

**RESOLUTION NO. 101518B**

**RESOLUTION AUTHORIZING AND APPROVING ALLEYWAY LEASE**

**WHEREAS**, the City of Tipton, Iowa 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**, the Property abuts the north side of the Alley near 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.

**WHEREAS**, a public hearing was held at 5:30 P.M. the 15 day of October, 2018, at City Hall, 407 Lynn Street, Tipton, Iowa 52772, for purposes of obtaining public input regarding the proposed conveyance of a lease of the above-referenced portion of the Alley to Owner for the purpose specified above.

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

**SECTION 1: *Authorization and Approval of Lease:*** The Mayor and City Clerk are hereby authorized to execute the proposed Lease Agreement conveying a leasehold interest in and to the above-described portion of the Alley to Owner. Action on this Resolution shall be final upon the recording of the Lease Agreement with the Office of the Recorder, Cedar County, Iowa.

**SECTION 2: *When Effective.*** This Resolution shall be effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 15 day of October, 2018.

**CITY OF TIPTON, IOWA,**  
an Iowa municipal corporation

\_\_\_\_\_  
By: Bryan Carney, Mayor



ATTEST:

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Amy Lenz, City Clerk

**CERTIFICATION**

I, Amy Lenz, City Clerk do hereby certify the above is a true and accurate copy of Resolution 101518B which was passed by the Tipton City Council this 15 day of October, 2018.

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Amy Lenz, City Clerk

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	Council meeting of October 1, 2018.
<b>AGENDA ITEM:</b>	Discussion and possible action concerning the hiring of additional staff at Public Works and/or the Electric Utility.
<b>ACTION:</b>	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
<b>TOTAL</b>						<b>\$ 46,445.26</b>
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
<b>TOTAL</b>						<b>\$ 50,451.56</b>

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 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

# 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

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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 1 <sup>st</sup> year	\$1,178.00
FR Clothing & Safety Gear*	\$1,432.72
IAMU Schools 1 <sup>st</sup> year lodging & travel	\$650.00
Total cost to add an employee 1 <sup>st</sup> 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.

**AGENDA ITEM**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	October 15th, 2018
<b>AGENDA ITEM:</b>	WIRE PURCHASE FOR CEDAR POLY TEMPORARY FEED
<b>ACTION:</b>	Motion to Approve

**SYNOPSIS:** This is for purchasing wire to trench to cedar poly for a temporary feed. Low bid was from RESCO at \$16,912.50 we will also receive back from them a patronage of 4 percent on this purchase back from RESCO for \$676.50 in one to two years. Two suppliers replied no bid.

The following is the price breakdown from lowest to highest.

<b>RESCO: PRYSMIAN 1/0 SOLID XLPE @ \$2.05 PER FOOT 8,250 FEET</b>	<b>\$16,912.50</b>
RESCO: PRYSMIAN 1/0 SOLID EPR @ \$2.25 PER FOOT 8,250 FEET	\$18,562.50
TERRY DURIN: 1/0 STRANDED EPR @ \$2.24 PER FOOT 7,500 FEET	\$16,800.00*
TERRY DURIN: 1/0 SOLID EPR @ \$2.035 PER FOOT 7,500 FEET	\$15,262.00**

NOTATIONS \* LESS WIRE      \*\* LESS WIRE AND 2 TO 3 WEEKS LEAD TIME NOT ACCEPTABLE

IRBY: NO BID  
BSE: NO BID AND WIRE CHOICES TOO SHORT

**BUDGET ITEM:** No

**RESPONSIBLE DEPARTMENT:** Electric

**MAYOR/COUNCIL ACTION:** Approval Needed

**ATTACHMENTS:** Attachment

**PREPARED BY:** Floyd Taber  
2018

**DATE PREPARED:** October 8, 2018,



Rural Electric Supply Cooperative

QUOTE ORDER

Order #

730295-00

Quote Date

10/05/18

PO #

10/05/18 QUOTE

Page #

1

Bill To: TIPTON, CITY OF  
407 LYNN STREET  
Cust # TIPTON, IA 52772  
28533

Correspondence To: Resco  
PO BOX 44430  
MADISON, WI 53744-4430

Ship To: TIPTON, CITY OF  
200 WEST 4th  
TIPTON, IA 52772

Instructions

Currency

Ship Point: Resco - Ankeny  
Via: Common Carr

Shipped: .05% 15 N 30  
Terms

Ln #	Product And Description	Quantity Ordered	Qty UM	Unit Price	Amount (Net)
	ALL DELIVERIES MUST MAKE A DELIVERY APPOINTMENT NO DELIVERIES BETWEEN 12:00-1:00PM CONTACT NUMBERS: FLOYD - 563-886-4110 JIM - 563-886-4009 JON - 563-886-4677 CITY HALL - 563-886-6187				
1	09120303PRYSMIAN CBL MV 1/0SOL 15K 220 TRJKT1614 PKG QTY2750 Vendor Prod: 20127203	8250	foot	2.05	16912.50
2	09120470PRYSMIAN MV 1/0SOLAL 15K 220 EPR 3RSJKT16/14 PTUP 2750 Vendor Prod: 20127239	8250	foot	2.25	18562.50
	LEAD TIME = RESCO STOCK, SUBJECT TO PRIOR SALE FREIGHT ALLOWED QUOTE VALID FOR ORDER BY 10/10/18 THANK YOU, JESSE				

Low Bid  
↓

2 Lines Total

Qty Shipped Total

16500

Total

35475.00

Taxes

2483.25

Order Total

37958.25

QUOTE ORDER



Order # 17932-00

Entered Date	Taken By	Page #
10/5/18	LF01	1
PO #	Requested Ship Date	
cable	10/8/18	

**Bill To** TIPTON MUNICIPAL UTILITIES  
407 LYNN ST  
TIPTON, IA 52772

**Correspondence To** Terry-Durin Company  
PO Box 39  
409 7th Ave SE  
Cedar Rapids, IA 52406

**Customer #** 2007

**Ship To** TIPTON MUNICIPAL UTILITIES  
200 W 4TH  
CALL AHEAD 1 HR JIM-5638864009  
OR FLOYD 563-886-4110  
TIPTON, IA 52772

Instructions	Instructions
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Ship Point	Via	Shipped	Terms
CEDAR RAPIDS TERRY-DURIN 1			Net 30 Days

Line	Product and Description	Order Quantity	Qty UM	Unit Price	Price UM	Amount (Net)
1	163-23-3072 WIRE ALUM 1/0 STRND 15KV 220 MIL INSUL JACK F/NEU STOCK IN CEDAR RAPIDS	7,500	E	2.24000	E	16,800.00
2	161-23-3069 WIRE ALUM 1/0 SOLID 15KV 220 INSUL JACKETED F/NEU ON ORDER, NO FIRM ESD	7,500	E	2.03500	E	15,262.50
2	Lines Total	15,000.00				
					Subtotal	32,062.50
					Total	32,062.50

*lowest bid 2 weeks out or more*

**QUOTATION**

All agreements made contingent upon strikes, fires, accidents or cause beyond our control. Stenographic or clerical errors subject to correction. Order resulting from this quotation subject to acceptance by our Credit Department. Quotations subject to increase due to metal or raw material escalation and may be withdrawn without notice. Terry-Durin Co. will not be held responsible for the accuracy of this bill of material. It is the responsibility of the contractor to ensure that all material is correct and meets the specification of the job being quoted.  
*Some material may be non-cancelable or non-returnable*

## Floyd Taber

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**From:** THIRY Justin <thiry@irby.com>  
**Sent:** Monday, October 8, 2018 10:32 AM  
**To:** Floyd Taber  
**Cc:** LINK Trent  
**Subject:** RE: CHEAPEST CABLE

I would plan for 2 weeks.

Thanks,

*Justin*

Justin Thiry  
Inside Sales Professional  
Office: 605-858-6010  
Cell: 605-680-5030  
[thiry@irby.com](mailto:thiry@irby.com)  
[www.irby.com](http://www.irby.com)



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**From:** Floyd Taber <ftaber@tiptoniowa.org>  
**Sent:** Monday, October 8, 2018 8:44 AM  
**To:** THIRY Justin <thiry@irby.com>  
**Subject:** RE: CHEAPEST CABLE

*How long for delivery from their stock*



*Floyd K. Taber  
Electric Superintendent  
[ftaber@tiptoniowa.org](mailto:ftaber@tiptoniowa.org)  
City of Tipton  
407 Lynn St*

## Floyd Taber

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**From:** Jamie Bates <jbates@borderstates.com>  
**Sent:** Monday, October 8, 2018 11:06 AM  
**To:** Floyd Taber  
**Subject:** RE: CHEAPEST CABLE

Hi Floyd,

We will probably have to no quote this one. We stock it on 2750 ft reels but have it for certain contracted customers and would not be able to sell it cheap.

I have the following reel sizes available in our Faribault, MN Branch.

1/0 SOLID 220 TRXLP 16#14 JKT

1,375 ft reel

1,388 ft reel

2,436 ft reel

→ To Short

Feasible

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**From:** Floyd Taber <ftaber@tiptoniowa.org>  
**Sent:** Monday, October 08, 2018 9:47 AM  
**To:** Jamie Bates <jbates@borderstates.com>  
**Subject:** RE: CHEAPEST CABLE

*We need like 6000 feet so it will have to be normal reel lengths of like 2575 feet*



Floyd K. Taber  
Electric Superintendent  
[ftaber@tiptoniowa.org](mailto:ftaber@tiptoniowa.org)  
City of Tipton  
407 Lynn St

RESOLUTION NO. 101518A

RESOLUTION ACCEPTING THE MATHEWS MEMORIAL AIRPORT PAVEMENT  
MAINTENANCE PROJECT (FAA AIP PROJECT NO. 03-19-0134-002-2017) AS  
COMPLETE AND AUTHORIZING THE PAYMENT OF PAY ESTIMATE 2 AND PAY  
ESTIMATE 3 (FINAL RETAINAGE)

WHEREAS, the Fahrner Asphalt Sealers of Dubuque, IA (Contractor) was awarded a project to “Rehabilitate Runway 11/29, Connector Taxiway, and Apron (Full Depth Patching, Joint Crack and Seal)” at the City’s Airport; and

WHEREAS, the Contractor has submitted Payment Estimate 2 in the total amount of \$18,226.31 and Payment Estimate 3 for final retainage in the amount of \$6,778.02 with both recommended for payment by the project engineer, McClure Engineering (Engineer;) and

WHEREAS, the Engineer has submitted a letter (October 3, 2018) which states that the project is substantially complete and recommends that the City accept the project as complete; and

WHEREAS, the Airport Committee met on October 10, 2018 and concurs with the Engineer’s recommendations.

NOW, THEREFORE, BE IT RESOLVED that the City of Tipton accepts the project as complete and authorizes the immediate payment of \$128,782.46 toward Payment Estimate 2 and Pay Estimate 3 in the amount of \$6778.02 (5% retainage) paid 31 days thereafter.

PASSED AND APPROVED this 15<sup>th</sup> 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 No. 101518A which was passed by the Tipton City Council this 15<sup>h</sup> day of October 2018.

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



1360 NW 121st Street  
Clive, IA 50325  
P 515.964.1229

[www.mecresults.com](http://www.mecresults.com)

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | SIOUXLAND | SOUTHWEST IOWA | CENTRAL MISSOURI | ST. LOUIS METRO | KANSAS CITY METRO

October 3, 2018

Mr. Brian Wagner  
City Manager  
City of Tipton  
407 Lynn St.  
Tipton, IA 52772

**RE: Mathews Memorial Airport  
Pavement Maintenance Project  
FAA Project No. 3-19-0134-002**

**STATEMENT OF COMPLETION**

Dear Mr. Wagner:

This is to verify that McClure Engineering Company has reviewed the work performed by Fahrner Asphalt Sealers of Dubuque, Iowa, on the above referenced project under their contract to the City of Tipton, Iowa dated June 12, 2017. The final cost on the project was \$135,560.48. The project included one Change Order (\$34,175.00), prior to the project beginning, to include additional pavement maintenance on the taxiway and apron.

