of Cedar Street/Highway 38 situated within the corporate limits of the City of Tipton, Iowa.

• • • •

Upon motion and vote, the meeting adjourned.

---

Mayor

Attest:

---

City Clerk

STATE OF IOWA  
COUNTY OF CEDAR  
CITY OF TIPTON

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Tipton, and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with designating the expanded Tipton Urban Renewal Area for the City and on an urban renewal plan amendment.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
City Clerk

**(Please attach to this certificate a copy of the minutes or a resolution of the Planning and Zoning Commission showing the action taken by that Commission with respect to the urban renewal plan amendment.)**

CITY OF TIPTON, IOWA

URBAN RENEWAL PLAN AMENDMENT  
TIPTON URBAN RENEWAL AREA

November, 2018

The Urban Renewal Plan (the "Plan") for the Tipton Urban Renewal Area (the "Urban Renewal Area") is being amended for the purposes of (1) adding certain property to the Urban Renewal Area; (2) deleting the expiration date from the Plan; and (3) identifying new urban renewal projects to be undertaken therein.

**1) Addition of Property.** The real property (the "Property") described on Exhibit A hereto is, by virtue of this Amendment, being added as the November, 2018 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area.

**2) Deletion of Expiration Date.** The existing expiration date is hereby deleted from the Plan. The Plan shall remain in effect until repealed by the City Council. The City will collect incremental property tax revenues under the Plan for the maximum extent of the time allowed in Chapter 403 of the Code of Iowa, unless sooner curtailed by action of the City Council. The Section of the Plan entitled "Duration of Approved Urban Renewal Plan" shall now read as follows:

*This Urban Renewal Plan will remain in effect until it is repealed by the City Council. The collection of incremental property taxes in the Urban Renewal Area will continue for the maximum number of years authorized by Chapter 403 of the Code of Iowa unless otherwise determined by action of the City Council.*

**3) Identification of Projects.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following projects:

**A.**

**Name of Project:** Tipton Downtown Revitalization Incentive Program/Tipton Revitalization Incentive Program

**Name of Urban Renewal Area:** Tipton Urban Renewal Area

**Date of Council Approval of Project:** November 19, 2018

**Description of Programs:** The City acknowledges the importance of the success of local businesses to the promotion of economic development in the Urban Renewal Area.

***Tipton Downtown Revitalization Incentive Program:*** The City Council originally approved the Tipton Downtown Revitalization Incentive Program ("DRIP") as an urban

renewal project in an amendment to the Plan dated August 5, 2013. DRIP is designed to provide public support to the development, redevelopment and improvement of local businesses situated in the City's Downtown in the Urban Renewal Area. The City intends to provide economic development grants (the "Grant") to local business owners who qualify for DRIP to assist such local business owners with (i) façade improvement projects; (ii) building or land acquisition costs; (iii) capital improvements; (iv) job creation or training; (v) accessibility improvements; (vi) utility upgrades; (vii) site development; and (viii) other projects approved by the City Staff. The City Staff will develop appropriate materials, including agreements and applications, for the administration of DRIP.

***Tipton Revitalization Incentive Program:*** The Tipton Revitalization Incentive Program ("TRIP") is designed to provide public support to the development, redevelopment and improvement of local businesses situated in the Urban Renewal Area but outside of the City's Downtown. The City intends to provide economic development grants (the "Grant") to local business owners who qualify for TRIP to assist such local business owners with (i) façade improvement projects; (ii) building or land acquisition costs; (iii) capital improvements; (iv) job creation or training; (v) accessibility improvements; (vi) utility upgrades; (vii) site development; and (viii) other projects approved by the City Staff. The City Staff will develop appropriate materials, including agreements and applications, for the administration of TRIP.

**Description of Use of TIF for DRIP:** It is anticipated that the City will pay for DRIP with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligation will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Tipton Revolving Loan Fund Support Program will not exceed \$150,000 over the course of the City's 2020 through 2024 fiscal years.

**Description of Use of TIF for TRIP:** It is anticipated that the City will pay for TRIP with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligation will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Tipton Revolving Loan Fund Support Program will not exceed \$150,000 over the course of the City's 2020 through 2024 fiscal years.

**B.**

**Name of Project:** Hardacre Theater Redevelopment Project

**Name of Urban Renewal Area:** Tipton Urban Renewal Area

**Date of Council Approval of Project:** November 19, 2018

**Description of the Project:** The City acknowledges the importance of superior recreational facilities and a vibrant business district to its future economic development

initiatives in the Urban Renewal Area. The Hardacre Theater Redevelopment Project will consist of the redevelopment of the property situated at 112 East Street (the “Property”) currently serving as the site of the former Hardacre Theater building. It is possible that the City will partner with a private developer to complete the Hardacre Theater Redevelopment Project.

**Description of Use of TIF for the Project:** It is anticipated that the City will pay for the Hardacre Theater Redevelopment Project with the proceeds of internal advances of City funds on-hand, borrowed funds and/or through an economic development agreement with negotiated payments to a private developer. In any case, the City’s obligations will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Hardacre Theater Redevelopment Project will not exceed \$200,000.

**C.**

**Name of Project:** Tipton Revolving Loan Fund Support Program

**Name of Urban Renewal Area:** Tipton Urban Renewal Area

**Date of Council Approval of Project:** November 19, 2018

**Description of the Program:** The City acknowledges the importance of the success of local businesses to the promotion of economic development in the City. The Tipton Revolving Loan Fund Support Program is designed to provide public support to the development and improvement of local businesses in the Urban Renewal Area. The City will provide fiscal support to the Program through the provision of low-interest or no-interest economic development loans (the “Loan”) to local businesses.

The Loans will be targeted to assist local business owners with (i) façade improvement projects; (ii) building or land acquisition costs; (iii) capital improvements; (iv) job creation or training; (v) accessibility improvements; (vi) utility upgrades; (vii) site development; and (viii) other projects approved by the City Staff. The City Staff will develop appropriate materials, including agreements and applications, for the administration of the Tipton Revolving Loan Fund Support Program.

**Description of Use of TIF for the Program:** It is anticipated that the City will fund the Loans with borrowed funds and/or with the proceeds of internal advances of City funds on-hand. In any case, the City’s obligation will be repaid with incremental property tax revenues. The amount of incremental property tax revenues to be expended by the City in connection with the Tipton Revolving Loan Fund Support Program will not exceed \$150,000 over the course of the City’s 2020 through 2024 fiscal years.

**D.**

**Name of Project:** Cedar Street/Highway 38 Reconstruction Project

**Name of Urban Renewal Area:** Tipton Urban Renewal Area

**Date of Council Approval of Project:** November 19, 2018

**Description of Project and Project Site:** The Cedar Street/Highway 38 Reconstruction Project will include street reconstruction; the construction of sanitary sewer, waterworks and storm water drainage system improvements; and the incidental utility, landscaping, site clearance and cleanup work related thereto on and along Cedar Street/Highway 38 in the Urban Renewal Area.

**Description of Properties to be Acquired in Connection with Project:** The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Cedar Street/Highway 38 Reconstruction Project.

**Description of Use of TIF for the Project:** It is anticipated that the City will pay for the Cedar Street/Highway 38 Reconstruction Project with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Cedar Street/Highway 38 Reconstruction Project will not exceed \$450,000.

**4) Required Financial Information.** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$9,497,842</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed debt to be incurred in connection with November, 2018 Amendment*	<u>\$1,100,000</u>

\*It is anticipated that some or all of the debt incurred hereunder may be made subject to annual appropriation by the City Council.

**EXHIBIT A**  
Legal Description  
Tipton Urban Renewal Area  
November, 2018 Addition

Certain real property situated in the City of Tipton, Cedar County, State of Iowa, more particularly described as follows:

All of the public right-of-way of Cedar Street/Highway 38 situated within the corporate limits of the City of Tipton, Iowa.

MINUTES TO SET DATE FOR HEARING  
ON ENTERING INTO A LOAN AND  
DISBURSEMENT AGREEMENT

419554-44 (N/I)

Tipton, Iowa

November 19, 2018

The City Council of the City of Tipton, Iowa, met on November 19, 2018, at \_\_\_\_\_  
o'clock \_\_\_\_m., at the \_\_\_\_\_, in the City. The Mayor presided and the roll was  
called showing the following members of the Council present and absent:

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

Council Member \_\_\_\_\_ introduced the resolution hereinafter next set  
out and moved its adoption, seconded by Council Member \_\_\_\_\_; and after  
due consideration thereof by the Council, the Mayor put the question upon the adoption of the  
said resolution and the roll being called, the following named Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 111918C

Resolution to fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$435,000

WHEREAS, the City of Tipton (the "City"), in Cedar County, State of Iowa, did heretofore establish a Municipal Sanitary Sewer System (the "Utility") in and for the City which has continuously supplied sanitary sewer service in and to the City and its inhabitants since its establishment; and

WHEREAS, the management and control of the Utility are vested in the City Council (the "Council") and no board of trustees exists for this purpose; and

WHEREAS, pursuant to a prior resolution of the Council (the "Outstanding Bond Resolution"), the City has heretofore issued its \$3,200,000 Sewer Revenue Bond, SRF Series 2003, dated June 30, 2003 (the "Outstanding Bond"), a portion of which remains outstanding; and

WHEREAS, pursuant to the Outstanding Bond Resolution, the City reserved the right to issue additional obligations payable from the net revenues of the Utility and ranking on a parity with the Outstanding Bond under the terms and conditions set forth in the Outstanding Bond Resolution; and

WHEREAS, the City now proposes to enter into a Sewer Revenue Loan and Disbursement Agreement (the "Agreement") and to borrow money thereunder in a principal amount not to exceed \$435,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Utility (the "Project"), and it is necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Agreement and to give notice thereof as required by such law;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Tipton, Iowa, as follows:

Section 1. This City Council shall meet on December 3, 2018, at the \_\_\_\_\_, in the City, at \_\_\_\_\_ o'clock \_\_\_\_ .m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once, not less than four (4) and not more than twenty (20) days before the meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE  
PROCEEDINGS TO ENTER INTO A LOAN AND DISBURSEMENT AGREEMENT  
IN A PRINCIPAL AMOUNT NOT TO EXCEED \$435,000

(SEWER REVENUE)

The City Council of the City of Tipton, Iowa, will meet on December 3, 2018, at the \_\_\_\_\_, in the City, at \_\_\_\_\_ o'clock \_\_\_\_ .m., for the purpose of instituting proceedings and taking action to enter into a loan and disbursement agreement (the "Agreement") and to borrow money thereunder in a principal amount not to exceed \$435,000, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the City's Municipal Sanitary Sewer System.

