City of Tipton, Iowa

Meeting:	**Tipton City Council Meeting**
Place:	**Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772**
Date/Time:	**Monday, October 1, 2018, 5:30 p.m.**
Web Page:	**www.tiptoniowa.org**
Posted:	**Friday, September 28, 2018 (Front door of City Hall & City Website)**

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

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Agenda Additions/Agenda Approval

E. Communications:

If you wish to address the City Council regarding an issue, whether on the agenda or something not on the agenda, please approach the lectern at this time and give your name and address for the public record before discussing your item.

F. Consent Agenda

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

1. Approval – City Council Minutes, September 17, 2018
2. Approval – City Council Work Session Minutes, September 17, 2018
3. Approval - Library Director's Report, August 2018
4. Approval – Development Director's Report, September 2018
5. Approval – Liquor License Renewal, Tavern on the Square
6. Approval – Claims List

G. Mayoral Proclamation

H. Old Business

1. Resolution 100118A: Resolution Setting Public Hearing on Proposed Lease of Portion of Alleyway

I. New Business

1. Discussion and Possible Action Concerning Approval to Allow a "Safety Handrail" in the Public ROW Abutting 102 Orange Street

2. Discussion and Possible Action Concerning Approval of One-Time Water and Sewer Bill Exemption, Prairie Hills

3. Discussion and Possible Action Concerning Approval of One-Time Water and Sewer Bill Exemption, 810 Meridian Street

4. Discussion and Possible Action Concerning Approval to hire additional staff at Public Works and/or the Electric Utility

5. Resolution 100118B: Resolution for City of Tipton in Support of the Cedar County Great Places Designation and Proceeding with the Iowa Department of Cultural Affairs, FY 2019 Great Places Grant Application for the Cedar County – Pride of Place and People Project (Resolution of Support)

6. Resolution 100118C: Resolution for City of Tipton in Support of the Cedar County Great Places Designation, Iowa Department of Cultural Affairs, FY 2019 Great Places Grand Application for the Cedar County – Pride of Place and People Project (Resolution Documenting Projects and Match)

7. Discussion and Possible Action Concerning Approval Strategy Toward Applying for CDBG Applications for Storm Water I&I/North Ave Water Main and/or the SAGR Wastewater Treatment System.

8. Discussion and Possible Action Concerning Approval for DRIP Reimbursement request at 519 Cedar Street

9. Discussion and Possible Action Concerning Approval for DRIP Reimbursement request at 521 Cedar Street

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.

September 17, 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 5:36 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, Armstrong, Lenz, Nash, Taber, Kepford, Beck, Ratliff, other visitors and the press.

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

Communications:
1. Storm Ready Certificate Presentation

Tim Malott and Jodi Freet with Cedar County EMA/911 presented a certificate to the council from the National Weather Service. Tipton has been named as a StormReady Community through 2021. StormReady is a program developed and maintained by the National Weather Service. It assists communities with the communication and safety skills needed to save lives and property, before, during and after a weather event. StormReady helps community leaders and emergency managers strengthen local safety programs through a proactive approach to improving local hazardous weather operations.

Consent Agenda:
Motion by Boots, second by Spear to approve the consent agenda which includes the September 5th Council Meeting Minutes, August 30th Cemetery Minutes, September 2018 Development Director's Report, August 2018 Treasurer's and Investment Report, and the following Claims List. Following the roll call vote the motion passed unanimously.

AUCA CHICAGO LOCKBOX	MATS	96.61
BARRON MOTOR SUPPLY	SHOP SUPPLIES	33.34
BAUER BUILT TIRE	TIRES #30	870.22
BROWNELLS INC	OPERATING SUPPLIES	27.99
BUSINESS RADIO SALES AND SERVICE	RADIO REPAIR	202.26
CEDAR COUNTY CO-OP	FUEL DISCOUNT	2869.83
CEDAR COUNTY ENGINEER	84.3 GL DSL	2083.70
CEDAR COUNTY SOLID WASTE	TRANSFER FEES	3028.00
CINTAS CORPORATION	FIRST AID SUPPLIES	125.36
CINTAS LOC	UNIFORMS	421.52
CUSTOM BUILDERS INC	UPS CHARGES	263.60
CYPRESS ENGINE ACCESSSORIES	OP ENGINE 1 REPAIRS	21371.69
D & R PEST CONTROL	PEST CONTROL	190.99
EASTERN IOWA LIGHT & POWER	EAST LAGOON	132.81
ENERGY ECONOMICS INC	METER REPAIR	80.25
FAMILY FOODS	OPERATING SUPP & CONCESSIONS	36.40
FLUENT IMS	WHOS RESPONDING APP	436.67
FOR A CLEANER POOL	PROPELLER	92.25
GRASSHOPPER LAWN CARE DBA	WEED CONTROL	60.00
HBK ENGINEERING LLC	AQUATIC CENTER	24259.50
INTEGRATED TECHNOLOGY PARTNERS	TECH SERVICES	3061.20

IOWA ASSOCIATION OF MUNICIPAL UTILITIES	EIASSO DUES	777.51
IOWA PRISON INDUSTRIES	TRAFFIC SIGN SUPPLIES	75.00
JOHNSON COUNTY AMBULANCE SERVICE	ALS INTERCEPT	600.00
KIRKWOOD COMMUNITY COLLEGE	BLS RENEWALS	14.00
LATHAM & ASSOCIATES INC	CONSULTING SERVICES	200.00
LYNCH DALLAS PC	LEGAL SERVICES	3937.68
MC CLURE ENGINEERING COMPANY	ANALYSIS,PLAN,STRATEGY,STUDY	53705.35
MIDWEST WHEEL COMPANIES	REPAIR PARTS #180	166.98
MUNICIPAL SUPPLY INC	OPERATING SUPPLIES	1165.80
POWER LINE SUPPLY	STREET LIGHT SUPPLIES	666.50
REPUBLIC SERVICES OF IOWA	RECYCLING SORT FEES	1260.00
RPM REVIVAL LLC	REPAIR & PAINT TRANSFORMER	1228.85
RVM LANDSCAPING LLC	YARD REPAIR	367.08
SCHIMBERG CO	OPERATING SUPPLIES	90.27
SPINUTECH INC	SEPT EMAIL MARKETING	25.00
STATE HYGIENIC LABORATORY	TESTING FEES	537.50
T & M CLOTHING CO.	5 CHEER CAMP SHIRTS	2452.00
TIPTON CONSERVATIVE	VB,LIFEGUARDS,MIN,EQUIP SALE	757.63
TIPTON ELECTRIC MOTORS	EQUIPMENT SUPPLIES	449.38
TIPTON PHARMACY	PHARMACEUTICALS	438.04
UTILITY SALES & SERVICE INC	1000' PIPE, 6 ELBOWS	708.47
VERMEER SALES & SERVICE INC	CLEVIS #135	65.85
XEROX CORPORATION	BASE CHARGE & COPIES	1336.14
** TOTAL **		130769.22
FUND TOTALS		
001 GENERAL GOVERNMENT		8650.82
315 JKFAC CP		24259.50
600 WATER OPERATING		1316.20
610 WASTEWATER/AKA SEWER REVENUE		5725.18
630 ELECTRIC OPERATING		25277.90
640 GAS OPERATING		1173.76
660 AIRPORT OPERATING		17.53
670 GARBAGE COLLECTION		4296.25
740 STORM WATER		48705.35
810 CENTRAL GARAGE		6163.12
835 ADMINISTRATIVE SERVICES		5183.61
GRAND TOTAL		130769.22

Old Business:

1. ADA Compliant Entrance to Commercial Property at 514 Cedar Street/City Alley

Motion by Boots, second by Spear to approve setting a public hearing and then sign a long term lease if there are no objections. Following the roll call vote the motion passed unanimously.

2. Establishment of an Urban Revitalization Area Within the City of Tipton
Motion by Boots, second by McNeill to move forward with establishing urban revitalization that would include the entire city. For commercial properties the council chose a 10-year sliding cycle. For multi-residential they chose 10-year, 100% tax exemption and for residential the council chose to go with 7-year, 100% tax exemption due to its determination that blighted conditions exist and need to be addressed. Also, in order to be eligible for the tax abatement, the increase in actual value of the building due to the improvement must be at least 10%. Following the roll call vote the motion passed unanimously.

3. Set a Public Hearing for October 15th, concerning a revised sewer rate ordinance that is needed to pay for a mandated wastewater treatment project.
Motion by Spear, second by Boots to approve setting a public hearing for Monday, October 15th, concerning a revised sewer rate ordinance that is needed to pay for a mandated wastewater treatment project. Following the roll call vote the motion passed unanimously.

4. "Electric Consulting Agreement" with Latham, Ervin, and Associates
Motion by McNeill, second by Boots to approve the "Electric Consulting Agreement" with Latham, Ervin, and Associates regarding the City's share of the Louisa Generating Station. Following the roll call vote the motion passed unanimously.

New Business:
1. Street Closure in front of James Kennedy Family Aquatic Center for Trunk or Treat
Motion by Spear, second by Leeper to approve the street closure in front of James Kennedy Family Aquatic Center for Trunk or Treat, on Sunday, October 28th, at the City park, from 2:00 p.m. to 4:00 p.m. Trick or treating has also been set for October 31st, from 5:00 p.m. until 8:00 p.m. Following the roll call vote the motion passes unanimously.

2. Street Closure on 5th Street and on Lynn Street for Chamber's Ride N Rock Fest
Motion by McNeill, second by Leeper to approve the street closures on 5th Street, Cedar to Lynn, and on Lynn Street, between 4th and 5th, for Chamber's Ride N Rock Fest on Saturday, October 6th. Following the roll call vote the motion passed unanimously.

3. Pay Application No. 4 for Heuer Construction for South Street Project
Motion by Spear, second by Leeper to approve Pay Application No. 4 for Heuer Construction for the South Street Project in the amount of $106,848.17. Following the roll call vote the motion passed unanimously.

4. City's response to the results of the DOT Speed Study on Hwy 38/Cedar Street
The DOT's recommendation concerning the downtown is to raise the speed limit from 20-mph to 25-mph. And, the DOT's recommendation that has to do with the general area near the north city limits, indicated that the length of the 45-mph zone should be extended farther north into what is now a 55-mph zone. The DOT will not make any changes unless the City Council concurs.
Motion by Boots, second by McNeill to leave the downtown speed limit 20-mph and to extend the 45-mph zone farther north.

5. Resolution 091718A: Resolution Approving the Street Finance Report for Road Use Tax Funds used on City Streets and Parking
Motion by Anderson, second by Boots to approve Resolution 091718A, the resolution approving the Street Finance Report for Road Use Tax funds used on City streets and parking. Following the roll call vote the motion passed unanimously.

6. Cancel Current Copier Lease
Motion by Leeper, second by Spear to approve cancelling our current copier lease agreement with Xerox and renew with Access Systems. Following the roll call vote the motion passed unanimously.

7. Update on Great Places Grant Application
Manager Wagner gave an update. He stressed that the City needs to be sure we can provide the match in order to fully utilize.

8. Council Work Session on October 1st, at 5:00 p.m.
Motion by Leeper, second by McNeill to approve setting a work session on October 1st, at 5:00 p.m., concerning options for a CDBG application: SAGR Project or I & I/North Avenue water main project. Following the roll call vote the motion passed unanimously.

9. Purchase of Transformer Basements for Tipton Structural and Cedar Poly
Motion by Leeper, second by McNeill to approve the purchase of transformer basements for two projects at Tipton Structural and Cedar Poly, from Fletcher Reinhardt, in the amount of 2,257.00. Following the roll call vote the motion passed unanimously.

10. Purchase of Fault Indicators
Motion by Leeper, second by McNeill to approve the purchase of fault indicators from Fletcher Reinhardt, in the amount of $4,278.28. Following the roll call vote the motion passed unanimously.

11. Purchase of Cable for Cedar Poly Project
Motion by Anderson, second by Spear to table this item due to some changes with the project. Following the roll call vote the motion passed unanimously.

Adjourn:
With no further business to come before the council a motion to adjourn was made by Boots, second by Spear. Following the roll call vote the motion passed unanimously.
Meeting adjourned at 6:33 p.m.

Mayor_____

Attest:_____
City Clerk

September 17, 2018
Tipton Fire Station
301 Lynn Street
Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met in a work session at 5:00 p.m. Mayor Carney called the meeting to order. Upon roll being called the following named council members were present: Boots, McNeill, Anderson and Spear. Absent: Leeper. Also present: Wagner, Armstrong, Lenz, Beck, other visitors and the press.

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

Leeper in attendance at 5:12 p.m.

Old Business:
1. Discussion Concerning the Establishment of an Urban Revitalization Area within the City

According to a sampling of Urban Revitalization Plans written by the Dorsey & Whitney Law Firm for other cities:

> The Urban Revitalization Act, Chapter 404 of the Code of Iowa, is intended to encourage development, redevelopment, and revitalization within designated areas of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years, with the goal of providing communities with a long-term increase or stabilization in the local tax base by encouraging new construction which might not otherwise occur.