We find the work to be completed in substantial compliance with the Plans and Specifications and Change Order governing the construction of this Work. We, therefore, recommend this Work be accepted by the City of Tipton and final payment released to the said Contractor 31 days thereafter.

Respectfully submitted,

McCLURE ENGINEERING COMPANY

Jay Pudenz, P.E., LEED AP  
Project Manager

**ACCEPTED BY: City of Tipton, Iowa**

By: \_\_\_\_\_  
Mayor

Dated: \_\_\_\_\_, 2018



1360 NW 121<sup>st</sup> Street  
 Clive, IA 50325  
 O 515.964.1229  
 F 515.964.2370

PAYMENT NO.	2
PAGE	1 of 4
MEC No. FAA AIP No.	2513001-05 3-19-0134-002
DATE	Oct. 3, 2018

## PARTIAL PAYMENT ESTIMATE

PROJECT	Airfield Pavement Maintenance	DATE REVISED	
OWNER	City of Tipton, Iowa	STATE	Iowa
CONTRACTOR	Fahrner Asphalt Sealers	COUNTY	Cedar
PAYMENT PERIOD	From: Nov 16, 2017 To: Oct 2, 2018	CONTRACT DATE	Jun 12, 2017

CHANGE ORDERS			PAY ESTIMATES	
NO.	DATE	AMOUNT		
1	6/30/17	\$34,175.00	1. Original Contract . . . . .	\$101,385.48
			2. Total of Change Orders . . . . .	\$34,175.00
			3. Revised Contract (1 + 2) . . . . .	\$135,560.48
			4. Work Completed* . . . . .	\$135,560.48
			5. Stored Materials* . . . . .	\$0.00
			6. Subtotal (4 + 5) . . . . .	\$135,560.48
			7. Retainage ( 5% ) . . . . .	\$6,778.02
			8. Previous Payments . . . . .	\$110,556.15
			9. Amount Due (6 - 7 - 8) . . . . .	<b>\$18,226.31</b>
Net change by Change Orders		\$34,175.00	* Detailed breakdown attached	

CONTRACT TIME				
STARTING DATE	Aug 2, 2017	Original Days	10	On Schedule: <u> X </u> Yes <u>     </u> No
		Revised	0	
COMPLETION DATE	Nov 16, 2017	Used	10	
		Remaining	0	

**ENGINEER'S CERTIFICATION:**

The undersigned Contractor certifies that the work covered by this Partial Payment Estimate has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for work for which previous Partial Payment Estimates were issued and payments received from the Owner, and that current payment shown herein is now due.

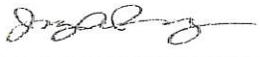
**Requested**

Contractor: Fahrner Asphalt Sealers Date \_\_\_\_\_

**ENGINEER'S CERTIFICATION:**

The undersigned has reviewed this estimate and to the best of their knowledge and belief, the quantities shown in this estimate are correct. This DOES NOT constitute a recommendation of acceptability of any of the work partially or totally completed.

**Recommended**

Engineer:  Date 10/3/2018  
 McClure Engineering Company

**Accepted**

Owner: City of Tipton, Iowa Date \_\_\_\_\_

**PARTIAL PAYMENT ESTIMATE NO. 2**  
 Airfield Pavement Maintenance  
 City of Tipton, Iowa

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	BID QUANTITY	UNIT PRICE	BID TOTAL COST	C.O + OR -	ADJUSTED QUANTITY	ADJUSTED TOTAL COST	THIS PERIOD		TOTAL TO DATE		PERCENT COMPLETE
										QUANTITY	TOTAL COST	QUANTITY	TOTAL COST	
<b>BASE BID</b>														
1	GP-105-1	MOBILIZATION	LS	1	\$9,000.00	\$9,000.00			\$0.00			1.00	\$9,000.00	100%
2	GP-105-2	TRAFFIC CONTROL	LS	1	\$3,000.00	\$3,000.00			\$0.00			1.00	\$3,000.00	100%
3	P-101-1	PAVEMENT MARKING REMOVAL	SF	525	\$4.25	\$2,231.25			\$0.00			525.00	\$2,231.25	100%
4	P-505-1	FULL DEPTH SLAB REPLACEMENT	SY	103	\$150.00	\$15,450.00		226.00	\$33,900.00			329.00	\$49,350.00	#DIV/0!
5	P-505-2	PARTIAL DEPTH PATCHING	SF	90	\$55.00	\$4,950.00		5.00	\$275.00			95.00	\$5,225.00	#DIV/0!
6	P-605-1	CRACK FILLING, ROUTE & RE-SEAL (RUNWAY, TAXIWAY, & APRON)	LF	5,979	\$1.73	\$10,343.67			\$0.00	2,963.50	\$5,126.86	5,979.00	\$10,343.67	100%
7	P-605-2	JOINT FILLING, SAW & RE-SEAL (RUNWAY, TAXIWAY, & APRON)	LF	28,047	\$1.73	\$48,521.31			\$0.00	8,126.43	\$14,058.72	28,047.00	\$48,521.31	100%
8	P-620-1	PAVEMENT MARKING (WATERBORNE)	SF	11,775	\$0.67	\$7,889.25			\$0.00			11,775.00	\$7,889.25	100%
						<b>\$101,385.48</b>			<b>\$34,175.00</b>		<b>\$19,185.58</b>		<b>\$135,560.48</b>	<b>100.00%</b>



## PARTIAL PAYMENT ESTIMATE NO. 2

### CONTRACT SUMMARY

- 1. ORIGINAL CONTRACT AMOUNT ..... **\$101,385.48**
- 2. CHANGE ORDERS

NO.	DATE	AMOUNT
1	6/30/2017	\$34,175.00

NET CHANGE BY CHANGE ORDERS ..... **\$34,175.00**

- 3. REVISED CONTRACT AMOUNT (2 + 3) ..... **\$135,560.48**
- 4. TOTAL THIS PAY ESTIMATE ..... **\$18,226.31**
- 5. PREVIOUS PAY ESTIMATES

NO.	DATE	AMOUNT
1	1/16/2018	\$110,556.15

TOTAL PREVIOUS PAY ESTIMATES ..... **\$110,556.15**

- 6. BALANCE TO FINISH INC.RETAINAGE (3 - 4 - 5) ..... **\$6,778.02**





**PARTIAL PAYMENT ESTIMATE NO. 3**  
 Airfield Pavement Maintenance  
 City of Tipton, Iowa

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	BID QUANTITY	UNIT PRICE	BID TOTAL COST	C.O. + OR -	ADJUSTED QUANTITY	ADJUSTED TOTAL COST	THIS PERIOD QUANTITY	THIS PERIOD TOTAL COST	TOTAL TO DATE QUANTITY	TOTAL TO DATE TOTAL COST	PERCENT COMPLETE
<b>BASE BID</b>														
1	GP-105-1	MOBILIZATION	LS	1	\$9,000.00	\$9,000.00			\$0.00			1.00	\$9,000.00	100%
2	GP-105-2	TRAFFIC CONTROL	LS	1	\$3,000.00	\$3,000.00			\$0.00			1.00	\$3,000.00	100%
3	P-101-1	PAVEMENT MARKING REMOVAL	SF	525	\$4.25	\$2,231.25			\$0.00			525.00	\$2,231.25	100%
4	P-505-1	FULL DEPTH SLAB REPLACEMENT	SY	103	\$150.00	\$15,450.00		226.00	\$33,900.00			329.00	\$49,350.00	100%
5	P-505-2	PARTIAL DEPTH PATCHING	SF	90	\$55.00	\$4,950.00		5.00	\$275.00			95.00	\$5,225.00	100%
6	P-605-1	CRACK FILLING, ROUTE & RE-SEAL (RUNWAY, TAXIWAY, & APRON)	LF	5,979	\$1.73	\$10,343.67			\$0.00			5,979.00	\$10,343.67	100%
7	P-605-2	JOINT FILLING, SAW & RE-SEAL (RUNWAY, TAXIWAY, & APRON)	LF	28,047	\$1.73	\$48,521.31			\$0.00			28,047.00	\$48,521.31	100%
8	P-620-1	PAVEMENT MARKING (WATERBORNE)	SF	11,775	\$0.67	\$7,889.25			\$0.00			11,775.00	\$7,889.25	100%
						<b>\$101,385.48</b>			<b>\$34,175.00</b>		<b>\$0.00</b>	<b>\$135,560.48</b>	<b>100.00%</b>	



## PARTIAL PAYMENT ESTIMATE NO. 3

### CONTRACT SUMMARY

1. ORIGINAL CONTRACT AMOUNT ..... **\$101,385.48**

2. CHANGE ORDERS

NO.	DATE	AMOUNT
1	6/30/2017	\$34,175.00

NET CHANGE BY CHANGE ORDERS ..... **\$34,175.00**

3. REVISED CONTRACT AMOUNT (2 + 3) ..... **\$135,560.48**

4. TOTAL THIS PAY ESTIMATE ..... **\$6,778.02**

5. PREVIOUS PAY ESTIMATES

NO.	DATE	AMOUNT
1	1/16/2018	\$110,556.15
2	10/3/2018	\$18,226.31

TOTAL PREVIOUS PAY ESTIMATES ..... **\$128,782.46**

6. BALANCE TO FINISH INC.RETAINAGE (3 - 4 - 5) ..... **\$0.00**





# McClure Engineering Co.

## Payment Summary

REVISED LEMON STREET RECONSTRUCTION PROJECT, TIPTON,

<b>Project Description</b>	LEMON STREET RECONSTRUCTION PROJECT, TIPTON, IOWA MEC NO. 3315001-04
<b>Prime Contractor</b>	BWC Excavating, LC 1303 Hickory Hollow Road Solon, IA 52333
<b>Notice to Proceed Date</b>	05/18/2018
<b>Construction Start Date</b>	05/21/2018
<b>Work Completion Date</b>	
<b>Awarded Project Amount</b>	\$807,548.50
<b>Authorized Project Amount</b>	\$803,750.42
<b>Net Change by Change Order</b>	-\$3,798.08
<b>Payment Number</b>	4
<b>Pay Period</b>	08/28/2018 to 10/02/2018
<b>Type</b>	Reconstruction
<b>% Complete Paid Awarded Amount</b>	53.969%
<b>% Complete Paid Authorized Amount</b>	54.224%

### Change Orders

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

## Summary

<b>Current Approved Work:</b>	\$68,249.38	<b>Approved Work To Date:</b>	\$435,829.56
<b>Current Stockpile Advancement:</b>	\$0.00	<b>Stockpile Advancement To Date:</b>	\$0.00
<b>Current Stockpile Recovery:</b>	\$0.00	<b>Stockpile Recovery To Date:</b>	\$0.00
<b>Current Retainage:</b>	\$3,412.47	<b>Retainage To Date:</b>	\$21,791.48
<b>Current Retainage Released:</b>	\$0.00	<b>Retainage Released To Date:</b>	\$0.00
<b>Current Liquidated Damages:</b>	\$0.00	<b>Liquidated Damages To Date:</b>	\$0.00
<b>Current Adjustment:</b>	\$0.00	<b>Adjustments To Date:</b>	\$0.00
<b>Current Payment:</b>	\$64,836.91	<b>Payments To Date:</b>	\$414,038.08



# McClure Engineering Co.

## Detailed Payment

REVISED LEMON STREET RECONSTRUCTION PROJECT, TIPTON, IOWA

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

**Payment Number** 4

**Pay Period** 08/28/2018 to 10/02/2018

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

**Payment Status** Approved

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

**Authorized Amount** \$803,750.42

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
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**Section: 1 - Description**

**Section Totals:** \$0.00 \$0.00

**Section: BID ALTERNATE NO. 1 - PCC PAVEMENT**

0710	7010-108-A-0	SY	\$53.000	3,681.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
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Pavement, PCC, 8 in.