The Agreement will not constitute a general obligation of the City, nor will it be payable in any manner by taxation but, together with the City's outstanding Sewer Revenue Bond, SRF Series 2003, dated June 30, 2003, and any additional obligations of the City as may be hereafter issued and outstanding from time to time ranking on a parity therewith, will be payable solely and only from the Net Revenues of the Municipal Sanitary Sewer System of the City.

At the aforementioned time and place, oral or written objections may be filed or made to the proposal to enter into the Agreement. After receiving objections, the City may determine to enter into the Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Tipton, Iowa.

Amy Lenz  
City Clerk

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately \$5,600,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon adoption and approval, as provided by law.

Passed and approved this November 19, 2018.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

• • • •

On motion and vote, the meeting adjourned.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

**ATTESTATION CERTIFICATE:**

STATE OF IOWA  
COUNTY OF CEDAR  
CITY OF TIPTON

SS:

I, the undersigned, City Clerk of the aforementioned City, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for hearing on the City Council's proposal to take action in connection with a Sewer Revenue Loan and Disbursement Agreement.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
City Clerk

**ORGANIZATION AND ESTABLISHMENT CERTIFICATE:**

STATE OF IOWA  
COUNTY OF CEDAR  
CITY OF TIPTON

SS:

I, the undersigned City Clerk, do hereby certify that the aforementioned City is organized and operating under the provisions of Title IX of the Code of Iowa and not under any special charter and that such City is operating under the Mayor-Council form of government and that there is not pending or threatened any question or litigation whatsoever touching the incorporation of the City, the inclusion of any territory within its limits or the incumbency in office of any of the officials hereinafter named.

And I do further certify that the following named parties are officials of the City as indicated:

- \_\_\_\_\_, Mayor
- \_\_\_\_\_, City Manager
- \_\_\_\_\_, City Clerk
- \_\_\_\_\_, City Treasurer
- \_\_\_\_\_, Finance Officer
- \_\_\_\_\_, Council Member/Mayor Pro Tem
- \_\_\_\_\_, Council Member
- \_\_\_\_\_, Council Member
- \_\_\_\_\_, Council Member
- \_\_\_\_\_, Council Member

I further certify that the City established the Municipal Sanitary Sewer System (the "Utility") and that the Utility has been in continuous operation by the City since its establishment as aforesaid in supplying sanitary sewer service to the City and its inhabitants.

I further certify that the management and control of the Utility are vested in the City Council of the City, and that no board of trustees exists which has any part of the control and management of such Utility.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
City Clerk

**OUTSTANDING DEBT CERTIFICATE:**

STATE OF IOWA  
COUNTY OF CEDAR                      SS:  
CITY OF TIPTON

I, the undersigned, City Clerk of the City of Tipton, Iowa (the "City"), do hereby certify that the City has no bonds or other obligations of any kind now outstanding which are secured by and payable from the revenues derived from the operation of the Municipal Sanitary Sewer System (the "Utility"), except as follows:

Date	Type	Principal Amount Outstanding	Maturity
June 30, 2003	Sewer Revenue Bond	\$_____	June 1, 2024

**(Attach here a separate sheet listing any other outstanding obligations of the City secured by and payable from the revenues of the Utility excluding the proposed issue.)**

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
City Clerk

**PUBLICATION CERTIFICATE:**

**(PLEASE NOTE: Please do not date and return this certificate until you have received the publisher's affidavit and have verified that the notice was published on the date indicated in the affidavit, but please return all other completed pages to us as soon as they are available.)**

STATE OF IOWA  
COUNTY OF CEDAR  
CITY OF TIPTON

SS:

I, the undersigned, City Clerk of the aforementioned City, do hereby certify that pursuant to the resolution of its City Council fixing a date of meeting at which it is proposed to take action to enter into a loan and disbursement agreement, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
City Clerk

**(Attach here the publisher's original affidavit with clipping of the notice, as published.)**

RESOLUTION NO. 111918 D

RESOLUTION ACCEPTING THE “STREET IMPROVEMENTS—2018 PROJECT” AS COMPLETE AND AUTHORIZING THE PAYMENT OF PAY APPLICATION #6 AND PAY APPLICATION #7 (FINAL RETAINAGE)

WHEREAS, Heuer Construction, Inc of Muscatine, IA (Contractor) was awarded the “Street Improvements—2018 Project” (Project) which included Division 1—Lynn Street, Division 2—Old Muscatine Road, and Division 3—South Street, Alternate A; and

WHEREAS, the Contractor has submitted Payment Application #6 in the amount of \$2,850.00 for South Street and Payment Application #7 for final retainage in the amount of \$54,852.81 with both recommended for payment by the project engineer, Garden & Associates, LTD. (Engineer;) and

WHEREAS, the Engineer has submitted a letter (November 6, 2018) which states that the project is complete and substantially complies with the Project’s plans and specifications.

NOW, THEREFORE, BE IT RESOLVED that the City of Tipton accepts the project as complete and authorizes the immediate payment of \$2,850.00 toward Payment Application #6, and Pay Application #7 in the amount of \$54,852.81 (5% retainage) paid 31 days thereafter.

PASSED AND APPROVED this 19<sup>th</sup> day of November 2018.

\_\_\_\_\_  
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 19<sup>th</sup> day of November 2018.

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

APPLICATION FOR PAYMENT NO. 6

To: City of Tipton (JURISDICTION)

From: Heuer Construction, Inc (CONTRACTOR)

Contract: Street Improvement Project

Project: Div.1 - Lynn Street, Div. 2 - Old Muscatine Road, Div. 3A - South Street

JURISDICTION's Contract No.: ENGINEER's Project No.: 5017256

For Work Accomplished Through the Date of: 10/5/2018

Table with 2 columns: Description and Amount. Rows include Original Contract Price (\$1,055,444.85), Net Change by Change Orders and Written Amendments (+ or -) (\$41,611.26), Current Contract Price (1 plus 2) (\$1,097,056.11), Total Completed and Stored to Date (\$1,097,056.11), Retainage (Per Agreement) (5% of Completed Work: \$54,852.81; 0% of Stored Material; Total Retainage: \$54,852.81), Total Completed and Stored to Date Less Retainage (4 minus 5) (\$1,042,203.30), Less Previous Application for Payments (\$1,039,353.30), and DUE THIS APPLICATION (6 MINUS 7) (\$2,850.00).

Accompanying Documentation:

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from JURISDICTION on account of Work done under the Contract referred to above have been applied on account to discharge CONTRACTOR's legitimate obligations incurred in connection with Work covered by prior Applications for Payment numbered -- through -- inclusive; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application of Payment will pass to JURISDICTION at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to JURISDICTION indemnifying JURISDICTION against any such Lien, security interest or encumbrance); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and not defective.

Payment of the above AMOUNT DUE THIS APPLICATION is requested.

Dated: 11-6-2018 Heuer Construction, Inc. (CONTRACTOR) By: Jamie Heuer, President

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated: 11-6-2018 Garden & Associates, LDT (ENGINEER) By: [Signature]

Payment of the above AMOUNT DUE THIS APPLICATION is approved.

