

November 19, 2018
Tipton Fire Station
301 Lynn Street
Tipton, Iowa

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

Agenda:

Motion by Anderson, second by Leeper to approve the agenda with making a correction to Ordinance No. 566, a correction to the October Treasurer's Report (remove an old note), a date correction to Resolution 111918A, and a date correction to the synopsis for the Annual Urban Renewal report. Following the roll call vote the motion passed unanimously.

Consent Agenda:

Motion by Spear, second by Leeper to approve the consent agenda which includes the November 7th Council Meeting Minutes, October 2018 Treasurer's and Investment Reports, and the following Claims List. Following the roll call vote the motion passed unanimously.

ACCESS SYSTEMS LEASING	COPIER AGREEMENT	1255.48
ADVOCATE NEWS	TOUR OF POSSIBILITIES AD	87.44
AUCA CHICAGO LOCKBOX	MATS	96.61
BARRON MOTOR SUPPLY	REPAIR PARTS #163 & #1	120.41
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	570.94
CEDAR CO PUBLIC HEALTH	2 FLU SHOTS	60.00
CEDAR COUNTY CO-OP	FUEL DISCOUNT	3026.61
CEDAR COUNTY ENGINEER	24 GL DSL	2468.47
CINTAS LOC	UNIFORMS	796.86
CLARENCE LOWDEN SUN-NEWS &	FAC SCHEDULE	164.70
CLIFTON LARSON ALLEN LLP	PROGRESS BILLING FOR AUDIT	1000.00
CRIST ELECTRICAL SERVICES	METER BASE PEDESTAL & LABOR	839.00
CUSTOM BUILDERS INC	UPS CHARGES	94.49
D & R PEST CONTROL	PEST CONTROL	190.99
EASTERN IOWA LIGHT & POWER	EAST LAGOON	956.92
ELECTRICAL ENGINEERING & E	BLDG MAINT SUPPLIES	140.48
FLETCHER-REINHARDT CO.	OVERHEAD SUPPLIES	513.28
GRAINGER	OPERATING SUPPLIES	23.43
H & H AUTO	TIRE REPAIR #13	45.00
HBK ENGINEERING LLC	AQUATIC CENTER	7899.25
INTEGRATED TECHNOLOGY PART	TECH SERVICES	330.00
IOWA ASSOCIATION OF	TESTING	525.00
IOWA CITY LANDSCAPING & GA	21 TREES	3261.75
LANDS' END BUSINESS OUTFIT	RETURN 1 SHIRT	1046.03
LYNCH DALLAS PC	LEGAL EXPENSE	4740.51
MAILFINANCE	POSTAGE MACHINE LEASE	846.78
MANATTS INC	11.5 YARDS CONCRETE	1385.75

MC CLURE ENGINEERING COMPA	WWTP IMPROVEMENTS	26740.00
MIDWEST SAFETY COUNSELORS	INSTRUMENT CALIBRATION	90.00
MIDWEST WHEEL COMPANIES	REPAIR PARTS #21	132.22
MUNICIPAL SUPPLY INC	OPERATING SUPPLIES	87.20
MUSCATINE POWER & WATER	FAULT LOCATE	1640.35
OFFICE EXPRESS	OFFICE SUPPLIES	418.29
POWER LINE SUPPLY	OVERHEAD SUPPLIES	3584.51
REPUBLIC SERVICES OF IOWA	CARDBOARD BALED	1307.65
SHERMCO INDUSTRIES INC	PROGRESS BILLING	1850.00
SPINUTECH INC	OCT & NOV EMAIL MARKETING	50.00
STATE HYGIENIC LABORATORY	TESTING FEES	52.00
SUMMIT COMPANIES	FIRE EXTINGUISHER SERVICED	78.00
	FALL PUBLIC AWARENESS	
THE PARADIGM ALLIANCE INC	PROGRAM	1123.93
THOMPSON TRUCK & TRAILER	BATTERY STOCK	399.10
TIPTON CONSERVATIVE	PH, LEAF PU, FAC, MIN, HIRING	2463.75
TIPTON ELECTRIC MOTORS	SHOP SUPPLIES	862.76
TIPTON GREENHOUSE	MISC SUPPLIES	27.75
TIPTON PHARMACY	PHARMACEUTICALS	407.31
TITAN MACHINERY INC	REPAIR PARTS #138	205.58
VERMEER SALES & SERVICE IN	REPAIR PARTS #135	40.15
** TOTAL **		74046.73
FUND TOTALS		
001 GENERAL GOVERNMENT		7,885.34
315 JKFAC CP		7,899.25
600 WATER OPERATING		201.5
610 WASTEWATER/AKA SEWER REVE		16,167.93
630 ELECTRIC OPERATING		10,382.90
640 GAS OPERATING		1,354.74
670 GARBAGE COLLECTION		1,598.08
740 STORM WATER		11,740.00
810 CENTRAL GARAGE		7,854.06
835 ADMINISTRATIVE SERVICES		8,962.93
GRAND TOTAL		74,046.73