0711	7020-108-H-A	LS	\$1,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
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PCC Samples and Testing

**Section Totals:** \$0.00 \$0.00

**Section: SECTION 1000 - GENERAL**

0011	1000-100-X-1	LS	\$21,850.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
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Traffic Control

0012	1000-100-X-2	EA	\$125.000	15.000	7.000	4.000	11.000	11.000	\$875.00	\$1,375.00
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Remove and Reinstall Signs

0013	1000-100-X-3	SF	\$17.000	41.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
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Type A Signs, Sheet Aluminum

0014	1000-100-X-4	EA	\$110.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
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Wood Posts for Signs, 4 in. x 4 in.

0015	1000-100-X-5	EA	\$125.000	14.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
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Perforated Square Steel Tube Posts

0016	1000-100-X-6	EA	\$1,250.000	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
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Uncharted Utilities, Crossing

0017	1000-100-X-7	LF	\$65.000	100.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
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Uncharted Utilities, Parallel

0018	1000-100-X-8	LF	\$65.000	40.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
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Lowering of Water Main

0110	1000-100-X-1	LS	\$16,200.000	1.000	0.000	0.750	0.750	0.750	\$0.00	\$12,150.00
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TRAFFIC CONTROL

**Section Totals:** \$875.00 \$13,525.00

**Section: SECTION 2000 - EARTHWORK**

0021	2010-108-C-0	LS	\$1,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
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Clearing and Grubbing

0022	2010-108-D-1	CY	\$15.000	375.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
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Topsoil, On Site

0023	2010-108-E-0	CY	\$15.000	1,570.000	0.000	1,570.000	1,570.000	1,570.000	\$0.00	\$23,550.00
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Excavation, Class 10

0024	2010-108-G-0	SY	\$2.150	4,140.000	3,408.090	0.000	3,408.090	3,408.090	\$7,327.39	\$7,327.39
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Subgrade Preparation

0025	2010-108-I-0	SY	\$8.500	4,370.000	3,638.090	0.000	3,638.090	3,638.090	\$30,923.77	\$30,923.77
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Subbase, Modified Subbase, 6 in.

0026	2010-108-L-0	LS	\$2,250.000	1.000	0.800	0.000	0.800	0.800	\$1,800.00	\$1,800.00
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Compaction Testing

**Section Totals:** \$40,051.16 \$63,601.16

**Section: SECTION 3000 - TRENCH AND TRENCHLESS CONSTRUCTION**

0031	3010-108-F-0	LS	\$2,500.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,500.00
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Detailed Payment:

REVISED LEMON STREET RECONSTRUCTION PROJECT, TIPTON, IOWA

10/05/2018

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Trench Compaction Testing

0032	3010-108-D-0	CY	\$25.000	3,000.000	0.000	3,000.000	3,000.000	3,000.000	\$0.00	\$75,000.00
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Granular Backfill

**Section Totals:** \$0.00 \$77,500.00

**Section: SECTION 4000 - SEWERS AND DRAINS**

0041	4010-108-A-1	LF	\$75.000	85.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
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Sanitary Sewer Gravity Main, Trenched, PVC, 8 in. Dia.

0042	4010-108-A-2	LF	\$100.000	70.000	0.000	45.000	45.000	45.000	\$0.00	\$4,500.00
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Sanitary Sewer Gravity Main, Trenched, PVC, 12 in. Dia.

0043	4010-108-A-3	LF	\$95.000	775.000	0.000	778.200	778.200	778.200	\$0.00	\$73,929.00
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Sanitary Sewer Gravity Main, Trenched, PVC, 15 in. Dia.

0044	4010-108-A-4	LF	\$200.000	32.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
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Sanitary Sewer Gravity Main, Trenched, PVC, 18 in. Dia.

0045	4010-108-A-1	LF	\$65.000	500.000	0.000	326.440	326.440	326.440	\$0.00	\$21,218.60
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Sanitary Sewer Service, PVC, 4 in. diameter

0046	4010-108-H-0	EA	\$375.000	13.000	0.000	14.000	14.000	14.000	\$0.00	\$5,250.00
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Removal of Sanitary Sewer Service

0047	4010-108-H-0	LF	\$12.500	957.000	0.000	837.200	837.200	837.200	\$0.00	\$10,465.00
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Removal of Sanitary Sewer, Less Than or Equal to 18 in.

0048	4010-108-X-0	EA	\$800.000	6.000	0.000	5.000	5.000	5.000	\$0.00	\$4,000.00
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Detailed Payment:

REVISED LEMON STREET RECONSTRUCTION PROJECT, TIPTON, IOWA

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Connection to Existing Sewer Pipe

0049	4020-1085-A-1	LF	\$75.000	572.000	0.000	527.750	527.750	527.750	\$0.00	\$39,581.25
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Storm Sewer, Trenched, RCP, 15 in. Dia.

0410	4020-108-C-0	LF	\$10.000	25.000	0.000	7.000	7.000	7.000	\$0.00	\$70.00
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Removal of Storm Sewer, Less Than or Equal to 15 in. Dia.

0411	4040-108-A-0	LF	\$9.000	1,255.000	407.410	847.590	1,255.000	1,255.000	\$3,666.69	\$11,295.00
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Subdrain, PVC or HDPE, 6 in. Dia.

0412	4040-108-C-0	EA	\$625.000	3.000	3.000	0.000	3.000	3.000	\$1,875.00	\$1,875.00
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Subdrain Cleanout, PVC, 6 in. Dia.

0413	4040-108-D-0	EA	\$400.000	4.000	4.000	0.000	4.000	4.000	\$1,600.00	\$1,600.00
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Subdrain Outlets and Connections, PVC or HDPE, 6 in. Dia.

0414	4040-108-D-1	EA	\$425.000	4.000	4.000	0.000	4.000	4.000	\$1,700.00	\$1,700.00
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Subdrain Outlets and Connections, PVC or HDPE, 8 in. Dia.

0415	4020-108-C-0	LF	\$7.500	140.000	0.000	140.000	140.000	140.000	\$0.00	\$1,050.00
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Abandon Storm Sewer, Flowable Mortar, 10 in. Dia.

0416	4010-108-A-1	LF	\$18.210	52.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
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Sanitary Sewer Gravity Main, Trenched, HDPE, 10-IN. DIA.

**Section Totals:** \$8,841.69 \$176,533.85

**Section: SECTION 6000 - STRUCTURES FOR SANITARY AND STORM SEWERS**

0061	6010-108-A-0	EA	\$4,520.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$9,040.00
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Manhole Type SW-301, 48 in. Dia.										
0062	6010-108-A-0	EA	\$5,650.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$5,650.00
Manhole Type SW-301, 60 in. Dia.										
0063	6010-108-B-0	EA	\$2,300.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,300.00
Manhole Type SW-401, 48 in. Dia.										
0064	6010-108-B-0	EA	\$2,785.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,785.00
Manhole Type SW-406, 48 in. Dia.										
0065	6010-108-B-0	EA	\$1,950.000	6.000	0.000	5.000	5.000	5.000	\$0.00	\$9,750.00
Intake Type SW-501										
0066	6010-108-C-0	EA	\$5,000.000	3.000	0.000	3.000	3.000	3.000	\$0.00	\$15,000.00
Drop Connection										
0067	6010-108-H-0	EA	\$425.000	4.000	0.000	4.000	4.000	4.000	\$0.00	\$1,700.00
Remove Manhole, Sanitary										
0068	6010-108-H-0	EA	\$450.000	3.000	0.000	2.000	2.000	2.000	\$0.00	\$900.00
Remove Intake										
0069	6010-108-X-0	LS	\$5,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$5,000.00
Sanitary Sewer Bypass Pumping										
0610	6010-108-G-1	LS	\$905.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$905.00
Connection to Sanitary Sewer Manhole										
<b>Section Totals:</b>									\$0.00	\$53,030.00

**Section: SECTION 7000 --STREETS AND RELATED WORK**

0071	7030-108-A-0	SY	\$5.000	126.000	110.250	6.660	116.910	116.910	\$551.25	\$584.55
Removal of Sidewalk										
0072	7030-108-A-0	SY	\$5.000	290.000	290.000	0.000	290.000	290.000	\$1,450.00	\$1,450.00
Removal of Driveway										
0073	7030-108-E-0	SY	\$48.000	65.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sidewalk, PCC, 4 in.										
0074	7030-108-E-0	SY	\$51.000	80.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sidewalk, PCC, 6 in.										
0075	7030-108-G-0	SF	\$42.000	60.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Detectable Warning										
0076	7030-108-H-1	SY	\$65.000	545.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Driveway, Paved, PCC, 6 in.										
0077	7030-108-H-2	SY	\$15.000	341.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Driveway, Granular										
0078	7030-108-X-0	SY	\$5.000	555.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Driveway, Granular, Remove										
0079	7030-108-H-0	SY	\$3.000	3,835.000	326.760	3,508.240	3,835.000	3,835.000	\$980.28	\$11,505.00
Pavement Removal										
<b>Section Totals:</b>									<b>\$2,981.53</b>	<b>\$13,539.55</b>

Detailed Payment:

REVISED LEMON STREET RECONSTRUCTION PROJECT, TIPTON, IOWA

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**Section: SECTION 9000 - SITE WORK AND LANDSCAPING**

0091	9010-108-B-0	AC	\$6,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Hydraulic Seeding, Seeding, Fertilizing, and Mulching										
0092	9040-108-A-2	LS	\$1,500.000	1.000	0.000	0.600	0.600	0.600	\$0.00	\$900.00
SWPPP Management										
0093	9040-108-D-1	LF	\$5.000	1,000.000	0.000	260.000	260.000	260.000	\$0.00	\$1,300.00
Filter Socks, 8 in Dia.										
0094	9040-108-D-2	LF	\$2.500	1,000.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Filter Socks, Removal										
0095	9040-108-Q-1	AC	\$3,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Erosion Control, Mulching, Conventional										
0096	9040-108-T-1	EA	\$250.000	6.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Inlet Protection Device, Drop-in Intake Protection										
0097	9040-108-T-2	EA	\$150.000	6.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Inlet Protection Device, Maintenance										
0098	9000-100-X-0	LS	\$25,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Utility Conduit Installation										
<b>Section Totals:</b>									\$0.00	\$2,200.00

**Section: SECTION 11000 - MISCELLANEOUS**

0111	11020-108-A-0	LS	\$30,000.000	1.000	0.500	0.500	1.000	1.000	\$15,000.00	\$30,000.00	
Mobilization											
0112	11030-108-A-0	EA	\$100.000	16.000	0.000	14.000	14.000	14.000	\$0.00	\$1,400.00	
Mailbox, Removal and Replacement											
0113	11030-108-A-0	EA	\$2,500.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,500.00	
Temporary Group Mailbox											
0114	11030-108-BN-0	LS	\$2,500.000	1.000	0.200	0.600	0.800	0.800	\$500.00	\$2,000.00	
Residential Waste and Recycling Disposal											
0115	11050-108-A-0	EA	\$1,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00	
Concrete Washout Pit											
									<b>Section Totals:</b>	\$15,500.00	\$35,900.00
									<b>Total Payments:</b>	\$68,249.38	\$435,829.56

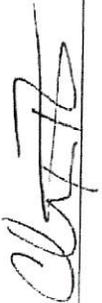
**Time Charges**

[Redacted]										
Stage 1: all work on South Street shall be complete by July 1, 2018.	07/01/2018	07/01/2018	N/A	\$0.00	N/A	0.0 Days	\$0.00			
									<b>Total Damages:</b>	\$0.00

Stage 2: the total project shall be fully complete by October 28, 2018.	10/28/2018	10/28/2018	N/A	\$0.00	N/A	26.0 Days	\$0.00
<b>Total Damages:</b>							<b>\$0.00</b>