Dated: City of Tipton (JURISDICTION) By:

Pay Application No. 6  
**STREET IMPROVEMENT PROJECT**  
**Division 1: Lynn Street**  
**Division 2: Old Muscatine Road**  
**Division 3: South Street**  
**Tipton, Iowa - 2018**

G&A 5017256

**Heuer Construction, Inc.**  
**2360 Bypass 61**  
**Muscatine, IA 52761**

No.	Item	Unit	Estimated Quantity	Unit Price	Quantities To Date	Extended Price	
<b>Division 1: Lynn Street</b>							
1.	2010-108-E-0	Excavation, Class 10, 12, or 13	CY	350	\$9.00	350.00	\$3,150.00
2.	2010-108-G-0	Subgrade Preparation	SY	1,205	\$2.00	1205.00	\$2,410.00
3.	2010-108-I-0	Subbase, Modified (6" Thick Modified Subbase)	SY	1,205	\$6.00	1205.00	\$7,230.00
4.	2010-108-L-0	Compaction Testing	LS	1	\$1,500.00	1.00	\$1,500.00
5.	4020-108-A-1	Storm Sewer, Trenched, RCP, 15"	LF	25	\$75.00	25.00	\$1,875.00
6.	4020-108-A-1	Storm Sewer, Trenched, RCP, 12"	LF	5	\$75.00	5.00	\$375.00
7.	4020-108-A-1	Storm Sewer, Trenched, PVC, 8"	LF	10	\$50.00	10.00	\$500.00
8.	4020-108-C-0	Removal of Storm Sewer, RCP, 12"	LF	25	\$10.00	25.00	\$250.00
9.	4040-108-A-0	Subdrain, Longitudinal, Perforated 4"	LF	655	\$7.65	648.00	\$4,957.20
10.	4040-108-D-0	Subdrain Outlets and Connections	EA	2	\$400.00	2.00	\$800.00
11.	6010-108-B-0	Intake, SW-501	EA	1	\$3,000.00	1.00	\$3,000.00
12.	6010-108-B-0	Intake, SW-503	EA	1	\$6,000.00	1.00	\$6,000.00
13.	6010-108-E-0	Manhole Adjustment, Minor	EA	1	\$250.00	1.00	\$250.00
14.	6010-108-H-0	Remove Intake	EA	2	\$400.00	2.00	\$800.00
15.	7010-108-A-0	Pavement, PCC, 7" Thick	SY	1,105	\$41.00	1105.00	\$45,305.00
16.	7010-108-I-0	PCC Pavement Samples and Testing	LS	1	\$1,000.00	1.00	\$1,000.00
17.	7030-108-A-0	Removal of Sidewalk	SY	5	\$10.00	8.50	\$85.00
18.	7030-108-A-0	Removal of Driveway	SY	250	\$6.00	250.00	\$1,500.00
19.	7030-108-E-0	Sidewalk, PCC, 6" Thick	SY	13	\$75.00	19.50	\$1,462.50
20.	7030-108-G-0	Detectable Warning	SF	20	\$25.00	30.00	\$750.00
21.	7030-108-H-1	Driveway, Paved, PCC, 6" Thick	SY	250	\$43.00	265.00	\$11,395.00
22.	7040-108-H-0	Pavement Removal	SY	1,105	\$6.75	1105.00	\$7,458.75
23.	8030-108A-0	Temporary Traffic Control	LS	1	\$1,700.00	1.00	\$1,700.00
24.	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	LS	1	\$1,000.00	1.00	\$1,000.00
25.	11,020-108-A-1	Mobilization	LS	1	\$2,250.00	1.00	\$2,250.00
26.	11,050-108-A-0	Concrete Washout	LS	1	\$750.00	1.00	\$750.00
<b>Total Work to Date</b>						<b>\$107,753.45</b>	

Pay Application No. 6  
**STREET IMPROVEMENT PROJECT**

Division 1: Lynn Street

Division 2: Old Muscatine Road

Division 3: South Street

Tipton, Iowa - 2018

**Heuer Construction, Inc.**  
**2360 Bypass 61**  
**Muscatine, IA 52761**

No.	Item	Unit	Estimated Quantity	Unit Price		Extended Price
<b>Division 2: Old Muscatine Road</b>						
1.	2010-108-E-0 Excavation, Class 10, 12, or 13	CY	120	\$14.25	156.00	\$2,223.00
2.	2010-108-G-0 Subgrade Preparation	SY	2,230	1.5	2899.00	\$4,348.50
3.	2010-108-L-0 Compaction Testing	LS	1	750	1.30	\$975.00
4.	7020-108-B-0 Pavement, HMA, 1M ESAL, 1/2" Surface Mix, 4" Thick	TONS	540	80.59	684.69	\$55,179.17
5.	7020-108-H-0 HMA Pavement Samples and Testing	LS	1	500	1.00	\$500.00
6.	7030-108-H-1 Driveway, Paved, HMA, 4" Thick	TONS	10	154	15.00	\$2,310.00
7.	8030-108-A-1 Temporary Traffic Control	LS	1	1100	1.30	\$1,430.00
8.	11,020-108-A-1 Mobilization	LS	1	\$6,000.00	1.30	\$7,800.00
					<b>Total Work to Date</b>	<b>\$74,765.67</b>

**Pay Application No. 6**  
**STREET IMPROVEMENT PROJECT**  
**Division 1: Lynn Street**  
**Division 2: Old Muscatine Road**  
**Division 3: South Street**  
**Tipton, Iowa - 2018**

**Heuer Construction, Inc.**  
**2360 Bypass 61**  
**Muscatine, IA 52761**

No.	Item	Unit	Estimated Quantity	Unit Price		Extended Price	
<b>Division 3: South Street - Alternate A</b>							
1.	2010-108-E-0	Excavation, Class 10, 12, or 13	CY	1,530	\$13.00	1530.00	\$19,890.00
2.	2010-108-G-0	Subgrade Preparation	SY	15,350	\$1.10	7675.00	\$8,442.50
3.	2010-108-I-0	Subbase, Granular	TONS	1,600	\$22.00	911.12	\$20,044.64
4.	2010-108-J-1	Removal of Structure, Intakes	EA	2	\$400.00	2.00	\$800.00
5.	2010-108-L-0	Compaction Testing	LS	1	\$1,500.00	1.00	\$1,500.00
6.	4020-108-A-1	Storm Sewer Trenched, RCP, 18"	LF	121	\$80.00	119.00	\$9,520.00
7.	4020-108-A-1	Storm Sewer Trenched, RCP, 12"	LF	40	\$100.00	0.00	\$0.00
8.	4020-108-C-0	Removal of Storm Sewer, CMP, 12"	LF	40	\$10.00	0.00	\$0.00
9.	4020-108-C-0	Removal of Storm Sewer, RCP, 15"	LF	150	\$10.00	119.00	\$1,190.00
10.	5020-108-C-0	Fire Hydrant Assembly	EA	1	\$6,000.00	1.00	\$6,000.00
11.	5020-108-I-0	Fire Hydrant Assembly Removal	EA	1	\$1,000.00	1.00	\$1,000.00
12.	5020-108-F-0	Valve Box Extension	EA	2	\$250.00	2.00	\$500.00
13.	6010-108-B-0	Intake, SW-502, 48"	EA	1	\$3,000.00	2.00	\$6,000.00
14.	6010-108-B-0	Intake, SW-503	EA	1	\$6,000.00	1.00	\$6,000.00
15.	6010-108-E-0	Manhole Adjustment, Minor	EA	7	\$250.00	1.00	\$250.00
16.	6010-108-F-0	Intake Adjustment, Minor	EA	4	\$250.00	4.00	\$1,000.00
17.	6010-108-H-0	Remove Intake	EA	2	\$400.00	2.00	\$800.00
18.	6020-108-B-0	In-situ Manhole Replacement, Cast-in-place Concrete	VF	50	\$315.00	0.00	\$0.00
19.	7010-108-A-0	Pavement, PCC, 8" Thick	SY	14,020	\$43.50	14636.00	\$636,666.00
20.	7010-107-I-0	PCC Pavement Samples and Testing	LS	1	\$1,500.00	1.00	\$1,500.00
21.	7030-108-A-0	Removal of Sidewalk	SY	1	\$100.00	4.50	\$450.00
22.	7030-108-A-0	Removal of Driveway	SY	942	\$8.00	953.00	\$7,624.00
23.	7030-108-E-0	Sidewalk, PCC, 4" Thick	SY	1	\$100.00	6.50	\$650.00
24.	7030-108-H-1	Driveway, Paved, PCC, 6" Thick	SY	1,141	\$40.75	613.00	\$24,979.75
25.	7030-108-H-2	Driveway, Granular	TONS	16	\$17.50	15.22	\$266.35
26.	7040-108-H-0	Pavement Removal	SY	14,000	\$5.00	14609.00	\$73,045.00
27.	8020-108-B-0	Painted Pavement Markings, Solvent/Waterborne	STA	22	\$90.00	22.00	\$1,980.00
28.	8030-108-A-0	Temporary Traffic Control	LS	1	\$3,900.00	1.00	\$3,900.00
29.	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	LS	1	\$3,000.00	1.00	\$3,000.00
30.	9040-108-A-1	SWPPP Preparation	LS	1	\$1,500.00	1.00	\$1,500.00
31.	9040-108-A-2	SWPPP Management	LS	1	\$1,500.00	1.00	\$1,500.00
32.	9040-108-T-1	Inlet Protection Device	EA	8	\$100.00	8.00	\$800.00
33.	11020-108-A-1	Mobilization	LS	1	\$10,500.00	1.00	\$10,500.00
34.	11030-108-A-0	Maintenance of Postal Service	LS	1	\$500.00	1.00	\$500.00
35.	11050-108-A-0	Concrete Washout	LS	1	\$750.00	1.00	\$750.00
36.	XXXX-XXX-X-X	Mailbox-remove and reinstall	LS	1	\$1,500.00	1.00	\$1,500.00
37.	XXXX-XXX-X-X	Sign - Removal	LS	1	\$500.00	1.00	\$500.00
38.	XXXX-XXX-X-X	Temporary Granular Surfacing	TONS	150	\$17.50	50.00	\$875.00
	XXXX-XXX-X-X	Change Order No. 1 - Detour Traffic Control	LS	0	\$7,040.00	1.00	\$7,040.00
<b>Change Order 2 Itmes</b>							
		Intake at Sycamore and South	LS	0	\$2,500.00	1.00	\$3,250.00
		Price Adjustment Phase 2A (\$54.75-\$43.5)	SY	0	\$11.25	975.00	\$10,968.75
		Reinforced PCC Drive 8" Thick	SY	0	\$75.00	381.00	\$28,575.00
		PCC Drive 8" Thick	SY	0	\$64.00	145.00	\$9,280.00
<b>Total Work to Date</b>						<b>\$914,536.99</b>	