It is the consensus of the council to include the entire City. For commercial properties the council chose a 10-year sliding cycle. For multi-residential they chose 10-year, 100% tax exemption and for residential the council chose to go with 7-year, 100% tax exemption due to its determination that blighted conditions exist and need to be addressed. Also, in order to be eligible for the tax abatement, the increase in actual value of the building due to the improvement must be at least 10%.

Adjourn:
With no further business to come before the council a motion to adjourn was made by Boots, second by McNeill. Following the roll call vote the motion passed unanimously.
Meeting adjourned at 5:35 p.m.

Mayor_____

Attest:_____
City Clerk

Tipton Library Board of Trustees Meeting

August 27, 2018

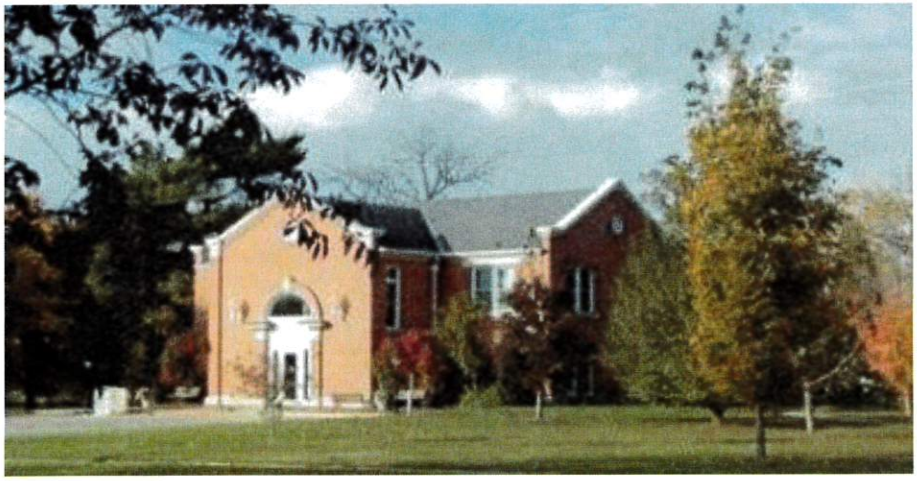
1- Call to order- members present – Jamie M.; Sherry H.; Jim M.: Heather W-S.: Dale J.: Denise S.
2- Approval of Agenda- Jim moved; Heather 2nd- motion passed
3- Approval of last meeting minutes- Dale moved; Sherry 2nd- motion passed
4- Open Forum- None
5- Director's Report- Diane will be attending Performers Showcase in Monticello for next summer reading program.; Denise shared an article about book delivery; Denise handed out invitations to the Friends of the Tipton Public Library Open house on Saturday, September 29th at 11:00 am. The open house will be held to recognize the new stained-glass window made possible by the generous contribution from the Edith Ford estate.; Denise will be attending the ILA conference in October.
6- Education- Open records and confidentially.
7- Financial Report- Sherry moved; Jim 2nd; motion passed
8- Finance Committee- working on next year's budget forthcoming
9- Personnel Committee- Met and discussed Denise evaluation; Will report at next meeting.
10-Maintenance Committee- None
11-Friends of the Tipton Public Library- Open house on September 29th at 11:00
12-Old Business- None
13-New Business- Lost/ Damaged Materials Policy- Dale moved; Jim 2nd; motion passed
14-Next meeting September 24th at 6:30
15-Adjournment- Heather moved; Jim 2nd

TIPTON PUBLIC LIBRARY

Check it out!

August 2018

Director's Report



Prepared by Denise Smith

Library Director

To

Library Board, Mayor Carney, Council Members and City Manager

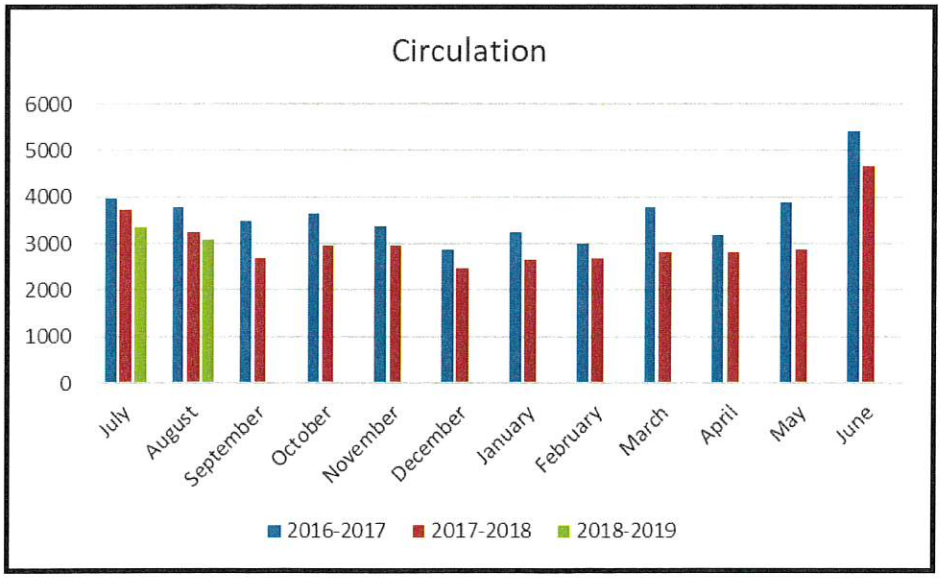
September 2018

Statistics August 2018

	Aug.	YTD
Total Circulation	3,069	6,416
Computer Use	454	804
WiFi Usage	176	264
Number of Attendance of Programs	0	718
Transactions for Copies made	216	347
Transactions for Faxes Sent	13	28
Transactions for ILL checked out	37	54
Transactions for Keurig Drinks	13	21
Transactions for Friends of Library	56	84
Door Count	3,227	6,876

Circulation by Material Types

	August	YTD
Adult books	751	1,512
Teen Books	154	319
Children's books	1,178	2,638
DVDs	864	1,716
CDs	76	152
Magazines	46	79



MISSION STATEMENT

The Tipton Public Library will provide all the people of its community, a welcoming place where access to a balanced collection, technology, programming and other resources will serve their educational, cultural and recreational needs.

Library Staff

Denise Smith
Director
Diane Wallick
Assistant Director
Tryeann Schultz
Library Assistant
Amy Wallace
Library Assistant
Matthew Smith
Library Assistant
Cindy Kunde
Library Assistant Sub
Melissa Zell
Library Assistant Sub
Karree Bandfield
Library Assistant Sub
John Barnum
Custodian

Library Board of Trustees

Jamie Meyer-President
Dale Jedlicka-Vice President
Heather Sloma-Weber
Jennifer Johnson-Secretary
Marcus Hertert
Jim McCollough
Sherry Hall

Revenues

	August	YTD
Taxes	$(2,212.36)	$0
Rural Funding	$0	$0
Fines and Fees	$383.84	$683.19
Donations	$70.96	$697.20
D.State A/EI	$0	$0
Reimbursements	$31.00	$54.00
Refunds	$0	$0
Miscellaneous	$309.30	$505.50
Transfer	$0	$0
Utilities	$0	$0
Total Revenues	$(1,417.26)	$1,939.89

Expenses

	August	YTD
Staff	$12,027.31	$19,801.00
Staff Benefits	$1,846.97	$3,023.15
Materials	$2,,201.02	$4,630.54
B. Maintenance	$85.55	$187.37
G. Maintenance	$0	$0
Technology	$99.99	$99.99
Programming	$261.19	$872.18
Miscellaneous	$2,004.13	$11,849.45
Total Expenses	$18,526.16	$40,463.68

Monies Spent on Library Materials

	August	YTD
Books	$1,003.08	$2,412.46
DVDs	$282.26	$457.81
CDs	$56.25	$311.25
Mag./News.	$0	$0

Tipton Development Director –Report September 2018 – Linda Beck

- Continue working on Wayfinding signage – Waiting for the DOT to finalize master plan
- Trunk or Treat is scheduled for Sunday, October 28th from 2-4 p.m. at the City Park
- Continue to work on bike trail with City Manager. IIW working on the next step. Meeting slated for October 2nd and October 8th
- Working on Ride N Rock event with Chamber committee slated for October 6th
- Organized City staff meeting Barbara Dunn-Swanson with ISU – Cedar County Extension office on a program for City staff on September 17th
- Attended Freedom Rock meeting on August 19th. Artist, Bubba Sorenson is scheduled to paint the rock June of 2019. One year earlier than original plan. Next meeting is planned for September 26th
- Christine Boeve will begin the first phase of her art project downtown. (Weather hasn't been cooperative)
- Working with Judy Jenkins to finalize her Interior DRIP application for reimbursement
- Met with a new property owner regarding possible funding
- Meeting held on August 21st with ECIA and several county towns/officials regarding next step with Cedar County Great Places Grant
- Peg Bixby is volunteering every Wednesday for 2 hours at my office
- Minions coming back to Tipton and will be on display at local businesses from October 5th – November 7th. Last year this was a very popular event
- Working with the Chamber on Small Business Saturday and Holiday Walk. Event is scheduled for November 24th. Chamber is working on a lighted parade
- Met with Linda Boots regarding a county flyer
- Met with Steve Lacina, Karen Howe and City Manager regarding USDA loans and regulations
- Attended Iowa Downtown Conference in Waterloo on August 28th – 30th – attended several meetings including: Bringing Art and Culture into Downtown, Filling Vacancies, Engage with Video plus several more
- Talking to Jeff Wallick regarding a Tour of Opportunity to showcase buildings downtown and in other areas of Tipton that are for sale, rent or lease. Hopefully, we can put something together yet this fall or early in the spring

Amy Lenz

From: Licensing@IowaABD.com
Sent: Friday, September 14, 2018 2:33 AM
To: Amy Lenz
Cc: Licensing@IowaABD.com
Subject: Liquor License Submitted to Local Authority

Insurance coverage/bond certification has been completed for the following application(s). The application(s) is awaiting local authority review. After local authority approval, the application will be submitted to the Iowa Alcoholic Beverages Division for review.

License #	License Status	Business Name
LC0036453	Submitted to Local Authority	Tavern On The Square (108 E 5th St Tipton Iowa, 52772)

Please do not respond to this email.
To check the status of your application follow these steps:
1. Click https://elicensing.iowaabd.com
2. Log in to your eLicensing account
3. After reading the 'Beginning April 1st' statement, click ok
4. Click the View Completed Applications link to see your status

PACKET: 02826 Council Mtg100118
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-0040	ACTION SERVICES INC								
	I 81148	PORT A POTTIE SERVICES	AP		R	9/21/2018	502.50	502.50CR	
		G/L ACCOUNT					502.50		
		001 5-446-2-65070	OPERATING SUPPLIES			502.50	PORT A POTTIE SERVICES		
				REG. CHECK			502.50	502.50CR	0.00
							502.50	0.00	
01-1	BETTENDORF N & S LOCK								
	I 39836	SRVCCALL	AP		R	9/21/2018	120.00	120.00CR	
		G/L ACCOUNT					120.00		
		001 5-150-2-63100	BUILDING MAINTENANCE & REPAIR			120.00	BETTENDORF N & S LOCK:SRVCCALL		
				REG. CHECK			120.00	120.00CR	0.00
							120.00	0.00	
01-0253	BOUND TREE MEDICAL LLC								
	I 82978846	MEDICAL SUPPLIES	AP		R	9/21/2018	260.42	260.42CR	
		G/L ACCOUNT					260.42		
		001 5-160-2-65070	OPERATING SUPPLIES			260.42	MEDICAL SUPPLIES		
	I 82978847	MEDICAL SUPPLIES	AP		R	9/21/2018	342.77	342.77CR	
		G/L ACCOUNT					342.77		
		001 5-160-2-65070	OPERATING SUPPLIES			342.77	MEDICAL SUPPLIES		
	I 82982849	MEDICAL SUPPLIES	AP		R	9/21/2018	87.12	87.12CR	
		G/L ACCOUNT					87.12		
		001 5-160-2-65070	OPERATING SUPPLIES			87.12	MEDICAL SUPPLIES		
				REG. CHECK			690.31	690.31CR	0.00
							690.31	0.00	
01-0432	CEDAR COUNTY ENVIRONMENTAL								
	I 0918CCEH	POOL INSPECTION	AP		R	10/21/2018	979.00	979.00CR	
		G/L ACCOUNT					979.00		
		001 5-465-2-64820	INSPECTION FEES			979.00	POOL INSPECTION		
				REG. CHECK			979.00	979.00CR	0.00
							979.00	0.00	

