

City of Tipton, Iowa

Meeting: Tipton City Council Meeting
Place: Tipton, Iowa 52772
Date/Time: Monday, May 4, 2020, 5:30 p.m.
Web Page: www.tiptoniowa.org
Posted: Friday, May 1, 2020 (Front door of City Hall & City Website)

Iowa Code, Chapter 21, as interpreted, permits public meetings to be held electronically, provided all participants can either hear or see the meeting, and provided the Council and the public can participate. The City of Tipton will be utilizing Go To Meeting to host our council meetings until further notice. Council members and Mayor will be attending from their homes. City staff will be attending either from their homes or City Hall. The Public can attend the meeting on their own computer using the following Go to Meeting link:
<https://global.gotomeeting.com/join/355376725>

You can also dial in using your phone.

United States (Toll Free): [1 877 309 2073](tel:18773092073)

United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: 355-376-725

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/355376725>

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

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Agenda Additions/Agenda Approval

E. Communications:

If you wish to address the City Council regarding an issue, whether on the agenda or something not on the agenda, please approach the lectern and give your name and address for the public record before discussing your item. Scheduled communications are allowed to speak up to five minutes. Unscheduled communications are allowed to speak up to three minutes.

F. Consent Agenda

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

1. Approval - Council Meeting Minutes, April 20, 2020

2. Approval – Library Minutes, February 24, 2020
3. Approval – Library Director’s Report, February 2020
4. Approval – Library Director’s Report, March 2020
5. Approval – Tipton Revitalization Incentive Program (TRIP) Request for Dave Kruse, Co-Manager of Tipton Investment Partners, LLC/CDS Global, \$7,500
6. Approval – Tipton Incentive Program (TIP) Reimbursement for Mike and Deb Cook, \$7,500.00
7. Approval – Purchase of transformers and transformer basements - Electric
8. Approval - Claims Register which includes claims paid under current Purchase Policy

G. Old Business

1. Discussion and possible action concerning whether to proceed to Phase 3 (\$5,500, not including expenses) of our broadband consultant’s proposal to seek “formal proposals from companies that may be interested in building a broadband network in Tipton or partnering with the City...”
2. Discussion and possible action concerning a septic system easement agreement with Harold/David Marler. Subject to city attorney review and approval. *(At this posting, the City has not received the easement agreement)*
3. Reminder: Special Council Meeting, May 11th, 5:30 p.m. regarding BUILD Grant 2020/Hwy 38 Project and Airport items

H. New Business

1. Resolution No. 050420A: Resolution Setting a Public Hearing for the Purpose of Soliciting Written and Oral Comments on the City’s Proposed Fiscal Year 2019-2020 Budget Amendment
2. Resolution No. 050420B: Resolution Accepting The Roofing Portion of the James Kennedy Family Aquatic Center Renovation Project as Complete and Approving the Partial Release of Retainage (Included in Pay Application #8) Related to the Roof as Recommended by HBK Engineering
3. Resolution No. 050420C: Resolution Accepting a Bid for the SAGR Project AKA “Wastewater Treatment Plan Improvements 2018”
4. Discussion and Possible Action regarding the possibility of postponing the 4th of July parade and fireworks
5. Discussion and Possible Action regarding the Farm Lease agreement between Bradley Crock and the City of Tipton
6. Discussion and Possible Action regarding the closure of City Offices through May 15 due to COVID-19

I. Reports of Mayor/ Council/ Manager/ Department Heads

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

J. Adjournment

Pursuant to §21.4(2) of the Code of Iowa, the City has the right to amend this agenda up until 24 hours before the posted meeting time.

If anyone with a disability would like to attend the meeting, please call City Hall at 886-6187 to arrange for accommodations/transportation.

April 20, 2020
Electronic Meeting
Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met electronically due to the Governor's State of Public Health Disaster, COVID-19 Coronavirus Disease, at 5:30 p.m. Mayor Carney called the meeting to order. Upon roll being called the following named council members were present: Cummins, Hembry, McNeill, Paustian, and Anderson. Also present: Wagner, Armstrong, Lenz, Kepford, Spangler, Beck, Smith, Peck, Penrod and other visitors.

Agenda:

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

Communications:

A Q & A with Nick Ford/Woodruff Construction (the apparent low bidder for the SAGR project) was held to discuss ideas for cost-sharing and value engineering.

Curtis Dean presented the Tipton Phase 2 Final report for the Broadband Study.

Consent Agenda:

Motion by Paustian, second by Cummins to approve the consent agenda with one correction to the April 6th Council Meeting Minutes (#8 Authorize City Manager Wagner to work with Department Heads to take action related to the COVID-19 pandemic item, under New Business of the April 6th meeting, Following the roll call vote the motion passed unanimously), April 6th Council Meeting minutes, Investment & Treasurer's Report for March 2020, Liquor License Renewal at Pizza Hut & Casey's, Development Director's Report for March/April 2020, Airport Minutes from January 8, 2020 & April 8, 2020, Downtown Revitalization Incentive Program (DRIP) request for Vinney Pham/Kute Nails & Spa, Tipton Revitalization Incentive Program (TRIP) reimbursement for Michael Thomas/Thomas Heating & Air, Removal of oak tree on City Property at Tipton Greenhouse, Ventilator Maintenance Contract, EMS Professional Liability, Concrete repairs at James Kennedy Family Aquatic Center, Playground mulch for middle and upper playground areas, Pay Application No. 7, Sheets Design Build, \$15,682, 2020, Township Contracts for EMS and Fire Services for Center Township and Springfield Township, and the following Claims List. Following the roll call vote the motion passed unanimously.

| | | |
|----------------------------|------------------------------|----------|
| ACCESS SYSTEMS LEASING | COPIER AGREEMENT | 2,172.24 |
| ADAM SPANGLER | MILEAGE REIMBURSEMENT | 113.28 |
| AFLAC | AFLAC AFTER TAX PY W/HOLDING | 670.27 |
| AUREON COMMUNICATIONS | PHONE, INTERNET, CIRCUIT | 1,154.94 |
| AXA EQUI-VEST PROCESSING O | DEF. COMP PRETAX | 485 |
| BAKER & TAYLOR | 6 BOOKS | 432.54 |
| BARTON SOLVENTS INC | CHEMICALS | 763.96 |
| BOUND TREE MEDICAL LLC | MEDICAL SUPPLIES | 703.96 |
| BRIAN LINNEMEYER | APPRAISAL REVIEW SERVICES | 2,800.00 |
| CEDAR CO CLERK OF COURT | CHILD SUPPORT - CDDC003016 | 671.91 |
| CEDAR COUNTY SOLID WASTE | TRANSFER FEES | 3,283.00 |
| CINTAS LOC | SHOP SUPPLIES | 331.39 |
| CITY UTILITIES | UTILITIES | 1,007.37 |
| COLLECTION SERVICES CENTER | CHILD SUPPORT - 965160 | 96.73 |
| CUSTOM BUILDERS INC | UPS CHARGES | 107.87 |
| D & R PEST CONTROL | PEST CONTROL | 315.99 |
| DELL BUSINESS CREDIT | 1 COMPUTER | 414.17 |