**Summary**

<b>Current Approved Work:</b>	\$68,249.38	<b>Approved Work To Date:</b>	\$435,829.56
<b>Current Stockpile Advancement:</b>	\$0.00	<b>Stockpile Advancement To Date:</b>	\$0.00
<b>Current Stockpile Recovery:</b>	\$0.00	<b>Stockpile Recovery To Date:</b>	\$0.00
<b>Current Retainage:</b>	\$3,412.47	<b>Retainage To Date:</b>	\$21,791.48
<b>Current Retainage Released:</b>	\$0.00	<b>Retainage Released To Date:</b>	\$0.00
<b>Current Liquidated Damages:</b>	\$0.00	<b>Liquidated Damages To Date:</b>	\$0.00
<b>Current Adjustment:</b>	\$0.00	<b>Adjustments To Date:</b>	\$0.00
<b>Current Payment:</b>	\$64,836.91	<b>Payments To Date:</b>	\$414,038.08
<b>Previous Payment:</b>	\$87,682.85	<b>Previous Payments To Date:</b>	\$349,201.17



McClure

10-5-18

Date



BWC Excavating

10-8-18

Date

City of Tipton, Iowa

Date

Detailed Payment:

REVISED LEMON STREET RECONSTRUCTION PROJECT, TIPTON, IOWA

APPLICATION FOR PAYMENT NO. 5

To: City of Tipton (JURISDICTION)

From: Heuer Construction, Inc (CONTRACTOR)

Contract: Street Improvement Project

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

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

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

1. Original Contract Price:		\$ 1,055,444.85
2. Net Change by Change Orders and Written Amendments (+ or -):		\$ 41,611.26
3. Current Contract Price (1 plus 2):		\$ 1,097,056.11
4. Total Completed and Stored to Date:		\$ 1,094,056.11
5. Retainage (Per Agreement):		
5% of Completed Work:	\$ 54,702.81	
0% of Stored Material:		
Total Retainage:		\$ 54,702.81
6. Total Completed and Stored to Date Less Retainage (4 minus 5):		\$ 1,039,353.30
7. Less Previous Application for Payments:		\$ 907,481.36
8. DUE THIS APPLICATION (6 MINUS 7)		\$ 131,871.94

Accompanying Documentation:

CONTRACTOR'S Certification:

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

Payment of the above AMOUNT DUE THIS APPLICATION is requested.

Dated: 10-10-18 Heuer Construction, Inc.  
By: [Signature] (CONTRACTOR)

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated: 10-10-2018 Garden & Associates, LDT  
By: [Signature] (ENGINEER)

Payment of the above AMOUNT DUE THIS APPLICATION is approved.

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

Pay Application No. 5  
**STREET IMPROVEMENT PROJECT**  
 Division 1: Lynn Street  
 Division 2: Old Muscatine Road  
 Division 3: South Street  
 Tipton, Iowa - 2018

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

G&A 5017256

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

**Pay Application No. 5**  
**STREET IMPROVEMENT PROJECT**  
**Division 1: Lynn Street**  
**Division 2: Old Muscatine Road**  
**Division 3: South Street**  
**Tipton, Iowa - 2018**

				<b>Heuer Construction, Inc.</b> <b>2360 Bypass 61</b> <b>Muscatine, IA 52761</b>		
No.	Item	Unit	Estimated Quantity	Unit Price		Extended Price
<b>Division 2: Old Muscatine Road</b>						
1.	2010-108-E-0 Excavation, Class 10, 12, or 13	CY	120	\$14.25	156.00	\$2,223.00
2.	2010-108-G-0 Subgrade Preparation	SY	2,230	1.5	2899.00	\$4,348.50
3.	2010-108-L-0 Compaction Testing	LS	1	750	1.30	\$975.00
4.	7020-108-B-0 Pavement, HMA, 1M ESAL, 1/2" Surface Mix, 4" Thick	TONS	540	80.59	684.69	\$55,179.17
5.	7020-108-H-0 HMA Pavement Samples and Testing	LS	1	500	1.00	\$500.00
6.	7030-108-H-1 Driveway, Paved, HMA, 4" Thick	TONS	10	154	15.00	\$2,310.00
7.	8030-108-A-1 Temporary Traffic Control	LS	1	1100	1.30	\$1,430.00
8.	11,020-108-A-1 Mobilization	LS	1	\$6,000.00	1.30	\$7,800.00
<b>Total Work to Date</b>						<b>\$74,765.67</b>

**Pay Application No. 5**  
**STREET IMPROVEMENT PROJECT**  
**Division 1: Lynn Street**  
**Division 2: Old Muscatine Road**  
**Division 3: South Street**  
**Tipton, Iowa - 2018**

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

No.	Item	Unit	Estimated Quantity	Unit Price		Extended Price	
<b>Division 3: South Street - Alternate A</b>							
1.	2010-108-E-0	Excavation, Class 10, 12, or 13	CY	1,530	\$13.00	1530.00	\$19,890.00
2.	2010-108-G-0	Subgrade Preparation	SY	15,350	\$1.10	7675.00	\$8,442.50
3.	2010-108-I-0	Subbase, Granular	TONS	1,600	\$22.00	911.12	\$20,044.64
4.	2010-108-J-1	Removal of Structure, Intakes	EA	2	\$400.00	2.00	\$800.00
5.	2010-108-L-0	Compaction Testing	LS	1	\$1,500.00	1.00	\$1,500.00
6.	4020-108-A-1	Storm Sewer Trenched, RCP, 18"	LF	121	\$80.00	119.00	\$9,520.00
7.	4020-108-A-1	Storm Sewer Trenched, RCP, 12"	LF	40	\$100.00	0.00	\$0.00
8.	4020-108-C-0	Removal of Storm Sewer, CMP, 12"	LF	40	\$10.00	0.00	\$0.00
9.	4020-108-C-0	Removal of Storm Sewer, RCP, 15"	LF	150	\$10.00	119.00	\$1,190.00
10.	5020-108-C-0	Fire Hydrant Assembly	EA	1	\$6,000.00	1.00	\$6,000.00
11.	5020-108-I-0	Fire Hydrant Assembly Removal	EA	1	\$1,000.00	1.00	\$1,000.00
12.	5020-108-F-0	Valve Box Extension	EA	2	\$250.00	2.00	\$500.00
13.	6010-108-B-0	Intake, SW-502, 48"	EA	1	\$3,000.00	2.00	\$6,000.00
14.	6010-108-B-0	Intake, SW-503	EA	1	\$6,000.00	1.00	\$6,000.00
15.	6010-108-E-0	Manhole Adjustment, Minor	EA	7	\$250.00	1.00	\$250.00
16.	6010-108-F-0	Intake Adjustment, Minor	EA	4	\$250.00	4.00	\$1,000.00
17.	6010-108-H-0	Remove Intake	EA	2	\$400.00	2.00	\$800.00
18.	6020-108-B-0	In-situ Manhole Replacement, Cast-in-place Concrete	VF	50	\$315.00	0.00	\$0.00
19.	7010-108-A-0	Pavement, PCC, 8" Thick	SY	14,020	\$43.50	14636.00	\$636,666.00
20.	7010-107-I-0	PCC Pavement Samples and Testing	LS	1	\$1,500.00	1.00	\$1,500.00
21.	7030-108-A-0	Removal of Sidewalk	SY	1	\$100.00	4.50	\$450.00
22.	7030-108-A-0	Removal of Driveway	SY	942	\$8.00	953.00	\$7,624.00
23.	7030-108-E-0	Sidewalk, PCC, 4" Thick	SY	1	\$100.00	6.50	\$650.00
24.	7030-108-H-1	Driveway, Paved, PCC, 6" Thick	SY	1,141	\$40.75	613.00	\$24,979.75
25.	7030-108-H-2	Driveway, Granular	TONS	16	\$17.50	15.22	\$266.35
26.	7040-108-H-0	Pavement Removal	SY	14,000	\$5.00	14609.00	\$73,045.00
27.	8020-108-B-0	Painted Pavement Markings, Solvent/Waterborne	STA	22	\$90.00	22.00	\$1,980.00
28.	8030-108-A-0	Temporary Traffic Control	LS	1	\$3,900.00	1.00	\$3,900.00
29.	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	LS	1	\$3,000.00	0.00	\$0.00
30.	9040-108-A-1	SWPPP Preparation	LS	1	\$1,500.00	1.00	\$1,500.00
31.	9040-108-A-2	SWPPP Management	LS	1	\$1,500.00	1.00	\$1,500.00
32.	9040-108-T-1	Inlet Protection Device	EA	8	\$100.00	8.00	\$800.00
33.	11020-108-A-1	Mobilization	LS	1	\$10,500.00	1.00	\$10,500.00
34.	11030-108-A-0	Maintenance of Postal Service	LS	1	\$500.00	1.00	\$500.00
35.	11050-108-A-0	Concrete Washout	LS	1	\$750.00	1.00	\$750.00
36.	XXXX-XXX-X-X	Mailbox-remove and reinstall	LS	1	\$1,500.00	1.00	\$1,500.00
37.	XXXX-XXX-X-X	Sign - Removal	LS	1	\$500.00	1.00	\$500.00
38.	XXXX-XXX-X-X	Temporary Granular Surfacing	TONS	150	\$17.50	50.00	\$875.00
	XXXX-XXX-X-X	Change Order No. 1 - Detour Traffic Control	LS	0	\$7,040.00	1.00	\$7,040.00
<b>Change Order 2 Itmes</b>							
		Intake at Sycamore and South	LS	0	\$2,500.00	1.00	\$3,250.00
		Price Adjustment Phase 2A (\$54.75-\$43.5)	SY	0	\$11.25	975.00	\$10,968.75
		Reinforced PCC Drive 8" Thick	SY	0	\$75.00	381.00	\$28,575.00
		PCC Drive 8" Thick	SY	0	\$64.00	145.00	\$9,280.00
<b>Total Work to Date</b>						<b>\$911,536.99</b>	

**Total Division 1, 2 & 3      \$1,094,056.11**

# CHANGE ORDER

No. 2

DATE OF ISSUANCE Oct. 9, 2018 EFFECTIVE DATE Oct. 9, 2018

JURISDICTION City of Tipton  
 CONTRACTOR Heuer Construction, Inc.  
 Contract: Street Improvement Project  
 Project: Division 3: South Street Alternate A  
 JURISDICTION's Contract No. \_\_\_\_\_ ENGINEER's Contract No. \_\_\_\_\_  
 ENGINEER Garden & Associates, Ltd.

