

RESOLUTION 110619C

RESOLUTION SETTING A PUBLIC HEARING TO REVIEW AN APPLICATION FOR A STATE REVOLVING LOAN FUND (SRF) LOAN AND TO MAKE AVAILABLE TO THE PUBLIC THE CONTENTS OF AN ENVIRONMENTAL INFORMATION DOCUMENT AND THE CITY OF TIPTON PROJECT PLAN

WHEREAS, the City Council of the City of Tipton wishes to pursue an SRF loan from the Iowa DNR for a wastewater treatment project to do the following:

The proposed project includes consolidation of the City of Tipton East and West wastewater treatment plants (WWTP) to a single facility, located at the current site of the Tipton West WWTP. This project includes construction of Submerged Attached Growth Reactor (SAGR) treatment system, UV Disinfection, Blower Building, Standby Power Generator, and the approximately 950 linear feet of sanitary sewer required to consolidate the two treatment facilities. Work at the WWTP and sanitary sewer extension will consist of excavations between 5-feet and 15-feet in depth using conventional construction methods. The construction schedule will not be phased. The project covers an estimated total of 37.13 acres with approximately 8.92 acres of ground disturbing construction activity.

AND WHEREAS, a prerequisite for obtaining an SRF loan is to hold a Public Hearing to inform area residents of Tipton of this proposed project, discuss the actual cost and user fees associated with this project, and to address citizen's concerns, if any, with the plan.

NOW, THEREFORE, Be It Resolved, the City Council of the City of Tipton does hereby set Monday, December 16<sup>th</sup>, 2019 at 5:30 p.m. at the Tipton Fire Station, 301 Lynn Street as the public hearing date and location for this Project.

PASSED AND APPROVED this 6<sup>th</sup> day of November 2019.

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

ATTEST:

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

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution \_\_\_\_\_ which was passed by the Tipton City Council this 6<sup>th</sup> day of November 2019.

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

RESOLUTION NO. 110619D

**A RESOLUTION SETTING THE TIME AND PLACE FOR A PUBLIC HEARING FOR THE PURPOSE OF SOLICITING WRITTEN AND ORAL COMMENTS ON THE CITY'S PROPOSED FISCAL YEAR 2019-2020 BUDGET AMENDMENT**

**WHEREAS**, the City Council of the City of Tipton, Iowa, previously approved the annual budget for Fiscal Year 2019-2020; and

**WHEREAS**, a budget amendment is necessary to permit the appropriation and expenditure of amounts anticipated to be available from sources other than property taxation, and which had not been anticipated in the budget in accordance with Iowa Code 384.18.2; and

**WHEREAS**, Iowa Code 384.16.3 requires a public hearing on the proposed budget amendment where any resident or taxpayer of the city may present to the council objections to any part of the budget amendment for the current fiscal year or arguments in favor of any part of the budget amendment before its adoption and certification to the county auditor; and

**WHEREAS**, interested residents or taxpayers having comments for or against these proposals may appear and be heard at the public hearing at the City Council meeting on December 2, 2019 at 5:30 p.m. at the Tipton Fire Department, 304 Lynn Street, Tipton, Iowa.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Tipton, Iowa, that this confirms that the council orders the publication of a notice of public hearing pertaining to the adoption of the Fiscal Year 2019-2020 budget amendment not less than ten (10) days nor more than twenty (20) days prior to the date set for the hearing.

**PASSED AND APPROVED** this 6th day of November 2019.

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

ATTEST: \_\_\_\_\_  
Amy Lenz, City Clerk

**CERTIFICATION**

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution \_\_\_\_\_ which was passed by the Tipton City Council this 6th day of November 2019.

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

**NOTICE OF PUBLIC HEARING**  
**AMENDMENT OF FY2019-2020 CITY BUDGET**

The City Council of TIPTON in CEDAR County, Iowa  
will meet at TIPTON FIRE STATION

at 5:30 PM on 12/02/2019  
(hour) (Date)

,for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2020  
(year)  
by changing estimates of revenue and expenditure appropriations in the following functions for the reasons given.  
Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

	Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
<b>Revenues &amp; Other Financing Sources</b>			
Taxes Levied on Property	1,642,712		1,642,712
Less: Uncollected Property Taxes-Levy Year	0		0
<b>Net Current Property Taxes</b>	<b>1,642,712</b>	<b>0</b>	<b>1,642,712</b>
Delinquent Property Taxes	0		0
TIF Revenues	204,767		204,767
Other City Taxes	286,277		286,277
Licenses & Permits	27,800		27,800
Use of Money and Property	365,542		365,542
Intergovernmental	743,055		743,055
Charges for Services	8,425,247	150,000	8,575,247
Special Assessments	0		0
Miscellaneous	1,113,650	4,840	1,118,490
Other Financing Sources	0	50,000	50,000
Transfers In	2,777,912		2,777,912
<b>Total Revenues and Other Sources</b>	<b>15,586,962</b>	<b>204,840</b>	<b>15,791,802</b>
<b>Expenditures &amp; Other Financing Uses</b>			
Public Safety	1,254,862	4,840	1,259,702
Public Works	968,418	64,678	1,033,096
Health and Social Services	0		0
Culture and Recreation	831,339		831,339
Community and Economic Development	228,557		228,557
General Government	154,951		154,951
Debt Service	847,626		847,626
Capital Projects	530,000	200,000	730,000
<b>Total Government Activities Expenditures</b>	<b>4,815,753</b>	<b>269,518</b>	<b>5,085,271</b>
Business Type / Enterprises	9,289,368		9,289,368
<b>Total Gov Activities &amp; Business Expenditures</b>	<b>14,105,121</b>	<b>269,518</b>	<b>14,374,639</b>
Transfers Out	2,777,912		2,777,912
<b>Total Expenditures/Transfers Out</b>	<b>16,883,033</b>	<b>269,518</b>	<b>17,152,551</b>
<b>Excess Revenues &amp; Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year</b>	<b>-1,296,071</b>	<b>-64,678</b>	<b>-1,360,749</b>
Beginning Fund Balance July 1	8,976,603		8,976,603
<b>Ending Fund Balance June 30</b>	<b>7,680,532</b>	<b>-64,678</b>	<b>7,615,854</b>

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:

Increased revenue from WWTP fee and SRF funding and additional Ambulance revenue from the sale of equipment. Expenses are for engineering costs associated with the WWTP, 2019 street project engineering costs that were paid from RUT cash as well as additional Ambulance equipment.

There will be no increase in tax levies to be paid in the current fiscal year named above related to the proposed budget amendment. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget.

MELISSA ARMSTRONG

City Clerk/ Finance Officer Name

10/28/19

### **Budget Amendment #1 Notes**

- An overall budget review was performed. Any additional misc. revenues received within a department was allocated to help offset any overages within the expenses of that department.
- Major items that were covered with this budget amendment include
  - Adding estimated revenue in the capital projects line for the WWTP from the WWTP Fee
  - Adding estimated revenue to be received from SRF funding for the WWTP
  - FY19 street project expenses & engineering costs – paid from RUT cash
  - Additional Ambulance Equipment from the sale of Ultrasound Machines

**RESOLUTION NO. 110619A**

**RESOLUTION ACCEPTING THE FISCAL YEAR 18/19 ANNUAL AUDIT**

**WHEREAS**, annually the City of Tipton is required by the Iowa Code to conduct an audit by an independent accounting firm; and

**WHEREAS**, Clifton Larson Allen LLP has prepared the FY 18/19 audit; and

**WHEREAS**, the City Council of the City of Tipton has reviewed the audit report for FY 18/19 as presented by Clifton Larson Allen LLP; and

**WHEREAS**, the City Council of the City of Tipton accepts the audit for FY 18/19.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Tipton, Iowa, that the audit report for fiscal year 18/19 for the City of Tipton, Iowa, on file in the Finance Director's office and the Tipton Public Library, is hereby accepted and approved.

Passed and approved this 6th day of November 2019.

\_\_\_\_\_  
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 110619A which was passed by the Tipton City Council this 6th day of November 2019.

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



CliftonLarsonAllen LLP  
CLAconnect.com

Honorable Mayor and  
Members of the City Council  
City of Tipton, Iowa

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Tipton, Iowa (the City) of and for the year ended June 30, 2019, and have issued our report thereon dated September 30, 2019. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. Professional standards also require that we communicate to you the following information related to our audit.

### **Significant audit findings**

#### ***Qualitative aspects of accounting practices***

##### *Accounting policies*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Tipton, Iowa, are described in Note 1 to the financial statements.

No new accounting policies were adopted and the application of existing policies was not changed during 2019.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

##### *Accounting estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There were no accounting estimates affecting the financial statements which were particularly sensitive or required substantial judgments by management.

##### *Financial statement disclosures*

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements was Note 3 regarding bonds and notes payable.

The financial statement disclosures are neutral, consistent, and clear.

#### ***Difficulties encountered in performing the audit***

We encountered no significant difficulties in dealing with management in performing and completing our audit.

***Uncorrected misstatements***

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

***Corrected misstatements***

None of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

***Disagreements with management***

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during our audit.

***Management representations***

We have requested certain representations from management that are included in the management representation letter dated September 30, 2019.

***Management consultations with other independent accountants***

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

***Significant issues discussed with management prior to engagement***

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to engagement as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our engagement.

***Other information in documents containing audited financial statements***

With respect to the supplementary information in Schedules 1 through 13 (collectively, the supplementary information) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with the basis of cash receipts and disbursements, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period or the reasons for such changes, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated September 30, 2019.

Honorable Mayor and  
Members of the City Council  
City of Tipton, Iowa  
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The management's discussion and analysis, budgetary comparison information, schedule of City's proportionate share of net pension liability, and schedule of City contributions (collectively, other information) accompanying the financial statements, which is the responsibility of management, was prepared for purposes of additional analysis and is not a required part of the financial statements. Such information was not subjected to the auditing procedures applied in the audit of the financial statements, and, accordingly, we did not express an opinion or provide any assurance on it.

Our auditors' opinion, the audited financial statements, and the notes to financial statements should only be used in their entirety. Inclusion of the audited financial statements in a document you prepare, such as an annual report, should be done only with our prior approval and review of the document.

This communication is intended solely for the information and use of the Honorable Mayor and members of the City Council and management of the City of Tipton, Iowa, and is not intended to be, and should not be, used by anyone other than these specified parties.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Cedar Rapids, Iowa  
September 30, 2019

September 30, 2019

CliftonLarsonAllen LLP  
600 3<sup>rd</sup> Avenue, Suite 300  
Cedar Rapids, IA 52401

This representation letter is provided in connection with your audit of the financial statements of the City of Tipton, Iowa (the City) which comprise the respective cash basis financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information as of June 30, 2019, and the respective changes in cash-basis financial position for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the financial statements are presented fairly, in all material respects, in accordance with the cash receipts and disbursements basis of accounting.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm, to the best of our knowledge and belief, as of September 30, 2019, the following representations made to you during your audit of the financial statements as of and for the year ended June 30, 2019.