**Total Division 1, 2 & 3      \$1,097,056.11**

**APPLICATION FOR PAYMENT NO. 7 (Final)**

To: City of Tipton (JURISDICTION)

From: Heuer Construction, Inc (CONTRACTOR)

Contract: Street Improvement Project

Project: Div.1 - Lynn Street, Div. 2 - Old Muscatine Road, Div. 3A - South Street

JURISDICTION's Contract No.: \_\_\_\_\_ ENGINEER's Project No.: 5017256

For Work Accomplished Through the Date of: 10/5/2018

1. Original Contract Price:	\$ 1,055,444.85
2. Net Change by Change Orders and Written Amendments (+ or -):	\$ 41,611.26
3. Current Contract Price (1 plus 2):	\$ 1,097,056.11
4. Total Completed and Stored to Date:	\$ 1,097,056.11
5. Retainage (Per Agreement):	
5% of Completed Work:	\$ -
0% of Stored Material:	_____
Total Retainage:	\$ -
6. Total Completed and Stored to Date Less Retainage (4 minus 5):	\$ 1,097,056.11
7. Less Previous Application for Payments:	\$ 1,042,203.30
8. <b>DUE THIS APPLICATION (6 MINUS 7)</b>	<b>\$ 54,852.81</b>

Accompanying Documentation:

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from JURISDICTION on account of Work done under the Contract referred to above have been applied on account to discharge CONTRACTOR's legitimate obligations incurred in connection with Work covered by prior Applications for Payment numbered -- through -- inclusive; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application of Payment will pass to JURISDICTION at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to JURISDICTION indemnifying JURISDICTION against any such Lien, security interest or encumbrance); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and not defective.

Payment of the above AMOUNT DUE THIS APPLICATION is requested.

Dated: 11-6-2018 Heuer Construction, Inc.  
By: Jamie Heuer, President (CONTRACTOR)

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated: 11-6-2018 Garden & Associates, LDT  
By: Paul Bop (ENGINEER)

Payment of the above AMOUNT DUE THIS APPLICATION is approved.

Dated: \_\_\_\_\_ City of Tipton  
By: \_\_\_\_\_ (JURISDICTION)

RESOLUTION NO. 111918E

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 AND FURTHER RESCINDING AND REPLACING RESOLUTION 112717A (November 27, 2017)

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 \$69,934.72 in TIF-eligible expenses related to the approval of these DRIP applications:

<b>DRIP Claims From 7/29/14 - 10/30/18</b>		
The Fabric Stasher	7/29/2014	\$ 1,444.25
Chris Cook - Tipton Iowa Realty	7/23/2015	\$ 4,716.04
Kevin Kofron - 313, 315 Cedar St	7/23/2015	\$ 5,839.96
Kevin Kofron - 311, 313, 315, 317 Cedar St	6/9/2016	\$ 10,000.27
Michelle Ford - Total Look	10/4/2016	\$ 7,329.00
Penny Prat - Penny's Hair & Nail Studio	10/4/2016	\$ 1,199.98
NBC Priperties LLC	8/10/2017	\$ 7,471.02
The Gathering - 519 Cedar St	8/10/2017	\$ 4,972.10
The Gathering - 521 Cedar St	8/10/2017	\$ 4,972.10
The Gathering - 519 Cedar St	7/24/2018	\$ 4,972.00
The Gathering - 521 Cedar St	7/24/2018	\$ 4,972.00
Doreena Crock	9/6/2018	\$ 5,161.00
The Gathering - 519 Cedar St	10/4/2018	\$ 2,540.00
The Gathering - 521 Cedar St	10/4/2018	\$ 4,345.00
<b>GRAND TOTAL</b>		<b>\$ 69,934.72</b>

NOW, THEREFORE; Be It Resolved, the City Council of Tipton does hereby approve the City to claim \$69,934.72 (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:

<b>CLAIM Nov' 18 FOR FY 19/20</b>	<b>CLAIM Nov' 19 FOR FY 20/21</b>	<b>CLAIM Nov' 20 FOR FY 21/22</b>	<b>CLAIM Nov' 21 FOR FY 22/23</b>
\$17,483.68	\$17,483.68	\$17,483.68	\$17,483.68

PASSED AND APPROVED this 19th day of November, 2018.

\_\_\_\_\_  
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 7th day of November, 2018.

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

AGENDA ITEM: *ILe*

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	<b>11/19/2018</b>
<b>AGENDA ITEM:</b>	<b>2019-2020 Tax Increment Financing Indebtedness</b>
<b>ACTION:</b>	<b>Motion to Approve, Deny or Table</b>

**SYNOPSIS:** Enclosed is a copy of the 2019-2020 Tax Increment Financing (TIF) Indebtedness report as well as a debt certificate which gives more detail regarding each debt. This report is required to be filed with the Cedar County Auditor not later than December 1, 2018.

**PREPARED BY:** Melissa Armstrong

**Date Prepared:** 10/17/2018

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>
\$ 10,500.00	Dornfeld TIF Increment (2015)
\$ 13,000.00	O'Rourke TIF Increment (2014)
\$ 14,500.00	Cook TIF Increment (2013)
\$ 28,000.00	Kruse TIF Increment (2012)
\$ 106,833.00	Fire Station TIF Increment (2009)
\$ 17,484.00	Business District Revitalization (2013)
<b>\$190,317.00</b>	<b>Total Tipton Urban Renewal Certification</b>

See attached pages for breakdown for each area.

For the fiscal year beginning July 1, 2019, 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 19<sup>th</sup> day of November 2018.

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>
+/- \$ 10,500.00	Bonnie & John Dornfeld (\$10,500 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.)
\$ 13,000.00	O'Rourke Motors (\$13,000 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.)
\$ 14,500.00	Cook Development Agreement (\$14,500 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.)
\$ 28,000.00	Kruse Development Agreement. (\$28,000 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.)
\$ 106,833.00	The Tipton Fire Station was built in January 2011. The annual payment for FY 2019-2020 is \$106,833. The Fire Station Obligation will be paid in full in 2023.
\$ 17,484.00	The City of Tipton is claiming reimbursement for TIF-eligible expenses related to the approval of DRIP applications from 7/29/14 – 10/30/18. The reimbursement will be spread out through FY22/23.

AGENDA ITEM: I7

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	<b>11/07/2018</b>
<b>AGENDA ITEM:</b>	<b>2017-2018 Annual Urban Renewal Report</b>
<b>ACTION:</b>	<b>Motion to Approve, Deny or Table</b>

**SYNOPSIS:** Enclosed in a copy of the 2017-2018 Annual Urban Renewal Report. This report is required to be filed with the State of Iowa not later than December 1, 2017.

**PREPARED BY:** Melissa Armstrong

**Date Prepared:** 10/16/2018

Annual Urban Renewal Report, Fiscal Year 2017 - 2018

**Levy Authority Summary**

Local Government Name: TIPTON  
 Local Government Number: 16G141

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
TIPTON URBAN RENEWAL	16005	11

**TIF Debt Outstanding: 1,904,759**

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<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:</b>	<b>52,430</b>	<b>3,614</b>	<b>Amount of 07-01-2017 Cash Balance Restricted for LMI</b>
---	---------------	--------------	---

TIF Revenue:	172,347
TIF Sp. Revenue Fund Interest:	374
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>172,721</b>

Rebate Expenditures:	33,552
Non-Rebate Expenditures:	149,154
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>182,706</b>

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<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:</b>	<b>42,445</b>	<b>11,757</b>	<b>Amount of 06-30-2018 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
 Obligations, Net of TIF Special  
 Revenue Fund Balance: 1,679,608**



**Total Expenditures:** **182,706**

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:</b>	<b>42,445</b>	<b>11,757</b>	<b>Amount of 06-30-2018 Cash Balance Restricted for LMI</b>
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## 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: Yes

### 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: Yes  
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:	6,334
Interest:	0
Total:	6,334
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:	1,178,000
Interest:	122,835
Total:	1,300,835
Annual Appropriation?:	No
Date Incurred:	01/12/2011
FY of Last Payment:	2023

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

Debt/Obligation Type:	Rebates
Principal:	136,903
Interest:	0
Total:	136,903
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:	2024

## **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:	2021

## **Mike Cook Condominiums**

Debt/Obligation Type:	Rebates
Principal:	30,983
Interest:	0
Total:	30,983
Annual Appropriation?:	Yes
Date Incurred:	12/17/2012
FY of Last Payment:	2019

## **Business District Revitalization**

Debt/Obligation Type:	Other Debt
Principal:	17,484
Interest:	0
Total:	17,484
Annual Appropriation?:	Yes
Date Incurred:	08/05/2013
FY of Last Payment:	2025

## **LMI Requirement**

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	62,220
Interest:	0
Total:	62,220
Annual Appropriation?:	No
Date Incurred:	12/05/2011
FY of Last Payment:	2023

## 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: 106,670  
Tied To Debt: Tipton Fire Station Project  
Tied To Project: Tipton Fire Station Project

TIF Expenditure Amount: 17,484  
Tied To Debt: Business District Revitalization  
Tied To Project: Business District Revitalization