| | | |
|-----------------------------|------------------------------|------------|
| EASTERN IOWA LIGHT & POWER | UTILITIES | 1,438.53 |
| EMERALD TRANSFORMER MS | TRANSFORMER | 2,811.85 |
| FAMILY FOODS | MISC SUPPLIES | 72.15 |
| FILTRATION CORP. OF AMERIC | OPERATING SUPPLIES | 165.24 |
| FLETCHER-REINHARDT CO. | TRANSFORMER PADS | 1,053.95 |
| GRASSHOPPER LAWN CARE DBA | CONTRACT PAY 03/16-04/15 | 3,266.67 |
| I.R.S. | FEDERAL WITHHOLDING | 18,259.48 |
| INTEGRATED TECHNOLOGY PART | TECH SERVICES | 343.75 |
| IOWA DEPARTMENT OF TRANSPOR | 27.5 TN ROAD SALT | 2,102.98 |
| IPERS | IPERS WITHHOLDING, FIRE | 12,313.52 |
| JOHN DEERE FINANCIAL | OPERATING SUPPLIES | 927.16 |
| KIRKWOOD COMMUNITY COLLEGE | TRAINING | 299 |
| KUNDE OUTDOOR EQUIPMENT | EQUIPMENT MAINT/REPAIR | 45 |
| ELECTRONICS INC | EXTINGUISHER SERVICE | 2,773.74 |
| LIBERTY TRUST & SAVINGS BA | CD PURCHASE | 612,365.89 |
| M3 AUTO PARTS | REPAIR PARTS | 37.23 |
| MC CLURE ENGINEERING COMPA | WWTP IMPROVEMENTS | 1,635.00 |
| MISC. VENDOR | IOWA DEPT OF REVENUE:TAX ADJ | 12,155.12 |
| MUNICIPAL SUPPLY INC | METER SUPPLIES | 1,360.10 |
| PENGUIN RANDOM HOUSE LLC | 1 BOOK ON CD | 30 |
| POWER LINE SUPPLY | STREET LIGHTING SUPPLIES | 1,577.31 |
| PREMIER PARTS INC | SHOP SUPPLIES | 1,493.93 |
| PRINCIPAL | PRINCIPAL DENTAL POLICY | 1,668.28 |
| PSC DISTRIBUTION INC | OPERATING SUPPLIES | 7.83 |
| REPUBLIC SERVICES OF IOWA | RECYCLING SORT FEES | 1,308.76 |
| SCHUMACHER ELEVATOR COMPAN | MONTHLY MAINTENANCE | 231.97 |
| SECRETARY OF STATE | NOTARY RENEWAL KONNIE | 30 |
| SPAHN & ROSE LUMBER CO | BLDG MAINT SUPPLIES | 643.92 |
| STATE HYGIENIC LABORATORY | TESTING FEES | 72 |
| STOREY KENWORTHY/MATT PARR | UTILITY BILLING ENVELOPES | 645.65 |
| STUART C IRBY CO | SERVICE LINES SUPPLIES | 268.46 |
| THE GAZETTE | ANNUAL SUBSCRIPTION | 256.82 |
| THE HOME DEPOT PRO | OPERATING SUPPLIES | 623.37 |
| THE PENWORTHY COMPANY LLC | 11 BOOKS | 168.21 |
| THOMAS HEATING & AIR | FURNACE REPAIRS | 84 |
| TIPTON CONSERVATIVE | PT LIBRARY ASSISTANT | 792.38 |
| TIPTON ELECTRIC MOTORS | OPERATING SUPPLIES | 870.26 |
| TIPTON PHARMACY | PHARMACEUTICALS | 336.1 |
| TITAN MACHINERY INC | REPAIR PARTS #18 | 5,677.15 |
| TITAN MACHINERY INC | REPAIR PARTS #138 | 8.55 |
| TOTAL MAINTENANCE INC | APRIL SERVICE | 483 |
| TREASURER, STATE OF IOWA | STATE WITHHOLDING | 2,968.00 |
| UNITED LABORATORIES | SHOP SUPPLIES | 305.69 |

| | | |
|---------------------------------|-------------------------------|------------|
| | NW AREA UTILITY | |
| VEENSTRA & KIMM INC | IMPROVEMENTS | 2,765.00 |
| VERIZON WIRELESS | CELL & DATA SERVICE | 2,314.33 |
| WENDLING QUARRIES INC | 123.99 TN RD STONE FOR ALLEYS | 1,264.89 |
| WERLING ABSTRACT COMPANY | REPORT OF TITLE | 150 |
| WESCO RECEIVABLES CORP | UNDERGROUND SUPPLIES | 368.08 |
| WINDSTREAM | MONTHLY SERVICES | 146.57 |
| ** TOTAL ** | | 716,511.49 |
| FUND TOTALS | | |
| 001 GENERAL GOVERNMENT | | 24,488.85 |
| 110 ROAD USE TAX FUND | | 34,542.18 |
| 125 TIF SPECIAL REVENUE FUND | | 88,568.93 |
| 303 WASTEWATER PROJECT | | 1,125.00 |
| 600 WATER OPERATING | | 3,360.24 |
| 610 WASTEWATER/AKA SEWER REV | | 5,379.03 |
| 630 ELECTRIC OPERATING | | 124,090.36 |
| 633 ELECTRIC RESERVE | | 59,590.68 |
| 640 GAS OPERATING | | 2,437.43 |
| 642 GAS RESERVE | | 327,317.49 |
| 660 AIRPORT OPERATING | | 3,595.12 |
| 670 GARBAGE COLLECTION | | 5,437.75 |
| 740 STORM WATER | | 77.35 |
| 810 CENTRAL GARAGE | | 9,058.30 |
| 835 ADMINISTRATIVE SERVICES | | 4,500.28 |
| 860 PAYROLL ACCOUNT | | 22,942.50 |
| GRAND TOTAL | | 716,511.49 |

Proclamation:

1. Arbor Day Proclamation, April 24, 2020, was accepted.

Old Business:

1. Phase 3 of Broadband Study

Motion by Cummins, second by McNeill to table until the May 6th Council Meeting. Following the roll call vote the motion passed unanimously.

2. COVID-19 related revolving loan fund

Motion by Cummins, second by McNeill to have the loans approved by the development commission and then brought to the City Council for final approval. Following the roll call vote the motion passed unanimously.

New Business:

1. Harold Marler to replace old septic system that runs out on the airport property

Motion by Cummins, second by Anderson to table. Following the roll call vote the motion passed unanimously.

2. Special Council Meeting Request for May 11, 2020 at 5:30 p.m. Included on the agenda will be an item for the BUILD Grant 2020/HWY 38 Project

3. Closed Session:

Pursuant to Iowa Code Chapter 21.5(1)(j) to discuss with counsel the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have

to pay for that property or reduce the price the governmental body would receive for that property. Motion by McNeill, second by Cummins to adjourn from regular session to closed session at 6:45 p.m. Following the roll call vote the motion passed unanimously.

Roll call to return to regular session:

The council reconvened to regular session from closed session at 7:03 p.m. with the following named Council member's present: Hembry, Cummins, Anderson, McNeill and Paustian. Motion by Anderson, second by Cummins to reconvene to regular session from closed session. Following the roll call vote the motion passed unanimously.

8. Action to be taken as a result of Closed Session

Motion by Cummins, second by McNeill to direct the City attorney to proceed as discussed in the closed session. Following the roll call vote the motion passed unanimously.

Reports of Mayor/Council/Manager/Department Heads

None

Adjourn:

With no further business to come before the council a motion to adjourn was made by Anderson, second by Hembry. Following the roll call vote the motion passed unanimously.
Meeting adjourned at 7:05 p.m.