#### **Financial Statements**

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated June 11, 2019, for the preparation and fair presentation of the financial statements in accordance with the cash receipts and disbursements. The financial statements include all properly classified funds and other financial information of the primary government and all component units required by the cash receipts and disbursements basis to be included in the financial reporting City.
- We acknowledge and have fulfilled our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- Significant assumptions used by us in making accounting estimates are reasonable.
- Related party relationships and transactions, including, but not limited to, revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of cash receipts and disbursements basis of accounting.
- No events, including instances of noncompliance, have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to, or disclosure in, the financial statements or in the schedule of findings and responses.

- We have not identified or been notified of any uncorrected financial statement misstatements.
- You have proposed adjusting journal entries that have been posted to the City's accounts. We have reviewed and approved those adjusting journal entries and understand the nature of the changes and their impact on the financial statements. We are in agreement with those adjustments and accept responsibility for them.
- We have no plans or intentions that may materially affect the carrying value or classification of assets or equity.
- We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be disclosed in the financial statements in accordance with the cash basis of accounting, or which would affect federal award programs, and we have not consulted a lawyer concerning litigation, claims, or assessments

**Information Provided**

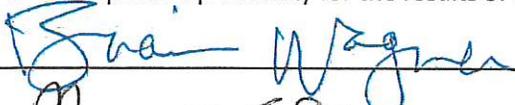
- We have provided you with:
  - Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters.
  - Additional information that you have requested from us for the purpose of the audit.
  - Unrestricted access to persons within the City from whom you determined it necessary to obtain audit evidence.
  - Complete minutes of the meetings of the governing board and related committees, or summaries of actions of recent meetings for which minutes have not yet been prepared.
  - All communications from regulatory agencies, grantors, lenders, and other funding sources concerning noncompliance with, or deficiencies in, financial reporting practices.
  - All communications from regulatory agencies, grantors, lenders, and other funding sources concerning noncompliance with the provisions of laws, regulations, contracts, and grant agreements.
  - Access to all audit or relevant monitoring reports, if any, received from funding sources.
- All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have no knowledge of any fraud or suspected fraud that affects the City and involves:

- Management;
  - Employees who have significant roles in internal control; or
  - Others when the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the City's financial statements communicated by employees, former employees, grantors, regulators, or others.
  - We have no knowledge of any instances of noncompliance or suspected noncompliance with laws and regulations and provisions of contracts and grant agreements, or abuse whose effects should be considered when preparing financial statements.
  - We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with the cash basis of accounting, and we have not consulted a lawyer concerning litigation, claims, or assessments.
  - There are no other material liabilities or gain or loss contingencies that are required to be accrued or disclosed in accordance with cash receipts and disbursements basis of accounting.
  - We have disclosed to you the identity of the City's related parties and all the related party relationships and transactions of which we are aware.
  - The City has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets, nor has any asset been pledged as collateral, except as made known to you and disclosed in the financial statements.
  - We have a process to track the status of audit findings and recommendations.
  - We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
  - We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report.
  - We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to the City, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations, and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.
  - There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant

agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.

- The City has complied with all aspects of contractual or grant agreements that would have a material effect on the financial statements in the event of noncompliance.
- We have complied with all restrictions on resources and all aspects of contractual and grant agreements that would have a material effect on the financial statements in the event of noncompliance. This includes complying with donor requirements to maintain a specific asset composition necessary to satisfy their restrictions.
- We are responsible for determining whether we have received, expended, or otherwise been the beneficiary of any federal awards during the period of this audit. No federal award, received directly from federal agencies or indirectly as a subrecipient, was expended in an amount that cumulatively totals from all sources \$750,000 or more. For this representation, "award" means financial assistance and federal cost-reimbursement contracts that non-federal entities receive directly from federal awarding agencies or indirectly from pass-through entities. It does not include procurement contracts, user grants, or contracts used to buy goods or services from vendors.
- We have followed all applicable laws and regulations in adopting, approving, and amending budgets.
- The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures, jointly governed organizations, and other related organizations.
- The financial statements properly classify all funds and activities.
- All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- Components of net position (nonspendable, restricted and unrestricted) and equity amounts are properly classified and, if applicable, approved.
- Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- Revenues are appropriately classified in the statement of activities within program revenues and general revenues or contributions to permanent fund principal.
- Interfund, internal, and intra-entity activity has been appropriately classified and reported.
- Deposits are properly classified as to risk and are properly valued and disclosed.

- We have appropriately disclosed the City's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- We acknowledge our responsibility for the management's discussion and analysis, budgetary comparison information, schedule of City's proportionate share of net pension liability, and schedule of City contributions (collectively, other information). The other information is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the other information.
- We acknowledge our responsibility for presenting Schedules 1 through 13 (the supplementary information) in accordance with cash receipts and disbursements basis of accounting, and we believe the supplementary information, including its form and content, is fairly presented in accordance with cash receipts and disbursements basis of accounting. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information. If the supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditors' report thereon.
- As part of your audit, you prepared the draft financial statements and related notes. We have designated an individual who possesses suitable skill, knowledge, and/or experience to understand and oversee your services; have made all management judgments and decisions; and have assumed all management responsibilities. We have evaluated the adequacy and results of the service. We have reviewed, approved, and accepted responsibility for those financial statements and related notes.
- In regards to any other nonattest services performed by you, we have:
  - Made all management judgments and decisions and assumed all management responsibilities.
  - Designated an individual who possesses suitable skill, knowledge, or and/or experience to understand and oversee the services.
  - Evaluated the adequacy and results of the services performed.
  - Accepted responsibility for the results of the services.

Signature:  Title: City Manager

Signature:  Title: Finance Director

**RESOLUTION NO. 110619B**

**RESOLUTION TO ACCEPT AND APPROVE 2019 ANNUAL URBAN RENEWAL  
REPORT FOR FISCAL YEAR ENDING JUNE 30, 2019**

**WHEREAS**, the Director of Finance has prepared the 2019 Annual Urban Renewal Report as required by the State of Iowa; and,

**WHEREAS**, the City Council has reviewed the 2019 Annual Urban Renewal Report; and,

**WHEREAS**, it is recommended by the State of Iowa that the City Council approve the Annual Urban Renewal Report before it is submitted to the State of Iowa;

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Tipton, Iowa, hereby accepts and approves the 2019 Annual Urban Renewal Report.

Passed and approved this 6th day of November 2019.

\_\_\_\_\_  
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 110619B which was passed by the Tipton City Council this 6th day of November 2019.

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

Annual Urban Renewal Report, Fiscal Year 2018 - 2019

**Levy Authority Summary**

Local Government Name: TIPTON  
 Local Government Number: 16G141

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
TIPTON URBAN RENEWAL	16005	10

**TIF Debt Outstanding: 2,611,890**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	60,755	5,333	Amount of 07-01-2018 Cash Balance Restricted for LMI
TIF Revenue:	181,321		
TIF Sp. Revenue Fund Interest:	512		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>181,833</b>		
Rebate Expenditures:	40,709		
Non-Rebate Expenditures:	141,855		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>182,564</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	60,024	20,414	Amount of 06-30-2019 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 2,369,302**

**Urban Renewal Area Data Collection**

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

UR Area Creation Date: 01/1994

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

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
TIPTON CITY AG/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM	16071	16072	0
TIPTON CITY/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM	16073	16074	4,624,171
TIPTON CITY/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM	16115	16116	0
TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM	16117	16118	0
TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1997) UR TIF INCREM	16123	16124	0
TIPTON CITY/TIPTON SCH/TIPTON 06 UR TIF INCREM	16161	16162	0
TIPTON CITY/TIPTON SCH/KRUSE/TIF INCREM	16187	16188	674,982
TIPTON CITY/TIPTON SCH/COOK/TIF INCREM	16189	16190	224,938
TIPTON CITY/TIPTON SCH/OROURKE/TIF INCREM	16191	16192	492,156
TIPTON CITY/TIPTON SCH/DORNFELD/TIF INCREM	16193	16194	344,628

**Urban Renewal Area Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	509,370	56,508,130	23,493,617	5,353,790	0	-133,344	87,488,600	0	87,488,600
Taxable	277,342	31,430,346	21,144,255	4,818,411	0	-133,344	58,920,680	0	58,920,680
Homestead Credits									298

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:**

**60,755**

**5,333**

**Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue: 181,321  
 TIF Sp. Revenue Fund Interest: 512  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 181,833**

Rebate Expenditures: 40,709  
 Non-Rebate Expenditures: 141,855  
 Returned to County Treasurer: 0  
**Total Expenditures: 182,564**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	60,024	20,414	Amount of 06-30-2019 Cash Balance Restricted for LMI
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## Projects For TIPTON URBAN RENEWAL

### Vermeer of Iowa

Description: Locate and construct a facility in the Tipton Business Park  
Classification: Commercial - warehouses and distribution facilities  
Physically Complete: Yes  
Payments Complete: Yes

### Tipton Water Tower Project

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

### Tipton Fire Station Project

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

### Tipton City Hall

Description: Renovation of City Hall for ADA Compliance  
Classification: Municipal and other publicly-owned or leased buildings  
Physically Complete: Yes  
Payments Complete: Yes

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

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

### Jerry ORourke ORourke Motors

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

### Bonnie & John Dornfeld

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

Physically Complete: Yes  
Payments Complete: No

### **Mike Cook Condominiums**

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

### **Business District Revitalization**

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

### **Tipton Revitalization Incentive Program**

Description: Tipton Revitalization Incentive Program  
Classification: Commercial - office properties  
Physically Complete: No  
Payments Complete: No

### **Hardacre Theater Redevelopment Project**

Description: Hardacre Theater Redevelopment Project  
Recreational facilities (lake development, parks, ball fields, trails)  
Classification:  
Physically Complete: No  
Payments Complete: No

### **Tipton Revolving Loan Fund Support Program**

Description: Tipton Revolving Loan Fund Support Program  
Classification: Commercial - office properties  
Physically Complete: No  
Payments Complete: No

### **Cedar Street/HWY 38 Reconstruction Program**

Description: Cedar Street/HWY 38 Reconstruction Project  
Classification: Roads, Bridges & Utilities  
Physically Complete: No  
Payments Complete: No

### **Urban Renewal Plan Update**

Description: Urban Renewal Plan Update  
Classification: Administrative expenses  
Physically Complete: Yes  
Payments Complete: Yes

## Debts/Obligations For TIPTON URBAN RENEWAL

### Tipton Water Tower Project

Debt/Obligation Type:	Internal Loans
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	Yes
Date Incurred:	11/17/2008
FY of Last Payment:	2019

### Tipton Fire Station Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	995,000
Interest:	92,995
Total:	1,087,995
Annual Appropriation?:	No
Date Incurred:	01/12/2011
FY of Last Payment:	2023

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

Debt/Obligation Type:	Rebates
Principal:	123,947
Interest:	0
Total:	123,947
Annual Appropriation?:	Yes
Date Incurred:	12/05/2011
FY of Last Payment:	2022

### Jerry ORourke ORourke Motors

Debt/Obligation Type:	Rebates
Principal:	185,827
Interest:	0
Total:	185,827
Annual Appropriation?:	Yes
Date Incurred:	05/05/2014
FY of Last Payment:	2024

### Bonnie & John Dornfeld

Debt/Obligation Type:	Rebates
Principal:	124,605
Interest:	0
Total:	124,605
Annual Appropriation?:	Yes
Date Incurred:	07/06/2015
FY of Last Payment:	2021