You are directed to make the following changes in the Contract Documents:

Description: **Final Quantities Change Order**

Reason for Change Order: **Varying Field Conditions**

Attachments: (List documents supporting change) **Attachment to Change Order No. 2**

CHANGE IN CONTRACT PRICE:
Original Contract Price: \$ <u>1,055,444.85</u>
Net Increase (Decrease) from previous Change Orders No. <u>1</u> to <u>1</u> : \$ <u>7,040.00</u>
Contract Price prior to this Change Order: \$ <u>1,062,484.85</u>
Net Increase (Decrease) of this Change Order: \$ <u>34,571.26</u>
Contract Price with all approved Change Orders: \$ <u>1,097,056.11</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: _____ Ready for final payment: _____ (days or dates)
Net change from previous Change Orders No. _____ to No. _____ : Substantial Completion: _____ Ready for final payment: _____ (days)
Contract Times prior to this Change Order: Substantial Completion: _____ Ready for final payment: _____ (days or dates)
Net Increase (Decrease) this Change Order: Substantial Completion: _____ Ready for final payment: _____ (days)
Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for final payment: _____ (days or dates)

**RECOMMENDED:**

By: *Paul Poger*  
ENGINEER(Authorized Signature)

Date: 10-10-2018

**APPROVED:**

By: \_\_\_\_\_  
JURISDICTION(Authorized Signature)

Date: \_\_\_\_\_

**ACCEPTED:**

By: *[Signature]*  
CONTRACTOR(Authorized Signature)

Date: 10-10-18

Attachment to Change Order No. 2  
**STREET IMPROVEMENT PROJECT**  
 Division 1: Lynn Street  
 Division 2: Old Muscatine Road  
 Division 3: South Street  
 Tipton, Iowa - 2018

G&A 5017256

						Heuer Construction, Inc. 2360 Bypass 61 Muscatine, IA 52761			
No.	Item	Unit	Estimated Quantity	Unit Price	Quantities To Date	Extended Price			
<b>Division 1: Lynn Street</b>									
9.	4040-108-A-0	LF	655	\$7.65	648.00	-\$53.55			
15.	7010-108-A-0	SY	1,105	\$41.00	1105.00	\$0.00			
17.	7030-108-A-0	SY	5	\$10.00	8.50	\$35.00			
19.	7030-108-E-0	SY	13	\$75.00	19.50	\$487.50			
20.	7030-108-G-0	SF	20	\$25.00	30.00	\$250.00			
21.	7030-108-H-1	SY	250	\$43.00	265.00	\$645.00			
22.	7040-108-H-0	SY	1,105	\$6.75	1105.00	\$0.00			
						<b>Total Work to Date</b>	<b>\$1,363.95</b>		

						Heuer Construction, Inc. 2360 Bypass 61 Muscatine, IA 52761			
No.	Item	Unit	Estimated Quantity	Unit Price	Quantities To Date	Extended Price			
<b>Division 2: Old Muscatine Road</b>									
1.	2010-108-E-0	CY	120	\$14.25	156.00	\$513.00			
2.	2010-108-G-0	SY	2,230	1.5	2899.00	\$1,003.50			
3.	2010-108-L-0	LS	1	750	1.30	\$225.00			
4.	7020-108-B-0	TONS	540	80.59	684.69	\$11,660.57			
5.	7020-108-H-0	LS	1	500	1.00	\$0.00			
6.	7030-108-H-1	TONS	10	154	15.00	\$770.00			
7.	8030-108-A-1	LS	1	1100	1.30	\$330.00			
8.	11,020-108-A-1	LS	1	\$6,000.00	1.30	\$1,800.00			
						<b>Total Work to Date</b>	<b>\$16,302.07</b>		

						Heuer Construction, Inc. 2360 Bypass 61 Muscatine, IA 52761			
No.	Item	Unit	Estimated Quantity	Unit Price	Quantities To Date	Extended Price			
<b>Division 3: South Street - Alternate A</b>									
2.	2010-108-G-0	SY	15,350	\$1.10	7675.00	-\$8,442.50			
3.	2010-108-I-0	TONS	1,600	\$22.00	911.12	-\$15,155.36			
6.	4020-108-A-1	LF	121	\$80.00	119.00	-\$160.00			
7.	4020-108-A-1	LF	40	\$100.00	0.00	-\$4,000.00			
8.	4020-108-C-0	LF	40	\$10.00	0.00	-\$400.00			
9.	4020-108-C-0	LF	150	\$10.00	119.00	-\$310.00			
10.	5020-108-C-0	EA	1	\$6,000.00	1.00	\$0.00			
13.	6010-108-B-0	EA	1	\$3,000.00	2.00	\$3,000.00			
15.	6010-108-E-0	EA	7	\$250.00	1.00	-\$1,500.00			
18.	6020-108-B-0	VF	50	\$315.00	0.00	-\$15,750.00			
19.	7010-108-A-0	SY	14,020	\$43.50	14636.00	\$26,796.00			
20.	7010-107-I-0	LS	1	\$1,500.00	1.00	\$0.00			
21.	7030-108-A-0	SY	1	\$100.00	4.50	\$350.00			
22.	7030-108-A-0	SY	942	\$8.00	953.00	\$88.00			
23.	7030-108-E-0	SY	1	\$100.00	6.50	\$550.00			
24.	7030-108-H-1	SY	1,141	\$40.75	613.00	-\$21,516.00			
25.	7030-108-H-2	TONS	16	\$17.50	15.22	-\$13.65			
26.	7040-108-H-0	SY	14,000	\$5.00	14609.00	\$3,045.00			
27.	8020-108-B-0	STA	22	\$90.00	22.00	\$0.00			
38.	XXXX-XXX-X-X	TONS	150	\$17.50	50.00	-\$1,750.00			
	XXXX-XXX-X-X	LS	0	\$7,040.00	1.00	\$7,040.00			
<b>Change Order 2 Items</b>									
	Intake at Sycamore and South	LS	0	\$2,500.00	1.00	\$3,250.00			
	Price Adjustment Phase 2A (\$54.75-\$43.5)	SY	0	\$11.25	975.00	\$10,968.75			
	Reinforced PCC Drive 8" Thick	SY	0	\$75.00	381.00	\$28,575.00			
	PCC Drive 8" Thick	SY	0	\$64.00	145.00	\$9,280.00			
						<b>Total Work to Date</b>	<b>\$23,945.24</b>		

**Total Division 1, 2 & 3 \$41,611.26**

**AGENDA ITEM**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	October 15, 2018
<b>AGENDA ITEM:</b>	One Time Water & Sewer Bill Exemption, 512 East 1 <sup>st</sup> Street
<b>ACTION:</b>	Motion

**SYNOPSIS:** Attached is a current utility bill and letter from Blaine and Melissa Miller requesting a one-time water and sewer adjustment for their residence located at 512 East 1<sup>st</sup> Street. If the council would approve the request, this would reduce the water portion of their bill from \$125.84 to \$28.56, and the sewer portion of their bill from \$125.84 to \$28.56. Total credit of \$194.56.

**BUDGET ITEM:** N/A

**RESPONSIBLE DEPARTMENT:** Utilities

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** Exemption Request

**PREPARED BY:** Cindy Doermann/Amy Lenz

**DATE PREPARED:** 10/03/2018

October 1, 2018

RECEIVED OCT 03 2018

Dear Tipton City Council Members,

I am writing to request a water exemption for 512 East 1<sup>st</sup> Street. I was notified in Mid-September that our water consumption was higher than normal. After investigating, we discovered that our water softener was running more frequently. We have since had it looked at and it appears that our water consumption is coming back down into normal range. I hope that you will consider granting a one-time water exemption in this situation. Thank you for your time.

Sincerely,

Blaine and Melissa Miller



407 Lynn St. Tipton, Iowa 563.886.6187 www.tiptoniowa.org

Account Number	Amount Due
09-3581-01	\$486.59
Due Date	After Due Date Pay
10/17/2018	\$493.89
Service Address	
512 EAST 1ST	

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.

MELISSA MILLER  
1021 RIDGE VIEW DRIVE  
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	
MELISSA MILLER		512 EAST 1ST			09-3581-01	
Status	Service Dates		Number of Days	Bill Date	Penalty Date	Due Date
	From	To				
ACTIVE	08/02/2018	09/04/2018	33	09/26/2018	10/18/2018	10/17/2018

PREVIOUS BALANCE 253.07  
PAYMENTS 253.07 -

**CURRENT BALANCE \$0.00**

CURRENT		PREVIOUS	
DATE	READING	DATE	READING
09/04/2018	67992	08/02/2018	66542
	1787		1787
09/04/2018	5029	08/02/2018	4703

USAGE		
1450	RESIDENTIAL ELECTR	104.81
	ENERGY ADJ 0.0331	48.13
0		
3260	RESIDENTIAL WATER	125.84
	R-EL BASIC CHARGE	12.50
	R-GAS BASIC CHARGE	10.00
	R-SWR BASIC CHARGE	13.00
	R-WTR BASIC CHARGE	13.00
	R - GARBAGE 35 GAL	18.25
	STORM WATER FEE -	5.00
3260	RESIDENTIAL SEWER	125.84
	SALES TAX	2.67
	WATER EXCISE TAX	7.55

Water - 9728  
Sewer - 9728  
194.56 exemption

ELEC USAGE - PREV YEAR : 1119  
WATER USAGE - PREV YEAR : 710

**CURRENT BILL \$486.59**

**AMOUNT DUE \$486.59**  
AMOUNT DUE AFTER 10/17/2018 \$493.89

292.03

ACCOUNT	SERV/TBL	CHARGE	PREVIOUS	CURRENT	CONS	SERV/TBL	CHARGE	SERVICE INFO
09-3581-01	ARRRARS	486.59				600-BER BC	12.50	STEP: 01
MILLER, MELISSA	100-RE1 EL	2,313.70	67992	0	32008	600-BER TAX	0.13	
512 EAST 1ST	100-FUEL-ADJ	1,062.54				600-BGR BC	10.00	STEP: 01
	100-RE1 TAX	33.76				600-BGR TAX	0.10	
	200-RG1 G	1,597.59	1787	0	8213	600-BSR BC	13.00	STEP: 01
	200-FUEL-ADJ	4,927.80				600-BWR BC	13.00	STEP: 01
	200-RG1 TAX	65.25				600-BWR TAX	0.91	
	300-WA WA	28.56	5029	5103	740	500-RGA GT	18.25	STEP: 01
	300-WA TAX	1.71				550-SWF SW	5.00	STEP: 01
						400-SR SE	28.56	
						PENALTY	152.01	
								*CURRENT BILL* 10,132.36
								*TOTAL* 10,618.95

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

Account Number - 09-3581-01 MILLER, MELISSA Service Address: 512 EAST 1ST

Service: 300 WA RESIDENTIAL WATER Meter: 70242507

Month	Date	Read		Total	Demand		Reading		Occupant
		Previous	Current	Consumption	Read	Consumption	Flag	Source	
Year : 2018 Total 9									
Sep	09/04/2018	4703	5029	3260			Regular	Hand Held	01
Aug	08/02/2018	4640	4703	630			Regular	Hand Held	01
Jul	07/03/2018	4514	4640	1260			Regular	Hand Held	01
Jun	06/04/2018	4446	4514	680			Regular	Hand Held	01
May	05/04/2018	4376	4446	700			Regular	Hand Held	01
Apr	04/04/2018	4298	4376	780			Regular	Hand Held	01
Mar	03/05/2018	4222	4298	760			Regular	Hand Held	01
Feb	02/01/2018	4153	4222	690			Regular	Hand Held	01
Jan	01/04/2018	4069	4153	840			Regular	Hand Held	01
Year : 2017 Total 12									
Dec	12/04/2017	4000	4069	690			Regular	Hand Held	01
Nov	11/03/2017	3940	4000	600			Regular	Hand Held	01
Oct	10/04/2017	3882	3940	580			Regular	Hand Held	01
Sep	09/05/2017	3811	3882	710			Regular	Hand Held	01
Aug	08/03/2017	3749	3811	620			Regular	Hand Held	01
Jul	07/05/2017	3686	3749	630			Regular	Hand Held	01
Jun	06/05/2017	3628	3686	580			Regular	Hand Held	01
May	05/05/2017	3563	3628	650			Regular	Hand Held	01
Apr	04/06/2017	3502	3563	610			Regular	Hand Held	01
Mar	03/07/2017	3440	3502	620			Regular	Hand Held	01
Feb	02/02/2017	3383	3440	570			Regular	Hand Held	01
Jan	01/04/2017	3320	3383	630			Regular	Hand Held	01
Year : 2016 Total 7									
Dec	12/06/2016	3254	3320	660			Regular	Hand Held	01
Nov	11/04/2016	3189	3254	650			Regular	Hand Held	01
Oct	10/03/2016	3116	3189	730			Regular	Hand Held	01
Sep	09/01/2016	3039	3116	770			Regular	Hand Held	01
Aug	08/04/2016	2970	3039	690			Regular	Hand Held	01
Jul	07/03/2016	2863	2970	1070			Regular	Hand Held	01
Jun	06/03/2016	2792	2863	710			Regular	Hand Held	01
				Avg 799					

740  
Average



September 28, 2018

**VIA EMAIL**

Brian Wagner  
City Manager/City Hall  
407 Lynn Street  
Tipton, Iowa 52772

Re: 2018 Urban Revitalization Area Establishment

Dear Brian:

The purpose of this letter is to explain our role as legal counsel for the City of Tipton, Iowa (the "City") in establishing the 2018 Tipton Urban Revitalization Area (the "Area") and tax abatement program.