Mayor_____

Attest:_____
City Clerk

Feb. 24th 6:30pm Library meeting minutes

Dale called the meeting to order at 6:30.

In attendance: Jen Johnson, Marcus Hertert, Dale Jedlicka, Sherry Hall, Jim McCollough

Let Kevin Kofron move up in the order of our meeting due to emergency in town: Jim motion to approve, Sherry second, motion carried

- Kevin's budget is \$30,000-\$33,000
- To replace the front steps
- Commercial railings are designed to last a long time
- City is willing to donate work to this project
- Want to make sure to put in 4 inch perforated tile to help with the leaking on the west side of the building
- Sidewalk will need to be replaced around the front of the library after all of the work
-

Approval of the agenda: Jen motioned to approve, Matt 2nd, motion carried.

Motion to approve last month's minutes: Marcus motioned to approve, Jim 2nd, motion carried.

Open Forum: -

Director's Report:

- Security Cameras
 - ITP came and presented a bid for \$1299.64
 - Friends of the Library will submit some money towards this project
- Budget
 - Will be approved at the next City Council Meeting
- Grant for Westside Project
 - Mike Boyle got the grant submission done for the project outside
 - Should know by April 15th if we got the grant, money will be in hand by May 1st
- Fiber Optics Internet
 - Library portion of the bill will be \$282/month
 - Increase from 20mgb/sec to 30mgb/sec
- Census
 - Promote to come in and do the census on site

Education:

- Code of Ethics
 - Marcus motioned to accept, Sherry second, motion carried.

Financial Report:

- Jim motioned to accept financial report, Jen second, motion carried.

Finance Committee: -

Personnel committee: -

Friends of the Library: -

Maintenance: -

Old Business:

- Numbers from Kevin about West Side Project
- Fines: questions and concerns
 - Need to make sure that everything is ready and updated
 - Everyone starts with a clean slate at date of fine free
- Would like to have fines cleaned up before the Summer Reading Program so everyone has a clean slate
- Diane and Denise need a day to clean up the computers and cards and computer with past fines
- Jim motion to accept the fine free policy April 1st, 2020, Marcus second, motion carried

New Business:

- Start date for fine free
- April 1st, 2020

Miscellaneous

- Marcus motioned to end the meeting, Jen 2nd, motion carried.
- Next meeting date March, 23rd 2020 at 6:30

Adjournment:

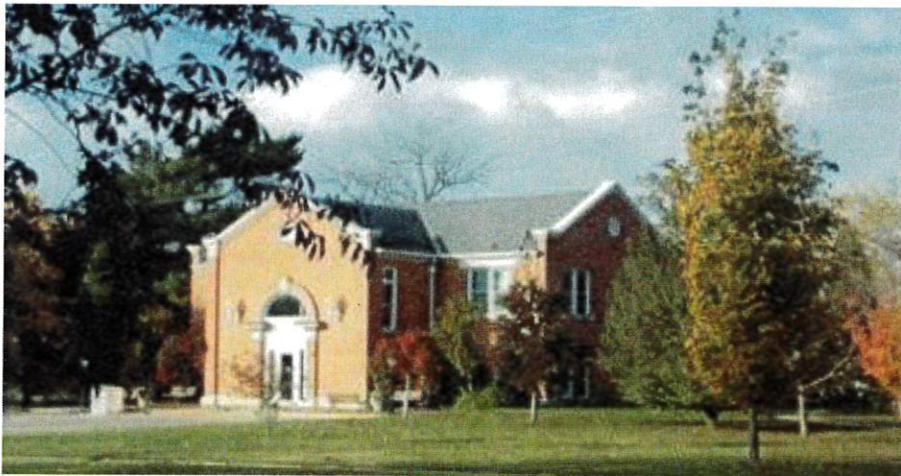
Sherry motion to adjourn, Jen second, motion carried

TIPTON PUBLIC LIBRARY

Check it out!

February 2020

Director's Report



Prepared by Denise Smith

Library Director

To

Library Board, Mayor Carney, Council Members and City Manager

March 2020

Statistics February 2020

| | Feb. | YTD |
|-------------------------------------|-------|--------|
| Total Circulation | 2,055 | 18,833 |
| Tipton Residents Circ. | 1,259 | 11,007 |
| Cedar County Residents Circ. | 605 | 5,191 |
| Computer Use | 174 | 2,326 |
| WiFi Usage | 364 | 1,907 |
| Attendance of Programs | 466 | 3,388 |
| Transactions for Copies made | 114 | 1,131 |
| Transactions for Faxes Sent | 11 | 107 |
| Transactions for ILL borrowed | 29 | 237 |
| Transactions for Keurig Drinks | 13 | 167 |
| Transactions for Friends of Library | 47 | 355 |
| Door Count | 3,465 | 25,479 |

Circulation by Material Types

| | Feb. | YTD |
|------------------|------|-------|
| Adult books | 583 | 4,949 |
| Teen Books | 101 | 1,029 |
| Children's books | 743 | 7,349 |
| DVDs | 544 | 4,795 |
| CDs | 49 | 515 |
| Magazines | 35 | 196 |

MISSION STATEMENT

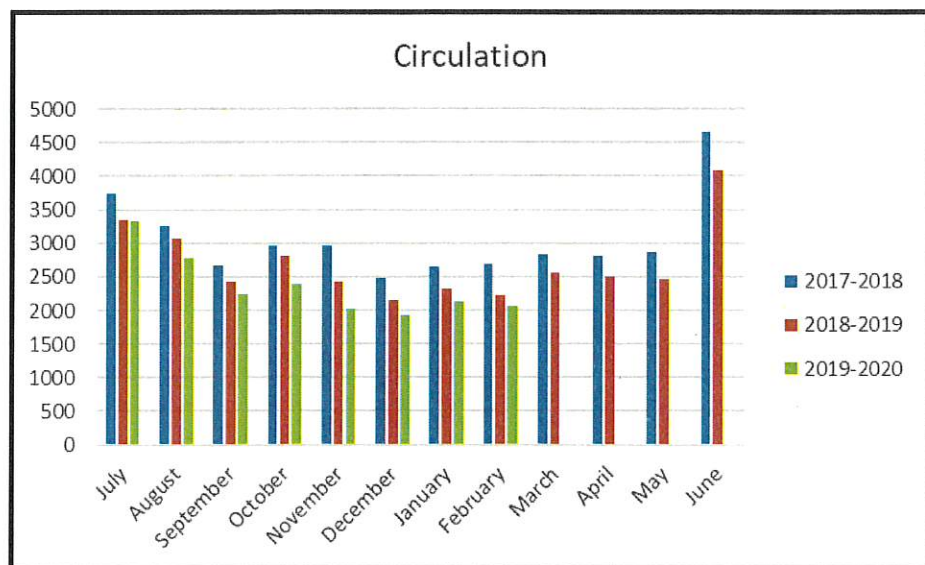
The Tipton Public Library will provide all the people of its community, a welcoming place where access to a balanced collection, technology, programming and other resources will serve their educational, cultural and recreational needs.