## Rebates For TIPTON URBAN RENEWAL

### 101 Commerce Blvd

TIF Expenditure Amount: 6,334  
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: 8,551  
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: 1,925  
Rebate Paid To: Mike Cook  
Tied To Debt: Mike Cook Condominiums  
Tied To Project: Mike Cook Condominiums  
Projected Final FY of Rebate: 2019

### 100 Alexander Drive

TIF Expenditure Amount: 2,570  
Rebate Paid To: Bonnie & John Dornfeld  
Tied To Debt: Bonnie & John Dornfeld  
Tied To Project: Bonnie & John Dornfeld  
Projected Final FY of Rebate: 2021

### 101 Alexander Drive

TIF Expenditure Amount: 14,172  
Rebate Paid To: O'Rourke Motors  
Tied To Debt: Jerry ORourke ORourke Motors  
Tied To Project: Jerry ORourke ORourke Motors  
Projected Final FY of Rebate: 2024

## 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 2018 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

**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

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

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	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	74,618	0	0	0	0	0	74,618	0	74,618
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	58,360	74,618	0	74,618	1,432

FY 2018 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

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

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	27,127,380	12,111,089	4,571,750	0	-79,636	44,595,283	0	44,595,283
Taxable	0	15,446,044	10,899,980	4,114,575	0	-79,636	31,094,343	0	31,094,343
Homestead Credits									153

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	12,398,356	31,094,343	4,538,737	26,555,606	763,794

FY 2018 TIF Revenue Received: 126,800

**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		<b>UR Designation</b>
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District statutorily ends:	2018	Blighted	No
		Economic Development	11/1997

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	21,606,980	3,563,560	824,950	0	-59,264	25,936,226	0	25,936,226
Taxable	0	12,302,820	3,207,204	742,455	0	-59,264	16,193,215	0	16,193,215
Homestead Credits									127

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	15,915,520	10,079,970	0	10,079,970	289,921

FY 2018 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		<b>UR Designation</b>
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District statutorily ends:	2018	Blighted	No
		Economic Development	11/1997

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	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	34,974	0	0	0	0	0	34,974	0	34,974
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	40,053	33,577	0	33,577	645

FY 2018 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 - 1/1/2016 for FY 2018

	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	74,636	0	0	0	0	0	74,636	0	74,636
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	25,120	74,636	0	74,636	1,433

FY 2018 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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,070,020	6,245,480	0	0	0	9,109,900	0	9,109,900
Taxable	0	1,178,649	5,620,932	0	0	0	7,454,969	0	7,454,969
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	8,833,220	276,680	0	276,680	7,958

FY 2018 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/VERMEER/TIF INCREM		
TIF Taxing District Inc. Number:	16184		
TIF Taxing District Base Year:	2009		
FY TIF Revenue First Received:	2010		<b>UR Designation</b>
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District statutorily ends:	2025	Blighted	No
		Economic Development	11/2005

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	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 2018	46,880	771,741	220,061	551,680	15,867

FY 2018 TIF Revenue Received: 6,334

**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:			<b>UR Designation</b>
Subject to a Statutory end date?	No	Slum	No
		Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	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	650,397	0	0	0	-7,408	642,989	0	642,989
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	5,440	642,989	574,755	68,234	1,963

FY 2018 TIF Revenue Received: 13,713

**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

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

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	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	214,598	0	0	0	0	214,598	0	214,598
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	42,000	214,598	190,684	23,914	688

FY 2018 TIF Revenue Received: 5,801

**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/OROURKE/TIF INCREM  
 TIF Taxing District Inc. Number: 16192

		UR Designation
TIF Taxing District Base Year:	2014	Slum No
FY TIF Revenue First Received:		Blighted No
Subject to a Statutory end date?	No	Economic Development No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	549,510	0	0	0	549,510	0	549,510
Taxable	0	0	494,559	0	0	0	494,559	0	494,559
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	3,530	494,559	492,883	1,676	48

FY 2018 TIF Revenue Received: 16,991

**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/DORNFELD/TIF INCREM  
 TIF Taxing District Inc. Number: 16194

TIF Taxing District Base Year:	2015		<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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	317,230	0	0	0	317,230	0	317,230
Taxable	0	0	285,507	0	0	0	285,507	0	285,507
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	4,700	285,507	89,401	196,106	5,640

FY 2018 TIF Revenue Received: 2,708

AGENDA ITEM: 18

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	<b>11/19/18</b>
<b>AGENDA ITEM:</b>	<b>Discussion and possible action concerning the 2017-2018 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, 2018. The 2017-2018 Annual Financial Report is being completed by the City of Tipton auditors, Clifton Larson Allen. The report has not been finalized yet, but it should be soon. Due to the timing of our council meeting, we will not receive the final report in time to make the November 19 agenda.

Per Iowa Code 384.22: Not later than December 1 of each year, a city shall publish an annual report as provided in *section 362.3 (see below)* containing a summary for the preceding fiscal year of all collections and receipts, all accounts due the city, and all expenditures, the current public debt of the city, and the legal debt limit of the city for the current fiscal year. The report shall be prepared on forms and pursuant to instructions prescribed by the auditor of state.

There is not a statutory requirement for the City Council to approve the AFR.

With this information, it is requested that once the auditors have provided the final draft of the 2017-2018 Annual Financial Report, I will email the final copy to council.

**PREPARED BY:** Melissa Armstrong

**DATE PREPARED:** 11/16/2018



# McClure Engineering Co.

## Payment Summary

REVISED LEMON STREET RECONSTRUCTION PROJECT, TIPTON,

<b>Project Description</b>	LEMON STREET RECONSTRUCTION PROJECT, TIPTON, IOWA MEC NO. 3315001-04
<b>Prime Contractor</b>	BWC Excavating, LC 1303 Hickory Hollow Road Solon, IA 52333
<b>Notice to Proceed Date</b>	05/18/2018
<b>Construction Start Date</b>	05/21/2018
<b>Work Completion Date</b>	
<b>Awarded Project Amount</b>	\$807,548.50
<b>Authorized Project Amount</b>	\$803,750.42
<b>Net Change by Change Order</b>	-\$3,798.08
<b>Payment Number</b>	5
<b>Pay Period</b>	10/03/2018 to 11/02/2018
<b>Type</b>	Reconstruction
<b>% Complete Paid Awarded Amount</b>	78.800%
<b>% Complete Paid Authorized Amount</b>	79.172%

### Change Orders

Change Order #	Approval Date	Additions	Deductions	Total
1	08/15/2018	\$18,051.92	-\$21,850.00	-\$3,798.08
		<b>\$18,051.92</b>	<b>-\$21,850.00</b>	<b>-\$3,798.08</b>

## Summary

<b>Current Approved Work:</b>	\$200,514.99	<b>Approved Work To Date:</b>	\$636,344.55
<b>Current Stockpile Advancement:</b>	\$0.00	<b>Stockpile Advancement To Date:</b>	\$0.00
<b>Current Stockpile Recovery:</b>	\$0.00	<b>Stockpile Recovery To Date:</b>	\$0.00
<b>Current Retainage:</b>	\$10,025.75	<b>Retainage To Date:</b>	\$31,817.23
<b>Current Retainage Released:</b>	\$0.00	<b>Retainage Released To Date:</b>	\$0.00
<b>Current Liquidated Damages:</b>	\$2,500.00	<b>Liquidated Damages To Date:</b>	\$2,500.00
<b>Current Adjustment:</b>	\$0.00	<b>Adjustments To Date:</b>	\$0.00
<b>Current Payment:</b>	\$187,989.24	<b>Payments To Date:</b>	\$602,027.32



# McClure Engineering Co.

## Detailed Payment

REVISED LEMON STREET RECONSTRUCTION PROJECT, TIPTON, IOWA

**Description** LEMON STREET RECONSTRUCTION PROJECT, TIPTON, IOWA  
MEC NO. 3315001-04

**Payment Number** 5

**Pay Period** 10/03/2018 to 11/02/2018

**Prime Contractor** BWC Excavating, LC  
1303 Hickory Hollow Road  
Solon, IA 52333

**Payment Status** Approved

**Awarded Project Amount** \$807,548.50

**Authorized Amount** \$803,750.42

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date	
<b>Section: 1 - Description</b>											
									<b>Section Totals:</b>	\$0.00	\$0.00
<b>Section: BID ALTERNATE NO. 1 - PCC PAVEMENT</b>											
0710	7010-108-A-0	SY	\$53.000	3,681.000	3,058.570	0.000	3,058.570	3,058.570	\$162,104.21	\$162,104.21	
Pavement, PCC, 8 in.											