As legal counsel, it will be our responsibility to coordinate activity and legal proceedings necessary to enable the City to establish an urban revitalization area and authorize an urban revitalization plan and ordinance for the administration of tax abatement benefits within the Area. In the course of our representation, we will provide consultation and advice on the structuring of the Area and the drafting and approval of the urban revitalization plan. We will prepare appropriate resolutions, notices, ordinances and agreements as required by state law.

In performing our services as legal counsel, our sole client will be the City of Tipton. We will not represent any other party in this matter, and it is mutually understood that the services to be provided by us as described herein are solely for the benefit of the City.

Based upon: (i) our current understanding of the engagement, (ii) the duties we will undertake, (iii) the time we anticipate devoting to the engagement, and (iv) the responsibilities we assume, we estimate that our fees and expenses for serving as legal counsel will not exceed \$5,000.

After this arrangement is approved on behalf of the City, please have this letter executed in the space below and either fax an executed copy of this letter to our office at (515) 283-1060 or scan and email an executed copy to [lemke.susan@dorsey.com](mailto:lemke.susan@dorsey.com). If you have questions, please call me.

Page 2

We look forward to working with you. Thank you for the opportunity to serve the City.

Best regards,

  
John P. Danos

JPD/so

I understand and agree to the arrangements stated above.

**CITY OF TIPTON, IOWA**

**BY:** \_\_\_\_\_  
Mayor

**Date:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_  
City Clerk

**Date:** \_\_\_\_\_



September 28, 2018

Brian Wagner  
City Manager/City Hall  
407 Lynn Street  
Tipton, Iowa 52772

Re: 2018 Urban Renewal Plan Amendment and Internal Loans

Dear Brian:

The purpose of this letter is to explain our role as legal counsel for the City of Tipton's 2018 Urban Renewal Plan Amendment and the internal advance authorization for certain infrastructure projects. It is our understanding that the representation will entail an urban renewal plan amendment (the "Amendment") and the authorization of one or more internal loan resolutions (the "Internal Loans").

As legal counsel, it will be our responsibility to coordinate activity and legal proceedings necessary to enable the City to (i) prepare and approve the Amendment; and (ii) draft and authorize the Internal Loans. As part of the representation, we will prepare appropriate resolutions, agreements, notices and ordinances as required by state law and the deals.

In performing our services as legal counsel, our sole client will be the City of Tipton. We will not represent any other party in this matter, and it is mutually understood that the services to be provided by us as described herein are solely for the benefit of the City.

Based upon: (i) our current understanding of the engagement, (ii) the duties we will undertake, (iii) the time we anticipate devoting to the engagement, and (iv) the responsibilities we assume, we estimate that our fees and expenses for serving as legal counsel will not exceed \$5,500.

After this arrangement is approved on behalf of the City, please have this letter executed in the space below and either fax an executed copy of this letter to our office at (515) 283-1060 or scan and email an executed copy to [lemke.susan@dorsey.com](mailto:lemke.susan@dorsey.com). If you have questions, please call me.

Page 2

We look forward to working with you. Thank you for the opportunity to serve the City.

Best regards,



John P. Danos

JPD/so

I understand and agree to the arrangements stated above.

**CITY OF TIPTON, IOWA**

**BY:** \_\_\_\_\_  
Mayor

**Date:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_  
City Clerk

**Date:** \_\_\_\_\_



October 11, 2018

**VIA EMAIL**

Brian Wagner  
City Manager/City Hall  
Tipton, IA

Re: 2018 Tipton Urban Revitalization Area  
Our File No. 419554-42

Dear Brian:

We have prepared and attach proceedings relating to the adoption of a resolution declaring necessity and setting November 19<sup>th</sup> as the date for a hearing on the proposal to establish the 2018 Tipton Urban Revitalization Area in the City of Tipton, Iowa and to adopt a proposed urban revitalization plan for the area.

The proceedings attached include the following items:

1. Resolution declaring necessity and providing for notice of hearing. Included as part of the resolution is the notice, which must be **published once in a newspaper (which is published at least once weekly and of general circulation in the City) not less than four and not more than twenty days before the November 19, 2018 hearing date.** The last date on which this notice can be effectively published is November 15, 2018.

**A copy of the notice must also be mailed not later than the thirtieth day prior to November 19<sup>th</sup>, the date slated for the public hearing, to all owners of record of property proposed for inclusion within the revitalization area.**

2. Attestation Certificate with respect to the validity of the transcript.
3. Certificates with respect to mailing and publication of the notice.

If you have any questions, please call John Danos or me.

Kind regards,

Amy Bjork

Attachments

cc: Amy Lenz

MINUTES OF MEETING TO SET  
HEARING DATE ON PROPOSED  
URBAN REVITALIZATION PLAN

(NRA) 419554-42

Tipton, Iowa

October 15, 2018

A meeting of the City Council of Tipton, Iowa, was held at \_\_\_\_\_ o'clock \_\_.m., at the \_\_\_\_\_, in the City, on October 15, 2018. The Mayor presided and the roll was called, showing members present and absent as follows:

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

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

The City Council took up and considered the establishment of a proposed urban revitalization area and a proposed urban revitalization plan pursuant to Chapter 404, Code of Iowa. Whereupon, Council Member \_\_\_\_\_ moved the adoption of the resolution declaring necessity and providing for notice of hearing on proposed urban revitalization plan. The motion was seconded by Council Member \_\_\_\_\_, and passed by record vote as follows:

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

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

Whereupon, the Mayor declared the resolution adopted as follows:

RESOLUTION NO. \_\_\_\_\_

Resolution Declaring Necessity and Providing for Notice of Hearing on Proposed Urban Revitalization Plan

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

WHEREAS, pursuant to the provisions of the Act, before designating an urban revitalization area, the City must prepare a proposed plan for the designated urban revitalization area, hold certain public hearings thereon, and otherwise comply with the procedures set forth in the Act; and

WHEREAS, it has been proposed that certain real property situated within the City (hereinafter referred to as the "2018 Tipton Urban Revitalization Area") be designated as a revitalization area pursuant to the Act, such 2018 Tipton Urban Revitalization Area being legally described as set forth in the notice appearing as part of this resolution in Section 5 hereof; and

WHEREAS, a proposed plan (the "Proposed Plan") for the 2018 Tipton Urban Revitalization Area is being prepared for presentation to the City Council for consideration in accordance with the provisions of the Act; and

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

Section 1. It is hereby found and determined:

(a) The proposed 2018 Tipton Urban Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.

(b) The 2018 Tipton Urban Revitalization Area is an area which is appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single family and multifamily housing.

(c) The 2018 Tipton Urban Revitalization Area is an area which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, deterioration of site or other improvements, and a combination of these and other factors, substantially impairs or arrests the sound growth of the City, constitutes an economic and social liability and is a menace to the public welfare in its present condition and use.

(d) The economic development, promotion of housing and residential development, and elimination and prevention of blighted conditions in the 2018 Tipton Urban Revitalization Area are necessary in the interest of the public welfare of the residents of the City and the 2018 Tipton Urban Revitalization Area substantially meets the criteria set forth in Section 404.1(4) of the Act.

(e) The Proposed Plan which shall be attached hereto as Exhibit A shall be prepared in accordance with the provisions of the Act.

Section 2. This Council will meet at \_\_\_\_\_ o'clock \_\_\_\_\_.m., on November 19, 2018, at \_\_\_\_\_, in the City, at which time and place it will conduct a public hearing on the Proposed Plan and the designation of the 2018 Tipton Urban Revitalization Area as an urban revitalization area pursuant to the Act.

Section 3. The City Clerk is hereby directed to give notice of such hearing by publication once, in a newspaper published at least once weekly and having general circulation in the City, not less than four and not more than twenty days before the date on which the hearing will be held. In addition, the City Clerk is hereby directed to send notice of such hearing by ordinary mail to the last known address of the owners of record of real property located within the 2018 Tipton Urban Revitalization Area, such notice to be mailed by no later than the thirtieth day prior to the date set for the hearing.

Section 4. As authorized by the Act, this City Council hereby waives the mailing of notice to the "occupants" of city addresses located within the 2018 Tipton Urban Revitalization Area, due to the lack of a reasonably current and complete address list and the finding of the Council that published notice will be sufficient to apprise such persons of the hearing.

Section 5. Such notice shall be in the form substantially, as follows:

NOTICE OF PUBLIC HEARING ON THE DESIGNATION OF THE  
2018 TIPTON URBAN REVITALIZATION AREA AND THE ADOPTION OF  
A PLAN FOR SUCH REVITALIZATION AREA

NOTICE IS HEREBY GIVEN: That there is now on file for public inspection in the office of the City Clerk of Tipton, Iowa, a Proposed Urban Revitalization Plan (the "Plan") for the rehabilitation and redevelopment of the property proposed for inclusion on the 2018 Tipton Urban Revitalization Area (the "Area"), such property lying within the City and being described as follows:

All real property situated within the corporate limits of the City of Tipton, Cedar County, State of Iowa as of October 1, 2018.

The City Council will meet at \_\_\_\_\_ o'clock \_\_.m., on November 19, 2018, at the \_\_\_\_\_, Tipton, Iowa, at which time a hearing will be held pursuant to the provisions of Chapter 404, Code of Iowa (the "Act") on the proposal to adopt the Plan and the proposal to establish the above described area as an urban revitalization area. At such public hearing all owners of record of real property, tenants, and all "occupants" of city addresses within the described area, and any other person having an interest in the matter may appear and be heard for or against the adoption of the Plan and/or the establishment of the Area.

Once the Area has been designated pursuant to the Act, property therein on which certain improvements are constructed may become eligible for certain property tax exemptions as set forth in the Plan which is on file for inspection in the office of the City Clerk.

Published by order of the City Council of the City of Tipton, Iowa.

Amy Lenz  
City Clerk

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved October 15, 2018.

---

Mayor

Attest:

---

City Clerk

EXHIBIT A  
Urban Revitalization Plan

•••••

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

\_\_\_\_\_  
Mayor

Attest:

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

**ATTESTATION CERTIFICATE:**

STATE OF IOWA  
COUNTY OF CEDAR                      SS:  
CITY OF TIPTON

I, the undersigned, City Clerk of the City of Tipton, Iowa, do hereby certify that the above and foregoing is a true, correct and complete copy of the minutes of a meeting of the City Council, held as therein shown, insofar as such minutes pertain to the establishment of the 2018 Tipton Urban Revitalization Area and the Proposed Urban Revitalization Plan therefor, including a true, correct and complete copy of the resolution referred to in said minutes.

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

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

**MAILING CERTIFICATE**

STATE OF IOWA  
COUNTY OF CEDAR  
CITY OF TIPTON

SS:

I, the undersigned, City Clerk of the City of Tipton, Iowa, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, not less than thirty (30) days before the hearing on the Proposed Urban Revitalization Plan, I mailed by ordinary mail to each owner of record of real property located within the 2018 Tipton Urban Revitalization Area, a copy of the notice of hearing in the form attached to this certificate.