## **Mike Cook Condominiums**

Debt/Obligation Type:	Rebates
Principal:	25,045
Interest:	0
Total:	25,045
Annual Appropriation?:	Yes
Date Incurred:	12/17/2012
FY of Last Payment:	2019

## **Business District Revitalization**

Debt/Obligation Type:	Other Debt
Principal:	29,490
Interest:	0
Total:	29,490
Annual Appropriation?:	Yes
Date Incurred:	08/05/2013
FY of Last Payment:	2025

## **LMI Requirement**

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	50,517
Interest:	0
Total:	50,517
Annual Appropriation?:	No
Date Incurred:	12/05/2011
FY of Last Payment:	2023

## **Tipton Revitalization Incentive Program**

Debt/Obligation Type:	Other Debt
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	11/19/2018
FY of Last Payment:	2024

## **Hardacre Theater Redevelopment Project**

Debt/Obligation Type:	Other Debt
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	11/19/2018
FY of Last Payment:	2024

## **Tipton Revolving Loan Fund Support Program**

Debt/Obligation Type:	Other Debt
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	11/19/2018
FY of Last Payment:	2024

### **Cedar Street/HWY 38 Reconstruction Project**

Debt/Obligation Type:	Other Debt
Principal:	450,000
Interest:	0
Total:	450,000
Annual Appropriation?:	Yes
Date Incurred:	11/19/2018
FY of Last Payment:	2024

### **Urban Renewal Plan Update**

Debt/Obligation Type:	Other Debt
Principal:	9,464
Interest:	0
Total:	9,464
Annual Appropriation?:	Yes
Date Incurred:	11/19/2018
FY of Last Payment:	2019

## Non-Rebates For TIPTON URBAN RENEWAL

TIF Expenditure Amount:	22,917
Tied To Debt:	Tipton Water Tower Project
Tied To Project:	Tipton Water Tower Project
TIF Expenditure Amount:	79,984
Tied To Debt:	Tipton Fire Station Project
Tied To Project:	Tipton Fire Station Project
TIF Expenditure Amount:	29,490
Tied To Debt:	Business District Revitalization
Tied To Project:	Business District Revitalization
TIF Expenditure Amount:	9,464
Tied To Debt:	Urban Renewal Plan Update
Tied To Project:	Urban Renewal Plan Update

## Rebates For TIPTON URBAN RENEWAL

### Sunset Estates Ninth Addition

TIF Expenditure Amount: 12,587  
Rebate Paid To: Dave and Sally Kruse  
Tied To Debt: Dave W. Kruse and Sally M.  
Kruse  
Tied To Project: David W. Kruse and Sally M.  
Kruse  
Projected Final FY of Rebate: 2022

### Mike Cook Condominiums

TIF Expenditure Amount: 3,221  
Rebate Paid To: Mike Cook  
Tied To Debt: Mike Cook Condominiums  
Tied To Project: Mike Cook Condominiums  
Projected Final FY of Rebate: 2019

### 100 Alexander Drive

TIF Expenditure Amount: 9,737  
Rebate Paid To: Bonnie & John Dornfeld  
Tied To Debt: Bonnie & John Dornfeld  
Tied To Project: Bonnie & John Dornfeld  
Projected Final FY of Rebate: 2021

### 101 Alexander Drive

TIF Expenditure Amount: 15,164  
Rebate Paid To: O'Rourke Motors  
Tied To Debt: Jerry ORourke ORourke Motors  
Tied To Project: Jerry ORourke ORourke Motors  
Projected Final FY of Rebate: 2024

## Jobs For TIPTON URBAN RENEWAL

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

## Income Housing For TIPTON URBAN RENEWAL

Amount of FY 2019 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

♣ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

TIF Exp. are less on the AURR than what is reported on the AFR due to the AFR accounting for an auditor AJE & LMI transfer from prior FY

TIF Rev. is less than what is reported on the AFR due to the additional revenue on the AFR from LMI.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2019

**TIF Taxing District Data Collection**

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

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

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	296,010	0	0	0	0	0	296,010	0	296,010
Taxable	161,171	0	0	0	0	0	161,171	0	161,171
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	58,360	161,171	0	161,171	3,045

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

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

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

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	29,508,980	11,793,307	4,545,150	0	-70,376	46,726,421	0	46,726,421
Taxable	0	16,413,178	10,613,976	4,090,635	0	-70,376	31,795,034	0	31,795,034
Homestead Credits									150

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	12,398,356	31,795,034	4,624,171	27,170,863	767,699

FY 2019 TIF Revenue Received: 132,252

**TIF Taxing District Data Collection**

Local Government Name:	TIPTON (16G141)		
Urban Renewal Area:	TIPTON URBAN RENEWAL (16005)		
TIF Taxing District Name:	TIPTON CITY/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM		
TIF Taxing District Inc. Number:	16116		
TIF Taxing District Base Year:	1996		
FY TIF Revenue First Received:	1998		
Subject to a Statutory end date?	Yes	Slum Blighted Economic Development	UR Designation No No 11/1997
Fiscal year this TIF Taxing District statutorily ends:	2018		

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	23,249,640	4,220,377	808,640	0	-55,560	28,223,097	0	28,223,097
Taxable	0	12,931,654	3,798,339	727,776	0	-55,560	17,402,209	0	17,402,209
Homestead Credits									126

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	15,915,520	12,363,137	0	12,363,137	349,314

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	TIPTON (16G141)		
Urban Renewal Area:	TIPTON URBAN RENEWAL (16005)		
TIF Taxing District Name:	TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM		
TIF Taxing District Inc. Number:	16118		
TIF Taxing District Base Year:	1996		
FY TIF Revenue First Received:	1998		
Subject to a Statutory end date?	Yes	Slum Blighted Economic Development	UR Designation No No 11/1997
Fiscal year this TIF Taxing District statutorily ends:	2018		

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	75,260	0	0	0	0	0	75,260	0	75,260
Taxable	40,978	0	0	0	0	0	40,978	0	40,978
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	40,053	35,207	0	35,207	665

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1997) UR TIF INCREM  
 TIF Taxing District Inc. Number: 16124  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: Slum No  
 Subject to a Statutory end date? No Blighted No  
 Economic Development No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	138,100	0	0	0	0	0	138,100	0	138,100
Taxable	75,193	0	0	0	0	0	75,193	0	75,193
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	25,120	75,193	0	75,193	1,421

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/TIPTON 06 UR TIF INCREM  
 TIF Taxing District Inc. Number: 16162  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: Slum No  
 Subject to a Statutory end date? No Blighted No  
 Economic Development No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,118,240	6,550,173	0	0	0	9,476,090	0	9,476,090
Taxable	0	1,178,186	5,895,156	0	0	0	7,709,391	0	7,709,391
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	8,833,220	642,870	0	642,870	18,164

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/KRUSE/TIF INCREM  
 TIF Taxing District Inc. Number: 16188

TIF Taxing District Base Year:	2012		<b>UR Designation</b>
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,226,860	0	0	0	-7,408	1,219,452	0	1,219,452
Taxable	0	682,390	0	0	0	-7,408	674,982	0	674,982
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	5,440	674,982	674,982	0	0

FY 2019 TIF Revenue Received: 19,071

**TIF Taxing District Data Collection**

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

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

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	404,410	0	0	0	0	404,410	0	404,410
Taxable	0	224,938	0	0	0	0	224,938	0	224,938
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	42,000	224,938	224,938	0	0

FY 2019 TIF Revenue Received: 6,355

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/OROURKE/TIF INCREM  
 TIF Taxing District Inc. Number: 16192

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

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	546,840	0	0	0	546,840	0	546,840
Taxable	0	0	492,156	0	0	0	492,156	0	492,156
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	3,530	492,156	492,156	0	0

FY 2019 TIF Revenue Received: 13,906

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/DORNFELD/TIF INCREM  
 TIF Taxing District Inc. Number: 16194

TIF Taxing District Base Year:	2015			<b>UR Designation</b>
FY TIF Revenue First Received:		Slum		No
Subject to a Statutory end date?	No	Blighted		No
		Economic Development		No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	382,920	0	0	0	382,920	0	382,920
Taxable	0	0	344,628	0	0	0	344,628	0	344,628
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	4,700	344,628	344,628	0	0

FY 2019 TIF Revenue Received: 9,737

RESOLUTION NO. 110619E

RESOLUTION CERTIFYING AND CLAIMING TAX-INCREMENT FINANCING (TIF) TO REIMBURSE THE CITY FOR EXPENSES RELATED TO THE CITY'S "HARDACRE THEATER REDEVELOPMENT PROJECT"

WHEREAS, the Urban Renewal Plan was amended for the Tipton Urban Renewal Area (Resolution #111918B, Nov 18, 2018) to include Hardacre Theater Redevelopment Project; and

WHEREAS, the City Council created the Hardacre Theater Redevelopment Project to redevelop the property situated at 112 East 5th Street;

AND, WHEREAS, the City Council would like to reimburse the City for a total of \$117,989.56 in TIF-eligible expenses related to the Hardacre Theater Redevelopment Project:

<b>Hardacre Claims From 11/1/18 - 10/30/19</b>		
Hardacre Repairs	07/31/2019	\$ 14,760.00
Hardacre Repairs	08/23/2019	\$ 14,760.00
Hardacre Repairs	09/12/2019	\$ 2,587.55
Hardacre Repairs	09/12/2019	\$ 3,200.00
Hardacre Repairs	09/12/2019	\$ 52,249.00
Hardacre Repairs	10/07/2019	\$ 913.01
Hardacre Repairs	10/21/2019	\$ 29,520.00
<b>GRAND TOTAL</b>		<b>\$ 117,989.56</b>

NOW, THEREFORE; Be It Resolved, the City Council of Tipton does hereby approve the City to claim \$117,989.56 (through the Cedar County Auditor's Office) in annual incremental taxes generated by the "2018 Addition to the Tipton Urban Renewal Area" (excluding any specific properties that are specifically obligated for other projects) in this manner:

<b>Claim Year</b>	<b>Claim Amount</b>
Claim Nov 19' for FY 20/21	\$ 11,798.95
Claim Nov 20' for FY 21/22	\$ 11,798.95
Claim Nov 21' for FY 22/23	\$ 11,798.95
Claim Nov 22' for FY 23/24	\$ 11,798.95
Claim Nov 23' for FY 24/25	\$ 11,798.95
Claim Nov 24' For FY 25/26	\$ 11,798.95
Claim Nov 25' for FY 26/27	\$ 11,798.95
Claim Nov 26' for FY 27/28	\$ 11,798.95
Claim Nov 27' for FY 28/29	\$ 11,798.95
Claim Nov 28' For FY 29/30	\$ 11,799.01

PASSED AND APPROVED this 6th day of November 2019.

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

ATTEST:

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

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. \_\_\_\_\_ which was passed by the Tipton City Council this 6th day of November 2019.

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

AGENDA ITEM:

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	<b>11/06/19</b>
<b>AGENDA ITEM:</b>	<b>2020-2021 Tax Increment Financing Indebtedness</b>
<b>ACTION:</b>	<b>Motion to Approve, Deny or Table</b>

**SYNOPSIS:** Enclosed is a copy of the 2019-2020 Tax Increment Financing (TIF) Indebtedness report. Also included is a debt certificate which gives more detail regarding each debt and a timeline that shows estimated future year TIF claims. The TIF Indebtedness report is required to be filed with the Cedar County Auditor not later than December 1, 2019.