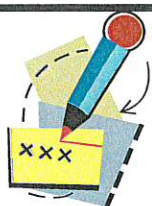
Library Staff

Denise Smith
Director
Diane Wallick
Assistant Director
Tryeann Schultz
Library Assistant
Amy Wallace
Library Assistant
Matthew Smith
Library Assistant
Cindy Kunde
Library Assistant Sub
Marcie Jedlicka
Library Assistant Sub
John Barnum
Custodian

Library Board of Trustees

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





General Fund-Revenues

| | Feb. | YTD |
|----------------|------------|-------------|
| Rural Funding | \$0 | \$13,928.27 |
| Fines and Fees | \$158.89 | \$1,813.96 |
| Donations | \$76.47 | \$5,862.50 |
| Enrich Iowa | \$0 | \$3,057.92 |
| Reimbursements | \$2.00 | \$128.00 |
| Refunds | \$701.29 | \$701.29 |
| Miscellaneous | \$144.85 | \$1,645.59 |
| Utilities | \$442.83 | \$3,542.68 |
| Total Revenues | \$1,526.33 | \$30,680.21 |



General Fund-Expenses

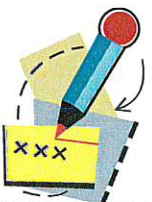
| | Feb. | YTD |
|----------------|-------------|--------------|
| Staff | \$8,234.83 | \$73,833.45 |
| Staff Benefits | \$1,364.77 | \$12,704.09 |
| Materials | \$2,,240.15 | \$17,606.95 |
| B. Maintenance | \$459.51 | \$3,844.55 |
| G. Maintenance | \$0 | \$5,983.00 |
| Technology | \$106.99 | \$1,848.52 |
| Programming | \$336.56 | \$4,744.39 |
| Miscellaneous | \$5,481.38 | \$38,348.44 |
| Software | \$0 | \$799.00 |
| Total Expenses | \$18,224.19 | \$159,712.39 |

Trust Fund Revenue- \$28.95

Trust Fund Balance- \$9,354.80

Monies Spent on Library Materials

| | Feb. | YTD |
|------------|------------|-------------|
| Books | \$1,299.53 | \$13,234.31 |
| DVDs | \$82.8 | \$1,440.91 |
| CDs | \$60.00 | \$949.99 |
| Mag./News. | \$0 | \$1,760.62 |

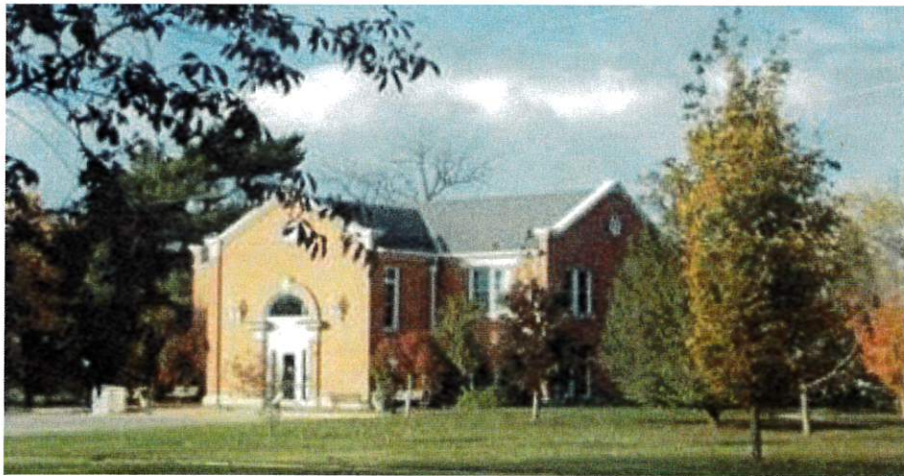


TIPTON PUBLIC LIBRARY

Check it out!

March 2020

Director's Report



Prepared by Denise Smith

Library Director

To

Library Board, Mayor Carney, Council Members and City Manager

April 2020

Statistics March 2020

| | March | YTD |
|-------------------------------------|-------|--------|
| Total Circulation | 2,320 | 21,153 |
| Tipton Residents Circ. | 1,386 | 12,393 |
| Cedar County Residents Circ. | 717 | 5,908 |
| Computer Use | 110 | 2,436 |
| WiFi Usage | 215 | 2,122 |
| Attendance of Programs | 340 | 3,689 |
| Transactions for Copies made | 75 | 1,206 |
| Transactions for Faxes Sent | 8 | 115 |
| Transactions for ILL borrowed | 26 | 263 |
| Transactions for Keurig Drinks | 6 | 173 |
| Transactions for Friends of Library | 19 | 374 |
| Door Count | 1,559 | 27,038 |

Circulation by Material Types

| | March | YTD |
|------------------|-------|-------|
| Adult books | 688 | 5,637 |
| Teen Books | 184 | 1,213 |
| Children's books | 931 | 8,280 |
| DVDs | 458 | 5,253 |
| CDs | 44 | 559 |
| Magazines | 15 | 211 |

MISSION STATEMENT

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

Library Staff

Denise Smith

Director

Tryeann Schultz

Library Assistant

Amy Wallace

Library Assistant

Matthew Smith

Library Assistant

Cindy Kunde

Library Assistant Sub

Marcie Jedlicka

Library Assistant Sub

John Barnum

Custodian

Library Board of Trustees

Dale Jedlicka-President

Heather Sloma-Weber

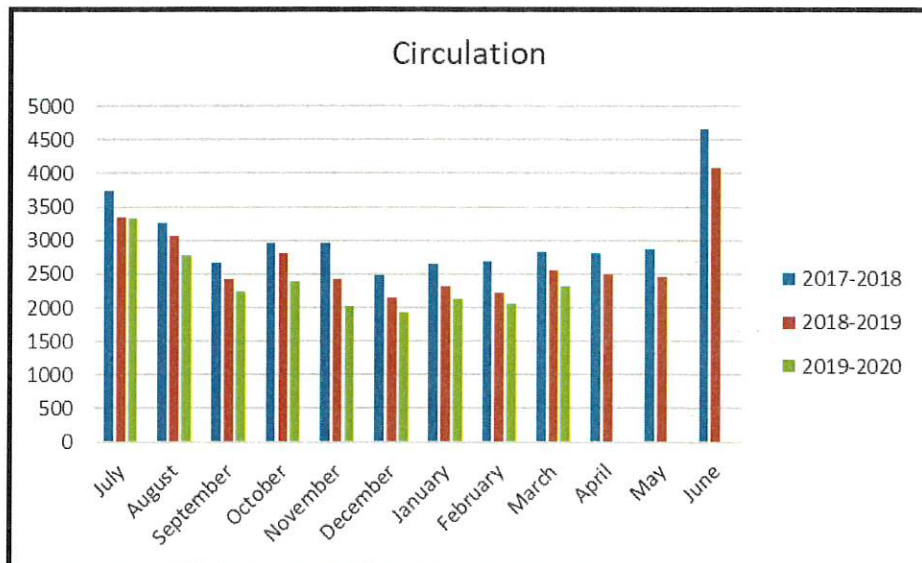
Jennifer Johnson-Secretary

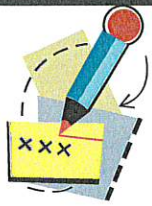
Marcus Hertert

Jim McCollough-Vice President

Sherry Hall

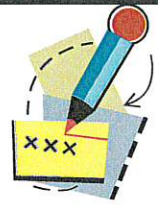
Matt McCall





General Fund-Revenues

| | March | YTD |
|----------------|----------|-------------|
| Rural Funding | \$0 | \$13,928.27 |
| Fines and Fees | \$151.65 | \$1,965.61 |
| Donations | \$75.86 | \$5,938.63 |
| Enrich Iowa | \$0 | \$3,057.92 |
| Reimbursements | \$3.00 | \$131.00 |
| Refunds | \$701.29 | \$701.29 |
| Miscellaneous | \$159.40 | \$1,804.99 |
| Utilities | \$442.83 | \$3,985.51 |
| Total Revenues | \$832.74 | \$31,513.22 |