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

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

**(Attach hereto a copy of the notice as mailed.)**

**PUBLICATION CERTIFICATE:**

STATE OF IOWA  
COUNTY OF CEDAR                      SS:  
CITY OF TIPTON

I, the undersigned, City Clerk of the City of Tipton, Iowa, do hereby certify that I caused to be published a notice of public hearing, of which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

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

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

**(Attach hereto publisher's original affidavit of publication of notice with a clipping of the notice as published attached.)**

**(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published notice and have verified that it was published on the date indicated in the publisher's affidavit.)**

URBAN REVITALIZATION PLAN  
CITY OF TIPTON, IOWA  
TIPTON URBAN REVITALIZATION AREA  
2019

## INTRODUCTION

The Urban Revitalization Act, Chapter 404 of the Code of Iowa, is intended to encourage development, redevelopment and revitalization within a designated area 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.

Section 404.1 of the Code of Iowa provides that a City Council may designate an area of the City as a revitalization area, if that area is any of the following:

“An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety, or welfare.”

“An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.”

“An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.”

“An area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.”

“An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development including single or multifamily housing.”

Section 404.2 of the Code of Iowa requires that a city prepare a plan to govern activities within the proposed revitalization area, and the balance of this document is intended to set out the elements of a plan that are mandated by state law.

A. DESCRIPTION OF THE AREA AND MAP

The revitalization area shall be known as the Tipton Urban Revitalization Area (the “Revitalization Area”), and the legal description of real property to be included within the Revitalization Area is as follows:

All real property situated within the incorporated municipal limits of the City of Tipton, Cedar County, State of Iowa as of October 1, 2018.

A map showing the real property to be included within the Revitalization Area is attached as Exhibit A.

B. DESIGNATION CRITERIA

In accordance with Section 404.1 of the Act, the City Council has made the following determinations with respect to the Revitalization Area:

1. The Revitalization Area is an area which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, deterioration of site or other improvements, and a combination of these and other factors, substantially impairs or arrests the sound growth of the City, constitutes an economic and social liability and is a menace to the public welfare in its present condition and use; and

2. The Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.

3. The Revitalization Area is an area which is appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

4. The redevelopment, economic development and promotion of housing and residential development in the Revitalization Area is necessary in the interest of the public welfare of the residents of the City and the Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

C. OBJECTIVES

This plan is prepared in conformance with Section 404.2 of the Code of Iowa for the purpose of providing incentives and outlining procedures to enhance the potential for residential, multiresidential, commercial and industrial development in the Revitalization Area. Planning goals include revitalizing the area through the promotion of new construction on vacant land, rehabilitation of existing residential, multiresidential, commercial and industrial property, stabilizing and increasing the tax base, and providing overall aesthetic improvement.

D. PRESENT ZONING AND PROPOSED LAND USE

The property within the Revitalization Area is zoned for residential, commercial and industrial purposes, and new and expanded residential, commercial and industrial development is proposed in the Revitalization Area.

E. PROPOSALS FOR EXPANDING CITY SERVICES

The City proposes that, as it becomes financially feasible, the provision of municipal services to the Revitalization Area will be expanded and improved to meet the demands of new residential and commercial development.

F. ELIGIBLE IMPROVEMENTS AND EXEMPTIONS

1. **Residential Improvements.** The construction of new residential facilities and the rehabilitation of and additions to existing residential facilities.

*Exemption:* All qualified real estate assessed as residential property is eligible to receive an exemption for a period of seven years on 100% of the actual value added by the improvements.

2. **Multiresidential Improvements.** The construction of new multiresidential facilities and the rehabilitation of and additions to existing multiresidential facilities if such multiresidential property consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes.

*Exemption:* All qualified real estate assessed as multiresidential property is eligible to receive an exemption from taxation for a period of ten years on 100% of the actual value added by the improvements.

3. **Commercial Improvements.** The construction of new commercial facilities and the rehabilitation of and additions to existing commercial facilities.

*Exemption:* All qualified real estate assessed as commercial property is eligible to receive partial exemption from taxation, as follows:

For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 40% of the actual value added.

For the seventh year, an exemption from taxation on 30% of the actual value added.

For the eighth year, an exemption from taxation on 30% of the actual value added.

For the ninth year, an exemption from taxation on 20% of the actual value added.

For the tenth year, an exemption from taxation on 20% of the actual value added.

4. **Industrial Improvements.** The construction of new industrial facilities and the rehabilitation of and additions to existing industrial facilities.

*Exemption:* At the option of the property owner submitting an application for exemption pursuant to Section I of this plan, all qualified real estate assessed as industrial property is eligible to receive one of the following exemptions from taxation:

A. For a period of three years on 100% of the actual value added by the improvements; or

B. A partial exemption from taxation for a period of ten years as follows'

For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 40% of the actual value added.

For the seventh year, an exemption from taxation on 30% of the actual value added.

For the eighth year, an exemption from taxation on 30% of the actual value added.

For the ninth year, an exemption from taxation on 20% of the actual value added.

For the tenth year, an exemption from taxation on 20% of the actual value added.

G. ACTUAL VALUE ADDED

Actual value added by improvements, as used in this plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement for residential improvements, the increase in actual value of the property must be at least 10%. In order to be eligible for tax abatement for multiresidential, commercial and industrial improvements, the increase in actual value of the property must be at least 15%.

All improvements, in order to be considered eligible, must be completed in conformance with all applicable regulations of the City of Tipton, and must be completed during the time the Revitalization Area is designated by ordinance as a revitalization area.

H. TIME FRAME

Eligibility for tax abatement under this plan will exist after the date of the adoption of the ordinance designating the Revitalization Area, until, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the

continuation of the exemption granted would cease to be of benefit to the City, in which case the City Council may repeal the ordinance, pursuant to Section 404.7 of the Code of Iowa. In the event the ordinance is repealed, all exemptions granted prior to such repeal shall continue until their expiration.

#### I. APPLICATION PROCEDURES

An application shall be filed for each new exemption claimed. The property owner must apply to the City for an exemption by February 1<sup>st</sup> of the assessment year for which the exemption is first claimed. The application shall contain, but not be limited to, the following information: The nature of the improvement, its cost, and the estimated or actual date of completion of the improvement.

#### J. APPROVAL OF APPLICATIONS

The City Council shall approve all applications submitted for completed projects if:

1. The project, as determined by the City Council, is in conformance with this plan;
2. The project is located within the Revitalization Area; and,
3. The improvements were made during the time the Revitalization Area was designated by ordinance as a revitalization area.

All approved applications shall be forwarded to the County Assessor for review, pursuant to Section 404.5 of the Code of Iowa. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

#### K. OTHER SOURCES OF REVITALIZATION FUNDS

The City anticipates no federal or state grants or loans for improvements in the Revitalization Area at this time other than those of conventional lending institutions at normal market rates.

However, it is not the intention of the City to prohibit the use of other appropriate federal or state revitalization or incentive programs within the area.

L. RELOCATION PROVISIONS

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Revitalization Area.

M. OWNERS OF PROPERTY AND ASSESSED VALUATION

The names and addresses of the owners of the property located within the Revitalization Area and the assessed valuation of such property is set forth on Exhibit B attached hereto.

N. REVITALIZATION AREA ALSO INCLUDED IN TIPTON URBAN RENEWAL AREA

A portion of the real property being included as part of the Revitalization Area has also been included in the City's existing Tipton Urban Renewal Area established pursuant to the Urban Renewal Act, Chapter 403 of the Code of Iowa. Properties from which incremental property tax revenues ("TIF Revenues") have been pledged for the payment of bonds, notes, contracts or other urban renewal obligations of the City are ineligible for tax exemption under Section F of this Plan.

EXHIBIT A

MAP OF PROPERTY IN TIPTON URBAN REVITALIZATION AREA

EXHIBIT B

NAME AND ADDRESSES OF THE OWNERS OF PROPERTY LOCATED WITHIN THE  
REVITALIZATION AREA AND ASSESSED VALUATION OF SUCH PROPERTY



October 11, 2018

**VIA EMAIL**

Brian Wagner  
City Manager/City Hall  
Tipton, IA

Re: Tipton Urban Renewal Area (2018 Addition)  
Our File No. 419554-43

Dear Brian:

We have prepared the attached materials which will enable the City Council to set a date for a public hearing on the expansion of the Tipton Urban Renewal Area and on an amendment to the existing urban renewal plan for the Area.

The notice which is included in the attached resolution must be published once, not less than four (4) and not more than twenty (20) days prior to the date selected for the hearing. The last date on which the notice can effectively be published is November 15, 2018. Please print a separate copy of the notice for delivery to the newspaper and email a copy of the published notice to [lemke.susan@dorsey.com](mailto:lemke.susan@dorsey.com).

In addition to publishing the notice of a hearing, a copy of the amendment to the urban renewal plan must be submitted to the Planning and Zoning Commission, and the Commission must provide a written recommendation to the City Council with respect to whether the amendment is in conformance with the City's general or comprehensive plans.

Also, a "consultation session" must be set up with Cedar County and the Tipton Community School District. Please refer to my separate letter attached for further details.

Please return one fully executed set of these proceedings, once all the actions have been taken, and contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Amy Lenz

SET DATE FOR HEARING ON  
EXPANDED URBAN RENEWAL AREA  
DESIGNATION AND URBAN RENEWAL  
PLAN AMENDMENT

419554-43

Tipton, Iowa

October 15, 2018

The City Council of the City of Tipton, Iowa, met on October 15, 2018, at \_\_\_\_\_ o'clock, \_\_\_\_\_.m., at the \_\_\_\_\_, in the City, for the purpose of setting a date for a public hearing on the designation of an expanded urban renewal area and on a proposed urban renewal plan amendment. The Mayor presided and the roll being called, the following members of the Council were present and absent:

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

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

The Mayor announced that an amendment to the boundaries of the Tipton Urban Renewal Area had been prepared, along with an amendment to the urban renewal plan for the area, and that it was now necessary to set a date for a public hearing on the proposed amended area and proposed amendment to the urban renewal plan. Accordingly, Council Member \_\_\_\_\_ moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Designation of the Expanded Tipton Urban Renewal Area and on Urban Renewal Plan Amendment," and the motion was seconded by Council Member \_\_\_\_\_. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

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

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

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

RESOLUTION NO. \_\_\_\_\_

Resolution Setting Date for Public Hearing on Designation of the Expanded Tipton Urban Renewal Area and on Urban Renewal Plan Amendment

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

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

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; (2) facilitates the deletion of the expiration date from the Plan; and (3) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) using tax increment financing to pay the costs of the City's Downtown Revitalization Incentive Program and the Tipton Revitalization Incentive Program; (b) using tax increment financing to pay the costs of the redevelopment of the Hardacre Theater; (c) using tax increment financing to pay the costs of funding the Tipton Revolving Loan Program; and (d) using tax increment financing to pay the costs of the reconstruction of Cedar Street/Highway 38, and it is now necessary that a date be set for a public hearing on the designation of the expanded Urban Renewal Area and on the Amendment; and

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

Section 1. This City Council will meet at the \_\_\_\_\_, Tipton, Iowa, on November 19, 2018, at \_\_\_\_\_ o'clock \_\_.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in Tipton, which publication shall be not less than four (4) nor more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Manager is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved October 15, 2018.

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Mayor

Attest:

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City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED TIPTON  
URBAN RENEWAL AREA AND ON PROPOSED URBAN RENEWAL PLAN  
AMENDMENT

Notice Is Hereby Given: That at \_\_\_\_\_ o'clock \_\_.m., at the \_\_\_\_\_,  
Tipton, Iowa, on November 19, 2018, the City Council of the City of Tipton will hold a public  
hearing on the question of amending the plan for the Tipton Urban Renewal Area (the "Urban  
Renewal Area") and designating an expanded Tipton Urban Renewal Area, pursuant to  
Chapter 403, Code of Iowa, by adding and including all the property described as follows:

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

The proposed amendment to the urban renewal plan (1) brings the property described above  
under the plan and makes it subject to the provisions of the plan; (2) facilitates the deletion of the  
expiration date from the plan; and (3) includes the authorization of new urban renewal projects in  
the Urban Renewal Area consisting of (a) using tax increment financing to pay the costs of the  
City's Downtown Revitalization Incentive Program and the Tipton Revitalization Incentive  
Program; (b) using tax increment financing to pay the costs of the redevelopment of the Hardacre  
Theater; (c) using tax increment financing to pay the costs of funding the Tipton Revolving Loan  
Program; and (d) using tax increment financing to pay the costs of the reconstruction of Cedar  
Street/Highway 38. A copy of the amendment is on file for public inspection in the office of the  
City Clerk.