PACKET: 02826 Council Mtg100118
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-0580	CINTAS LOC								
	I 23M116663	UNIFORMS	AP		R	9/21/2018	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 23M116670	SHOP TOWELS	AP		R	9/21/2018	42.84	42.84CR	
		G/L ACCOUNT					42.84		
		810 5-899-2-65070	OPERATING SUPPLIES			42.84	SHOP TOWELS		
	I 23M117665	UNIFORMS	AP		R	9/21/2018	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 342808008	UNIFORMS, SHOP TOWELS, MATS	AP		R	9/21/2018	171.74	171.74CR	
		G/L ACCOUNT					171.74		
		630 5-820-2-64350	UNIFORMS/EQUIPMENT			80.33	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			355.38	355.38CR	0.00
							355.38	0.00	
01-0643	COMMUNITY INSURANCE SERVICE								
	I 070618CIS	FIREWORKS	AP		R	10/21/2018	1,666.50	1,666.50CR	
		G/L ACCOUNT					1,666.50		
		001 5-620-2-64080	INSURANCE			1,666.50	FIREWORKS		
				REG. CHECK			1,666.50	1,666.50CR	0.00
							1,666.50	0.00	
01-0955	ESBECK MASONRY								
	I 091418EM	KIOSK WITH ROOF	AP		R	10/21/2018	15,650.00	15,650.00CR	
		G/L ACCOUNT					15,650.00		
		001 5-280-2-65980	MISCELLANEOUS			15,650.00	KIOSK WITH ROOF		

PACKET: 02826 Council Mtg100118
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
			REG. CHECK				15,650.00 15,650.00	15,650.00CR 0.00	0.00
01-0983	FELD FIRE								
C 0335287		VEHICLE OPERATIONS	AP		R	9/21/2018	251.40CR	251.40	
		G/L ACCOUNT					251.40CR		
		001 5-150-2-63310 VEHICLE OPERATIONS					251.40CR	VEHICLE OPERATIONS	
I 0335255		VEHICLE OPERATIONS	AP		R	10/21/2018	365.33	365.33CR	
		G/L ACCOUNT					365.33		
		001 5-150-2-63310 VEHICLE OPERATIONS					365.33	VEHICLE OPERATIONS	
			REG. CHECK				113.93 113.93	113.93CR 0.00	0.00
01-1051	FRIENDS OF THE ANIMALS								
I 91818		1 DOG, 4 CATS	AP		R	10/21/2018	275.00	275.00CR	
		G/L ACCOUNT					275.00		
		001 5-190-2-64910 CONTRACT SERVICES					275.00	1 DOG, 4 CATS	
			REG. CHECK				275.00 275.00	275.00CR 0.00	0.00
01-1066	GARDEN & ASSOCIATES INC								
I 37072		2018 STREET IMPROVEMENTS	AP		R	10/21/2018	10,169.60	10,169.60CR	
		G/L ACCOUNT					10,169.60		
		110 5-210-2-64070 ENGINEERING					10,169.60	2018 STREET IMPROVEMENTS	
			REG. CHECK				10,169.60 10,169.60	10,169.60CR 0.00	0.00
01-1178	HERMSEN AUTOMOTIVE LLC								
I 18128		GAS STRUTS	AP		R	9/21/2018	57.84	57.84CR	
		G/L ACCOUNT					57.84		
		001 5-150-2-63310 VEHICLE OPERATIONS					57.84	GAS STRUTS	
			REG. CHECK				57.84 57.84	57.84CR 0.00	0.00

PACKET: 02826 Council Mtg100118
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-1335	IMAGE TREND INC								
	I 113094	CLEARING HOUSE SERVICES	AP		R	9/21/2018	60.00	60.00CR	
		G/L ACCOUNT					60.00		
		001 5-160-2-64910 CONTRACT SERVICES				60.00	CLEARING HOUSE SERVICES		
				REG. CHECK			60.00	60.00CR	0.00
							60.00	0.00	
01-1322	IOWA DEPT OF NATURAL RESOUR								
	I 2018IDNR	ANNUAL WATER USE FEE	AP		R	10/21/2018	134.00	134.00CR	
		G/L ACCOUNT					134.00		
		600 5-810-1-62100 DUES/FEES				134.00	ANNUAL WATER USE FEE		
				REG. CHECK			134.00	134.00CR	0.00
							134.00	0.00	
01-1332	IOWA ONE CALL								
	I 204795	LOCATES	AP		R	10/21/2018	74.70	74.70CR	
		G/L ACCOUNT					74.70		
		600 5-810-2-65307 SERVICE LINES				24.90	LOCATES		
		630 5-820-2-65304 UNDERGROUND SUPPLIES				24.90	LOCATES		
		640 5-825-2-65307 SERVICE LINES				24.90	LOCATES		
				REG. CHECK			74.70	74.70CR	0.00
							74.70	0.00	
01-1	IOWA STATE UNIVERSITY								
	I 123054	TRAINING	AP		R	9/21/2018	150.00	150.00CR	
		G/L ACCOUNT					150.00		
		001 5-525-1-62300 TRAINING				150.00	IOWA STATE UNIVERSITY:TRAINING		
				REG. CHECK			150.00	150.00CR	0.00
							150.00	0.00	
01-1426	JOHNSON COUNTY AMBULANCE SE								
	I 083018JCA	ALS INTERCEPT	AP		R	10/21/2018	200.00	200.00CR	
		G/L ACCOUNT					200.00		
		001 5-160-2-64130 PAYMENT TO OTHER AGENCIES/FUND				200.00	ALS INTERCEPT		

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I 090218JCA		ALS INTERCEPT	AP		R	10/21/2018	200.00	200.00CR	
		G/L ACCOUNT					200.00		
		001 5-160-2-64130 PAYMENT TO OTHER AGENCIES/FUND 200.00 ALS INTERCEPT							
			REG. CHECK				400.00	400.00CR	0.00
							400.00	0.00	
01-1495 KLUESNER CONSRUCTION INC									
I 23052		ASPHALT REPAIR OF CITY STRE	AP		R	10/21/2018	13,601.83	13,601.83CR	
		G/L ACCOUNT					13,601.83		
		001 5-210-2-65070 OPERATING SUPPLIES 13,143.50 ASPHALT REPAIR OF CITY STREETS							
		600 5-810-2-65308 MAINS 458.33 ASPHALT REPAIR OF CITY STREETS							
I 23053		ASPHALT OVERLAY	AP		R	10/21/2018	6,345.00	6,345.00CR	
		G/L ACCOUNT					6,345.00		
		001 5-210-2-63991 MAINTENANCE - STREET DEPT 6,345.00 ASPHALT OVERLAY							
			REG. CHECK				19,946.83	19,946.83CR	0.00
							19,946.83	0.00	
01-2010 L L PELLING CO INC									
I 123473		7.15 TON COLD MIX	AP		R	10/21/2018	786.50	786.50CR	
		G/L ACCOUNT					786.50		
		001 5-210-2-65070 OPERATING SUPPLIES 786.50 7.15 TON COLD MIX							
			REG. CHECK				786.50	786.50CR	0.00
							786.50	0.00	
01-1562 LISBON-MT VERNON AMBULANCE									
I 072518LMVA		ALS INTERCEPT	AP		R	10/21/2018	200.00	200.00CR	
		G/L ACCOUNT					200.00		
		001 5-160-2-64130 PAYMENT TO OTHER AGENCIES/FUND 200.00 ALS INTERCEPT							
			REG. CHECK				200.00	200.00CR	0.00
							200.00	0.00	

PACKET: 02826 Council Mtg100118
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-2017	PCM/TIGERDIRECT								
	I B09476700101	SMART UPS UNIT	AP		R	9/21/2018	157.50	157.50CR	
		G/L ACCOUNT					157.50		
		630 5-820-2-65065 COMPUTER SUPPLIES				157.50	SMART UPS UNIT		
				REG. CHECK			157.50	157.50CR	0.00
							157.50	0.00	
01-1703	PHYSIO-CONTROL INC								
	I 418192257	MEDICAL SUPPLIES	AP		R	10/21/2018	303.45	303.45CR	
		G/L ACCOUNT					303.45		
		001 5-160-2-65070 OPERATING SUPPLIES				303.45	MEDICAL SUPPLIES		
				REG. CHECK			303.45	303.45CR	0.00
							303.45	0.00	
01-2044	PITNEY BOWES INC								
	I 1009271521	FOLDING MACHINE SRVC AGRMNT	AP		R	10/21/2018	421.50	421.50CR	
		G/L ACCOUNT					421.50		
		835 5-899-2-65080 POSTAGE/SHIPPING				421.50	FOLDING MACHINE SRVC AGRMNT		
				REG. CHECK			421.50	421.50CR	0.00
							421.50	0.00	
01-2033	POLICE LEGAL SCIENCES								
	I 8524	LEGAL UPDATE TRAINING	AP		R	9/21/2018	600.00	600.00CR	
		G/L ACCOUNT					600.00		
		001 5-110-1-62300 TRAINING				600.00	LEGAL UPDATE TRAINING		
				REG. CHECK			600.00	600.00CR	0.00
							600.00	0.00	
01-2070	POWER LINE SUPPLY								
	I 56293230	OVERHEAD SUPPLIES	AP		R	9/21/2018	81.32	81.32CR	
		G/L ACCOUNT					81.32		
		630 5-820-2-65302 OVERHEAD SUPPLIES				81.32	OVERHEAD SUPPLIES		
	I 56293449	OVERHEAD SUPPLIES	AP		R	9/21/2018	95.23	95.23CR	
		G/L ACCOUNT					95.23		
		630 5-820-2-65302 OVERHEAD SUPPLIES				95.23	OVERHEAD SUPPLIES		

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I 56294568		VEHICLE OPERATIONS	AP		R	9/21/2018	74.15	74.15CR	
		G/L ACCOUNT					74.15		
		630 5-820-2-65070 OPERATING SUPPLIES				74.15	VEHICLE OPERATIONS		
I 56294569		OVERHEAD SUPPLIES	AP		R	9/21/2018	33.81	33.81CR	
		G/L ACCOUNT					33.81		
		630 5-820-2-65302 OVERHEAD SUPPLIES				33.81	OVERHEAD SUPPLIES		
I 56294938		STREET LIGHT SUPPLIES	AP		R	9/21/2018	104.33	104.33CR	
		G/L ACCOUNT					104.33		
		630 5-820-2-65303 STREET LIGHTS				104.33	STREET LIGHT SUPPLIES		
I 56294939		STREET LIGHT SUPPLIES	AP		R	9/21/2018	357.38	357.38CR	
		G/L ACCOUNT					357.38		
		630 5-820-2-65303 STREET LIGHTS				357.38	STREET LIGHT SUPPLIES		
I 56294941		STREET LIGHT SUPPLIES	AP		R	9/21/2018	920.20	920.20CR	
		G/L ACCOUNT					920.20		
		630 5-820-2-65303 STREET LIGHTS				920.20	STREET LIGHT SUPPLIES		
I 56294942		STREET LIGHT SUPPLIES	AP		R	9/21/2018	1,000.45	1,000.45CR	
		G/L ACCOUNT					1,000.45		
		630 5-820-2-65303 STREET LIGHTS				1,000.45	STREET LIGHT SUPPLIES		
				REG. CHECK			2,666.87	2,666.87CR	0.00
							2,666.87	0.00	
01-2084	QC ANALYTICAL SERVICES LLC								
I 1809063		WASTEWATER TESTING	AP		R	9/21/2018	1,536.00	1,536.00CR	
		G/L ACCOUNT					1,536.00		
		610 5-815-2-64920 TESTING FEES				1,536.00	WASTEWATER TESTING		
				REG. CHECK			1,536.00	1,536.00CR	0.00
							1,536.00	0.00	
01-2064	QUAD CITY TESTING LABORATOR								
I 8442		CRANE INSPECTION	AP		R	10/21/2018	286.00	286.00CR	
		G/L ACCOUNT					286.00		
		630 5-820-2-64920 TESTING FEES				286.00	CRANE INSPECTION		
I 8443		HOTSTICKS INSPECTION	AP		R	10/21/2018	706.00	706.00CR	
		G/L ACCOUNT					706.00		
		630 5-820-2-64920 TESTING FEES				706.00	HOTSTICKS INSPECTION		