**PREPARED BY: MA**

**Date Prepared: 10/29/19**

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR  
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Tipton County: Cedar

Urban Renewal Area Name: Tipton Urban Renewal

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

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

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 229,048

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

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

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

Notes/Additional Information:

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

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

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

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

City: Tipton County: Cedar

Urban Renewal Area Name: Tipton Urban Renewal

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

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Bonnie &amp; John Dornfeld</u> <u>Commercial/Industrial Spec Building Development Project</u> <u>Annual Appropriations - five years</u> <u>Rebate equal 80%</u>	<u>7-6-15</u>	<u>14,807</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. <u>Jerry O'Rouke</u> <u>New Commerical Auto Dealership</u> <u>Annual Appropriations - eight years</u> <u>Rebate equal to 80%</u>	<u>5-4-14</u>	<u>14,312</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. <u>David W. and Sally M. Kruse</u> <u>Annual Appropriations - eleven years</u>	<u>12-5-11</u>	<u>32,816</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. <u>Fire Station</u>	<u>11-16-09</u>	<u>109,315</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. <u>Business District Revitalization</u> <u>Revenue will not exceed \$150,000 over FY2020-2024</u>	<u>8-5-13</u>	<u>35,484</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

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

**Total For City TIF Form 1.1 Page 1: 206,734**

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

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

City: Tipton County: Cedar

Urban Renewal Area Name: Tipton Urban Renewal

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

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6. <u>Tipton Revitalization Incentive Program</u> <u>Revenue will not exceed \$150,000 over FY2020-2024</u> <hr/> <hr/>	<u>11/18/2018</u>	<u>10,515</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
7. <u>Hardacre Theater Project</u> <hr/> <hr/>	<u>11/18/2018</u>	<u>11,799</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
8. <hr/> <hr/>		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
9. <hr/> <hr/>		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
10. <hr/> <hr/>		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

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

**Total For City TIF Form 1.1 Page 2: 22,314**

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

TAX INCREMENT DEBT CERTIFICATE

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

<u>Amount of Debt</u>	<u>Name of Tax Increment Area</u>
\$ 14,807.00	Dornfeld TIF Increment (2015)
\$ 14,312.00	O'Rourke TIF Increment (2014)
\$ 32,816.00	Kruse TIF Increment (2012)
\$ 109,315.00	Fire Station TIF Increment (2009)
\$ 35,484.00	Business District Revitalization (2013)
\$10,515.00	Tipton Revitalization Incentive Program (2018)
\$11,799.00	Hardacre Theater Project (2018)
<b>\$229,048.00</b>	<b>Total Tipton Urban Renewal Certification</b>

See attached pages for breakdown for each area.

For the fiscal year beginning July 1, 2020, the City requests that taxes be allocated and paid to the special fund in the amounts as requested above and as detailed in the attached pages as per Section 403.19 and said Ordinances.

Dated the 6<sup>th</sup> day of November 2019.

TIPTON  
Name of City

\_\_\_\_\_  
Finance Director

Attachment to Tax Increment Debt Certificate:

TIPTON URBAN RENEWAL

<u>AMOUNT OF DEBT</u>	<u>NAME OF PROJECT</u>
+/- \$ 14,807.00	Bonnie & John Dornfeld (\$14,807 is an approximation.) More precisely, the City is claiming all incremental taxes from the Dornfeld commercial Property for 5 years or up to \$125,000, whichever comes first. The actual amount of increment may be much less than the amount claimed.)
\$ 14,312.00	O'Rourke Motors (\$14,312 is an approximation.) More precisely, the City is claiming all incremental taxes from the O'Rourke Property for 8 years or up to \$200,000, whichever comes first. The actual amount of increment may be much less than the amount claimed.)
\$ 32,816.00	Kruse Development Agreement. (\$32,816 is an approximation.) More precisely, the City is claiming all incremental taxes from the Cook Development Agreement for 11 years or up to \$150,000, whichever comes first. The actual amount of increment may be much less than the amount claimed.)
\$ 109,315.00	The Tipton Fire Station was built in January 2011. The annual payment for FY 2019-2020 is \$109,315. The Fire Station Obligation will be paid in full in 2023.
\$ 35,484.00	The City of Tipton is claiming reimbursement for TIF-eligible expenses related to the approval of DRIP applications from 11/1/18 – 10/30/19. The reimbursement will be spread out through FY22/23.
\$ 10,515.00	The City of Tipton is claiming reimbursement for TIF-eligible expenses related to the approval of Tipton Revitalization Incentive Program from 11/1/18 – 10/30/19. TIF revenue will not exceed \$150,000 over the course of the City's 2020-2024 Fiscal Years.
\$ 11,799.00	The City of Tipton is claiming reimbursement for TIF-eligible expenses related to the approval of Hardacre Theater Project from 11/1/18 – 10/30/19. TIF revenue will not exceed \$200,000 for the entire project. The reimbursement will be spread out through FY29/30.

Item #	TIF PROJECTS	CLAIM Nov 19 FOR 20/21	CLAIM Nov 20 FOR 21/22	CLAIM Nov 21 FOR 22-23	CLAIM Nov 22 FOR 23-24	CLAIM Nov 23 FOR 24-25	CLAIM Nov 24 FOR 25-26	CLAIM Nov 25 FOR 26-27	CLAIM Nov 26 FOR 27-28	CLAIM Nov 27 FOR 28-29	CLAIM Nov 28 FOR 29-30
1	Bonnie / John Dorfmeier Rebates NTE \$125,000, 5 years, 80%	\$ 14,807	\$ 14,807								
2	ORourke Rebates NTE \$200,000, 8 years, 80%	\$ 14,302	\$ 14,302								
3	David/Sally Kruse Housing Project Rebates NTE \$150,000, 11 years LMI - 34%	\$ 32,816	\$ 32,816	\$ 32,816	\$ 32,816	\$ 32,816	\$ 32,816	\$ 32,816	\$ 32,816	\$ 32,816	\$ 32,816
4	DRIP Claim Reimbursement Revenue NTE \$150,000 from FY20-24	\$ 35,494	\$ 35,494	\$ 35,494	\$ 35,494	\$ 35,494	\$ 35,494	\$ 35,494	\$ 35,494	\$ 35,494	\$ 35,494
5	TRIP Claim Reimbursement Revenue NTE \$150,000 from FY20-24	\$ 10,515	\$ 10,515	\$ 10,515	\$ 10,515	\$ 10,515	\$ 10,515	\$ 10,515	\$ 10,515	\$ 10,515	\$ 10,515
6	Hardacre Theater Project Revenue NTE \$200,000	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799
7	Fire Station GO Bond approved 1-12-2011	\$ 109,315	\$ 109,075	\$ 110,549							
8											
<b>TIF CLAIM TOTALS:</b>		\$ 229,048	\$ 229,748	\$ 215,868	\$ 104,528	\$ 58,927	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799

NOTE: This representation shows the City's current TIF projects and the timeline for each. The amount of our annual TIF claim for each project is subject to modifications due to changes in tax values.

Annual payments for bonds paid with TIF revenues
Self financed or Internal loan TIF debt
Tax Rebate/ments and other agreements paid with TIF revenues

AGENDA ITEM: I10

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	<b>11/6/19</b>
<b>AGENDA ITEM:</b>	<b>Discussion and possible action concerning the 2018-2019 Annual Financial Report</b>
<b>ACTION:</b>	<b>Motion to Approve, Deny or Table</b>

**SYNOPSIS:** The Annual Financial Report is required to be filed with the Auditor of the State not later than December 1, 2019. The 2018-2019 Annual Financial Report was completed by the City of Tipton auditors, Clifton Larson Allen.

**PREPARED BY:** MA

**DATE PREPARED:** 10/17/2019

STATE OF IOWA  
2019  
FINANCIAL REPORT  
FISCAL YEAR ENDED  
JUNE 30, 2019  
CITY OF TIPTON, IOWA  
DUE: December 1, 2019

16201600700000  
CITY OF TIPTON  
407 Lynn Street  
TIPTON IA 52772-1633  
POPULATION: 3221

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

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
<b>Revenues and Other Financing Sources</b>				
Taxes Levied on Property	1,559,120		1,559,120	1,533,061
Less: Uncollected Property Taxes-Levy Year	0		0	
<b>Net Current Property Taxes</b>	1,559,120		1,559,120	1,533,061
Delinquent Property Taxes	0		0	
TIF Revenues	196,403		196,403	190,505
Other City Taxes	288,517	0	288,517	271,561
Licenses and Permits	19,606	150	19,756	28,000
Use of Money and Property	81,717	104,038	185,755	506,109
Intergovernmental	576,468	161,025	737,493	633,587
Charges for Fees and Service	410,504	8,234,390	8,644,894	8,691,523
Special Assessments	8,303	0	8,303	
Miscellaneous	125,609	705,729	831,338	1,369,704
Other Financing Sources	0	151,661	151,661	435,596
Transfers In	1,746,366	31,831	1,778,197	2,787,591
<b>Total Revenues and Other Sources</b>	5,012,613	9,388,824	14,401,437	16,447,237
<b>Expenditures and Other Financing Uses</b>				
Public Safety	1,130,301		1,130,301	1,198,199
Public Works	1,040,300		1,040,300	739,440
Health and Social Services	0		0	
Culture and Recreation	706,805		706,805	806,712
Community and Economic Development	240,074		240,074	180,500
General Government	189,698		189,698	161,997
Debt Service	866,448		866,448	852,344
Capital Projects	1,484,836		1,484,836	254,384
<b>Total Governmental Activities Expenditures</b>	5,658,462	0	5,658,462	4,193,576
BUSINESS TYPE ACTIVITIES		8,682,139	8,682,139	9,031,070
<b>Total All Expenditures</b>	5,658,462	8,682,139	14,340,601	13,224,646
Other Financing Uses	0	0	0	
Transfers Out	1,201,467	576,730	1,778,197	2,787,591
<b>Total All Expenditures/and Other Financing Uses</b>	6,859,929	9,258,869	16,118,798	16,012,237
<b>Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses</b>	-1,847,316	129,955	-1,717,361	435,000
Beginning Fund Balance July 1, 2018	4,588,015	5,058,431	9,646,446	8,677,870
Ending Fund Balance June 30, 2019	2,740,699	5,188,386	7,929,085	9,112,870

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2019		Indebtedness at June 30, 2019	
	Amount		Amount
General Obligation Debt	4,176,419	Other Long-Term Debt	385,786
Revenue Debt	3,137,000	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	9,497,842

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

Signature of Preparer	Publication
Printed name of Preparer Melissa Armstrong	Phone Number
Signature of Mayor or other City official (Name and Title)	Date Signed