General Fund-Expenses

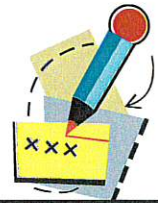
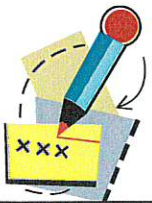
| | March | YTD |
|----------------|-------------|--------------|
| Staff | \$8,147.06 | \$81,980.51 |
| Staff Benefits | \$1,278.93 | \$13,983.02 |
| Materials | \$2,075.19 | \$19,682.14 |
| B. Maintenance | \$0 | \$3,844.55 |
| G. Maintenance | \$0 | \$5,983.00 |
| Technology | \$399.64 | \$2,248.16 |
| Programming | \$154.12 | \$4,898.51 |
| Miscellaneous | \$3,403.43 | \$41,751.87 |
| Software | \$0 | \$799.00 |
| Total Expenses | \$15,458.37 | \$175,170.76 |

Trust Fund Revenue- \$16.72

Trust Fund Balance- \$9,371.52

Monies Spent on Library Materials

| | March | YTD |
|------------|----------|-------------|
| Books | \$837.32 | \$14,071.63 |
| DVDs | \$75.96 | \$1,516.87 |
| CDs | \$93.75 | \$1,043.74 |
| Mag./News. | \$0 | \$1,760.62 |



**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

| | |
|---------------------|----------------------------------|
| DATE: | 5/4/2020 |
| AGENDA ITEM: | TRIP Program Request |
| ACTION: | Motion to approve, deny or table |

SYNOPSIS:

Tipton Revitalization Incentive Program (TRIP) Request

Applicant: Dave Kruse, Co-Manager of Tipton Investment Partners, LLC
Building: CDS Global located at 411 E. South Street

Due to the COVID-19 Pandemic, the Commission is following the guidelines of social distancing and therefore cancelled their meeting and corresponded via email (but couldn't legally vote). However, there weren't any objections via email to proceed with granting approval with this project. The Commission is asking the City Council to make final decision regarding this application.

Total amount of project: \$28,7780.00 for a Commercial/Industrial Grant

Amount suggested to approve by the Commission: \$7,500.00 to begin project.

Project summary: Removal of an old HVAC unit at CDS Global production plant and replacing with a new unit.

1. New unit is more efficient and uses newer style refrigerant, reducing leaser's energy usage and costs, and reduced maintenance
2. Unit has a fresh air intake and humidity control that will improve air quality inside the facility for a healthier environment for employees
3. Replacing HVAC increases the value of the building

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

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

MAYOR/COUNCIL ACTION: Approve, deny or Table

ATTACHMENTS: None

PREPARED BY: Linda Beck

DATE PREPARED: 4/24/2020

AGENDA ITEM

AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

DATE: 5/4/2020

AGENDA ITEM: TIP Program Reimbursement

ACTION: Motion to approve, deny or table

SYNOPSIS: Tipton Incentive Program (TIP) Reimbursement request:
Applicant: Mike & Deb Cook located Hwy 38 South of Wal-Mart
Amount for Reimbursement: \$7,500.00

Due to COVID-19 Pandemic, the Commission is following the guidelines of social distancing and therefore cancelled their meeting and corresponded via email (but couldn't legally vote). However, there weren't any objections via email for the reimbursement requested by Mike & Deb Cook. The Commission is asking the City Council to make the final decision regarding the application.



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

Re: Mike & Deb Cook

Dear Council Members,

Under the current COVID-19 Pandemic the Tipton Commission cancelled their meeting and request the Council bypass them and make final decision to consider Tipton Incentive program (TIP) reimbursement request from Mike & Deb Cook.

Reimbursement request:

Applicant: Mike & Deb Cook

- **Project Total:** \$17,967.36 for completion of dirt work, footings & foundation. Total cost of this project is \$370,000 – \$400,00.00 for a floor level 4-plex. Construction will begin in 2-3 weeks
- **Reimbursement amount:** \$7,500.00
- **Recommendation:** The project has met its requirements and is recommended for reimbursement in the above amount of \$7,500.00

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: 4/28/2020

Before foundation/footing/dirt work



After foundation/footing/dirt work



AGENDA ITEM

AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

DATE: May 4th, 2020

AGENDA ITEM: Approval to purchase transformers and transformer basements

ACTION: Motion to Approve

SYNOPSIS: This is for purchasing the transformer basement for single phase pad mount transformers for stock.

Due to the current situation we are trying to identify items we will be needing after July 1st 2020, lead time for many products have been pushed out 4 to 6 more weeks. Transformers have gone from 8 to 10 weeks to 14 to 16 weeks.

The purchase will be made in the 20/21 fiscal year budget.

We have pretty much standardized on the ERMCO line due to quality of the product, and the prices just can't be beat. 4 percent back on every dollar we spend.

This was the only quote I got as prices have went up and this quote was still less than previous quotes in the last year.

I would ask for approval of the quote from RESCO in a total amount of \$8,196.20

BUDGET ITEM:

RESPONSIBLE DEPARTMENT: Electric

MAYOR/COUNCIL ACTION: Approval Needed

ATTACHMENTS: yes one quote

PREPARED BY: Floyd Taber

DATE PREPARED: April 27, 2020



Rural Electric Supply Cooperative

QUOTE ORDER

Order #

783155-00

Quote Date

04/14/20

PO #

04/14/20 QUOTE

Page #

1

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

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

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

Instructions

Currency

Ship Point

Resco - Ankeny

Via

Common Carr

Shipped

Terms

.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 | 37.5KVA TRANSFORMER PAD 37.5KVA TRANSFORMER 1P PAD MOUNTED Vendor Prod: 37.5 KVA LOW PROFILE, ANSI STD. TYPE II LOOP FEED WITH 200 AMP STRAP 12470GRDY/7200 95BIL 1BU 2 AT 2.5% ABOVE & BELOW NORMAL 240/120 (3 LVBU ONLY) LHL GENERIC DUAL/LOAD (DS) BAYO & ISO ECI ISOLATION LINK BY CONFIGURATOR GENERIC HV BUSHING WELL 3-90 OR 98 ERMCO STANDARD INSERTS COPPER STUD SECONDARY BUSHINGS. NO CONNECTORS REQUIRED 14GA MILD STEEL DOOR "WARNING" DECAL (300007-61) DOOR STD TX MINERAL OIL LEAD TIME = 12-14 WEEKS FREIGHT ALLOWED | 4 | each | 1550.00 | 6200.00 |
| 2 | FC-38-43-32-2631 CONCAST FIBERCRETE BOX PAD 26"X31" OPEN LEAD TIME = 6-7 WEEKS FREIGHT ADDED - ESTIMATED AT \$350.00 TOTAL QUOTE VALID FOR 30 DAYS THANK YOU, JESSE | 4 | each | 365.00 | 1460.00 |
| 2 | Lines Total | Qty Shipped Total | 8 | Total | 7660.00 |
| | | | | Taxes | 536.20 |
| | | | | Order Total | 8196.20 |

| PARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|-----------------|---------------------------|--|----------------------------|-----------|
| LICE DEPARTMENT | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 798.50 |
| | | | MEDICARE WITHOLDING | 186.23 |
| | | | MEDICARE WITHOLDING | 0.52 |
| | | IPERS | IPERS WITHOLDING POLICE | 1,318.02 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 23.40 |
| | | UNIFORM DEN INC | DUTY GLOVES | 44.43 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 65.68 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 786.04 |
| | | | PSF payment | 957.60 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 4,001.88 |
| | | | TOTAL: | 8,182.30 |
| RE DEPARTMENT | GENERAL GOVERNMENT I.R.S. | AAA MECHANICAL INC | BOILER MAINT. | 700.00 |
| | | | FICA WITHOLDING | 55.45 |
| | | | MEDICARE WITHOLDING | 11.54 |
| | | | MEDICARE WITHOLDING | 1.45 |
| | | IPERS | IPERS WITHOLDING, FIRE | 64.72 |
| | | KOFRON BUILDERS INC | DISPOSABLE TYVEK SUITS | 80.00 |
| | | SANDRY FIRE SUPPLY LLC | FIRE HOSE | 9,066.00 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 223.52 |
| | | | TOTAL: | 10,202.68 |
| BULANCE | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 171.81 |
| | | | MEDICARE WITHOLDING | 27.29 |
| | | | MEDICARE WITHOLDING | 12.89 |
| | | BOUND TREE MEDICAL LLC | SUPPLIES | 385.45 |
| | | MISC. VENDOR LINDSEY BOERJAN | LINDSEY BOERJAN:CPR INSTRU | 250.00 |
| | | IPERS | IPERS WITHOLDING EMT | 284.25 |
| | | JOHNSON COUNTY AMBULANCE SERVICE | ALS INTERCEPT | 200.00 |
| | | | ALS INTERCEPT | 200.00 |
| | | NFP | MEDICAL DIRECTOR INSURANCE | 3,996.00 |
| | | PRAXAIR DISTRIBUTION INC | OXYGEN | 53.87 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 3.90 |
| | | TIPTON ELECTRIC MOTORS | EQUIPMENT MAINT/REPAIRS | 168.25 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 9.81 |
| | | ZOLL MEDICAL CORPORATION | VENTILATOR PM | 1,190.00 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 488.54 |
| | | | PSF payment | 26.30 |
| | | | TRANSFERS | 1,442.33 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 989.23 |
| | | | TOTAL: | 9,899.92 |
| EET DEPARTMENT | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 191.93 |
| | | | MEDICARE WITHOLDING | 36.89 |
| | | | MEDICARE WITHOLDING | 0.02 |
| | | | MEDICARE WITHOLDING | 0.13 |
| | | | MEDICARE WITHOLDING | 7.68 |
| | | | MEDICARE WITHOLDING | 0.17 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 306.62 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 6.55 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 15.39 |
| | | CITY OF TIPTON FUNDS | Central Stores services pa | 2,366.22 |
| | | | PSF payment | 264.53 |
| | | | TRANSFERS | 25,735.75 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 2,226.53 |
| | | | TOTAL: | 31,158.41 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|------------------------|--------------------|--|----------------------------|----------|
| SIDEWALKS | GENERAL GOVERNMENT | CITY OF TIPTON FUNDS | Central Stores services pa | 34.31 |
| | | | TOTAL: | 34.31 |
| TREES | GENERAL GOVERNMENT | CITY OF TIPTON FUNDS | Central Stores services pa | 21.11 |
| | | | TOTAL: | 21.11 |
| CEMETERY | GENERAL GOVERNMENT | ERIC STORJOHANN | 1 FULL, 1 ASH BURIAL | 750.00 |
| | | | TOTAL: | 750.00 |
| GENERAL ADMINISTRATION | GENERAL GOVERNMENT | I.R.S. | FICA WITHHOLDING | 131.96 |
| | | | MEDICARE WITHHOLDING | 30.78 |
| | | | MEDICARE WITHHOLDING | 0.01 |
| | | | MEDICARE WITHHOLDING | 0.04 |
| | | | MEDICARE WITHHOLDING | 0.02 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 208.47 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 2.43 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 10.90 |
| | | CITY OF TIPTON FUNDS | Central Stores services pa | 481.77 |
| | | | PSF payment | 1,130.21 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 1,646.82 |
| | | | TOTAL: | 3,643.41 |
| LIBRARY | GENERAL GOVERNMENT | I.R.S. | FICA WITHHOLDING | 166.73 |
| | | | MEDICARE WITHHOLDING | 23.42 |
| | | | MEDICARE WITHHOLDING | 15.58 |
| | | AUCA CHICAGO LOCKBOX | BLDG MAINT SUPPLIES | 398.92 |
| | | BAKER & TAYLOR | 10 BOOKS | 125.26 |
| | | | 21 BOOKS | 289.67 |
| | | BANLEACO | COPIERS CONTRACT | 117.52 |
| | | THE FABRIC STASHER QUILT STORE AND MOR | PROGRAMMING SUPPLIES | 160.00 |
| | | GRASSHOPPER LAWN CARE DBA ALL STAR TUR | MONTHLY SERVICES | 341.67 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 253.87 |
| | | MEDIACOM | INTERNET SERVICE | 312.47 |
| | | PENGUIN RANDOM HOUSE LLC | 3 BOOKS ON CD | 82.50 |
| | | | 3 BOOKS ON CD | 90.00 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 3.90 |
| | | TIFFINY'S TIPTON BAKERY | PROGRAMMING SUPPLIES | 160.00 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 8.21 |
| | | WINDSTREAM | MONTHLY SERVICES | 302.39 |
| | | | TOTAL: | 2,852.11 |
| PARK | GENERAL GOVERNMENT | I.R.S. | FICA WITHHOLDING | 7.43 |
| | | | MEDICARE WITHHOLDING | 1.74 |
| | | MISC. VENDOR ILAINA HEIN | ILAINA HEIN:PARK SHELTER R | 15.00 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 11.69 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 0.10 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 0.61 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 63.41 |
| | | | PSF payment | 81.66 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 93.92 |
| | | | TOTAL: | 275.56 |
| RECREATION DEPARTMENT | GENERAL GOVERNMENT | I.R.S. | FICA WITHHOLDING | 67.08 |
| | | | MEDICARE WITHHOLDING | 15.69 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 106.14 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 1.95 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|------------------|---------------------------------|--|----------------------------|--------|
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 5.78 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 51.76 |
| | | | PSF payment | 5.20 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 538.24 |