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
			REG. CHECK				992.00 992.00	992.00CR 0.00	0.00
01-2261 STORM STEEL									
I 392269		REPAIR PARTS #18	AP		R	10/21/2018	72.90 72.90	72.90CR	
		G/L ACCOUNT 810 5-899-2-63321 REPAIR PARTS 72.90 REPAIR PARTS #18							
			REG. CHECK				72.90 72.90	72.90CR 0.00	0.00
01-2260 STUART C IRBY CO									
I 46833		GAS MAIN SUPPLIES	AP		R	9/21/2018	419.40 419.40	419.40CR	
		G/L ACCOUNT 640 5-825-2-65308 MAINS 419.40 GAS MAIN SUPPLIES							
I 47844		UNDERGROUND SUPPLIES	AP		R	9/21/2018	1,243.50 1,243.50	1,243.50CR	
		G/L ACCOUNT 630 5-820-2-65304 UNDERGROUND SUPPLIES 1,243.50 UNDERGROUND SUPPLIES							
I 58452		UNDERGROUND SUPPLIES	AP		R	9/21/2018	301.74 301.74	301.74CR	
		G/L ACCOUNT 630 5-820-2-65304 UNDERGROUND SUPPLIES 301.74 UNDERGROUND SUPPLIES							
			REG. CHECK				1,964.64 1,964.64	1,964.64CR 0.00	0.00
01-2317 T & M CLOTHING CO.									
I 2145		44 SOCCER SHIRTS	AP		R	10/21/2018	275.00 275.00	275.00CR	
		G/L ACCOUNT 001 5-446-2-64350 UNIFORMS/EQUIPMENT 275.00 44 SOCCER SHIRTS							
			REG. CHECK				275.00 275.00	275.00CR 0.00	0.00
01-2348 THOMAS HEATING & AIR									
I 3348		BDLG MAINT REPAIRS	AP		R	9/21/2018	719.00 719.00	719.00CR	
		G/L ACCOUNT 001 5-150-2-63100 BUILDING MAINTENANCE & REPAIR 719.00 BDLG MAINT REPAIRS							

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
		REG. CHECK					719.00 719.00	719.00CR 0.00	0.00

01-2410 TIPTON ELECTRIC MOTORS

I 289444	PRESSURE WASHER PARTS	AP		R	10/21/2018	101.56	101.56CR	
	G/L ACCOUNT					101.56		
	810 5-899-2-63500	OPERATIONAL EQUIPT MAINT & REP				101.56	PRESSURE WASHER PARTS	
I 289571	SUMP PUMP	AP		R	10/21/2018	451.38	451.38CR	
	G/L ACCOUNT					451.38		
	600 5-810-2-65053	SMALL TOOLS				451.38	SUMP PUMP	
		REG. CHECK				552.94 552.94	552.94CR 0.00	0.00

01-2461 TIPTON STRUCTURAL FABRICATI

I 13080	POWER PLANT MATERIALS	AP		R	10/21/2018	24.04	24.04CR	
	G/L ACCOUNT					24.04		
	630 5-821-2-63500	OPERATIONAL EQUIPT MAINT & REP				24.04	POWER PLANT MATERIALS	
		REG. CHECK				24.04 24.04	24.04CR 0.00	0.00

01-2574 WALMART COMMUNITY

C 201809215994	MISC	AP		R	9/21/2018	1.87CR	1.87	
	G/L ACCOUNT					1.87CR		
	835 5-899-2-65980	MISCELLANEOUS				1.87CR	MISC	
I 1771	MISC SUPPLIES	AP		R	10/21/2018	45.15	45.15CR	
	G/L ACCOUNT					45.15		
	001 5-650-2-65980	MISCELLANEOUS				22.58	MISC SUPPLIES	
	001 5-110-2-65980	MISCELLANEOUS				22.57	MISC SUPPLIES	
		REG. CHECK				43.28 43.28	43.28CR 0.00	0.00

PACKET: 02826 Council Mtg100118
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-2640	WENDLING QUARRIES INC								
I 743866		24.97 TN ROAD STONE	AP		R	10/21/2018	275.62	275.62CR	
		G/L ACCOUNT					275.62		
		001 5-210-2-65070 OPERATING SUPPLIES				275.62	24.97 TN ROAD STONE		
			REG. CHECK				275.62	275.62CR	0.00
							275.62	0.00	
01-2650	WESCO RECEIVABLES CORP								
I 295224		STREET LIGHT SUPPLIES	AP		R	10/21/2018	545.70	545.70CR	
		G/L ACCOUNT					545.70		
		630 5-820-2-65303 STREET LIGHTS				545.70	STREET LIGHT SUPPLIES		
I 297478		OVERHEAD SUPPLIES	AP		R	10/21/2018	246.95	246.95CR	
		G/L ACCOUNT					246.95		
		630 5-820-2-65302 OVERHEAD SUPPLIES				246.95	OVERHEAD SUPPLIES		
			REG. CHECK				792.65	792.65CR	0.00
							792.65	0.00	

PACKET: 02826 Council Mtg100118
VENDOR SET: 01

REPORT TOTALS

FUND DISTRIBUTION

FUND NO#	FUND NAME	AMOUNT
001	GENERAL GOVERNMENT	43,451.24CR
110	ROAD USE TAX FUND	10,169.60CR
600	WATER OPERATING	1,083.89CR
610	WASTEWATER/AKA SEWER REVE	1,536.00CR
630	ELECTRIC OPERATING	6,330.47CR
640	GAS OPERATING	488.77CR
670	GARBAGE COLLECTION	16.50CR
810	CENTRAL GARAGE	233.38CR
835	ADMINISTRATIVE SERVICES	419.63CR
	** TOTALS **	63,729.48CR

---- 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		63,729.48	63,729.48CR	0.00
		63,729.48	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		63,729.48	63,729.48CR	0.00
		63,729.48	0.00	

TOTAL CHECKS TO PRINT: 35

ERRORS: 0 WARNINGS: 0

RESOLUTION NO. __100118A____

RESOLUTION SETTING PUBLIC HEARING ON PROPOSED LEASE OF PORTION OF ALLEYWAY

WHEREAS, the City of Tipton owns, as public right-of-way, an alleyway ("Alley") running east and west through the 500 block of Cedar Street east of Cedar Street and West of Meridian Street; and

WHEREAS, Laura Twing ("Owner"), owns real property ("Property") situated within the same block, locally known as 514 Cedar Street, Tipton, Iowa, and legally described as follows:

The South 16 feet of the West 50 feet of Lot 12, Block 11, Tipton, Cedar County, Iowa

AND WHEREAS, Owner's Property abuts the north side of Alley at its western terminus; and

WHEREAS, Owner desires to lease from the City a five (5) foot wide strip of the Alley situated due south of the Property for the sole purpose of constructing and maintaining a set of concrete stairs and a concrete ADA accessible ramp for ingress to and egress from the building situated on the Property for an initial term of ten (10) years.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TIPTON, IOWA:

SECTION 1: *Public Hearing*: City Council will hold a public hearing as part of its regular meeting at 5:30 P.M. the 15th day of October 2018, at the Tipton Fire Station, 304 Lynn Street, Tipton, Iowa 52772, for the purpose of obtaining public input on the proposed conveyance of a lease of the above-referenced portion of the Alley to Laura Twing for the purpose specified above.

SECTION 2: *Publication of Notice*: The City Clerk is directed to publish notice of said public hearing, which publication shall be not less than four (4) days nor more than twenty (20) days prior to the date set for said public hearing pursuant to the requirements of Iowa Code Section 364.7.

SECTION 3: *When Effective*. This Resolution shall be effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 1st day of October 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 _100118A___ which was passed by the Tipton City Council this 1st day of October 2018.

Amy Lenz, City Clerk

LEASE AGREEMENT

This lease agreement ("Agreement") by and between the **CITY OF TIPTON, IOWA**, an Iowa municipal corporation ("LANDLORD"), and **LAURA L. TWING** ("TENANT") is entered as of the last date of last signature indicated below ("Effective Date").

1. **DESCRIPTION OF LEASED PREMISES.** LANDLORD hereby agrees to lease to TENANT a portion of the alley ("Leased Premises") located directly south of the southern boundary of the real property ("Property") owned by TENANT and locally known as 514 Cedar Street, Tipton, Iowa 52772 and legally described as follows:

   The South 16 feet of the West 50 feet of Lot 12, Block 11, Tipton, Cedar County, Iowa.

   The Leased Premises shall consist of a five (5) foot wide portion of the alley situated directly south of the Property's southern boundary and continuing along the entirety of said boundary.

2. **TERM OF LEASE.** The initial term of this Agreement shall be ten (10) years commencing as of the Effective Date unless earlier terminated pursuant to the terms of this Agreement. Upon the expiration of the initial term, this Agreement shall continue in force and effect for successive terms of ten (10) years unless or until terminated pursuant to the terms of this Agreement.

3. **RENT.** TENANT agrees to pay LANDLORD as rent for the initial term, the sum of Two Hundred Thirty-Seven and 15/100 Dollars ($237.15) paid in advance on or before the Effective Date. Unless otherwise provided, rent for each successive term shall also be Two Hundred Thirty-Seven and 15/100 Dollars ($237.15), paid in advance on or before the date of expiration of the preceding term.

4. **POSSESSION; USE; CARE AND MAINTENANCE.** TENANT shall be entitled to non-exclusive possession and use of the Leased Premises during the term of this Agreement for the sole and exclusive purposes of constructing, utilizing, maintaining, repairing, and/or replacing an ADA compliant entrance ramp ("Ramp") for purposes of providing ingress to and egress from the first floor of the building situated on the Property and the purposes of constructing, utilizing, maintaining, repairing, and/or replacing a concrete stairwell ("Stairs") for ingress and egress to and from the basement level. Construction plans and specifications for the Ramp and the Stairs depicting, among other things, their location within the Leased Premises are attached hereto as "Exhibit A" and incorporated herein by this reference. No repairs or modifications to the Ramp or the Stairs may be made which do not comply with the attached Plans and Specifications absent Landlord's prior written consent.

   Construction, maintenance, repair, and/or replacement of the Ramp or the Stairs shall be the responsibly of TENANT, at her sole cost and expense.

   TENANT shall not utilize any portion of the Leased Premises not occupied by the Ramp or the Stairs for any purpose including, but not limited to, the exterior storage of equipment,

materials, or other personal property or placement of advertisements or promotional signage.

5. **INDEMNIFICATION.** TENANT agrees to indemnify, defend, and hold LANDLORD harmless from all claims, suits, actions, damages and cost of every name and description, arising out of or resulting from TENANT'S continued use of the Leased Premises as provided in this Agreement. TENANT shall, at her cost and expense, protect, defend, and indemnify LANDLORD from and against claims including but not limited to 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 Leased Premises.

6. **LIABILITY AND INSURANCE.** TENANT shall bear the risk of all liability for property damage and/or bodily injury occurring upon the Leased Premises. Further, TENANT agrees to maintain commercial general liability insurance in the amounts of no less than $1,000,000 each occurrence and $2,000,000 annual aggregate to cover the Leased Premises at all times. Such policy shall include liability arising from business operations, independent contractors, personal injury, and liability assumed under an insured contract. To the extent said insurance is in force and collectible and to the extent permitted by law, the LANDLORD and TENANT each hereby releases and waives all right of recovery against the other or anyone claiming through or under each of them by way of subrogation or otherwise. This policy shall be endorsed to include the LANDLORD as an additional insured and TENANT shall provide the LANDLORD a certificate of insurance evidencing compliance with the property and liability insurance requirements of this Agreement, such certificate including 30 days' notice of cancellation to the LANDLORD. A renewal certificate shall be provided to the LANDLORD prior to expiration of current policies. TENANT and the LANDLORD shall provide a copy of this Agreement to their respective insurers.

7. **THIRD PARTY BENEFICIARIES.** The parties agree no third-party beneficiaries shall be created by this Agreement.

8. **NON-SUITABILITY OF THE LEASED PREMISES FOR CONTINUED USE.** In the event the Leased Premises is rendered unsuitable for continued use for the purposes set forth in this Agreement due to no fault of either party, including but not limited to, any directive by the State of Iowa or the United States of America, or any of their respective departments or agencies, this Agreement shall automatically terminate and be of no further force or effect.

9. **TERMINATION; AMENDMENT.** This Agreement may be terminated or amended during the pendency of the initial term or any successive term upon the mutual written agreement of the parties; or by either party upon the provision of written notice to the other party within thirty (30) days of the expiration of any term. TENANT agrees to completely remove the Ramp and the Stairs from the Leased Premises at her expense and to LANDLORD'S satisfaction, upon termination of this Agreement.

10. **RIGHTS CUMULATIVE.** The various rights, powers, options, elections, and remedies of either party, provided in this Agreement, shall be construed as cumulative and no one of

them as exclusive of the others, or exclusive of any rights, remedies, or priorities allowed either party by law, and shall in no way affect or impair the right of either party to pursue any other equitable or legal remedy to which either party may be entitled as long as any default remains in any way unremedied, unsatisfied, or undischarged.

11. **NOTICES.** Notices as provided for in this Agreement shall be given to the Clerk for LANDLORD or to the TENANT personally at the respective addresses designated below unless either party notifies the other, in writing, of a different address or contact. Without prejudice to any other method of notifying a party in writing, such notice shall be considered given under the terms of this Agreement when sent, addressed as designated above by certified mail, postage prepaid.