PLEASE PUBLISH THIS PAGE ONLY

REVENUE P2  
 CITY OF TIPTON  
 REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2019  
 NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
<b>Section A - Taxes</b>									
Taxes levied on property	995,169	403,060		160,891			1,559,120		1,559,120
Less: Uncollected Property Taxes - Levy Year							0		0
Net Current Property Taxes	995,169	403,060		160,891	0	0	1,559,120		1,559,120
Delinquent Property Taxes							0		0
<b>Total Property Tax</b>	995,169	403,060		160,891	0	0	1,559,120		1,559,120
<b>TIF Revenues</b>			196,403				196,403		196,403
<b>Other City Taxes</b>									
Utility Tax Replacement Excise Taxes							0		0
Utility Franchise Tax (Chapter 364.2, Code of Iowa)							0		0
Parimutuel Wager Tax							0		0
Gaming Wager Tax							0		0
Mobile Home Tax							0		0
Hotel / Motel Tax							0		0
Other Local Option Taxes	288,517						288,517		288,517
<b>Total Other City Taxes</b>	0	288,517		0	0	0	288,517	0	288,517
<b>Section B - Licenses and Permits</b>	19,606						19,606	150	19,756
<b>Section C - Use of Money and Property</b>									
Interest	21,515	22,564	512	11,336	10,919		66,846	95,018	161,864
Rents and Royalties	780						780	9,020	9,800
Other Miscellaneous Use of Money and Property	14,091						14,091		14,091
							0		0
<b>Total Use of Money and Property</b>	36,386	22,564	512	11,336	10,919	0	81,717	104,038	185,755
<b>Section D - Intergovernmental</b>									
<b>Federal Grants and Reimbursements</b>									
Federal Grants							0	161,025	161,025
Community Development Block Grants							0		0
Housing and Urban Development							0		0
Public Assistance Grants							0		0
Payment in Lieu of Taxes							0		0
							0		0
<b>Total Federal Grants and Reimbursements</b>	0	0		0	0	0	0	161,025	161,025







**EXPENDITURES P6**

CITY OF TIPTON

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2019

NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental through (f) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
<b>Section A — Public Safety</b>											
Police Department/Crime Prevention	1	660,638						660,638		660,638	1
Jail	3							0		0	3
Emergency Management	4	292,688						292,688		292,688	4
Flood control	5							0		0	5
Fire Department	6	176,800						176,800		176,800	6
Ambulance	7							0		0	7
Building Inspections	8							0		0	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10	175						175		175	10
Other Public Safety	11							0		0	11
	12							0		0	12
	13							0		0	13
Total Public Safety	14	1,130,301	0		0		0	1,130,301		1,130,301	14
<b>Section B — Public Works</b>											
Roads, Bridges, Sidewalks	15	238,485						238,485		238,485	15
Parking Meter and Off-Street	16		566,679					566,679		566,679	16
Street Lighting	17							0		0	17
Traffic Control Safety	18		7,516					7,516		7,516	18
Snow Removal	19		69,992					69,992		69,992	19
Highway Engineering	20							0		0	20
Street Cleaning	21		17,545					17,545		17,545	21
Airport (if not an enterprise)	22							0		0	22
Garbage (if not an enterprise)	23	26,891						26,891		26,891	23
Other Public Works	24							0		0	24
	25							0		0	25
Public Works Administration	26	113,192						113,192		113,192	26
	27							0		0	27
Total Public Works	28	378,568	661,732		0		0	1,040,300		1,040,300	28
<b>Section C — Health and Social Services</b>											
Welfare Assistance	29							0		0	29
City Hospital	30							0		0	30
Payments to Private Hospitals	31							0		0	31
Health Regulation and Inspections	32							0		0	32
Water, Air, and Mosquito Control	33							0		0	33
Community Mental Health	34							0		0	34
Other Health and Social Services	35							0		0	35
	36							0		0	36
	37							0		0	37
	38							0		0	38
<b>Total Health and Social Services</b>	39	0	0		0		0	0		0	39
<b>Section D — Culture and Recreation</b>											
Library Services	40							0		0	40
Museum, Band, Theater	41	206,021						206,021		206,021	41
Parks	42							0		0	42
Recreation	43	34,847						34,847		34,847	43
Cemetery	44	436,269						436,269		436,269	44
Community Center, Zoo, Marina, and Auditorium	45	29,668						29,668		29,668	45
Other Culture and Recreation	46							0		0	46
	47							0		0	47
	48							0		0	48
	49							0		0	49
<b>Total Culture and Recreation</b>	50	706,805	0		0		0	706,805		706,805	50

**EXPENDITURES P7**

**CITY OF**

**EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued**

**NON-GAAP/CASH BASIS**

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental through (f) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
<b>Section E — Community and Economic Development</b>											
Community beautification	51										51
Economic development	52										0 52
Housing and urban renewal	53	88,292	51,342	29,490				169,124		169,124	53
Planning and zoning	54										0 54
Other community and economic development	55										0 55
TIF Rebates	56										0 56
Legal Services	57			61,486				61,486		61,486	57
<b>Total Community and Economic Development</b>	58			9,464				9,464		9,464	58
	59	88,292	51,342	100,440	0	0	0	240,074		240,074	59
<b>Section F — General Government</b>											
Mayor, Council and City Manager	60										60
Clerk, Treasurer, Financial Administration	61	17,932						17,932		17,932	61
Elections	62	137,059						137,059		137,059	62
Legal Services and City Attorney	63										0 63
City Hall and General Buildings	64										0 64
Tort Liability	65	14,786						14,786		14,786	65
Other General Government	66										0 66
	67		19,921					19,921		19,921	67
	68										0 68
	69										0 69
<b>Total General Government</b>	70	169,777	19,921		0			189,698		189,698	70
<b>Section G — Debt Service</b>	71				866,448			866,448		866,448	71
	72										0 72
	73										0 73
<b>Total Debt Service</b>	74	0	0	0	866,448	0	0	866,448		866,448	74
<b>Section H — Regular Capital Projects — Specify</b>	75										75
Aquatic Center	76					90,498		90,498		90,498	76
Street Improvements	77					1,394,338		1,394,338		1,394,338	77
<b>Subtotal Regular Capital Projects</b>	78	0	0	0	0	1,484,836	0	1,484,836		1,484,836	78
<b>TIF Capital Projects — Specify</b>	79										79
	80										0 80
	81										0 81
<b>Subtotal TIF Capital Projects</b>	82	0	0	0	0	0	0	0		0	82
<b>Total Capital Projects</b>	83	0	0	0	0	1,484,836	0	1,484,836		1,484,836	83
<b>Total Governmental Activities Expenditures</b>	84	2,473,743	732,995	100,440	866,448	1,484,836	0	5,658,462		5,658,462	84
(Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

**EXPENDITURES P8**

CITY OF  
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued  
NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
<b>Section I — Business Type Activities</b>	87										87
Water — Current Operation	88								354,809	354,809	88
Capital Outlay	89									0	89
Debt Service	90									0	90
Sewer and Sewage Disposal — Current Operation	91								561,072	561,072	91
Capital Outlay	92									0	92
Debt Service	93									0	93
Electric — Current Operation	94								3,654,488	3,654,488	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility — Current Operation	97								1,938,963	1,938,963	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking — Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport — Current Operation	103								61,191	61,191	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage — Current operation	106								496,709	496,709	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital — Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit — Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet — Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority — Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water — Current Operation	120								49,215	49,215	120
Capital Outlay	121									0	121
Debt Service	122									0	122
Other Business Type — Current Operation	123									0	123
Capital Outlay	124									0	124
Debt Service	125								773,147	773,147	125
Internal Service Funds — Specify	126										126
	127								733,217	733,217	127
	128								59,328	59,328	128
<b>Total Business Type Activities</b>	129								8,682,139	8,682,139	129



**OTHER P10**

Part III Intergovernmental Expenditures Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.

Purpose	Amount paid to other local governments	Purpose	Amount paid to State
Correction		Highways	
Health		All other	
Highways			
Libraries			
Police protection			
Sewerage			
Sanitation			
All other			

**Part IV**

Wages & Salaries Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE AMOUNT AREAS FOR SALARIES AND WAGES PAID		Amount
		2,145,559

**Part V**

Debt Outstanding, Issued, and Retired

Transit subsidies

**A. Long-Term Debt**

Purpose	Debt During the Fiscal Year				Debt Outstanding JUNE 30,				
	Line	Debt Outstanding JULY 1, NaN	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year
Water Utility	1.								
Sewer Utility	2.	1,138,000		176,000			962,000		19,915
Electric Utility	3.	2,535,000		360,000			2,175,000		68,628
Gas Utility	4.								
Transit-Bus	5.								
Industrial Revenue	6.								
Mortgage Revenue	7.								
TIF Revenue	8.								
Other Purposes / Miscellaneous	9.		151,065					151,065	
GO	10.	5,051,413		874,994	4,176,419				132,512
Parking	11.								
Airport	12.								
Stormwater	13.	234,721						234,721	
Section 108	14.								
<b>Total Long-Term</b>		<b>8,959,134</b>	<b>151,065</b>	<b>1,410,994</b>	<b>4,176,419</b>	<b>0</b>	<b>3,137,000</b>	<b>385,786</b>	<b>221,055</b>

**B. Short-Term Debt Amount**

Outstanding as of June 1, NaN

Outstanding as of JUNE 30,

DEBT LIMITATION FOR GENERAL OBLIGATIONS		Amount
Part VI	Actual valuation -- January 1, NaN	189,956,853
		x.0.5 = \$ 9,497,842.65

**Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30,**

Type of asset	Amount				Total (e)
	Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)	All other Funds (d)	
	186,067	7,743,018		7,929,085	

Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.

**REMARKS**

If you budget on a NON-GAAP CASH BASIS, the amount in the Total below SHOULD EQUAL the following summed amounts on the sheet All Funds P1. Ending fund balance, column C PLUS the amounts in the shaded Note area.

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	<b>11/6/2019</b>
<b>AGENDA ITEM:</b>	<b>Discussion and possible action concerning approval of Tipton Finance Director Employment Agreement</b>
<b>ACTION:</b>	<b>Motion to Approve, Deny or Table</b>

**SYNOPSIS:**

Attached is an employment agreement for the Tipton Finance Director. Some items to highlight that are included in the contract include:

- Limits termination to “just case” as defined under section 4(A). This section also provides for severance pay, but this isn’t applicable if the Finance Director is terminated for “just cause” or chooses to resign.
- Salary increase due to advancing the Finance Director to the top of the her current A9 pay grade.
  - \$5,000 increase effective upon approval of the contract & additional \$5,000 effective upon a successful performance review in 6 months
- Telework
  - Ability to work from home up to two days per week. Utilized more during budget season or when report deadlines are approaching

**PREPARED BY:** BW, MA

**DATE PREPARED:** 10/10/19

## Tipton Finance Director Employment Agreement

This agreement made and entered into by the City of Tipton, Iowa, a municipal corporation hereafter referred to as CITY and MELISSA ARMSTRONG, hereinafter referred to as EMPLOYEE each of who understand as follows:

WITNESSTH:

WHEREAS, CITY desires to appoint and employ the services of MELISSA ARMSTRONG as City Finance Director of the City of Tipton, Iowa; and

WHEREAS, it is the desire of the City Council of Tipton, hereinafter called "Council" to provide certain benefits, establish certain conditions of employment and to set working conditions of said EMPLOYEE; and

WHEREAS, it is the desire of the Council to appoint, secure and retain the services of the EMPLOYEE and to provide a means for terminating EMPLOYEE'S services at such time as she may be unable to fully discharge her duties or when CITY may otherwise desire to terminate her employ; and

WHEREAS, EMPLOYEE desires to be appointed and to serve as City Finance Director of Tipton;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. AGREEMENT:

The CITY hereby agrees to appoint and employ MELISSA ARMSTRONG as City Finance Director for said CITY, to perform the functions and duties specified by the job description specific to the Finance Director position and to perform other legally permissible and proper duties and functions as are assigned to EMPLOYEE by the City Manager of the CITY.