| | | | TOTAL: | 791.84 |
| YOUTH RECREATION | GENERAL GOVERNMENT MISC. VENDOR | ANDIE COSTAS | ANDIE COSTAS: SOCCER REFUN | 30.00 |
| | | AMBER FIELDS | AMBER FIELDS: SOCCER REFUN | 30.00 |
| | | ASHLEY FULLER | ASHLEY FULLER: SOCCER REFU | 30.00 |
| | | ABBY ILAZI | ABBY ILAZI: SOCCER REFUND | 30.00 |
| | | ANNA LEEPER | ANNA LEEPER: SOCCER REFUND | 30.00 |
| | | AARON MOES | AARON MOES: SOCCER REFUND | 30.00 |
| | | AMBER MEIER | AMBER MEIER: SOCCER REFUND | 30.00 |
| | | ANDREW NEFEGER | ANDREW NEFEGER: SOCCER REF | 30.00 |
| | | AMBER PHILLIPS | AMBER PHILLIPS: SOCCER REF | 30.00 |
| | | AMY WALLACE | AMY WALLACE: SOCCER REFUND | 30.00 |
| | | BECKY BARCLAY | BECKY BARCLAY: SOCCER REFU | 30.00 |
| | | BRYAN CARNEY | BRYAN CARNEY: SOCCER REFUN | 30.00 |
| | | BILL DITTMER | BILL DITTMER: SOCCER REFUN | 30.00 |
| | | CHANTAL PETESCH | CHANTAL PETESCH: SOCCER RE | 60.00 |
| | | CHRIS SORGENFREY | CHRIS SORGENFREY: SOCCER R | 30.00 |
| | | CHRIS THOLEN | CHRIS THOLEN: SOCCER REFUN | 30.00 |
| | | CASSY WHITCOMB | CASSY WHITCOMB: SOCCER REF | 30.00 |
| | | DESTINY BRUMBAUGH | DESTINY BRUMBAUGH: SOCCER | 30.00 |
| | | DAWN CASPARY | DAWN CASPARY: SOCCER REFUN | 30.00 |
| | | DON MUSE | DON MUSE: SOCCER REFUND | 30.00 |
| | | ERIC WAGNER | ERIC WAGNER: SOCCER REFUND | 30.00 |
| | | FARRAH ELSHOFF | FARRAH ELSHOFF: SOCCER REF | 30.00 |
| | | HANNAH KADINGER | HANNAH KADINGER: SOCCER RE | 30.00 |
| | | HEATH ROBINSON | HEATH ROBINSON: SOCCER REF | 60.00 |
| | | JILL CHAMBLISS | JILL CHAMBLISS: SOCCER REF | 30.00 |
| | | JASON HARMON | JASON HARMON: SOCCER REFUN | 30.00 |
| | | JILL TRESSLAR | JILL TRESSLAR: SOCCER REFU | 30.00 |
| | | KYLA BURNETT | KYLA BURNETT: SOCCER REFUN | 30.00 |
| | | KYLA COSTELLO | KYLA COSTELLO: SOCCER REFU | 30.00 |
| | | KIMBERLY CHAPMAN | KIMBERLY CHAPMAN: SOCCER R | 30.00 |
| | | KATRINA HAMILTON | KATRINA HAMILTON: SOCCER R | 30.00 |
| | | KAYLA MCCULLOUGH | KAYLA MCCULLOUGH: SOCCER R | 30.00 |
| | | LAURA GARRELS | LAURA GARRELS: SOCCER REFU | 30.00 |
| | | LINDSEY PAUSTIAN | LINDSEY PAUSTIAN: SOCCER R | 30.00 |
| | | MATT BANOWETZ | MATT BANOWETZ: SOCCER REFU | 30.00 |
| | | MIKE CLEMENS | MIKE CLEMENS: SOCCER REFUN | 30.00 |
| | | MARC HERTERT | MARC HERTERT: SOCCER REFUN | 30.00 |
| | | MISTY OWEN | MISTY OWEN: SOCCER REFUND | 30.00 |
| | | MARIAH PRUESS | MARIAH PRUESS: SOCCER REFU | 30.00 |
| | | NICK BEHNE | NICK BEHNE: SOCCER REFUND | 30.00 |
| | | RYAN CROCK | RYAN CROCK: SOCCER REFUND | 90.00 |
| | | RHIANNON ELLERHOFF | RHIANNON ELLERHOFF: SOCCER | 30.00 |
| | | SABRINA CRUZ | SABRINA CRUZ: SOCCER REFUN | 30.00 |
| | | SONJA MANGLER | SONJA MANGLER: SOCCER REFU | 30.00 |
| | | STEPHANIE SHALL | STEPHANIE SHALL: SOCCER RE | 30.00 |
| | | SAM SEMOTAN | SAM SEMOTAN: SOCCER REFUND | 30.00 |
| | | SEAN WRIGHT | SEAN WRIGHT: SOCCER REFUND | 30.00 |
| | | STEPHANIE WEBB | STEPHANIE WEBB: SOCCER REF | 30.00 |
| | | TIM HANSEL | TIM HANSEL: SOCCER REFUND | 30.00 |
| | | TOM JENSEN | TOM JENSEN: SOCCER REFUND | 30.00 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|------------------------|---|--|----------------------------|----------|
| | | | TOTAL: | 1,620.00 |
| FAMILY AQUATIC CENTER | GENERAL GOVERNMENT I.R.S. | | FICA WITHHOLDING | 165.70 |
| | | | MEDICARE WITHHOLDING | 31.78 |
| | | | MEDICARE WITHHOLDING | 6.98 |
| | | GRAINGER | GRAINGER | 26.04 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 240.28 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 5.85 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 11.93 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 584.86 |
| | | | PSF payment | 15.60 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 1,083.96 |
| | | | TOTAL: | 2,172.98 |
| ECONOMIC DEVELOPMENT | GENERAL GOVERNMENT I.R.S. | | FICA WITHHOLDING | 110.28 |
| | | | MEDICARE WITHHOLDING | 25.79 |
| | | IOWA PRISON INDUSTRIES | WAYFINDING SIGNAGE | 6,156.20 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 180.71 |
| | | MARCIA MEYERS | MAY RENT | 600.00 |
| | | OFFICE EXPRESS | OFFICE SUPPLIES | 63.99 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 3.90 |
| | | SPINUTECH INC | APRIL EMAIL MARKETING | 25.00 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 9.49 |
| | | CITY OF TIPTON FUNDS | PSF payment | 10.40 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 917.86 |
| | | | TOTAL: | 8,103.62 |
| EXECUTIVE | GENERAL GOVERNMENT I.R.S. | | FICA WITHHOLDING | 23.25 |
| | | | MEDICARE WITHHOLDING | 5.44 |
| | | IPERS | IPERS ELECTED OFFICIALS | 35.40 |
| | | | TOTAL: | 64.09 |
| FINANCE & ADMINISTRATI | GENERAL GOVERNMENT I.R.S. | | FICA WITHHOLDING | 67.12 |
| | | | MEDICARE WITHHOLDING | 4.21 |
| | | | MEDICARE WITHHOLDING | 11.38 |
| | | | MEDICARE WITHHOLDING | 0.04 |
| | | | MEDICARE WITHHOLDING | 0.07 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 104.04 |
| | | LYNCH DALLAS PC | LEGAL SERVICES | 15.00 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 0.46 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 1.56 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 164.90 |
| | | | PSF payment | 25.83 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 176.88 |
| | | | TOTAL: | 571.49 |
| BUILDING MAINTENANCE | GENERAL GOVERNMENT CINTAS CORPORATION | | CINTAS CORPORATION | 33.08 |
| | | | TOTAL: | 33.08 |
| AMBULANCE TRUST | GENERAL GOVERNMENT CITY OF TIPTON FUNDS | | TRANSFERS | 1,442.33 |
| | | | TOTAL: | 1,442.33 |
| TRANSFER-COMM/LOCAL AC | GENERAL GOVERNMENT CITY OF TIPTON FUNDS | | TRANSFERS | 2,083.33 |
| | | | TOTAL: | 2,083.33 |
| STREET DEPARTMENT | ROAD USE TAX FUND | GARDEN & ASSOCIATES INC | 2020 PROJECT - PLUM 5TH-7T | 2,501.34 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|--|----------------------------------|--|----------------------------|-----------|
| | | | TOTAL: | 2,501.34 |
| TRAFFIC SERVICE MAINT. | ROAD USE TAX FUND | I.R.S. | FICA WITHHOLDING | 3.67 |