12. **PROVISIONS TO BIND AND BENEFIT SUCCESSORS AND ASSIGNS.** The provisions of this Agreement inure to the benefit of and bind the successors and assigns of LANDLORD and TENANT, and all terms and conditions of this Agreement shall apply to and run with title to the Property in the case of TENANT and to the alley in the case of LANDLORD. This Agreement shall be recorded at the time of its execution.

13. **GENERAL PROVISIONS.** In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by LANDLORD and TENANT. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender according to the context. If any term or provision of this Agreement is held to be invalid or unenforceable, the remaining terms and provisions shall not be affected.

14. **SEVERABILITY.** If any provision of this Agreement, or any portion hereof, is rendered invalid by operation of law, judgment, or court order, the remaining provisions and/or portions of provisions shall remain valid and enforceable and shall be construed to so remain.

15. **COUNTERPARTS.** This Agreement shall be executed in two (2) counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though all parties are not signatories to the original or the same counterpart. Furthermore, the parties may execute and deliver this Agreement by electronic means such as .pdf or a similar format. LANDLORD and TENANT agree that the delivery of the Agreement by electronic means shall have the same force and effect as delivery of original signatures and that each of the parties may use such electronic signatures as evidence of the execution and delivery of the Agreement by all parties to the same extent as an original signature.

16. **COUNCIL APPROVAL.** This Agreement is made specifically contingent upon and subject to the approval of the City Council of Tipton, Iowa.

17. **EXECUTION.** When and if executed by both LANDLORD and TENANT, this Agreement shall become a fully enforceable and binding contract.

Dated this ____ day of _____ 2018.

LANDLORD

CITY OF TIPTON IOWA,
an Iowa municipal corporation

By: _____
Bryan Carney, Mayor

Attest:

_____
Amy Lenz, City Clerk

Address: Tipton City Hall
407 Lynn Street
Tipton, IA 52772

Telephone: (563) 886-6187

Dated this ____ day of _____ 2018.

TENANT

LAURA TWING

By: _____
Laura Twing

Address: 767 210th Street
Tipton, Iowa 52722

Telephone: (_____) _____-_____

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	Council meeting of October 1, 2018.
AGENDA ITEM:	Discussion and possible action concerning request to allow a "safety handrail" in the public ROW abutting 102 Orange Street.
ACTION:	Motion to accept or accept as amended, table, or deny.

SYNOPSIS

We've attached a copy of an email and a drawing from Carroll Last/102 Orange.

He submitted a building permit that Terry Goerdt has already approved up to the ROW line of Orange Street. However, Terry doesn't have the authority to allow the handrail to cross the property line and go into the ROW. It would take City Council approval to allow it.

When Steve Nash and I initially talked about this, we had an early concern about whether the handrail would be damaged by a snowplow pushing snow into it. However, Carroll's email states that "the City would be held harmless for any damages caused to or by this safety handrail."

With that, Steve and I feel that the proposed placement is acceptable and helpful to the property owner.

If the Council is favorable to this, I suppose that your approval could be given specifically for Carroll Last and won't transfer to a subsequent owner without prior Council approval. There could also be a stipulation that the safety handrail has to be built according to the attached drawing and must be continuously kept in good repair.

Below, I adapted the hold-harmless for the proposed Twing lease for possible use with this situation.

> **INDEMNIFICATION.** Property owner agrees to indemnify, defend, and hold City harmless from all claims, suits, actions, damages and cost of every name and description, arising out of or resulting from Property Owner's continued use of the Safety Handrail within the public right-of-way abutting 102 Orange Street. Property Owner shall, at his cost and expense, protect, defend, and indemnify City from and against claims including but not limited to 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 having to do with the safety handrail.

If the Council is open to approving this, I suppose that a question might come up concerning a comparison with the Twing situation and the use of a lease for that and not for this. With the Twing situation, the ramp there is meant as a point of entry to a commercial building that's open to the public. But, if you see this situation as close enough to the Twing situation to require a lease, I can look into that for you.

Thanks.

PREPARED BY: BW **DATE PREPARED:** Sept 24, 2018

Brian Wagner, City of Tipton

From:	Carroll Last <atlast@speedconnect.com>
Sent:	Thursday, September 20, 2018 10:36 AM
To:	Brian <"Brian Wagner
Cc:	Steve Nash
Subject:	safety handrail
Attachments:	SIDEWALK RAILING DESIGN Layout1 (1).pdf

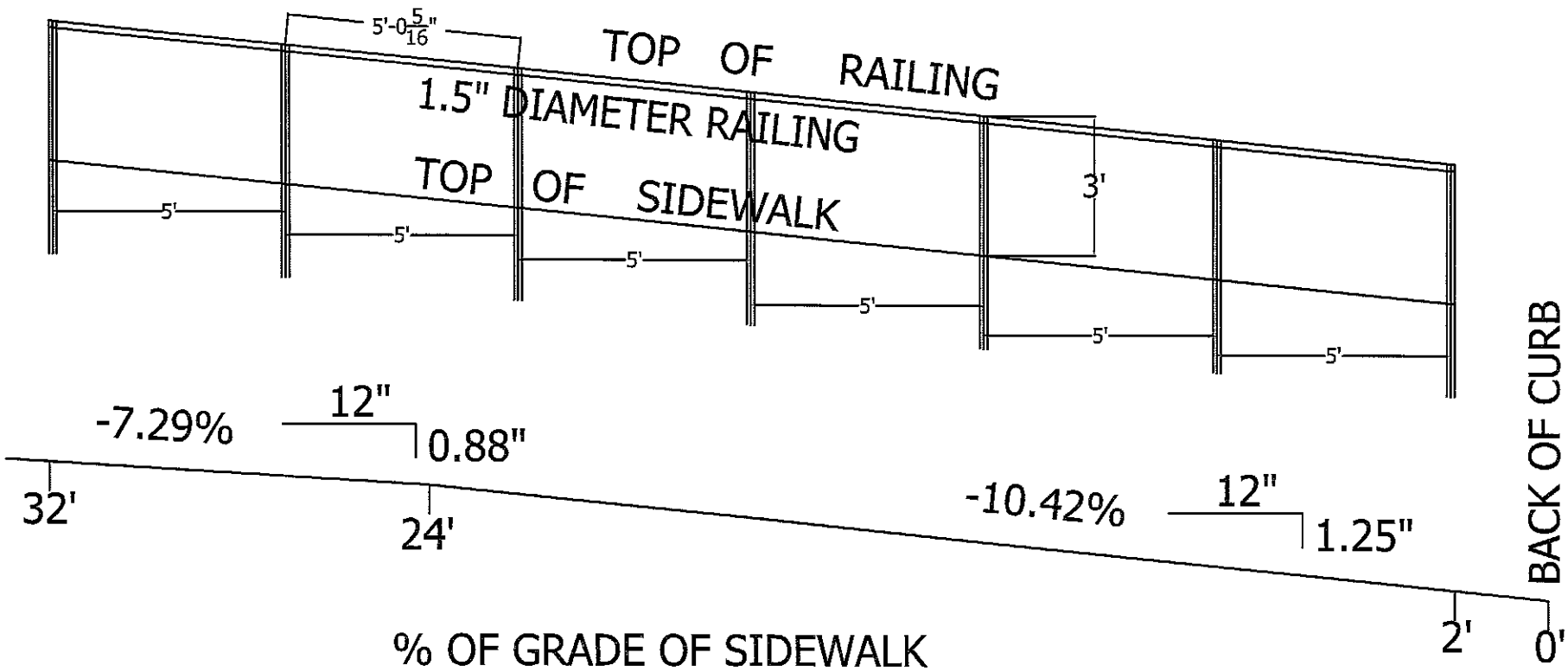
Brian,

I met with Steve Nash and Jim Allen this morning. It was agreed by all to stay 2' back from the curb. No one saw any problems that needed to be addressed. I am aware that the City would be held harmless for any damages caused to or by this safety handrail.

Attached is PDF copy of my final drawing of the proposed safety handrail I want to construct adjacent to my sidewalk at 102 Orange St. Please place this item on the agenda for the Council. If you need me to appear before the Council, let me know the date and approximate time. If you need additional information, also let me know.

My safety is my primary concern.

Carroll



PROPOSED DESIGN OF SAFETY HANDRAIL AT 102 ORANGE ST

AUTOCAD DRAWING BY CARROLL LAST

SEPTEMBER 20, 2018

AGENDA ITEM

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	October 1, 2018
AGENDA ITEM:	One Time Water & Sewer Bill Exemption, Prairie Hills
ACTION:	Motion

SYNOPSIS: Attached is a current utility bill and letter from Prairie Hills requesting a one-time water and sewer adjustment located at 219 South Cedar Street. If the council would approve the request, this would reduce the water portion of their bill from $3852.28 to $3602.28, and the sewer portion of their bill from $3852.28 to $3602.28. Total credit of $500.00.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: Utilities

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Exemption Request

PREPARED BY: Cindy Doermann/Amy Lenz **DATE PREPARED:** 09/18/2018

PRAIRIE HILLS
ASSISTED LIVING AND MEMORY CARE

September 12, 2018

RE: Account Number 09-4320-02

To Whom It May Concern,

We are requesting a one-time water exemption. The reason we are requesting this is based off our statement date on 08/29/2018 for service dates of 07/03/2018 to 08/02/2018.

Based on the three statements prior, our average water usage is 14,900. On 08/29/2018 statement, our water usage is 99,800. Although it is undetermined, we believe the high-water usage was due to an issue involving our water softener. We were unaware of the softener issue until we were without water, which was determined this was caused by the softener.

After repairing the water softener and speaking with Brian from The City of Tipton, our water usage is back to normal.

Thank you for your consideration,

Amy McAtee

Amy McAtee – Manager
Prairie Hills at Tipton
219 S. Cedar St.
Tipton, IA 52772
(563) 886-1584
managertipton@prairiehillsliving.com

CITY OF TIPTON
ESTABLISHED 1840
407 Lynn St. Tipton, Iowa 563.886.6187 www.tiptoniowa.org

Account Number	Amount Due
09-4320-02	$12,845.24
Due Date	**After Due Date Pay**
09/19/2018	PAID BY DRAFT
Service Address	
219 SOUTH CEDAR ST	

There will be a $20.00 charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

CRRT FM2
SENIOR HOUSING MANAGEMENT
PRAIRIE HILLS AT TIPTON
219 SOUTH CEDAR ST
TIPTON IA 52772

CITY OF TIPTON
407 Lynn St
Tipton, IA 52772-1699

Please return this portion with your payment. When paying in person please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name	Service Address	Account Number
PRAIRIE HILLS AT TIPTON	219 SOUTH CEDAR ST	09-4320-02

Status	Service Dates From	Service Dates To	Number of Days	Bill Date	Penalty Date	Due Date
ACTIVE	07/03/2018	08/02/2018	30	08/29/2018	09/20/2018	09/19/2018

PREVIOUS BALANCE	5,804.81
PAYMENTS	5,804.81-
CURRENT BALANCE	**$0.00**

CURRENT DATE	CURRENT READING	PREVIOUS DATE	PREVIOUS READING	USAGE		
08/02/2018	77815	07/03/2018	77302	41040	COMMERCIAL ELEC /D	1,059.16
	1.4340			114	DEMAND METER	1,344.52
					ENERGY ADJ 0.0331	1,362.36
08/02/2018	20328	07/03/2018	19330	99800	COMMERCIAL WATER	~~3,852.28~~ 3602.28
08/02/2018	55147	07/03/2018	54824	323	COMMERCIAL GAS	58.68
					GAS COST 0.6000	193.80
				99800	COMMERCIAL SEWER	~~3,852.28~~ 3602.28
					COMM DEM BASE CHARG	25.00
					C-WTR BASIC CHARGE	13.00
					C-SWR BASIC CHARGE	13.00
					C-GAS BASIC CHARGES	15.00
					C-6YD DMPSTR	179.93
					I-RECYCLING - 64 GA	38.40
					I-RECYCLING 96 GAL	28.80
					STORM WATER FEE -	5.00
					SALES TAX	572.89
					WATER EXCISE TAX	231.14
					CURRENT BILL	**$12,845.24**
					AMOUNT DUE	**$12,845.24**

maximum exemption
water $250.00
Sewer $250.00

ELEC USAGE - PREV YEAR :	33200
WATER USAGE - PREV YEAR :	10600
GAS USAGE - PREV YEAR :	233

*** DO NOT PAY - PAID BY DRAFT***

Account Number - 09-4320-02 PRAIRIE HILLS AT TIPTON Service Address: 219 SOUTH CEDAR ST