2. SALARY:

The CITY agrees to increase EMPLOYEE pay by Five Thousand Dollars (\$5,000) for her services to an annual salary of Seventy-Eight Thousand Three Hundred Seventy-Two Dollars (\$78,372) effective on November 6, 2019, payable in installments at the same time as other employees of the CITY are paid. In addition, the CITY agrees to increase said base salary as follows:

A. EMPLOYEE's salary shall increase to Eighty-Three Thousand Three Hundred Seventy-Two Dollars (\$83,372) after a

successful 180-day job performance review by the City Manager.

3. TERMS OF EMPLOYMENT:

A. The City Finance Director is hired for an indefinite term and the City Manager may at any time terminate or suspend the employment of the EMPLOYEE with advanced written notice as provided further herein.

B. The EMPLOYEE may at any time resign from her position as City Finance Director with advanced written notice as provided further herein.

C. This agreement shall remain in full force in effect from November 6, 2019 until terminated by the CITY or as terminated by the EMPLOYEE as provided in this agreement.

4. TERMINATION AND SEVERANCE PAY:

A. In the event EMPLOYEE and CITY mutually agree to separate, CITY agrees to pay EMPLOYEE, from the last day of employment, a maximum payment equal to six (6) months' salary, less all usual and customary withholding, as severance pay, payable in a lump sum. In addition, if EMPLOYEE elects coverage under any of the CITY's health or dental insurance plans pursuant to paragraph 9A below, in accord with the terms of that paragraph, the CITY will pay its required portion of the premiums for any such plans as set forth in its agreement with all other non-bargaining employees for six (6) months from the last day of employment. Severance pay does not include any pension contributions, other insurance or other compensation of any kind other than EMPLOYEE'S salary and benefits. However, that in the event EMPLOYEE is terminated for cause, the CITY shall have no obligation to pay the aggregate severance sum or health insurance designated in this paragraph. Cause is defined as, but not limited to: EMPLOYEE'S theft of City property or EMPLOYEE'S dishonesty; EMPLOYEE'S failing to cure or correct after receiving specific written notice from the City of areas of material deficiency; EMPLOYEE'S material violation of the City's rules, regulations or policies; EMPLOYEE'S willful neglect of duty; EMPLOYEE'S conviction of a crime or immoral act which would materially damage the reputation of the City or affect the performance of her duties; or EMPLOYEE'S malfeasance in office.

B. In the event the CITY at any time during the term of this agreement reduces the salary or

other financial benefits of EMPLOYEE in a greater percentage than an applicable across-the-board reduction for all Department Heads of the CITY, or in the event the CITY refuses following written notice, to comply with any other provision benefiting EMPLOYEE herein, or the EMPLOYEE resigns following a suggestion, whether formal or informal, by the City Manager that she resign, then, in that event, EMPLOYEE may, at her option, be deemed to be "terminated" at the date of such reduction, City refusal to comply, or request for resignation within the meaning and context of the herein severance pay provision.

C. In the event EMPLOYEE voluntarily resigns her position with the CITY, then EMPLOYEE shall give the CITY eight (8) weeks' written notice in advance, unless the parties otherwise agree. In the event that the Employee voluntarily resigns, the severance provisions set forth above does not apply.

D. Notice of termination of employment of EMPLOYEE by the CITY shall be in writing. Notice shall be sent thirty (30) days prior to the effective date of termination and shall be in writing. Notice shall also comply with the requirements of Iowa Code§ 372.15, unless otherwise waived by Employee by operation of this agreement or by other means.

E. Acceptance of this severance pay shall constitute an acceptance of termination and a waiver of hearing upon or challenges to the termination or claims for additional compensation of any kind as a result of termination, including any further and additional rights allowed under Iowa Code 372.15.

#### 5. PERFORMANCE EVALUATION:

A. The City Manager or designee shall review and evaluate the performance of EMPLOYEE 180 days from November 6, 2019 and then at least once annually each year thereafter. Annual reviews shall take place in advance of the adoption of the annual operating budget. Said review and evaluation shall be in accordance with specific criteria which may be added or deleted from as the City Manager may from time to time determine, in consultation with the EMPLOYEE. Further, the City Manager shall provide the EMPLOYEE with a summary written statement of the findings of the City Manager and provide an adequate opportunity for the EMPLOYEE to discuss her evaluation with the City Manager.

B. Annually, the City Manager and EMPLOYEE shall define goals and performance objectives which they determine necessary for the proper operation of the CITY. They shall generally be attainable within the time limitations as specified and the annual operating and capital budgets and appropriations provided.

C. In effecting the provisions of this Section, the City Manager and EMPLOYEE mutually agree to abide by the provisions of applicable law.

6. HOURS OF WORK:

It is recognized that EMPLOYEE will have regular hours of business aligning with the hours of Tipton City Hall with the understanding EMPLOYEE can telework up to 2 days per week. EMPLOYEE would work with the City Manager to determine the best day(s) to do this.

7. AUTOMOBILE:

EMPLOYEE'S duties require that she shall need an automobile for business purposes. The CITY agrees to reimburse EMPLOYEE at the mileage rate authorized by the Internal Revenue Service (IRS) for any travel required in EMPLOYEE' s personal vehicle.

8. VACATION AND SICK LEAVE:

A. EMPLOYEE will receive one hundred sixty (160) hours of vacation leave on EMPLOYEE's employment anniversary, which shall be used on dates that are mutually agreed on by the City Manager and EMPLOYEE. The EMPLOYEE shall accrue vacation time at a rate of twenty (20) days per year or one hundred sixty (160) hours during the EMPLOYEE' s employment until EMPLOYEE's time worked advances her vacation time to greater than 160 hours per the provisions of the personnel manual.

B. EMPLOYEE shall accrue sick leave at the same rate as other employees.

9. DISABILITY, HEALTH, ACCIDENT, AND LIFE INSURANCE:

A. CITY will pay its portion of the premium for family medical insurance for EMPLOYEE and her dependents, consistent with the CITY's approved standing policy applicable to all other non-bargaining City employees.

B. EMPLOYEE agrees to accept workmen's compensation payments as the only disability insurance payments the CITY is obligated to provide.

C. CITY shall provide a term life insurance policy covering the EMPLOYEE at no expense to the EMPLOYEE as is available to other employees.

10. RETIREMENT BENEFITS:

The CITY agrees to pay its share of Iowa Public Employee's Retirement System (IPERS) on behalf of the EMPLOYEE in accordance with applicable state laws and regulations.

11. DUES AND SUBSCRIPTIONS:

The EMPLOYEE is authorized to become a member of Iowa Municipal Finance Officers Association (IMFOA) for which CITY will pay EMPLOYEE's annual membership dues.

12. PROFESSIONAL DEVELOPMENT:

A. The CITY hereby agrees to budget for and to pay the registration, travel and subsistence expenses of EMPLOYEE for professional and official travel, meetings and occasions adequate to continue the professional development of EMPLOYEE and to adequately pursue necessary official and other functions for the CITY, including the Iowa League of Cities Annual Conference, Annual Budget Workshop, and Iowa Municipal Finance Officers Conferences; Iowa Municipal Professionals Institute & Academy. The City Manager may, at his discretion approve travel to other events deemed useful to the professional development of EMPLOYEE and advancement of the City's interests.

B. The CITY also agrees to budget and to pay for the registration fees, travel and subsistence expenses of EMPLOYEE for short courses, institutes and seminars that are necessary for her professional development and for the good of the CITY, subject to City Manager approval.

13. INDEMNIFICATION:

The CITY shall defend, save harmless and indemnify EMPLOYEE against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of EMPLOYEE'S duties as City Finance Director or resulting from the exercise of judgment or discretion in connection with the performance of EMPLOYEE'S duties or responsibilities unless the act or omission involved willful and wanton conduct. The EMPLOYER shall indemnify EMPLOYEE against any and all losses,

damages, judgments, interest, settlements, fines, court costs and other reasonable costs and expenses of legal proceedings and any other liabilities incurred by, imposed upon, or suffered by such EMPLOYEE in connection with or resulting from any claim, action suit, or proceeding, actual or threatened, arising out of or in connection with the performance of her duties. EMPLOYEE will fully cooperate with the City in the settlement, compromise and settlement of such claim or suit. The CITY may compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon. This provision does not apply to acts of the EMPLOYEE constituting fraud or gross negligence.

14. BONDING:

The CITY shall bear the full cost of any fidelity or other bonds required of the EMPLOYEE under any law, if any.

15. OTHER TERMS AND CONDITIONS OF EMPLOYMENT:

A. The City Manager, in consultation with the City Finance Director, shall fix any such other terms and conditions of employment as it may determine from time to time relating to the performance of EMPLOYEE, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this agreement or any other law.

B. All provisions and regulations and rules of the CITY relating to vacation and sick leave, retirement and pension system contributions, holidays and other fringe benefits and working conditions as they now exist or hereafter may be amended, also shall apply to EMPLOYEE as they would to other employees of the CITY in addition to said benefits enumerated specifically for the benefit of EMPLOYEE except as herein provided.

C. EMPLOYEE shall be entitled to receive the same vacation pay out as are accorded Department Heads, including provisions governing accrual and payment therefore on termination of employment.

D. The CITY agrees to provide the EMPLOYEE with a cell phone for City business. The cell phone shall be a public number.

16. NO REDUCTION OF BENEFITS:

The CITY shall not at any time during the term of this agreement reduce the salary, compensation or other financial benefits of EMPLOYEE except to the degree of such reduction across-the-board for all employees of the CITY.

17. NOTICES:

Notices pursuant to this agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

a. CITY: Mayor, City of Tipton  
407 Lynn Street  
Tipton, IA 52772

b. EMPLOYEE: Melissa Armstrong  
513 11<sup>th</sup> Ave  
Clarence, IA 52216

Alternately, notices required pursuant to this agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service of as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

18. GENERAL PROVISIONS:

A. The text herein shall constitute the entire agreement between the parties.

B. This agreement shall be binding upon and inure to the benefit of the heirs at law and executors of the EMPLOYEE.

C. If any provision or any portion thereof contained in this agreement is held unconstitutional, invalid, or unenforceable, the remainder of this agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

IN WITNESS WHEREOF, the City of Tipton, Iowa has caused this agreement to be signed and attested by the Mayor, its City Clerk, and the EMPLOYEE has signed and executed this agreement, both in duplicate, the day and year first above written.

CITY OF TIPTON, IOWA

EMPLOYEE

\_\_\_\_\_  
Bryan Carney, Mayor  
City of Tipton, Iowa

\_\_\_\_\_  
Melissa Armstrong

ATTEST:

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

AGENDA ITEM 112

AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION

<b>DATE:</b>	Nov 4 <sup>th</sup> , 2019
<b>AGENDA ITEM:</b>	TOMMY LIFT PURCHASE FOR THE F250
<b>ACTION:</b>	Motion to approve

**SYNOPSIS:** This is for buying a new Tommy Lift for the F250 2017 Ford, we have found the Tommy lifts a great enhancement in safety and productivity. We also have other departments asking to borrow the truck that has one as it greatly reduces the risks associated with lifting heavy objects into the back of the truck.