Public Hearing:

1. Public Hearing on Proposed Designation of the 2018 Tipton Urban Revitalization Area
 Motion by Boots, second by Leeper to open the public hearing on the proposed designation of the 2018 Tipton Urban Revitalization Area, at 5:33 p.m. Following the roll call vote the motion passed unanimously.
 With no written or oral objections, a motion was made by Boots, second by Spear to close the public hearing at 5:54 p.m. Following the roll call vote the motion passed unanimously.

2. Public Hearing on Proposed Amendment to the Tipton Urban Renewal Area
 Motion by Leeper, second by McNeill to open the public hearing on proposed amendment to the Tipton Urban Renewal Area, at 5:55 p.m. Following the roll call vote the motion passed unanimously.

With no written or oral objections, a motion was made by Leeper, second by Boots to close the public hearing at 6:02 p.m. Following the roll call vote the motion passed unanimously.

Old Business:

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

Motion by McNeill, second by Spear to approve the second reading of Ordinance No. 566, an ordinance amending Chapter 99, Sewer Service Charges, Section 99.02 of the City Code of Ordinances. Following the roll call vote the motion passed unanimously.

New Business:

1. Resolution No. 111918A: A resolution stating the intentions of the City Council with regards to the designation of the 2018 Tipton Urban Revitalization Area and the proposed plan therefor.

Motion by Anderson, second by McNeill to approve Resolution No. 111918A, the resolution stating the intentions of the City Council with regards to the designation of the 2018 Tipton Urban Revitalization Area and the proposed plan therefor. Following the roll call vote the motion passed unanimously.

2. Resolution No. 111918B: A resolution to declare necessity and establish an Urban Renewal Area, pursuant to Section 403.4 of the Code of Iowa and approve Urban Renewal Plan amendment for the Tipton Urban Renewal Area. Motion by Boots, second by Leeper to approve Resolution No. 111918B, the resolution to declare necessity and establish an Urban Renewal Area, pursuant to Section 403.4 of the Code of Iowa and approve Urban Renewal Plan amendment for the Tipton Urban Renewal Area. Following the roll call vote the motion passed unanimously.

3. Resolution No. 111918C: A resolution to fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$435,000.

Motion by Boots, second by McNeill to approve Resolution No. 111918C, the resolution to fix a date of Monday, December 3rd, at 5:30 p.m., for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$435,000. Following the roll call vote the motion passed unanimously.

4. Resolution No. 111918D: A resolution accepting the "Street Improvements 2018 Project" as complete and authorizing the payment of Pay Application No. 6 and Pay Application No. 7 (final retainage).

Motion by Leeper, second by Spear to approve Resolution No. 111918D, the resolution accepting the "Street Improvements 2018 Project" as complete and authorizing the payment of Pay Application No. 6 to Heuer Construction in the amount of \$2,850.00, and payment of Pay Application No. 7 (final retainage) to Heuer Construction in the amount of \$54,852.81. Following the roll call vote the motion passed unanimously.