Service: 300 302 COMMERCIAL WATER Meter: 57778320

	Read			Total	Demand		Reading		
Month	Date	Previous	Current	Consumption	Read	Consumption	Flag	Source	Occupant
Year : 2018 Total 8									
Aug	08/02/2018	19330	20328	99800			Regular	Hand Held	02
Jul	07/03/2018	19179	19330	15100			Regular	Hand Held	02
Jun	06/04/2018	19022	19179	15700			Regular	Hand Held	02
May	05/04/2018	18883	19022	13900			Regular	Hand Held	02
Apr	04/04/2018	18736	18883	14700			Regular	Hand Held	02
Mar	03/05/2018	18602	18736	13400			Regular	Hand Held	02
Feb	02/01/2018	18494	18602	10800			Regular	Hand Held	02
Jan	01/04/2018	18389	18494	10500			Regular	Hand Held	02
Year : 2017 Total 12									
Dec	12/04/2017	18268	18389	12100			Regular	Hand Held	02
Nov	11/03/2017	18153	18268	11500			Regular	Hand Held	02
Oct	10/04/2017	18043	18153	11000			Regular	Hand Held	02
Sep	09/05/2017	17904	18043	13900			Regular	Hand Held	02
Aug	08/03/2017	17798	17904	10600			Regular	Hand Held	02
Jul	07/05/2017	17695	17798	10300			Regular	Hand Held	02
Jun	06/05/2017	17580	17695	11500			Regular	Hand Held	02
May	05/05/2017	17472	17580	10800			Regular	Hand Held	02
Apr	04/06/2017	17358	17472	11400			Regular	Hand Held	02
Mar	03/07/2017	17241	17358	11700			Regular	Hand Held	02
Feb	02/02/2017	17134	17241	10700			Regular	Hand Held	02
Jan	01/04/2017	17027	17134	10700			Regular	Hand Held	02
Year : 2016 Total 12									
Dec	12/06/2016	16913	17027	11400			Regular	Hand Held	02
Nov	11/04/2016	16793	16913	12000			Regular	Hand Held	02
Oct	10/03/2016	16673	16793	12000			Regular	Hand Held	02
Sep	09/01/2016	16564	16673	10900			Regular	Hand Held	02
Aug	08/04/2016	16457	16564	10700			Regular	Hand Held	02
Jul	07/03/2016	16348	16457	10900			Regular	Hand Held	02
Jun	06/03/2016	16247	16348	10100			Regular	Hand Held	02
May	05/05/2016	16155	16247	9200			Regular	Hand Held	02
Apr	04/03/2016	16056	16155	9900			Regular	Hand Held	02
Mar	03/05/2016	15966	16056	9000			Regular	Hand Held	02
Feb	02/04/2016	15872	15966	9400			Regular	Hand Held	02
Jan	01/04/2016	15771	15872	10100			Regular	Hand Held	02
Year : 2015 Total 12									
Dec	12/03/2015	15682	15771	8900			Regular	Hand Held	02
Nov	11/01/2015	15583	15682	9900			Regular	Hand Held	02
Oct	10/02/2015	15487	15583	9600			Regular	Hand Held	02
Sep	09/03/2015	15392	15487	9500			Regular	Hand Held	02
Aug	08/04/2015	15280	15392	11200			Regular	Hand Held	02
Jul	07/02/2015	15182	15280	9800			Regular	Hand Held	02
Jun	06/04/2015	15081	15182	10100			Regular	Hand Held	02
May	05/03/2015	14963	15081	11800			Regular	Hand Held	02
Apr	04/03/2015	14854	14963	10900			Regular	Hand Held	02
Mar	03/05/2015	14749	14854	10500			Regular	Hand Held	02
Feb	02/04/2015	14621	14749	12800			Regular	Hand Held	02
Jan	01/03/2015	14457	14621	16400			Regular	Hand Held	02
Year : 2014 Total 4									
Dec	12/04/2014	14336	14457	12100			Regular	Hand Held	02
Nov	11/04/2014	14208	14336	12800			Regular	Hand Held	02
Oct	10/04/2014	14094	14208	11400			Regular	Hand Held	02
Sep	09/04/2014	14058	14094	3600			Regular	Hand Held	02
				Avg 13063					

12800 Average

AGENDA ITEM

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	October 1, 2018
AGENDA ITEM:	One Time Water & Sewer Bill Exemption, 810 Meridian St
ACTION:	Motion

SYNOPSIS: Attached is a current utility bill and letter from Wylie Schuelka requesting a one-time water and sewer adjustment for her residence located at 810 Meridian Street. If the council would approve the request, this would reduce the water portion of the bill from $207.28 to $48.25, and the sewer portion of the bill from $207.28 to $48.25. Total credit of $318.06.

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BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: Utilities

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Exemption Request

PREPARED BY: Cindy Doermann/Amy Lenz **DATE PREPARED:** 09/26/2018

RECEIVED SEP 25 2018

My name is Wylie Schuelka
I live at 810 Meridian St. Tipton
Iowa. Phone number is 563 331 0116.
My water and sewage has
been very expensive the past few
months and after looking into it
I discovered my water softner
was cracked. I have fixed my
water softner since I noticed the
issue. I'm asking for help on my
water bill or an exemption. As a
single mother of one I cannot
afford this months utilities. I will
know next month if the softner was
my only water problem once I recive
my next bill. Hopefully its fixed.
Thank you for taking the time
to read my note. And considering
the exemption for my family.

Wylie Schuelka

CITY OF TIPTON
ESTABLISHED 1840
407 Lynn St. Tipton, Iowa 563.886.6187 www.tiptoniowa.org

Account Number	Amount Due
05-0530-10	$958.66
Due Date	**After Due Date Pay**
10/03/2018	$969.78
Service Address	
810 MERIDIAN ST	

There will be a $20.00 charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

WYLIE SCHUELKA
810 MERIDIAN ST
TIPTON IA 52772

CITY OF TIPTON
407 Lynn St
Tipton, IA 52772-1699

Please return this portion with your payment. When paying in person please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name	Service Address	Account Number
WYLIE SCHUELKA	810 MERIDIAN ST	05-0530-10

Status	Service Dates From	Service Dates To	Number of Days	Bill Date	Penalty Date	Due Date
ACTIVE	07/18/2018	08/17/2018	30	09/12/2018	10/04/2018	10/03/2018

PREVIOUS BALANCE	547.59
PAYMENTS	335.00-
PENALTIES	6.00
PAST DUE AMOUNT	**$218.59**

CURRENT DATE	CURRENT READING	PREVIOUS DATE	PREVIOUS READING	USAGE		
08/17/2018	20749	07/18/2018	19552	1197	RESIDENTIAL ELECTR	86.53
					ENERGY ADJ 0.0331	39.74
08/17/2018	5279	07/18/2018	4742	5370	RESIDENTIAL WATER	207.28
08/17/2018	7814	07/18/2018	7797	17	RESIDENTIAL GAS	3.31
					GAS COST 0.6000	10.20
				5370	RESIDENTIAL SEWER	207.28
					R - GARBAGE 64 GAL	22.25
					R-EL BASIC CHARGE	12.50
					R-WTR BASIC CHARGE	13.00
					R-SWR BASIC CHARGE	13.00
					R-GAS BASIC CHARGE	10.00
					STORM WATER FEE -	5.00
					PAYMENT CONTRACT	95.00
					SALES TAX	2.54
					WATER EXCISE TAX	12.44
					CURRENT BILL	**$740.07**
					AMOUNT DUE	**$958.66**
					AMOUNT DUE AFTER 10/03/2018	$969.78

ELEC USAGE - PREV YEAR :	783
WATER USAGE - PREV YEAR :	690
GAS USAGE - PREV YEAR :	12

9-07-2018 4:13 PM ** B I L L C A L C U L A T I O N ** PAGE: 1

ZONE: BOOK: SINGLE BILL CALCULATION CALCULATION: N/A

BOOK DATES: 7/18/2018 - 8/17/2018

ACCOUNT	SERV/TBL	CHARGE	PREVIOUS	CURRENT	CONS	SERV/TBL	CHARGE	SERVICE INFO
								4825
05-0530-10	ARREARS	453.59				400-SR SE	~~207.28~~	
SCHUELKA, WYLIE	100-RE1 EL	86.53	19552	20749	1197	500-RGR GT	22.25	STEP: 01
810 MERIDIAN ST	100-FUEL-ADJ	39.74				600-BER BC	12.50	STEP: 01
	100-RE1 TAX	1.26	4825			600-BER TAX	0.13	
	300-WA WA	~~207.28~~	4742	5279	5370 s	600-BWR BC	13.00	STEP: 01
	300-WA TAX	12.44				600-BWR TAX	0.91	
	200-RG1 G	3.31	7797	7814	17	600-BSR BC	13.00	STEP: 01
	200-FUEL-ADJ	10.20				600-BGR BC	10.00	STEP: 01
	200-RG1 TAX	0.14				600-BGR TAX	0.10	
						550-SWF SW	5.00	STEP: 01
						700-010 C	95.00	CONT.BAL: 945.40
						PENALTY	11.12	
							CURRENT BILL	~~740.07~~ 422.01
							TOTAL	~~1,193.66~~

*** END OF REPORT ***

207.28 - 48.25 = 159.03 - water

159.03 sewer

318.06 - total exemption

Account Number - 05-0530-10 SCHUELKA, WYLIE Service Address: 810 MERIDIAN ST

Service: 300 WA RESIDENTIAL WATER Meter: 73326930

	Read			Total	Demand		Reading		
Month	Date	Previous	Current	Consumption	Read	Consumption	Flag	Source	Occupant
Year : 2018 Total 8									
Aug	07/18/2018	4494	4742	2480			Regular	Meter Reading Input	10
Jul	06/18/2018	4315	4494	1790			Regular	Hand Held	10
Jun	05/18/2018	4141	4315	1740			Regular	Hand Held	10
May	04/18/2018	4043	4141	980		Average	Regular	Hand Held	10
Apr	03/19/2018	3939	4043	1040	1250	usage	Regular	Hand Held	10
Mar	02/16/2018	3826	3939	1130			Regular	Hand Held	10
Feb	01/17/2018	3650	3826	1760			Regular	Hand Held	10
Jan	12/18/2017	3566	3650	840			Regular	Hand Held	10
Year : 2017 Total 8									
Dec	11/17/2017	3482	3566	840			Regular	Hand Held	10
Nov	10/18/2017	3405	3482	770			Regular	Hand Held	10
Oct	09/18/2017	3296	3405	1090			Regular	Hand Held	10
Sep	08/18/2017	3227	3296	690			Regular	Hand Held	10
Aug	07/19/2017	3095	3227	1320			Regular	Hand Held	10
Jul	06/19/2017	2921	3095	1740			Regular	Hand Held	10
Jun	05/19/2017	2813	2921	1080			Regular	Hand Held	10
May	04/18/2017	2801	2813	120			Regular	Hand Held	10
				Avg 1213					

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	Council meeting of October 1, 2018.
AGENDA ITEM:	Discussion and possible action concerning the hiring of additional staff at Public Works and/or the Electric Utility.
ACTION:	Motion to provide guidance on next steps, table, or deny.

SYNOPSIS

Ross requested this as a discussion item on your next agenda. However, I've heard from other elected people that they, too, are interested in this topic, so I listed it as a possible action item.

At the end of your last meeting, Floyd made the case for hiring additional help. Steve has also made a case for his department, though he hasn't pursued it as actively because the Public Works budget has fewer personnel funding options than the Electric Utility does.

With both departments, there's been a growing concern that the City is falling behind on maintenance issues. These might range from routine maintenance to more critical maintenance issues.

At your Oct 1 meeting, I'd like the Council to allow some time to let both Steve and Floyd make their cases for increased staffing, the type of jobs they're looking to fill, and how new people would be utilized.

For your information, Melissa did these cost estimates for both types of hires:

Name	Pay Grade	Minimum (Annual)	Midpoint (Annual)	Maximum (Annual)	Proposed Hourly	Proposed Hourly Wage w/ Benefits
Electric Position 1	U7	$ 17.34	$ 20.81	$ 24.28	**$ 17.34**	$ 46,445.26
TOTAL						**$ 46,445.26**
Name	**Pay Grade**	**Minimum (Annual)**	**Midpoint (Annual)**	**Maximum (Annual)**	**Proposed Hourly**	**Proposed Hourly Wage w/ Benefits**
Public Works Position 1	U6	$ 15.63	$ 18.75	$ 21.88	**$ 19.73**	$ 50,451.56
TOTAL						**$ 50,451.56**

The funding from the Electric Utility could come from a variety of places:

- Reallocation of funds within Electric Distribution totaling $46,445.26

Possible funding scenarios for the Public Works department might be:

- Reallocation of funds within the General fund (17,154), RUT (5,044), Water (15,136), Wastewater (7,568), Garbage (2,524) & Storm Water (3,026) totaling $50,452

If the Council agrees to the staffing increases, I've advised Floyd and Steve that the there will be increased scrutiny on them and whether they are using their crews in the most effective ways possible.