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0711	7020-108-H-A	LS	\$1,500.000	1.000	0.850	0.000	0.850	0.850	\$1,275.00	\$1,275.00
PCC Samples and Testing										
<b>Section Totals:</b>									\$163,379.21	\$163,379.21
<b>Section: SECTION 1000 - GENERAL</b>										
0011	1000-100-X-1	LS	\$21,850.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Traffic Control										
0012	1000-100-X-2	EA	\$125.000	15.000	0.000	11.000	11.000	11.000	\$0.00	\$1,375.00
Remove and Reinstall Signs										
0013	1000-100-X-3	SF	\$17.000	41.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Type A Signs, Sheet Aluminum										
0014	1000-100-X-4	EA	\$110.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Wood Posts for Signs, 4 in. x 4 in.										
0015	1000-100-X-5	EA	\$125.000	14.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Perforated Square Steel Tube Posts										
0016	1000-100-X-6	EA	\$1,250.000	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Uncharted Utilities, Crossing										
0017	1000-100-X-7	LF	\$65.000	100.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Uncharted Utilities, Parallel										
0018	1000-100-X-8	LF	\$65.000	40.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Lowering of Water Main										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0110	1000-100-X-1	LS	\$16,200.000	1.000	0.150	0.750	0.900	0.900	\$2,430.00	\$14,580.00
TRAFFIC CONTROL										
<b>Section Totals:</b>									\$2,430.00	\$15,955.00
<b>Section: SECTION 2000 - EARTHWORK</b>										
0021	2010-108-C-0	LS	\$1,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Clearing and Grubbing										
0022	2010-108-D-1	CY	\$15.000	375.000	187.500	0.000	187.500	187.500	\$2,812.50	\$2,812.50
Topsoil, On Site										
0023	2010-108-E-0	CY	\$15.000	1,570.000	0.000	1,570.000	1,570.000	1,570.000	\$0.00	\$23,550.00
Excavation, Class 10										
0024	2010-108-G-0	SY	\$2.150	4,140.000	0.000	3,408.090	3,408.090	3,408.090	\$0.00	\$7,327.39
Subgrade Preparation										
0025	2010-108-I-0	SY	\$8.500	4,370.000	0.000	3,638.090	3,638.090	3,638.090	\$0.00	\$30,923.77
Subbase, Modified Subbase, 6 in.										
0026	2010-108-L-0	LS	\$2,250.000	1.000	0.200	0.800	1.000	1.000	\$450.00	\$2,250.00
Compaction Testing										
<b>Section Totals:</b>									\$3,262.50	\$66,863.66
<b>Section: SECTION 3000 - TRENCH AND TRENCHLESS CONSTRUCTION</b>										
0031	3010-108-F-0	LS	\$2,500.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,500.00
Trench Compaction Testing										

Detailed Payment:

11/14/2018

REVISED LEMON STREET RECONSTRUCTION PROJECT, TIPTON, IOWA

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Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0032	3010-108-D-0	CY	\$25.000	3,000.000	0.000	3,000.000	3,000.000	3,000.000	\$0.00	\$75,000.00
Granular Backfill										
<b>Section Totals:</b>									\$0.00	\$77,500.00
<b>Section: SECTION 4000 - SEWERS AND DRAINS</b>										
0041	4010-108-A-1	LF	\$75.000	85.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Sewer Gravity Main, Trenched, PVC, 8 in. Dia.										
0042	4010-108-A-2	LF	\$100.000	70.000	0.000	45.000	45.000	45.000	\$0.00	\$4,500.00
Sanitary Sewer Gravity Main, Trenched, PVC, 12 in. Dia.										
0043	4010-108-A-3	LF	\$95.000	775.000	0.000	778.200	778.200	778.200	\$0.00	\$73,929.00
Sanitary Sewer Gravity Main, Trenched, PVC, 15 in. Dia.										
0044	4010-108-A-4	LF	\$200.000	32.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Sewer Gravity Main, Trenched, PVC, 18 in. Dia.										
0045	4010-108-A-1	LF	\$65.000	500.000	0.000	326.440	326.440	326.440	\$0.00	\$21,218.60
Sanitary Sewer Service, PVC, 4 in. diameter										
0046	4010-108-H-0	EA	\$375.000	13.000	0.000	14.000	14.000	14.000	\$0.00	\$5,250.00
Removal of Sanitary Sewer Service										
0047	4010-108-H-0	LF	\$12.500	957.000	0.000	837.200	837.200	837.200	\$0.00	\$10,465.00
Removal of Sanitary Sewer, Less Than or Equal to 18 in.										
0048	4010-108-X-0	EA	\$800.000	6.000	0.000	5.000	5.000	5.000	\$0.00	\$4,000.00
Connection to Existing Sewer Pipe										

Detailed Payment:

REVISED LEMON STREET RECONSTRUCTION PROJECT, TIPTON, IOWA

11/14/2018

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Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0049	4020-1085-A-1	LF	\$75.000	572.000	0.000	527.750	527.750	527.750	\$0.00	\$39,581.25
Storm Sewer, Trenched, RCP, 15 in. Dia.										
0410	4020-108-C-0	LF	\$10.000	25.000	0.000	7.000	7.000	7.000	\$0.00	\$70.00
Removal of Storm Sewer, Less Than or Equal to 15 in. Dia.										
0411	4040-108-A-0	LF	\$9.000	1,255.000	0.000	1,255.000	1,255.000	1,255.000	\$0.00	\$11,295.00
Subdrain, PVC or HDPE, 6 in. Dia.										
0412	4040-108-C-0	EA	\$625.000	3.000	0.000	3.000	3.000	3.000	\$0.00	\$1,875.00
Subdrain Cleanout, PVC, 6 in. Dia.										
0413	4040-108-D-0	EA	\$400.000	4.000	0.000	4.000	4.000	4.000	\$0.00	\$1,600.00
Subdrain Outlets and Connections, PVC or HDPE, 6 in. Dia.										
0414	4040-108-D-1	EA	\$425.000	4.000	0.000	4.000	4.000	4.000	\$0.00	\$1,700.00
Subdrain Outlets and Connections, PVC or HDPE, 8 in. Dia.										
0415	4020-108-C-0	LF	\$7.500	140.000	0.000	140.000	140.000	140.000	\$0.00	\$1,050.00
Abandon Storm Sewer, Flowable Mortar, 10 in. Dia.										
0416	4010-108-A-1	LF	\$18.210	52.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Sewer Gravity Main, Trenched, HDPE, 10-IN. DIA.										
<b>Section Totals:</b>									\$0.00	\$176,533.85
<b>Section: SECTION 6000 - STRUCTURES FOR SANITARY AND STORM SEWERS</b>										
0061	6010-108-A-0	EA	\$4,520.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$9,040.00
Manhole Type SW-301, 48 in. Dia.										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0062	6010-108-A-0	EA	\$5,650.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$5,650.00
Manhole Type SW-301, 60 in. Dia.										
0063	6010-108-B-0	EA	\$2,300.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,300.00
Manhole Type SW-401, 48 in. Dia.										
0064	6010-108-B-0	EA	\$2,785.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,785.00
Manhole Type SW-406, 48 in. Dia.										
0065	6010-108-B-0	EA	\$1,950.000	6.000	0.000	5.000	5.000	5.000	\$0.00	\$9,750.00
Intake Type SW-501										
0066	6010-108-C-0	EA	\$5,000.000	3.000	0.000	3.000	3.000	3.000	\$0.00	\$15,000.00
Drop Connection										
0067	6010-108-H-0	EA	\$425.000	4.000	0.000	4.000	4.000	4.000	\$0.00	\$1,700.00
Remove Manhole, Sanitary										
0068	6010-108-H-0	EA	\$450.000	3.000	0.000	2.000	2.000	2.000	\$0.00	\$900.00
Remove Intake										
0069	6010-108-X-0	LS	\$5,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$5,000.00
Sanitary Sewer Bypass Pumping										
0610	6010-108-G-1	LS	\$905.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$905.00
Connection to Sanitary Sewer Manhole										
<b>Section Totals:</b>									\$0.00	\$53,030.00
<b>Section: SECTION 7000 - STREETS AND RELATED WORK</b>										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0071	7030-108-A-0	SY	\$5.000	126.000	0.000	116.910	116.910	116.910	\$0.00	\$584.55
Removal of Sidewalk										
0072	7030-108-A-0	SY	\$5.000	290.000	0.000	290.000	290.000	290.000	\$0.00	\$1,450.00
Removal of Driveway										
0073	7030-108-E-0	SY	\$48.000	65.000	22.810	0.000	22.810	22.810	\$1,094.88	\$1,094.88
Sidewalk, PCC, 4 in.										
0074	7030-108-E-0	SY	\$51.000	80.000	46.450	0.000	46.450	46.450	\$2,368.95	\$2,368.95
Sidewalk, PCC, 6 in.										
0075	7030-108-G-0	SF	\$42.000	60.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Detectable Warning										
0076	7030-108-H-1	SY	\$65.000	545.000	316.220	0.000	316.220	316.220	\$20,554.30	\$20,554.30
Driveway, Paved, PCC, 6 in.										
0077	7030-108-H-2	SY	\$15.000	341.000	341.000	0.000	341.000	341.000	\$5,115.00	\$5,115.00
Driveway, Granular										
0078	7030-108-X-0	SY	\$5.000	555.000	337.030	0.000	337.030	337.030	\$1,685.15	\$1,685.15
Driveway, Granular, Remove										
0079	7030-108-H-0	SY	\$3.000	3,835.000	0.000	3,835.000	3,835.000	3,835.000	\$0.00	\$11,505.00
Pavement Removal										
<b>Section Totals:</b>									<b>\$30,818.28</b>	<b>\$44,357.83</b>
<b>Section: SECTION 9000 - SITE WORK AND LANDSCAPING</b>										

Detailed Payment:

REVISED LEMON STREET RECONSTRUCTION PROJECT, TIPTON, IOWA

11/14/2018

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Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0091	9010-108-B-0	AC	\$6,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Hydraulic Seeding, Seeding, Fertilizing, and Mulching										
0092	9040-108-A-2	LS	\$1,500.000	1.000	0.250	0.600	0.850	0.850	\$375.00	\$1,275.00
SWPPP Management										
0093	9040-108-D-1	LF	\$5.000	1,000.000	0.000	260.000	260.000	260.000	\$0.00	\$1,300.00
Filter Socks, 8 in Dia.										
0094	9040-108-D-2	LF	\$2.500	1,000.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Filter Socks, Removal										
0095	9040-108-Q-1	AC	\$3,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Erosion Control, Mulching, Conventional										
0096	9040-108-T-1	EA	\$250.000	6.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Inlet Protection Device, Drop-in Intake Protection										
0097	9040-108-T-2	EA	\$150.000	6.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Inlet Protection Device, Maintenance										
0098	9000-100-X-0	LS	\$25,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Utility Conduit Installation										
<b>Section Totals:</b>									<b>\$375.00</b>	<b>\$2,575.00</b>
<b>Section: SECTION 11000 - MISCELLANEOUS</b>										
0111	11020-108-A-0	LS	\$30,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$30,000.00
Mobilization										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0112	11030-108-A-0	EA	\$100.000	16.000	0.000	14.000	14.000	14.000	\$0.00	\$1,400.00
Mailbox, Removal and Replacement										
0113	11030-108-A-0	EA	\$2,500.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,500.00
Temporary Group Mailbox										
0114	11030-108-BN-0	LS	\$2,500.000	1.000	0.100	0.800	0.900	0.900	\$250.00	\$2,250.00
Residential Waste and Recycling Disposal										
0115	11050-108-A-0	EA	\$1,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Concrete Washout Pit										
<b>Section Totals:</b>									\$250.00	\$36,150.00
<b>Total Payments:</b>									\$200,514.99	\$636,344.55

### Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Stage 1: all work on South Street shall be complete by July 1, 2018.	07/01/2018	07/01/2018	N/A	\$0.00	N/A	0.0 Days	\$0.00
Stage 2: the total project shall be fully complete by October 28, 2018.	10/28/2018	10/28/2018	N/A	\$2,500.00	N/A	-5.0 Days	\$2,500.00
<b>Total Damages:</b>							\$2,500.00

**Summary**

Current Approved Work:	\$200,514.99	Approved Work To Date:	\$636,344.55
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$10,025.75	Retainage To Date:	\$31,817.23
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$2,500.00	Liquidated Damages To Date:	\$2,500.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
<b>Current Payment:</b>	<b>\$187,989.24</b>	<b>Payments To Date:</b>	<b>\$602,027.32</b>
Previous Payment:	\$64,836.91	Previous Payments To Date:	\$414,038.08

  
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11-14-18  
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 Date

  
 \_\_\_\_\_  
 BWC Excavating

11-12-18  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 City of Tipton, Iowa

\_\_\_\_\_  
 Date

RESOLUTION NO. 111918F

RESOLUTION DESIGNATING A SPECIAL COUNSEL (Frey, Haufe, & Current, P.L.C. of Clinton, IA) FOR THE LEMON STREET CONSTRUCTION PROJECT AND APPROVING A LETTER OF ENGAGEMENT FOR THIS SITUATION

WHEREAS, the “Lemon Street Construction Project” was not completed by the October 28, 2018 deadline as provided in the City’s agreement with its contractor (BWC Excavating) which; in turn, might create the need for legal advice in order to properly close-out the project; and

WHEREAS, the City Attorney (Lynch Dallas, P.C.) stated that, due to BWC Excavating, LC being one of its past or present clients, it has a conflict of interest and cannot represent the City for this situation.

NOW, THEREFORE, Be It Resolved, the City Council of the City of Tipton hereby approves the November 13, 2018 “Letter of Engagement” submitted by the law firm of Frey, Haufe, & Current, P.L.C. and appoints their firm to act as the City’s Special Counsel for the Lemon Street Construction Project.

PASSED AND APPROVED this 19<sup>th</sup> day of November 2018.

\_\_\_\_\_  
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 \_\_\_\_\_ which was passed by the Tipton City Council this 19<sup>th</sup> day of November 2018.

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

FREY, HAUFE & CURRENT, P.L.C.

ATTORNEYS AT LAW  
408 SOUTH SECOND STREET  
CLINTON, IOWA

52732

L.L. JURGEMEYER (1918-1980)  
A. JOHN FREY, JR.  
STEPHEN D. HAUFE (OF COUNSEL)  
T. RANDY CURRENT  
BRAYDON R. ROBERTS

PHONE (563) 242-1832  
FAX (563) 242-1845

November 13, 2018

Brian Wagner  
City Manager  
City of Tipton, Iowa  
407 Lynn Street  
Tipton, IA 52772

RE: Lemon Street Construction Project  
MEC #3315001-04

Dear Mr. Wagner:

This Letter of Engagement proposes employment of our firm by the City of Tipton on the following terms:

1. Scope of Representation. Our firm agrees to represent the City of Tipton on a claim for damages arising from delay in construction of a public improvement under the above referenced contract. The representation includes legal advice and representation on all matters pertaining to this contract dispute, including litigation if necessary. The City may terminate this contract at any time in the City's sole discretion.

2. Fees, Expenses and Billing Practice. We intend to submit bills on a monthly basis. If this Agreement is terminated by the City, fees and expenses will be owed and paid for the period up to the date of termination. Expenses will be separately stated on the bill and our fees will be charged as follows: \$170 per hour for John Frey or Randy Current; \$130 per hour for Braydon Roberts. If attorneys work simultaneously on a matter, for attorney's convenience, the fee will be prorated so the City is not charged more than it would have been charged if one attorney performed the services. Expenses will be itemized and included in our monthly bills. Payment for fees and expenses will be within thirty (30) days from the billing date.

Travel time will be charged at one-half the hourly rate. There will be no charge for mileage expense.

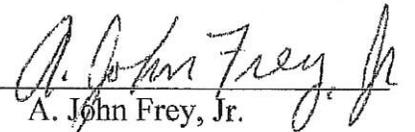
FREY, HAUFE & CURRENT, P.L.C.

Brian Wagner  
City of Tipton  
Page two  
November 13, 2018

This Agreement is made in conformance with and is subject to all rules set forth in the Iowa Code of Professional Responsibility. We will commence work when this Engagement Letter is approved by City Council Resolution.

Very truly yours,

FREY, HAUFE & CURRENT, P.L.C.

BY:   
A. John Frey, Jr.

AJF:kj

**RESOLUTION NO. 111918G**

**RESOLUTION TO ASSESS UTILITY CHARGES DUE  
TO NON-PAYMENT BY PROPERTY OWNER:**

**WHEREAS**, the City of Tipton, Iowa has provided utility services for properties within the City of Tipton, and

**WHEREAS**, the Utility Billing Clerks billed the subject property owner and the City was never paid, and

**WHEREAS**, the City Clerk has presented the City Council with a list of costs for services that have not been paid by the subject property owner.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Tipton, Iowa, that the following property owner and costs have hereby been reviewed and approved by this Council and that the City Clerk is hereby directed to file this resolution with the Cedar County Treasurer and to request these costs be collected with and in the same manner as the property taxes paid by the property owner as provided in Section 384.2 Code of Iowa:

<u>Owner/Property</u>	<u>PIN</u>	<u>Legal Description</u>	<u>For</u>	<u>Costs</u>
Leighty, Jerald L	0480-07-31-307-008-0	Lots A1-3 & S 26' Lot 4 Blk 1	Unpaid Utility Bills	839.28

**PASSED AND APPROVED** this 19<sup>th</sup> day of November 2018.

\_\_\_\_\_  
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 111918G which was passed by the Tipton City Council this 19th day of November 2018.

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

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**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	Council meeting of November 19, 2018.
<b>AGENDA ITEM:</b>	Discussion and possible action concerning lease agreement for the storage space at 424 W 6 <sup>th</sup> Street subject to final staff approval.
<b>ACTION:</b>	Motion to accept or accept as amended, table, or deny.

**SYNOPSIS**

This was mentioned near the end of your last meeting.

We've attached a proposed lease agreement for space at 424 W 6<sup>th</sup> Street. The space would be used to store reels of wire or other materials/equipment belonging to the electric utility.

It is a month-to-month lease for \$225 per month, though it requires a 60-day termination notice. Within the \$225, the extra \$25 covers electric use. This space doesn't have water/sewer available to it.

If you're favorable to approving the agreement, I added "subject to final staff approval" to the motion. We received the agreement on Nov 16 and haven't had a lot of time to review it. However, it's already been noticed that it should include the street address. And, while the agreement mentions that the landlord will remove snow, it doesn't state the landlord is also supposed to do the grass mowing.

The agreement proposes to become effective on December 1, 2018.

Thanks.

**PREPARED BY:** BW

**DATE PREPARED:** November 16, 2018



## LEASE - BUSINESS PROPERTY - SHORT FORM

THIS LEASE, made and entered into on November, 2018, by and between James Hansen ("Landlord"), whose address, for the purpose of this lease, is 505 Horizon Dr., Tipton, IA, 52772, and City of Tipton, Iowa ("Tenant"), whose address for the purpose of this lease is Tipton City Hall, Tipton, IA, 52772.

The parties agree as follows:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate, situated in Cedar County, Iowa: Lots Eleven (11) and Twelve (12), Block Seventy-Four (74), in Starr's Addition to the Town of Tipton, Cedar County, Iowa.

The leased space is the room that is 28 feet x 32 feet at the west end of the building.

together with all improvements thereon, and all rights, easements and appurtenances thereto belonging, for a term beginning on December 1, 2018, and ending on month to month basis, upon the condition that Tenant performs as provided in this lease

2. **RENT.** Tenant agrees to pay Landlord as rent \$ 225.00 per month, in advance commencing on December 1, 2018, and on the 1st, day of each month thereafter, during the term of this lease. Rent for any partial month shall be prorated as additional rent. Tenant shall also pay:

All sums shall be paid at the address of Landlord, or at such other place as Landlord may designate in writing. Delinquent payments shall draw interest at     % per annum.