I asked Klay to get these quotes for us through the Vendors he works through. Klay did not tell me who the Vendors where, but I am sure he knows them well.

*Vendor A:*

*Vendor B:*

*TP42 \$2,696.00*

***TP42 \$2,376.00***

*EA38 \$3,296.00*

*EA38 \$2,718.00*

**BUDGET ITEM:** Yes, I budgeted for this item

**RESPONSIBLE DEPARTMENT:** Electric

**MAYOR/COUNCIL ACTION:** Approval Needed

**ATTACHMENTS:** yes, two quotes

**PREPARED BY:** Floyd Taber

**DATE PREPARED:** October 28<sup>th</sup>, 2019

AGENDA ITEM 13

AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION

<b>DATE:</b>	November 6 <sup>th</sup> , 2019
<b>AGENDA ITEM:</b>	Approval for Transformers listed below for Stock Items
<b>ACTION:</b>	Motion to Approve

**SYNOPSIS:** This is for purchasing two transformers for stock, we have used all of our existing inventory and these two transformers in the 120/208 Y and 277/480Y Voltages are the most commonly used by the utility.

<b>FLETCHER REINHARDT</b>	DID NOT QUOTE
<b>RESCO</b> TWO 150 KVA PAD MOUNT TRANSFORMER	\$15,889.50 *
<b>WESCO</b> TWO 150 KVA PAD MOUNT TRANSFORMER	\$17,492.00 **
<b>BSE</b> TWO 150 KVA PAD MOUNT TRANSFORMER	DID NOT QUOTE
<b>IRBY</b> TWO 150 KAV PAD MOUNTED TRANSFORMERS	\$16,786.16*

**BUDGET ITEM:** This is a Budgeted Item

**RESPONSIBLE DEPARTMENT:** Electric

**MAYOR/COUNCIL ACTION:** Approval Needed to Purchase

**ATTACHMENTS:** Quotes as received are attached

**PREPARED BY:** Floyd Taber

**DATE PREPARED** October 29, 2019



Rural Electric Supply Cooperative

### QUOTE ORDER

Order #

767551-00

Quote Date

PO #

Page #

10/28/19

10/28/19 QUOTE

1

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

Via

Shipped

Terms

Resco - Ankeny

Common Carr

.05% 15 N 30

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	82000171ERMCO TRANS 3PH 150 KVA WT 208Y/120 WT T SWITCH Vendor Prod: 3PH 208Y/120 T SWITCH	1	each	7600.00	7600.00
2	82000271ERMCO TRANS 3PH 150KVA LDFD 480Y/277 WT BF T SWITCH Vendor Prod: 3PH 150KVA WT T SWITCH	1	each	7250.00	7250.00
	----- LEAD TIME = RESCO STOCK, SUBJECT TO PRIOR SALE FREIGHT ALLOWED QUOTE VALID UNTIL 11/15/19 THANK YOU, JESSE				

2 Lines Total

Qty Shipped Total

2

Total

Taxes

Order Total

14850.00

1039.50

15889.50

Kam 2811

# QUOTE ORDER



STUART C IRBY BR673 EAGAN  
 980 LONE OAK ROAD  
 SUITE 145  
 EAGAN MN 55121-2508  
 763-588-0545

Quotation

QUOTE DATE	ORDER NUMBER
10/28/19	S011624679
REMIT TO: STUART C IRBY CO POST OFFICE BOX 741092 ATLANTA GA 30384	PAGE NO.  1

SOLD TO:  
 CITY OF TIPTON  
 407 LYNN STREET  
 TIPTON, IA 52772-1633

SHIP TO:  
 TIPTON MUNICIPAL UTILITIES  
 200 WEST 4TH  
 TIPTON, IA 52772  
 563-886-6187

ORDERED BY: FLOYD

CUSTOMER NUMBER		CUSTOMER ORDER NUMBER		JOB/RELEASE NUMBER		OUTSIDE SALESPERSON	
114299						Trenton W Link	
INSIDE SALESPERSON			REQD DATE	FRGHT ALLWD	SHIP VIA		
Justin P Thi			10/28/19	Yes	BW BEST-WAY		
ORDER QTY	SHIP QTY	LINE	DESCRIPTION		Prc/UOM	Ext Amt	
1EA		1	*HOIN T1507212STLPDFWIBFACPSTG6H 3PH PAD-MT TRANSFORMER 150KVA HV: 12470GRDY/7200 LV: 208Y/120 SPLIT TAPS LOOP FEED DEAD FRONT WELLS & INSERTS BAYONET FUSE AMOR CORE 2-POSITION LBOR SWITCH 9150-435516-911		7098.000EA	7098.00	
1EA		2	*HOIN T1507227STLPDFWIBFAC-PS-TG-6 3PH PAD-MT TRANSFORMER 150 KVA HV: 12470GRDY/7200 LV: 480Y/277 SPLIT TAPS LOOP FEED DEAD FRONT WELLS & INSERTS BAYONET FUSE AMORPH CORE 2-POSITION LBOR SWITCH 9150-435516-912		8590.000EA	8590.00	

**\* This is a quotation \***

Prices firm for acceptance within 30 days with the exception of commodity prices which are subject to change daily. Quotation is void if changed. Complete quote must be used unless authorized in writing.

For Terms and Conditions, Please See our website.

Subtotal	15688.00
S&H CHGS	0.00
Sales Tax	<del>1098.16</del>
<b>TOTAL</b>	<b>16786.16</b>

\*\* Reprint \*\* Reprint \*\* Reprint \*\*

**Floyd Taber**

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**From:** Julander, William <WJulander@wescodist.com>  
**Sent:** Monday, October 28, 2019 11:07 AM  
**To:** Floyd Taber  
**Subject:** RE: 150 KVA Pad Mount

Hey Floyd,  
Details are below. I'll send specs shortly.  
Thanks,  
Bill

*150 KVA Pad mount* 2 in stock, \$8,227.00/E, will send specs on separate e-mail  
*7200/12470*  
*120/208*

*150 KVA Pad mount* Backordered until 3<sup>rd</sup> week of November, \$9,265.00/E, will send  
specs on separate e-mail  
*7200/12470Y*  
*277/480*

8227  
\$ 17,492

Bill Julander  
WESCO Distribution, Inc.  
2301 Fleur Drive  
Des Moines, IA 50321  
P: (515) 244-8611  
F: (515) 244-9727  
[wjulander@wesco.com](mailto:wjulander@wesco.com)

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**From:** Floyd Taber [mailto:ftaber@tiptoniowa.org]  
**Sent:** Monday, October 28, 2019 10:27 AM  
**To:** Julander, William  
**Subject:** [EXTERNAL] 150 KVA Pad Mount

*Hi Bill*

*Would you happen to have these two transformers in stock. And also a price please.*

*150 KVA Pad mount*  
*7200/12470*  
*120/208*

*150 KVA Pad mount*  
*7200/12470Y*



## *Lynch Bid Change*

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To: Honorable Mayor and City Council

From: Brian Brennan

Subject: Sewer Renovations

Date: October 22, 2019

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Dear Mayor and Council,

As discussed at the October 7<sup>th</sup> Council meeting, we would like to exchange work on Lynch Bid # 1014 dated 6/20/2019. Item number one at \$9,743 is completed. Item number two involved the tear out and replacement of two dead end manholes located in front of City Office and in the alley near Citizens Bank. The purpose of the replacement is to make these manholes ready for soon coming lining projects. This concept changed when City Staff experimented and realized we could do in-house modifications to the bottoms of the manholes and make them ready for lining. Therefore, we propose to forego the replacement (2) and substitute the remaining \$15K balance of the quote to do other needed work.

Since then we have discovered a major Sanitary/Storm Crossover I&I source point at the intersection of Lynn and Fourth. Also, the manhole in the middle of the intersection is a "Grade 5 Defect" manhole slated for replacement. We met with Lynch to discuss a trade. He has given verbal acceptance to replacing said manhole and replacing 40 foot of sewer line to the north of said manhole on the remaining balance of Bid #1014. Lynch admitted the balance would be tight and the City may have to supplement by bringing the road rock for backfill.

We request your yes vote to substitute work on the Lynch Bid. Ultimately the City is getting more work done on the same dollar amount due to in-house work efforts.

Respectfully submitted,

Brian Brennan  
Water/Wastewater Superintendent  
City of Tipton

LYNCH'S EXCAVATING, INC  
 1967 Baker Ave  
 West Branch, IA 52358 US  
 lynchexinc@aol.com

Estimate



ADDRESS
CITY OF TIPTON 407 LYNN STREET TIPTON, IA 52772

ESTIMATE #	DATE
1014	06/20/2019

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
<b>BID</b>	SANITARY MANHOLE REPAIRS 1. ALL LABOR, EQUIPMENT AND MATERIALS TO DIG OPEN AND REBUILD MANHOLE WHERE SANITARY AND STORM INTERSECT. PRICE INCLUDES PIPING SANITARY SEWER THROUGH 60" MANHOLE WITH 8" DIP. SETTING NEW CASTING ON MANHOLE AND BACKFILLING ALL DISTURBED AREAS WITH 1" ROADSTONE FOR FINISH BY OTHERS.	1	9,743.00	9,743.00
<b>BID</b>	2. ALL LABOR, EQUIPMENT AND MATERIALS TO DIG OPEN AND REPLACE TWO DEAD END FLUSHER MANHOLES AS DISCUSSED WITH BRIAN	2	7,384.00	14,768.00
<b>NOTE</b>	NOTE: PRICE GOOD UNDER NORMAL SOIL CONDITIONS ONLY AND DOES NOT INCLUDE ANY LAYOUT OR TESTING	1	0.00	0.00

Final payment due upon completion of job.

TOTAL

**\$24,511.00**

Accepted By

Accepted Date



## Water/Wastewater

To: Honorable Mayor and City Council

From: Brian Brennan

Subject: Sampler Repair

Date: 10/29/19

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Dear Mayor and Council,

We recently had a sampler failure at our West Lagoon. The brand is Teledyne/Isco and I recently sent it back to the manufacturer requesting diagnosis and repair quote. Following the diagnosis, they recommended replacing the internal pump and control circuit at a cost of \$1119. A new sampler of this style costs \$3k. The importance of the sampler is driven by DNR regulations requiring 24-hour composite sampling.

I'm requesting your approval to do the repairs. Thank you.