If we proceed, we'll follow the hiring checklist that was developed by the City Attorney.

Thanks.

PREPARED BY: BW **DATE PREPARED:** Sept 24, 2018

City of Tipton

Memo

To: Mayor Carney & City Council

From: Steve Nash, Director of Public Works

cc: Brian Wagner, Melissa Armstrong

Date: September 21, 2018

Re: Rationale for additional hire in Public Works

Recently when asked how I would justify or rationalize additional help in our department, I ask myself the following questions.

1. Do we really need more help?
2. If more help was available, how would I use it.
3. Are there areas of City infrastructure that are being neglected?
4. What are the seasonal considerations when hiring?
5. What is the best use of City dollars? More help or more materials for maintenance? Where is the balance?
6. How are we currently staffed with part-time help? Will it always be available?
7. What is our goal/objective for meeting infrastructure maintenance and repair?
8. Did our move to bring W/WW in house create a void that has not been filled?

Before I attempt to give some reasonable feedback to these questions, I'd like to review our current staffing and the general duties and workload they carry. We have 6 fulltime employees in Public Works which includes Water/Waste Water. The following are the employees and their primary roles daily.

Klay Johnson-Fulltime Fleet Supervisor/Mechanic.

Roger DeWulf—Fulltime Garbage Truck Driver, including truck maintenance and container delivery.

Brian Brennan—Fulltime Water/Waste Water Superintendent

Chris Tholen—City Worker II

Tucker Brennan—City Worker II

Darren Lenz—City Worker II

As you can see we have 3 fulltime employees that are utilized for all the other areas we cover in Public Works. Any one of these men will also cover for Brian doing the daily rounds, and on weekends. As you may remember Alliance Water works employed 2 fulltime men when we were in a contract with them. We are doing the same with 1.5 employees.

That gives us 2.5 employees on the average day to do the following.

Weekly/Daily: 1. Locates. 2.Yard Waste. 3. Extra pickups. 4. Water meter replacements.

Seasonal: 1. Leaf Pickup. 2.Snow removal 3. Tree removal/pruning 4. Pot-holing 5. Tree planting. 6. Traffic Line painting. 7. Stump grinding and site restoration.

Construction work: 1. Storm intake repair. 2.Street repair. 3.Curb & Gutter replacement. 4. Sidewalk replacement. 5. Cemetery maintenance

As needed emergencies: 1. Water main break repair. 2. Sanitary sewer backups.

These duties define the scope of the work we do. With our current staff we will never catch up on the maintenance and repair on the infrastructure of a 175-year-old City. My concern is that we could begin to fall further behind. The two main areas that we would focus on are the concrete street repairs and storm sewer intakes. The areas in the Kruse and Frasuer Additions with concrete streets are high on the priority list. Also some manhole work and storm water intake work, are high on the list for addressing in-house.

During the construction months of April thru November there would always be work for 2 separate crews. The winter months are primarily designated for tree work, snow removal, pot holing and sign replacement. These aspects of Public Works keep us active with our current staff and one more employee could also be utilized.

With the addition of Water/Waste Water "in house" we have cross trained everyone that is involved with "On-Call" to cover the weekend rounds. This creates a situation where everyone gets additional comp-time, in lieu of overtime. Comp time is a great thing from a financial standpoint with the City. However, it does take some time away from our other responsibilities in town.

Another function of the Department is Street Cleaning. Currently we have Dan Plate, a retired and experienced operator, filling that slot. When he is no longer available we will have to work with that from our full-time staff.

In conclusion, I feel that we can serve the City more efficiently and on a timelier basis with an additional employee. The infrastructure needs are not getting fewer on an annual basis. I do believe that we can continue to gain a little every year on projects, especially with another good employee. My hope is to see streets, sewers, trees, the Park and Cemetery looking and functioning at a higher level every year.

Please feel free to give me a call or e-mail me regarding clarification of anything we do.

Thanks,

Steve Nash

Director of Public Works

NEED FOR TWO NEW FULLTIME LINEMEN:

The City of Tipton is in desperate need of additional staff members for the electric utility demand, aging infrastructure and safety gaps. Our Goal has always been to provide the best and most economical services to our community, by maintaining our current infrastructure and building upon that infrastructure.

The addition of new staff members would enable our team to take an enhanced proactive approach to the utility maintenance. I share your concern that added staff members come at a great expense, however the benefits they bring will outweigh their costs. As of today, we currently have multiple projects requiring our team's attention to ensure the continued readiness of the critical infrastructure. Each of these projects benefit the community and our utility. Having an additional staff member will enable our team to begin work on these projects.

These projects include:

Industrial Feeder

Senior Living Center

Wal Mart Feeder

Alley between Cedar and Lynn Streets

Country Estates

Overhead system is nearing the end of its useful life

The work our utility conducts is dangerous at times, the resulting electrical work we perform is what allows for the lights to be on. In such a dangerous environment, we want trained, safe and skilled operators of our system. Today we have some of the most skilled team members. However, there is a lack of safety due, due to adequate personnel. Additional staff will address this concern.

Tipton is a vibrant and hardworking community with visions of a bright future. As our community continues to grow and diversify so must our utility I thank you for your time and hope that you will increase staffing at the Tipton Electric Utility.

Attachment A:

Now to the costs of adding a new fulltime Apprentice Lineman in 2018

Base salary of 2080 hours first year:	$41,028.00
Insurance Cost (City Portion):	$ 9,423.56
Apprenticeship training IAMU 1st year	$1,178.00
FR Clothing & Safety Gear*	$1,432.72
IAMU Schools 1st year lodging & travel	$650.00
Total cost to add an employee 1st year	$53,712.28

*Based off past purchases, 4% increase included in some items due to changes in suppliers and Regulatory Legislation of Different Standards.

The second new apprentice lineman would be worked into the 2019/2020 budget. I would expect these numbers to change by about 2% in the next budget year.

RESOLUTION _100118B_____

ADOPTING RESOLUTION FOR CITY OF TIPTON IN SUPPORT OF THE CEDAR COUNTY GREAT PLACES DESIGNATION AND PROCEEDING WITH THE IOWA DEPARTMENT OF CULTURAL AFFAIRS, FY 2019 GREAT PLACES GRANT APPLICATION FOR THE CEDAR COUNTY - PRIDE OF PLACE AND PEOPLE PROJECT
(Resolution of Support)

WHEREAS, Cedar County, with the help of Cedar County Economic Development Commission (CCEDCO), East Central Intergovernmental Association (ECIA), the University of Iowa, and other partners, received Iowa Great Places Designation from the Iowa Department of Cultural Affairs; and

WHEREAS, the Iowa Great Places Program provides for the opportunity for funding of supported vertical infrastructure projects and project endorsement from other agencies to designated communities; and

WHEREAS, the ECIA and CCEDCO submitted a Letter of Intent (LOI) on behalf of Cedar County to the Iowa Great Places Grant Program and Cedar County Development Foundation was invited to submit a full grant application for Cedar County due November 1, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Tipton, Iowa that:

Section 1. The City of Tipton supports the Cedar County five-year Great Places Designation and participating in the Great Places 2018 grant application.

Section 2. The City of Tipton supports CCEDCO in the oversight, facilitation, and grant administration of the Cedar County Great Places Designation.

Section 3. The City of Tipton supports CCEDCO and ECIA preparing and submitting the 2018 "Cedar County Great Places – Pride of Place and People" grant application through a contract between ECIA and CCEDCO through current CCEDCO member dues and nonmember cities reimbursing CCEDCO at the rate of $417 for grant writing fees.

Section 4. The City of Tipton supports CCEDCO in managing the grant as the legal applicant through the Cedar County Development Foundation and, recognizing CCEDCO's leadership in managing the Great Places designation and grant, the City of Tipton will pay its annual dues and remain a member of CCEDCO for the 2020 fiscal year.

Section 5. The City of Tipton supports the Cedar County Great Places grant application requesting up to $400,000 for the "Cedar County – Pride of Place and People Project," which will go toward a mural and park projects.

PASSED AND APPROVED this 1st day of October 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 _100118B____ which was passed by the Tipton City Council this 1st day of October 2018.

Amy Lenz, City Clerk

September 27, 2018

To Whom It May Concern:

On behalf of the Development Commission, I would like to express my support for Cedar County's Great Places projects. I currently serve as a member of the Development Commission. The proposed projects fit the needs of our community and businesses.

All of the proposed projects will add to the quality of life in Tipton. The Development Commission has been working to increase our population demographics as well as our town's visual appeal. The mural project, splash pad and park equipment would attract those target families to our community in addition to help meet the quality of life of our existing residents.

Personally, as a parent, the project for improving access at the park is a wonderful goal. Individuals with mobility disabilities otherwise deterred or unable would be able to benefit from our park with ease. My daughter has epilepsy and the splash pad would provide a safer alternative to the James Kennedy Aquatic Center pools.

Again, our Commission supports the proposed projects and hope they are implemented.

Sincerely,

Kelly C. Thomas

Member, Development Commission

TIPTON
CHAMBER OF COMMERCE

To Whom It May Concern:

On behalf of Tipton Iowa Chamber of Commerce, I would like to express my support for Cedar County's Great Places projects. I currently serve as the president of our Chamber of Commerce. The proposed projects fit the needs of our community and businesses.

All of the proposed projects will add to the quality of life in Tipton. The Chamber has been working on art projects and downtown beautification for the last two years. The mural project would help support our goal on that front. We are also trying to grow our community with young families. The splash pad and park equipment would attract those target families to our community in addition to help meet the quality of life of our existing residents.

Personally, as a parent, the project for improving access at the park is a wonderful goal. Not only have I struggled to get my grandmother down to the soccer field, but my son has classmates who are unable to access those activities as they are wheelchair bound.

Again, our Chamber supports the proposed projects and hope they are implemented.

Sincerely,

TRoberts

Tamra J. Roberts

President, Tipton Chamber of Commerce

09/16/2018

To Whom It May Concern:

I am writing in support for the Iowa Great Places Grant that is being submitted from the city of Tipton, Iowa. They are writing to ask for new playgroup equipment at the Tipton City Park which would include a wheelchair swing, rubber safe tile and a handicap accessible sidewalk to the equipment. It also includes a handicap ramp to get to the soccer fields.

I am a Kindergarten Teacher for the Tipton Community School District. I have the amazing opportunity to work with many students who have physical limitations. I see their struggle to enjoy the simple things other students in our community are able to take for granted such as swinging on the swings. I strongly feel that they should not be left out or discriminated against because their body simply will not work in a way that can allow them to participate. These additions to our park would greatly impact their participation and their quality of life. There are many children in our community that this would positively impact. This would also be a benefit to many families who may avoid going to the park with their additional children because not all of the children in the family can play.

I would be more than happy to assist in anyway to help the city of Tipton receive the Iowa Great Places Grant. Please feel free to contact me.

Sincerely,

Marcie Jedlicka
540 East 4th Street
Tipton, Iowa 52772
319-270-4591

RESOLUTION NO. ___100118C_____

ADOPTING RESOLUTION FOR CITY OF TIPTON IN SUPPORT OF THE CEDAR COUNTY GREAT PLACES, IOWA DEPARTMENT OF CULTURAL AFFAIRS, FY 2019 GREAT PLACES GRANT APPLICATION FOR THE "CEDAR COUNTY - PRIDE OF PLACE AND PEOPLE PROJECT"
(Resolution Documenting Projects and Match)

WHEREAS, the Iowa Great Places Program provides for the opportunity for funding of supported vertical infrastructure projects and project endorsement from other agencies to designated communities; and

WHEREAS, the ECIA and CCEDCO submitted a Letter of Intent (LOI) on behalf of Cedar County to the Iowa Great Places Grant Program and, thereafter, the Cedar County Development Foundation was invited to submit a full grant application for the "Cedar County Great Places – Pride of Place and People Project" for park improvements and murals due November 1, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Tipton, Iowa that:

Section 1. The City of Tipton supports the Cedar County Great Places grant application requesting $103,160 for Tipton's project components within the "Cedar County – Pride of Place and People Project" which include a mural and park projects.

Section 2. The City of Tipton intends to provide *at least* a 1:1 cash match in the equal amount of $103,160 to go toward its portion of the "Cedar County – Pride of Place and People Project," if awarded an Iowa Great Places grant in FY 2019.

Section 3. The City of Tipton's proposed projects and their current cost estimates appear in Exhibit A.

PASSED AND APPROVED this 1st day of October 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 _100118C_____ which was passed by the Tipton City Council this 1st day of October 2018.