3. **POSSESSION.** Tenant shall be entitled to possession on the first day of the lease term, and shall yield possession to Landlord at the termination of this lease. SHOULD LANDLORD BE UNABLE TO GIVE POSSESSION ON SAID DATE, TENANT'S ONLY DAMAGES SHALL BE A PRO RATA ABATEMENT OF RENT.
4. **USE.** Tenant shall use the premises only for storage of material, tools and equipment.
5. **CARE AND MAINTENANCE.**

(a) Tenant takes the premises as is, except as herein provided.

(b) Landlord shall keep the following in good repair: (strike inapplicable words) (roof) (exterior walls) (foundation) (sewer) (plumbing) (heating) (wiring) (air conditioning) (plate glass) (windows and window glass) (parking area) (driveways) (sidewalks) (exterior decorating) (interior decorating) snow removal

Landlord shall not be liable for failure to make any repairs or replacements unless Landlord fails to do so within a reasonable time after written notice from Tenant.

(c) Tenant shall maintain the premises in a reasonable safe, serviceable, clean and presentable condition, and except for the repairs and replacements provided to be made by Landlord in subparagraph (b) above, shall make all repairs, replacements and improvements to the premises,

INCLUDING ALL CHANGES, ALTERATIONS OR ADDITIONS ORDERED BY ANY LAWFULLY CONSTITUTED GOVERNMENT AUTHORITY DIRECTLY RELATED TO TENANT'S USE OF THE PREMISES. Tenant shall make no structural changes or alterations without the prior written consent of Landlord. Unless otherwise provided, and if the premises include the ground floor, Tenant agrees to remove all snow and ice and other obstructions from the sidewalk on or abutting the premises.

6. **UTILITIES AND SERVICES.** Tenant shall pay for all utilities and services which may be used on the premises., except the following to be furnished by Landlord: Landlord shall pay for all utilities and services which may be used on the premises, said services to be the normal utilities for storage space . Landlord shall not be liable for damages for failure to perform as herein provided, or for any stoppage for needed repairs or for improvements or arising from causes beyond the control of Landlord, provided Landlord uses reasonable diligence to resume such services.
7. **SURRENDER.** Upon the termination of this lease, Tenant will surrender the premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability of Tenant. Continued possession, beyond the term of this Lease and the acceptance of rent by Landlord shall constitute a month-to-month extension of this lease.
8. **ASSIGNMENT AND SUBLETTING.** No assignment or subletting, either voluntary or by operation of law, shall be effective without the prior written consent of Landlord, which consent shall not unreasonably be withheld.
9. **INSURANCE.**
  - A. **PROPERTY INSURANCE.** Landlord and Tenant agree to insure their respective real and personal property for the full insurable value. Such insurance shall cover losses included in the special form causes of loss (formerly all risks coverage). To the extent permitted by their policies the Landlord and Tenant waive all rights of recovery against each other.
  - B. **LIABILITY INSURANCE.** Tenant shall obtain commercial general liability insurance in the amounts of \$100,000.00 each occurrence and \$300,000.00 annual aggregate per location. This policy shall be endorsed to include the Landlord as an additional insured.
10. **LIABILITY FOR DAMAGE.** Each party shall be liable to the other for all damage to the property of the other negligently, recklessly or intentionally caused by that party (or their agents, employees or invitees), except to the extent the loss is insured and subrogation is waived under the owner's policy.
11. **INDEMNITY** Except for any negligence of Landlord, Tenant will protect, defend, and indemnify Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, happening or done in, upon or about the premises, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by Tenant or any person claiming through or under Tenant.
12. **DAMAGE.** In the event of damage to the premises, so that Tenant is unable to conduct business on the premises, this lease may be terminated at the option of either party. Such termination shall be effected by notice of one party to the other within 20 days after such notice; and both parties shall thereafter be released from all future obligations hereunder.
13. **MECHANICS' LIENS.** Neither Tenant, nor anyone claiming by, through, or under Tenant, shall have the right to file any mechanic's lien against the premises. Tenant shall give notice in advance to all contractors and subcontractors who may furnish, or agree to furnish, any material, service or labor for any improvement on the premises.
14. **DEFAULT, NOTICE OF DEFAULT AND REMEDIES.**
  - EVENTS OF DEFAULT

A. Each of the following shall constitute an event of default by Tenant: (1) Failure to pay rent when due; (2) failure to observe or perform any duties, obligations, agreements, or conditions imposed on Tenant pursuant to the terms of the lease; (3) abandonment of the premises. "Abandonment" means the Tenant has failed to engage in its usual and customary business activities on the premises for more than fifteen (15) consecutive business days; (4) institution of voluntary bankruptcy proceedings by Tenant; institution of involuntary bankruptcy proceedings in which the Tenant thereafter is adjudged a bankruptcy; assignment for the benefit of creditors of the interest of Tenant under this lease agreement; appointment of a receiver for the property or affairs of Tenant, where the receivership is not vacated within ten (10) days after the appointment of the receiver.

#### NOTICE OF DEFAULT

B. Landlord shall give Tenant a written notice specifying the default and giving the Tenant ten (10) days in which to correct the default. If there is a default (other than for nonpayment of a monetary obligation of Tenant, including rent) that cannot be remedied in ten (10) days by diligent efforts of the Tenant, Tenant shall propose an additional period of time in which to remedy the default. Consent to additional time shall not be unreasonably withheld by Landlord. Landlord shall not be required to give Tenant any more than three notices for the same default within any 365 day period.

#### REMEDIES

C. In the event Tenant has not remedied a default in a timely manner following a Notice of Default, Landlord may proceed with all available remedies at law or in equity, including but not limited to the following: (1) Termination. Landlord may declare this lease to be terminated and shall give Tenant a written notice of such termination. In the event of termination of this lease, Landlord shall be entitled to prove claim for and obtain judgment against Tenant for the balance of the rent agreed to be paid for the term herein provided, plus all expenses of Landlord in regaining possession of the premises and the reletting thereof, including attorney's fees and court costs, crediting against such claim, however, any amount obtained by reason of such reletting; (2) Forfeiture. If a default is not remedied in a timely manner, Landlord may then declare this lease to be forfeited and shall give Tenant a written notice of such forfeiture, and may, at the time, give Tenant the notice to quit provided for in Chapter 648 of the Code of Iowa.

15. **SIGNS.** Landlord, during the last 90 days of this lease, shall have the right to maintain on the premises either or both a "For Rent" or "For Sale" sign. Tenant will permit prospective tenants or buyers to enter and examine the premises.
16. **NOTICES AND DEMANDS.** All notices shall be given to the parties hereto at the addresses designated unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such notice shall be considered given under the terms of this lease when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested, and postage prepaid.
17. **PROVISIONS BINDING.** Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.
18. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks,

liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

19. **ADDITIONAL PROVISIONS.**

A. This deed shall be a month-to-month rental agreement with a minimum 60-day notice if the tenant desires to terminate the rental agreement. The Landlord shall not require a security deposit from the tenant.

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James Hansen, LANDLORD

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City of Tipton, Iowa, TENANT



## LEASE - BUSINESS PROPERTY - SHORT FORM

THE IOWA STATE BAR ASSOCIATION

Official Form No. 165

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Guy P. Booth, 425 2nd St. SE, Suite 1010, Cedar Rapids, IA 52401, Phone: (319)  
366-7795

**Taxpayer Information:** (Name and complete address)

**Return Document To:** (Name and complete address)

**Grantors:**

James Hansen

**Grantees:**

City of Tipton, Iowa

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

I13

**2018 Gas Department**

**Truck Replacement**

We received 1 bid back for a F450 from O'Rourke Motors for \$38,064.00 that meets our specifications for this vehicle. The State Bid for the equivalent vehicle is \$35,399.00. We are planning on reusing the Utility body from Truck 16 on this vehicle. Truck 16 will then be offered for sale to the highest bidder. We will do the body swap in our shop. My recommendation is to purchase the new truck from O'Rourke Motors. It should take 60 – 90 days to get the truck. If you have any questions, please let me know.

Thank You,

Klay

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	Council meeting of November 19, 2018.
<b>AGENDA ITEM:</b>	Discussion and possible action concerning engineering interviews for the Hwy 38 project.
<b>ACTION:</b>	Motion to accept or accept as amended, table, or deny.

**SYNOPSIS**

As you'll recall from the end of your last Council meeting, I said that I was concerned about IIW Engineering's switch to a new engineer for the Hwy 38 project.

The City's selection of IIW in the original interview process wasn't just about their engineering ability. It was also about finding someone that the Council was comfortable working with on such a sizable project.

And, from my experience doing a downtown project, I'd like someone that can deal with the public when problems come up in the field. Hopefully, it's someone that can anticipate possible problems and address them before they ever happen.

Maybe IIW's new lead person would be just fine at doing those types of things. But, we don't have a feel for that yet.

I feel that we should at least re-interview IIW to see if we're comfortable with going forward with them.

If you want to add one or two other engineering firms to the interview list, we can do that, too.

Assuming that you are favorable to doing some type of re-interview, would anyone from among the Mayor and Council like to participate?

Thanks.

**PREPARED BY:** BW

**DATE PREPARED:** November 16, 2018