Respectfully Submitted,

Brian Brennan

City of Tipton

## Service Order ESTIMATE: 0050849

<b>Bill To:</b> City of Tipton 407 Lynn Street Tipton, IA 52772	<b>Service Address:</b> City of Tipton 407 Lynn Street Tipton, IA 52772
--	--

Contact	Contact Phone	Service Date and Time	RMA
Brennan, Brian	563-886-4877	9/24/2019 04:03:42 pm	0036465
Teledyne phone number	Teledyne fax number	Teledyne email	
800-775-2965		Ina.Akerson@Teledyne.com	

Item Number	Item Description	Qty	Price	Amount
Nature of visit: Customer comments: "pump jammed pump does not run" Confirmed pump jam. There are burnt components and traces on the power circuit board assembly. The circuit board will need to be replaced. Passes diagnostic tests. Internal backup battery is low. The liquid detector and pump housing covers are missing as well as the control panel trim ring and eight of the screws. The unit will also need general maintenance items, bushings, seals, desiccant, battery and tubing.				
692953011	Trim ring	1.00	62.00	62.00
Serial: 209F00184	RING TRIM			
231514510	Control panel screws	8.00	1.00	8.00
Serial: 209F00184	SCR PNH 8-32X5/8			
692953018	Desiccant box	1.00	8.00	8.00
Serial: 209F00184	BOX 2.875 X 2 X 4			
602954057	Motor circuit board assembly	1.00	316.00	316.00
Serial: 209F00184	CBA MOT DRVR KB			
603704017	Pump housing cover	1.00	145.00	145.00
Serial: 209F00184	PMP HSG ASSY OUT			
603704021	Liquid detector cover	1.00	65.00	65.00
Serial: 209F00184	DET LID ASSY KB			
202999903	Lip seal	1.00	18.00	18.00
Serial: 209F00184	SEAL .375IDX.750OD			

<b>Terms:</b> VALIDITY: 30 Days <b>Service Person:</b> Akerson, Ina S.	<b>Continued***</b> <b>Date:</b> 10/23/2019
---	--

- \* Shipping charges and Sales Tax are not included in this estimate, unless otherwise noted.
- \* Purchase order number must be received before service is scheduled.
- \* This is an estimate only and is subject to change if more parts and labor are required. We will need a Purchase Order or other authorization before we can proceed. If actual cost exceeds this estimate the customer will be notified.

These items are controlled by the U.S. government and authorized for export only to the country of ultimate destination for use by the ultimate consignee or end-user(s) herein identified. They may not be resold, transferred, or otherwise disposed of, to any other country or to any person other than the authorized ultimate consignee or end-user(s), either in their original form or after being incorporated into other items, without first obtaining approval from the U.S. government or as otherwise authorized by U.S. law and regulations.

Seller's Offer, and any order issued by Buyer to Seller for the goods and/or services specified herein, is strictly limited to Seller's General Terms and Conditions of Sale, which can be found at the applicable Teledyne company internet website listed below. Teledyne Isco, Teledyne SSI, Teledyne Hanson, Teledyne Tekmar, Teledyne Leeman Labs, and Teledyne Cetac are registered business names of Teledyne Instruments, Inc., a subsidiary of Teledyne Technologies Incorporated. Teledyne Ethics Line 1-877-666-6968.

## Service Order ESTIMATE: 0050849

<b>Bill To:</b> City of Tipton 407 Lynn Street Tipton, IA 52772	<b>Service Address:</b> City of Tipton 407 Lynn Street Tipton, IA 52772
--	--

Contact	Contact Phone	Service Date and Time	RMA
Brennan, Brian	563-886-4877	9/24/2019 04:03:42 pm	0036465
Teledyne phone number	Teledyne fax number	Teledyne email	
800-775-2965		Ina.Akerson@Teledyne.com	

Item Number	Item Description	Qty	Price	Amount
603703012	Inner bushing	1.00	14.00	14.00
Serial: 209F00184	BSHG PMP HSG (ENV) K			
603703278	Outer bushing	1.00	14.00	14.00
Serial: 209F00184	BSHG PMP KB			
099000208	Desiccant	1.00	8.00	8.00
Serial: 209F00184	DSCC 4OZ BAG ZCL			
602954030	Pump tube	1.00	19.00	19.00
Serial: 209F00184	PMP TUBE ASSY GLS			
603003161	Calibration label	1.00	6.00	6.00
Serial: 209F00184	LABEL REPAIR			
340503000	Internal battery	1.00	12.00	12.00
Serial: 209F00184	BAT .3AH LI COIN KB			
Fee	Shipping & Handling	1.00	24.00	24.00
Serial: 209F00184				

Serial Number: 209F00184	Total Parts:	695.00
Model: CONT GLS SMPLR KB	Total Labor:	400.00
Labor Worked	Total Expense:	0.00
Billable      Non-Billable      Labor Rate	Total Fees:	24.00
	Total:	1,119.00

Total Labor Worked	Total Parts:	695.00
Billable      Non-Billable	Total Labor:	400.00
2.5                      0	Total Expense:	0.00
	Total Fees:	24.00
	<b>Service Estimate GrandTotal:</b>	<b>1,119.00 USD</b>

**Terms:**  
**VALIDITY: 30 Days      Service Person: Akerson, Ina S.      Date: 10/23/2019**

- \* Shipping charges and Sales Tax are not included in this estimate, unless otherwise noted.
- \* Purchase order number must be received before service is scheduled.
- \* This is an estimate only and is subject to change if more parts and labor are required. We will need a Purchase Order or other authorization before we can proceed. If actual cost exceeds this estimate the customer will be notified.

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AGENDA ITEM 114

AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION

<b>DATE:</b>	11/6/2019
<b>AGENDA ITEM:</b>	TRIP Program Reimbursement
<b>ACTION:</b>	Motion to approve, deny or table

**SYNOPSIS: Tipton Revitalization Incentive Program (TRIP) Reimbursement request:  
Applicant: Zach Pedersen DBA: Pedersen Land Improvement Located at 67 Spruce Street  
Amount for Reimbursement: \$6,500.00**



417 Cedar  
Street  
Tipton, IA 52772  
(563) 886-4597  
[www.tiptoniowa.org](http://www.tiptoniowa.org)

Re: Zach Pedersen DBA: Pedersen Land Improvement - TRIP Reimbursement

Dear City Council Members:

The Tipton Commission met on October 31, 2019 to consider a Tipton Revitalization Incentive Program (TRIP) reimbursement request. Below is the recommendation from the Tipton Development Commission.

Reimbursement request:

*Applicant: Zach Pedersen – Replacement of Overhead Doors*

- **Project Total: \$13,000.00 – New Overhead doors**
- **Reimbursement amount: \$6,500.00**
- **Recommendation: The project has met its requirements and is recommended for reimbursement in the above amount of \$6,500.00**

Respectfully Submitted,

Linda Beck

Tipton Development Director

**BUDGET ITEM: 125-5-590-2-5800**

**RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck**

**MAYOR/COUNCIL ACTION: Motion to approve, deny or table request.**

**ATTACHMENTS: Pictures**

**PREPARED BY: Linda Beck**

**DATE PREPARED: 10/31/2019**

Zach Pedersen 2 new Overhead doors for this business  
Pedersen Land Improvements ~ 67 Spruce Street Tipton



**AGENDA ITEM 17**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	11/6/2019
<b>AGENDA ITEM:</b>	DRIP Program Request
<b>ACTION:</b>	Motion to approve, deny or table

**SYNOPSIS:**

Downtown Revitalization Incentive Program (DRIP) Request

Applicant: Madison Doughty DBS: Ameriprise Financial. Total Project cost: \$8,800.00

Amount approved by the Commission: \$4,400.00 to begin project. Reimbursement will be made after completion of the project

HVAC System for building

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

**RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck**

**MAYOR/COUNCIL ACTION: Approve, deny or Table**

**ATTACHMENTS: See attachments below**

**PREPARED BY: Linda Beck**

**DATE PREPARED: 10/31/2019**



417 Cedar  
Street  
Tipton, IA 52772  
(563) 886-4597  
[www.tiptoniowa.org](http://www.tiptoniowa.org)

10/31/2019

Dear City Council Members:

The Tipton Development Commission met on October 31, 2019 to consider a DRIP (Downtown Revitalization Incentive Program) request. Request was approved.

DRIP Request:

*Madison Doughty – DBA: Ameriprise Financial*

- Project Total: \$8,800.00
- Program Category: Commercial Grant
- **\$4,400.00** approved by the Commission
- Project meets the guidelines

Respectfully Submitted,

Linda Beck  
Tipton Development Director

**AGENDA ITEM 118**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	11/6/2019
<b>AGENDA ITEM:</b>	TRIP Program Request
<b>ACTION:</b>	Motion to approve, deny or table

**SYNOPSIS:**

Tipton Revitalization Incentive Program (TRIP) Request

Applicant: Chris Sorgenfrey DBS: Tipton Greenhouse & Floral LLC. Total project cost: \$13,668.48

Amount approved by the Commission: \$6,834.96 to begin project. Reimbursement will be made after will be made after completion of the project

New modern Infinity heaters for the Greenhouse and adding circulation fans to move heated air evenly throughout the Greenhouse. The fans will also help in warm months reduce humidity.

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

**RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck**

**MAYOR/COUNCIL ACTION: Approve, deny or Table**

**ATTACHMENTS: See attachments below**

**PREPARED BY: Linda Beck**

**DATE PREPARED: 5/30/2019**



417 Cedar  
Street  
Tipton, IA 52772  
(563) 886-4597  
[www.tiptoniowa.org](http://www.tiptoniowa.org)

10/31/2019

Dear City Council Members:

The Tipton Development Commission met on October 31, 2019 to consider a TRIP (Tipton Revitalization Incentive Program) request from Tipton Greenhouse & Florist LLC. Request was approved.

TRIP Request:

*Chris Sorgenfrey – DBA: Tipton Greenhouse & Florist LLC*

- Project Total: \$13, 668.96
- Program Category: Commercial/Industrial Grant
- **\$6,834.48** approved by the Commission
- Project meets the guidelines

Respectfully Submitted,

Linda Beck  
Tipton Development Director

**AGENDA ITEM I19**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	November 6, 2019
<b>AGENDA ITEM:</b>	Garbage Exemption – 323 West 5 <sup>th</sup> Street
<b>ACTION:</b>	Motion and roll call vote to approve, amend, table or deny the request.

**SYNOPSIS:** Tim and Stephanie McNeill are requesting a garbage exemption for 323 West 5<sup>th</sup> Street.

**BUDGET ITEM:** N/A

**RESPONSIBLE DEPARTMENT:** Utilities

**MAYOR/COUNCIL ACTION:** Motion and roll call vote to approve, amend, table or deny the request.

**ATTACHMENTS:** Garbage Exemption Request

**PREPARED BY:** Amy Lenz

**DATE PREPARED:** 10/30/2019

\* Asking for a garbage exemption

We will not generate trash at  
323 W. 5<sup>th</sup>. We currently pay  
for trash & recycling at 212  
Parkview Dr.

Stephane J McNeill  
10/16/19

**AGENDA ITEM I20**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	November 6, 2019
<b>AGENDA ITEM:</b>	Garbage Exemption – 608 West 5 <sup>th</sup> Street
<b>ACTION:</b>	Motion and roll call vote to approve, amend, table or deny the request.

**SYNOPSIS:** Monte and Barb Stuckey are requesting a garbage exemption for 608 West 5<sup>th</sup> Street.

**BUDGET ITEM:** N/A

**RESPONSIBLE DEPARTMENT:** Utilities

**MAYOR/COUNCIL ACTION:** Motion and roll call vote to approve, amend, table or deny the request.

**ATTACHMENTS:** Garbage Exemption Request

**PREPARED BY:** Amy Lenz

**DATE PREPARED:** 10/30/2019

October 12, 2019

We own property at 618 W 5<sup>th</sup> Street + 608 W 5<sup>th</sup> Street  
We pay full utilities at both properties - but 608 W 5<sup>th</sup>  
does not need the garbage pickup anymore - so we  
are requesting an exemption for this property.

Thank you  
Monte + Barb Stuckey

RECEIVED OCT 15 2019