5. Resolution No. 111918E: A resolution certifying and claiming Tax-Increment Financing (TIF) to reimburse the City for expense related to the City's "Downtown Revitalization Incentive Program (DRIP)" for projects located in the 2007 addition to the Tipton Urban Renewal Area and further rescinding and replacing Resolution No. 112717A.

Motion by Anderson, second by Leeper to approve Resolution No. 111918E, the resolution certifying and claiming Tax-Increment Financing (TIF) to reimburse the City for expense related to the City's "Downtown Revitalization Incentive Program (DRIP)" for projects located in the 2007 addition to the Tipton Urban Renewal Area and further rescinding and replacing Resolution 112717A. Following the roll call vote the motion passed unanimously.

6. 2019-2020 Tax Increment Financing Indebtedness

Motion by Spear, second by Leeper to approve the 2019-2020 Tax Increment Financing Indebtedness. Following the roll call vote the motion passed unanimously.

7. 2017-2018 Annual Urban Renewal Report

Motion by Boots, second by McNeill to approve the 2017-2018 annual Urban Renewal Report. Following the roll call vote the motion passed unanimously.

8. 2017-2018 Annual Financial Report

Motion by Spear, second by Leeper to approve that the 2017-2018 Annual Financial Report (AFR) be emailed to the council and mayor once Finance Director Armstrong receives the final draft from the auditors. There is not a statutory requirement for the City council to approve the AFR. Following the roll call vote the motion passed unanimously.

9. Pay Estimate No. 5 for Lemon Street Reconstruction Project, \$187,989.24

Motion by Spear, second by Anderson to approve Pay Estimate No. 5, for the Lemon Street Reconstruction Project, to BWC Excavating in the amount of \$187,989.24. Following the roll call vote the motion passed unanimously.

10. Resolution No. 111918F: A resolution designating a Special Counsel (Frey, Haufe, & Current, P.L.C. of Clinton, IA) for the Lemon Street Construction Project and approving a Letter of Engagement for this situation.

Motion by McNeill, second by Leeper to approve Resolution No. 111918F, the resolution designating a Special Counsel (Frey, Haufe, & Current, P.L.C. of Clinton, IA) for the Lemon Street Construction Project and approving a Letter of Engagement for this situation. Following the roll call vote the motion passed unanimously.

11. Resolution No 111918G: A resolution to assess utility charges due to non-payment by the property owner.

Motion by Anderson, second by Spear to approve Resolution No. 111918G, the resolution to assess utility charges due to non-payment by the property owner. Following the roll call vote the motion passed unanimously.

12. Lease agreement for the storage space at 424 West 6th Street subject to final staff approval.

Motion by Leeper, second by McNeill to approve a lease agreement with James Hansen, at 424 West 6th Street, for use of storing reels of wire or other materials/equipment belonging to the electric utility. Following the roll call vote the motion passed unanimously.

13. Purchase of Truck for Gas Department

Motion by Leeper, second by McNeill to approve the purchase of a truck for the gas department, from O'Rourke Motors in the amount of \$38,064.00. Following the roll call vote the motion passed unanimously.

14. Engineering Interviews for the Hwy 38 Project

Motion by Spear, second by McNeill, to approve re-interviewing the new lead engineer with IIW PC for the Hwy 38 Project. Manager Wagner wants to be sure that it is someone that the City is comfortable working with on such a sizable project. Following the roll call vote the motion passed unanimously.

Reports of Mayor/Council/Manager/Department Heads

Mayor Carney stated he appreciated all that were in attendance in the audience for the meeting.

Council Member Spear stated that the names and maps are on the kiosk at the cemetery.

Council Member Leeper attended the CCEDCO meeting and stated he is excited about all of the cities participating because of the Iowa Great Places designation.

Adjourn:

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

Meeting adjourned at 6:27 p.m.

Mayor_____

Attest: _____
City Clerk