_____

Amy Lenz, City Clerk

EXHIBIT A
Tipton's proposed projects and cost estimates

	Grant	City's Match	Total
1.) Postcard-style mural:	$5,000	$5,000	$10,000
2.) Soccer Field Walkway Improvements.			
New concrete stairs:	$14,000	$14,000	$28,000
Hauling/Machine Use/Labor	$2,100	$2,100	$4,200
Accessible ramp, 6' wide, 600' long:	$8,900	$8,900	$17,800
3.) Soccer Area Play Structure.			
Concrete pad, 1400 sq. ft.:	$4,850	$4,850	$9,700
Backfill dirt: *(Provided by City)*	--	--	--
Play structure/partial self-build:	$5,999	$6,000	$11,999
w/rubberized fall protection:	$8,250	$8,250	$16,500
ADA-wheelchair access swing:	$1,000	$1,000	$2,000
4.) Fall protection/existing play structure.			
Concrete pad, 3843 sp. ft.:	$8,500	$8,500	$17,000
Rubberized fall protection:	$27,199	$27,199	$54,398
Sidewalk to fall protection area:	$2,000	$2,000	$4,000
4.) Splashpad and site work:	$15,362	$76,971	$92,333
TOTALS:	$103,160	$164,770*	$267,930

The City of Tipton's estimated portion of the overall grant application and 1:1 match requirement was broken-out as:

City match:	**$164,770***
Great Places Grant:	**$103,160**
Total of Tipton Projects:	**$267,930**

***Note:** **Tipton's match exceeds the 1:1 match requirement.**

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	Council meeting of October 1, 2018.
AGENDA ITEM:	Discussion and possible action concerning strategy toward applying for CDBG applications for storm water I&I/North Ave water main and/or the SAGR wastewater treatment system.
ACTION:	Motion on what type of grant(s) to pursue.

SYNOPSIS

This is the topic of the work session at 5:00 p.m. There's also an agenda item for it.

At the Sept 5 Council meeting, we discussed Community Development Block Grants or CDBGs, and the Council voted to pursue a grant for owner-occupied housing rehab. The Council designated ECIA as our grant writer and authorized them to do environmental reviews for up to two grant applications. One of two grant application is for housing rehab. The other is for public infrastructure. Unlike the annual application deadline for housing rehab, infrastructure projects have quarterly application periods.

The topic for Oct 1 is a CDBG application for public infrastructure. For this, the State of Iowa seems to have a preference for sewer and/or water treatment projects. Along these lines, we have two possibilities:

1.) A combined storm water I&I project and a North Ave water main replacement project in Census Tract 2.

2.) The SAGR wastewater treatment project. This is the mandated project that has to be operational by April 2021.

<u>Before going further, we have to understand something:</u> The State won't award a CDBG for one project while another project is still active.

Therefore, for the two projects listed above, if we apply and are awarded for #1 (I&I/water main,) we can't apply for #2 (SAGR.) The timeline doesn't work because #2 will be under construction before #1 is finished and closed-out.

On the other hand, the Council can choose to apply for the SAGR project first. If we're awarded, we can apply for the I&I/water main project after the SAGR project is closed out, but the I&I/water main project probably wouldn't take place until 2022.

As you might recall, the major benchmark to qualifying for a CDBG is to have a project target area whose residents are at least 51% low-to-moderate income (LMI)—or, in other words, "income-qualified." A project's target area can be either a defined area within a city or the entire city limits. The LMI percentage is established either by an income survey or the most recent US Census.

administration, however.) A grant award would lower our debt which would favorably impact the sewer rates.

But, the roadblock to this type of grant application is that the last Census for the entire City had an LMI result of just over 40%. Therefore, we'd have to do an income survey to see if it comes out as 51% or higher. Since the SAGR will serve the entire City, the income survey would need to be City-wide.

Below is some of the Q&A between Mark Schneider/ECIA and me. He also added the long the section on the income survey process that we'd have to follow:

--If we do an income survey, would it involve a mailing to all residential customers? Or, would it involve businesses, too? It is best to actually do a door-to-door or phone call survey. Mailing makes for challenges in trying to determine and track who has responded and not responded. More on this below.

--What % is needed for the survey's minimum response rate? IEDA no longer requires a %. They now require a number of usable surveys. See below for the current required IEDA survey process.

CURRENT IEDA CDBG INCOME SURVEY PROCESS:

IEDA changed their survey methods somewhat in 2016. The response rate is now calculated based on the number of households in the city and will be a number rather than a %. For your survey using the 1,260 household number that you gave me, you will need to have 407 usable surveys. Do note that the 1,260 figure may not include apartment buildings – if there are 8 apartments in a single building, that is and counts as 8 households. The 2010 census lists Tipton having 1,394 households and apartments might account for some of that discrepancy. If there are 1,394 households, then you need to have 420 usable surveys. The 407 (or 420) households must be randomly selected and the method documented on how that was done.

The other change to the process is as follows. In conducting the survey, if you selected the 407 households and you are going door-to-door to conduct it, and after the first attempt, you only get 350 usable surveys back, you need to attempt to re-contact the remaining 57 non-respondents. If you were doing the door-to-door survey, you would need to go back to the house one more time (total of 2 attempts minimum).
If you are opting to do a phone survey, and again only had 350 usable responses, you would need to try calling again two more times (total of 3 attempts minimum).
With either method, if those attempts to contact the 2nd time in door-to-door or 3rd time if by phone are not successful, you have 2 options. You can assume that all the non-responding households are above the LMI limits and calculate the LMI in that way. For the household size of the non-responding households, you use the census persons per household average number (2.31). If the result is <51% LMI, you can go back to your list of households and randomly select 57 replacement households to survey. Again, document how they were randomly selected. You must make 2 attempts to contact households if doing a door-to-door survey and 3 attempts to contact if doing a phone survey. If there are still some non-responding households after these attempts, you must now consider the non-responding households to be above LMI. You do not have the option of trying to use additional replacement households.

The current census data shows Tipton has a 40.19% LMI population. Should your income survey show a greater than 20% increase in the LMI number, you must provide an explanation why the data is incorrect by such a high %. I would not expect that to happen in Tipton, but if it does, we'll need to provide an explanation as to why there is such a high difference from the census data. Again, I don't expect we'll need to be concerned about this. The City's last income survey results that I can find showed the City to have a 59.57% LMI population in 2006.

I gave you a sample income survey form for your use with the current income limits last Friday. I would be happy to tabulate the results once you have the survey completed. The CDBG applications are now accepted quarterly (Jan 1; April 1; July 1' Oct 1). Per IEDA, the more competitive applications will have:

· Environmental Review complete (ECIA charges $1,500 to prepare the Environmental Review – it is almost a requirement that this be completed to have a competitive application in the last 2 years.)

· Final engineering complete or at least underway (if project is awarded no CDBG funds can be repaid for this activity. All CDBG funds would be for construction only)

· Sewer: If the project needs DNR permit: Approved facility plan (not just submitted)

· If DNR SRF is the local match – the project must be on the approved by EPC IUP (not just submitted)

· If USDA-RD is the local match – an USDA letter of conditions will be submitted (This is virtually impossible to attain in advance of a CDBG application.)

Today's survey methodology requirements are more stringent than when Tipton's 2006 income survey came up with a result of 59.57% LMI. For example, if the survey is truly random—as currently required—it would be difficult to have a result of 51% LMI (or more) when the US Census found Tipton to be at 40% LMI in 2010.

More importantly, we would need the help of a lot of volunteers, such as fraternal organizations, that would to take this on as a project. In fact, door-to-door surveys would have to be done outside of regular business hours when people are more likely to be home.

Therefore, if the Council is interested in pursuing this type of grant, we would need to make an appeal for the community's assistance to do the required survey fieldwork. Otherwise, the project is a non-starter.

Conclusions. A grant award is never a certainty. But, of the two choices, the I&I/water main project in Tract 2 is more of a "bird in the hand" than the SAGR project is.

The Tract 2 projects are already LMI-qualified and can be applied for the soonest. Further, this project would give us a big head start on addressing the I&I issues. Plus, it would help us replace a troublesome water main. And, if we're not awarded the first time, we can still use the engineering for a future round of grant applications.

For the SAGR project, we could try to do a City-wide income survey next year and see if it comes out with a grant-worthy result.

It's a long shot, but, sometimes, long shots come in. And, if it did, it would be great to use about $600,000 toward the cost of the project.

But, again, to have a validly done income survey, we'd need a lot of help from a lot of volunteers.

Thanks.

PREPARED BY: BW **DATE PREPARED:** Sept 24, 2018

AGENDA ITEM

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	October 1, 2018
AGENDA ITEM:	DRIP Reimbursement
ACTION:	Motion and Roll Call Vote to Approve, Table or Deny

SYNOPSIS: Downtown Revitalization Incentive Program (DRIP) Reimbursement request:
Applicant: Judy Jenkins – The Gathering – Building 519 Cedar Street
Amount: $2,540.00

CITY OF TIPTON
ECONOMIC DEVELOPMENT

520 Cedar Street
Tipton, IA 52772
(563) 886-4597
www.tiptoniowa.org

Re: Judy Jenkins: DRIP Reimbursement

Dear Tipton City Council:

The Tipton Development Commission met on September 27, 2018 to consider a Downtown Revitalization Incentive Program (DRIP) reimbursement request. Below is the recommendation from the Tipton Development Commission.

Reimbursement request
Applicant: Judy Jenkins – The Gathering 519 Cedar Street

- **Project Total: $27,178.53**
- **Reimbursement amount: $2,540.00**
- **Recommendation:** The project has met its requirements and is recommended for reimbursement in the amount of $2,540.00

Respectfully Submitted,

Linda Beck
Tipton Development Director

BUDGET ITEM: 125-5-590-2-65800

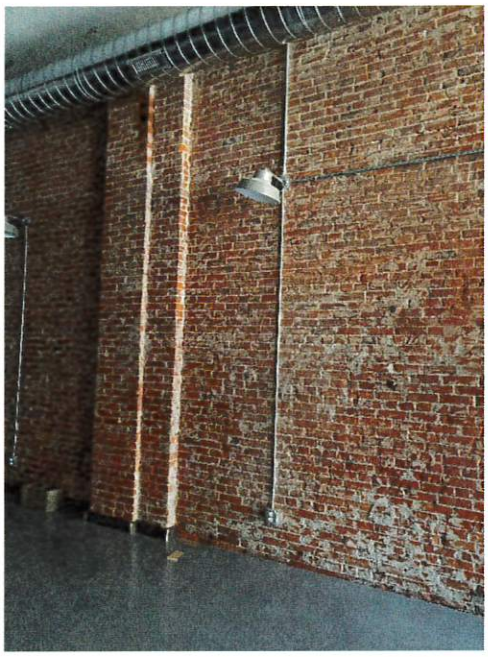
RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Photos Attached

PREPARED BY: Linda Beck DATE PREPARED: 9/27/2018

Judy Jenkins
Building 519 Cedar Street



AGENDA ITEM

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	October 1, 2018
AGENDA ITEM:	DRIP Reimbursement
ACTION:	Motion and Roll Call Vote to Approve, Table or Deny

SYNOPSIS: Downtown Revitalization Incentive Program (DRIP) Reimbursement request:
Applicant: Judy Jenkins – The Gathering – Building 521 Cedar Street
Amount: $4,345.00

CITY OF TIPTON
ECONOMIC DEVELOPMENT

520 Cedar Street
Tipton, IA 52772
(563) 886-4597
www.tiptoniowa.org

Re: Judy Jenkins: DRIP Reimbursement

Dear Tipton City Council:

The Tipton Development Commission met on September 27, 2018 to consider a Downtown Revitalization Incentive Program (DRIP) reimbursement request. Below is the recommendation from the Tipton Development Commission.

Reimbursement request
Applicant: Judy Jenkins – The Gathering 521 Cedar Street

- **Project Total: $14,078.18**
- **Reimbursement amount: $4,345.00**
- **Recommendation:** The project has met its requirements and is recommended for reimbursement in the amount of $4,345.00

Respectfully Submitted,

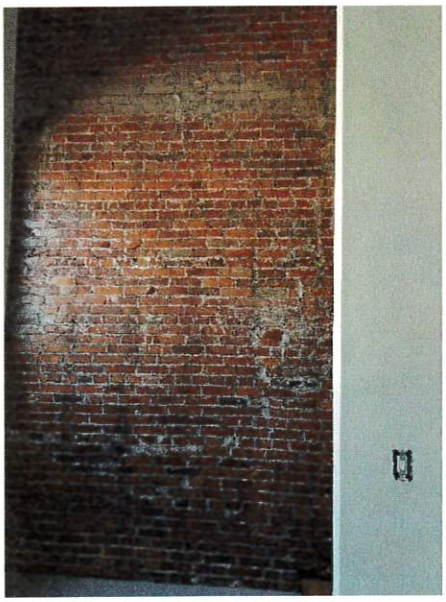
Linda Beck
Tipton Development Director

BUDGET ITEM: 125-5-590-2-65800

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Photos Attached

PREPARED BY: Linda Beck DATE PREPARED: 9/27/2018

Judy Jenkins
521 Cedar Street