At said hearing any interested person may file written objections or comments and may be  
heard orally with respect to the subject matters of the hearing.

Amy Lenz  
City Clerk

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On motion and vote the meeting adjourned.

\_\_\_\_\_  
Mayor

Attest:

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

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

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

STATE OF IOWA  
COUNTY OF CEDAR  
CITY OF TIPTON

SS:

I, the undersigned, City Clerk of the City of Tipton do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on the question of designating the expanded Tipton Urban Renewal Area for the City and on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this \_\_\_\_ day of \_\_\_\_\_, 2018.

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

**(Attach here publisher's affidavit of publication of notice.)**

**(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)**

STATE OF IOWA  
COUNTY OF CEDAR  
CITY OF TIPTON

SS:

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

WITNESS my hand this \_\_\_\_ day of \_\_\_\_\_, 2018.

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

CITY OF TIPTON, IOWA

URBAN RENEWAL PLAN AMENDMENT  
TIPTON URBAN RENEWAL AREA

November, 2018

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

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

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

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

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

**A.**

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

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

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

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

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

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

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

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

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

**B.**

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

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

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

**Description of the Project:** The City acknowledges the importance of superior recreational facilities and a vibrant business district to its future economic development initiatives in the Urban Renewal Area. The Hardacre Theater Redevelopment Project will consist of the redevelopment of the property situated at 112 East 5th Street (the “Property”) currently serving as the site of the former Hardacre Theater building. It is possible that the City will partner with a private developer to complete the Hardacre Theater Redevelopment Project.

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

**C.**

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

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

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

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

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

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

**D.**

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

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

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

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

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

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

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

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

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

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

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

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

**RESOLUTION NO. 101518E**

**RESOLUTION: TO APPROVE THE CITY OF TIPTON SIGNING THE BROWNFIELDS COALITION MEMORANDUM OF AGREEMENT**

**WHEREAS**, the East Central Intergovernmental Association has been awarded a U.S. EPA Brownfields Coalition Revolving Loan Fund Grant; and

**WHEREAS**, the U.S. EPA Brownfields Coalition Revolving Loan Fund requires the establishment of a Brownfields Coalition; and

**WHEREAS**, the U.S. EPA Brownfields Coalition Revolving Loan Fund states that funds can only assist Coalition Members;

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TIPTON, IOWA** authorizes the Mayor to sign the Brownfield Coalition Memorandum of Agreement and enter into the Brownfield Coalition.

**PASSED, APPROVED AND ADOPTED** this 15 day of October 2018 by the Tipton City Council.

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Bryan Carney, Mayor

ATTEST:

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Melissa Armstrong, City Clerk

Authorized Official: \_\_\_\_\_  
*Bryan Carney, Mayor (City of Tipton)*

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**BROWNFIELDS COALITION**  
MEMORANDUM OF AGREEMENT  
FOR THE EAST CENTRAL INTERGOVERNMENTAL ASSOCIATION REGION

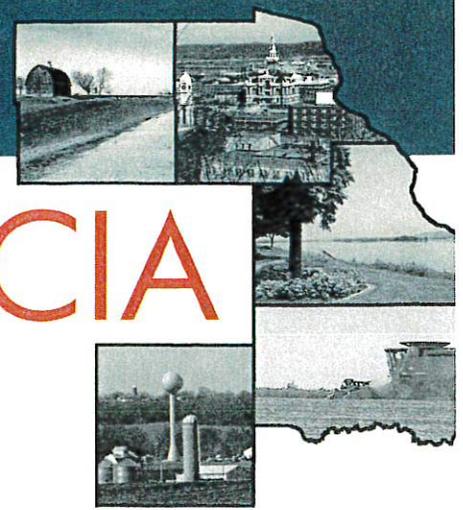
This Memorandum of Agreement documents the roles and responsibilities of the various parties involved in the ECIA's Brownfields Coalition.

1. EPA has awarded the East Central Intergovernmental Association (ECIA) a brownfields' coalition assessment grant that runs from October 1, 2016 through September 30, 2019 and a brownfields revolving loan fund that runs from October 1, 2018 through September 30, 2021. ECIA is responsible to EPA for management of the cooperative agreements and compliance with the statues, regulations, and terms and conditions of the award, and ensuring that all members of the coalition are in compliance with the terms and conditions.
2. It is the responsibility of ECIA to provide timely information to the Coalition Members regarding the management of the cooperative agreements and any changes that may be made to the cooperative agreement over the period of performances.
3. A listing of all the coalition members have been attached to this document.
4. Activities funded through the brownfields assessment cooperative agreement may include inventory preparation, site selection criteria development, assessments, planning (including cleanup planning) relating to brownfield sites, and outreach materials and implementation, and other eligible activities. ECIA has retained Impact7g under 40 CFR 30.36 to undertake various activities funded through this cooperative agreement.
5. ECIA will procure the consultant(s) for the Brownfields Revolving Loan Fund program, as it did for the Brownfields Coalition Assessment Grant, in compliance with 40 CFR 31.36 requirements. ECIA will issue the Request for Proposals/Request for Qualifications and will be the entity responsible for the receipt of the submitted proposals and selection and award of contracts. ECIA will ask for representation from each of ECIA's five counties to serve on a consultant selection committee to assist in the selections of consultants and contractors and negotiating terms of agreements.
6. ECIA, in consultation with the Coalition Members, has worked to develop a site selection process based on agreed upon factors for the Brownfields Coalition Assessment Grant and will ensure that a minimum of 15 sites are assessed over the life of the Brownfields Coalition Assessment Grant cooperative agreement. Selected sites will be submitted to EPA for prior approval to ensure eligibility.
7. ECIA, in consultation with the Coalition Members, will use a modified site selection process that meets the requirements of the Brownfields Revolving Loan Program and will ensure that a minimum of 2 loans and 1 subgrant are made over the life the Brownfields Revolving Loan Program cooperative agreement. Selected sites will be submitted to EPA for prior approval to ensure eligibility.

8. Upon designation of the specific sites, it will be the responsibility of ECIA to work with the coalition member in whose geographic area the site is located to finalize the scope of work for the consultant and/or contractor for both the Brownfields Coalition Assessment Grant and/or the Brownfields Revolving Loan Program. It will be the responsibility of the Coalition Member, where the site is located to obtain all required permits, easements, and/or access agreements as may be necessary to undertake the assessment at the selected site. The Coalition Member will help the redeveloper in obtaining all required permits, easements, etc. needed for the Revolving Loan Program site-cleanup. If this Coalition Member does not have the capacity to perform these activities ECIA may assist in securing the necessary site access agreement and permits.
9. ECIA is responsible for ensuring that other activities as negotiated in the Brownfields Coalition Assessment Grant workplan and/or the Brownfields Revolving Loan Program workplan, such as community outreach and involvement, are implemented in accordance with a schedule agreed upon by ECIA and the coalition, and the coalition member in whose geographic area the site to be assessed or assisted is located.
10. While a member of the ECIA Brownfields Coalition, members will not apply for EPA Brownfields Assessment or Revolving Loan Fund grants outside the coalition.

# East Central Intergovernmental Association

a regional response to local needs



October 10, 2018

Brian Wagner, City Administrator  
City of Tipton  
407 Lynn Street  
Tipton, IA 52772

Dear Mr. Wagner:

I am pleased to provide you with a proposal to prepare the Community Catalyst Building Remediation Letter of Intent (LOI) and if invited to apply, the full grant application. As you discussed with Marla Quinn, you want to submit the LOI as soon as possible, before the absolute due date of November 14, 2018, and if invited, the full application will be submitted by December 14, 2018. This proposal is based on meeting the specific guidelines of the grant program.

ECIA staff will provide grant writing services for the Community Catalyst Building Remediation grant program based on our ECIA approved billable hourly rates of \$82.00/hour for Project Managers. We propose to bill your organization by the hour with a total estimated cost of \$2,500 for grant writing services. Marla Quinn, Grants and Municipal Coordinator, will be the designated lead for the grant writing.

Scope of Work to be performed by ECIA, regarding the LOI and full application includes:

- Carefully reading the grant guidelines;
- Writing narrative language as outlined by the guidelines;
- Working with designated representatives to obtain necessary information to write the application;
- Working with designated representatives in obtaining any required attachments;
- Providing advice regarding any questions or strategy for the proposal;
- Packaging LOI and full proposal and submitting prior to deadlines.

This proposal does not include ECIA becoming involved in any fundraising aspects of the project or meeting with or attending any State meetings on behalf of your organization.

If the above scope of work and cost estimate is acceptable for preparing the grant proposals, please **sign and date as indicated on the second page of this letter. Keep one copy for your files and return one original to ECIA for our files.** Staff can begin work on the proposal immediately, after this proposal is signed and returned to ECIA.

Thank you for considering ECIA! Should you have any questions, feel free to contact me at 563-556-4166.

Sincerely,



Kelley Hutton Deutmeyer  
Executive Director

cc: Marla Quinn, Grants and Municipal Coordinator

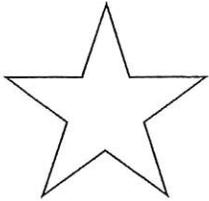
Signed:

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City of Tipton Representative Date

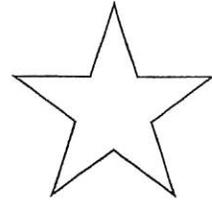
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Attest Date



# *Patrons of the Arts*

## 2018-2019



*Patrons of the Arts* is an annual fund drive to support Fine Arts at Tipton.  
Memberships are for the 2018-2019 school year.

Monies from this annual fund drive provide **extra** support and encouragement to all students involved in the fine arts areas of **art, band, choir, dance, drama and speech**. Contributions are used by the Fine Arts Council to provide musical note & "T" yard signs for all fine art students; to send Thespians/drama students to state/national drama festivals; to provide support for the dance squad to compete; to provide support for speech participation in district and state contests; to provide support for All State Art enteries; to provide maintenance of band uniforms & choir robes; and to support future endeavors to enhance the fine arts at Tipton High School.

*Patrons of the Arts* are recognized at art, band, choir, dance, drama, and speech events.

If you are interested in contributing to "*Patrons of the Arts*," please contact anyone on the Fine Arts Council Board listed below or send your contribution to the Fine Arts Council of Tipton (FACT) P.O. Box 382 Tipton, IA 52772. Please note our charitable 501(c)(3) accreditation is pending.

Levels of support for *Patrons of the Arts* are:

- ☆ 1 star = \$10
- ☆ ☆ 2 stars = \$25
- ☆ ☆ ☆ 3 stars = \$50
- ☆ ☆ ☆ ☆ 4 stars = \$100

**Tipton Fine Arts Council Board for 2018-2019:**

President: Matt Fonteyne	Art: Penny Webb	Dance: Lisa Mosier
Vice-Pres: Lisa Mosier	Band: Lisa Sweeney	Drama: Kristy Kruse
Secretary: Beth Waltz	Choir: Joan Wethington	
Treasurer: Heidi Shumaker	Speech: Abby Cummins-VanScoy	
	General Reps: Shelly Mohr & Wendy Riedl	

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Make check payable to **Fine Arts Council of Tipton**  
Return to Fine Arts Council (FACT) P.O. Box 382 Tipton, IA 52772

Name \_\_\_\_\_  
Please list as you wish the name(s) to appear in Fine Arts Programs

Address \_\_\_\_\_

Phone \_\_\_\_\_ e-mail \_\_\_\_\_