| | | | MEDICARE WITHHOLDING | 0.86 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 5.94 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 0.12 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 0.31 |
| | | CITY OF TIPTON FUNDS | Central Stores services pa | 11.41 |
| | | | PSF payment | 0.62 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 38.71 |
| | | | TOTAL: | 61.64 |
| SNOW AND ICE REMOVAL | ROAD USE TAX FUND | I.R.S. | FICA WITHHOLDING | 57.83 |
| | | | MEDICARE WITHHOLDING | 13.47 |
| | | | MEDICARE WITHHOLDING | 0.06 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 92.85 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 2.12 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 4.77 |
| | | CITY OF TIPTON FUNDS | Central Stores services pa | 262.51 |
| | | | PSF payment | 24.65 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 688.85 |
| | | | TOTAL: | 1,147.11 |
| STREET CLEANING | ROAD USE TAX FUND | I.R.S. | FICA WITHHOLDING | 34.60 |
| | | | MEDICARE WITHHOLDING | 8.09 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 52.68 |
| | | CITY OF TIPTON FUNDS | Central Stores services pa | 88.68 |
| | | | PSF payment | 5.20 |
| | | | TOTAL: | 189.25 |
| TRANSFER/OTHER SOURCES | ROAD USE TAX FUND | CITY OF TIPTON FUNDS | TRANSFERS | 2,282.92 |
| | | | TOTAL: | 2,282.92 |
| TRANSFERS/OTHER SOURCE TRUST AND AGENCY F | CITY OF TIPTON FUNDS | | TRANSFERS | 35,696.17 |
| | | | TOTAL: | 35,696.17 |
| TRANSFER | Emergency Fund | CITY OF TIPTON FUNDS | TRANSFERS | 2,619.58 |
| | | | TOTAL: | 2,619.58 |
| OTHER GOVERNMENTAL SER LOCAL OPTION TAX | | SHEETS DESIGN BUILD LLC | PAY APP NO 7 | 15,682.00 |
| | | | TOTAL: | 15,682.00 |
| TRANSFERS/OTHER SOURCE LOCAL OPTION TAX | CITY OF TIPTON FUNDS | | TRANSFERS | 22,333.33 |
| | | | TOTAL: | 22,333.33 |
| OTHER COMM & ECO DEV | TIF SPECIAL REVENUE MISC. VENDOR | THOMAS HTG & AIR LLC | THOMAS HTG & AIR LLC:TRIP | 7,500.00 |
| | | JMJ INVESTMENTS LLC | JMJ INVESTMENTS LLC:DRIP R | 4,400.00 |
| | | | TOTAL: | 11,900.00 |
| TRANSFERS/OTHER SOURCE TIF SPECIAL REVENUE | CITY OF TIPTON FUNDS | | TRANSFERS | 89,027.50 |
| | | | TOTAL: | 89,027.50 |
| ROLLING LOAN PRGRM | ECONOMIC/INDUSTRIAL ECIA | | HARDACRE GRANT WRITING | 354.00 |
| | | | TOTAL: | 354.00 |
| TRANSFERS/OTHER SOURCE FIRE ENTERPRISE TR | CITY OF TIPTON FUNDS | | TRANSFERS | 2,500.00 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|---|--------------------|--|----------------------------|-----------|
| | | | TRANSFERS | 5,225.00 |
| | | | TOTAL: | 7,725.00 |
| WATER DISTRIBUTION | WATER OPERATING | I.R.S. | FICA WITHOLDING | 273.15 |
| | | | MEDICARE WITHOLDING | 63.48 |
| | | | MEDICARE WITHOLDING | 0.18 |
| | | | MEDICARE WITHOLDING | 0.06 |
| | | | MEDICARE WITHOLDING | 0.17 |
| | | IOWA ONE CALL | LOCATES | 18.00 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 438.11 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 8.20 |
| | | WALMART COMMUNITY | WALMART COMMUNITY | 21.66 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 21.94 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 971.95 |
| | | | PSF payment | 150.81 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 2,802.65 |
| | | | TOTAL: | 4,770.56 |
| WATER BILL/COLLECT | WATER OPERATING | I.R.S. | FICA WITHOLDING | 67.12 |
| | | | MEDICARE WITHOLDING | 15.17 |
| | | | MEDICARE WITHOLDING | 0.52 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 108.16 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 2.74 |
| | | TYLER TECHNOLOGIES INC | UB NOTIFICATION CALLS | 7.86 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 5.68 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 157.10 |
| | | | PSF payment | 1,392.80 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 917.03 |
| | | | TOTAL: | 2,674.18 |
| TRANSFER/OTHER SOURCES WATER OPERATING | | CITY OF TIPTON FUNDS | TRANSFERS | 3,645.83 |
| | | | TRANSFERS | 11,837.92 |
| | | | TOTAL: | 15,483.75 |
| WASTEWATER/AKA SEWER | WASTEWATER/AKA SEW | I.R.S. | FICA WITHOLDING | 266.72 |
| | | | MEDICARE WITHOLDING | 61.78 |
| | | | MEDICARE WITHOLDING | 0.22 |
| | | | MEDICARE WITHOLDING | 0.28 |
| | | | MEDICARE WITHOLDING | 0.08 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 428.37 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 7.63 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 21.61 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 920.23 |
| | | | PSF payment | 1,009.02 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 2,845.94 |
| | | | TOTAL: | 5,561.88 |
| TRANSFER/OTHER SOURCES WASTEWATER/AKA SEW | | CITY OF TIPTON FUNDS | TRANSFERS | 3,383.33 |
| | | | TRANSFERS | 16,991.00 |
| | | | TOTAL: | 20,374.33 |
| ELECTRIC DISTRIBUTION | ELECTRIC OPERATING | I.R.S. | FICA WITHOLDING | 721.45 |
| | | | MEDICARE WITHOLDING | 158.93 |
| | | | MEDICARE WITHOLDING | 0.66 |
| | | | MEDICARE WITHOLDING | 0.62 |
| | | | MEDICARE WITHOLDING | 8.52 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|------------------------|---|--|----------------------------|-----------|
| | | APPLE INC | IPAD/APPLECARE WAR. | 488.00 |
| | | CINTAS LOC | UNIFORMS | 107.97 |
| | | | UNIFORMS | 46.94 |
| | | | UNIFORMS, SHOP TOWELS, MAT | 109.66 |
| | | | UNIFORMS, SHOP TOWELS, MAT | 46.94 |
| | | MISC. VENDOR SHEESE, MARK | 06-0060-30 | 24.24 |
| | | JAMES HANSEN | APRIL RENT | 225.00 |
| | | IOWA ONE CALL | LOCATES | 18.00 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 1,155.31 |
| | | JON WALSH | MISC SUPPLIES | 23.52 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 19.40 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 71.95 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 5,954.48 |
| | | | PSF payment | 740.88 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 4,222.71 |
| | | | TOTAL: | 14,145.18 |
| ELECTRIC POWER PLANT | ELECTRIC OPERATING I.R.S. | | FICA WITHHOLDING | 98.03 |
| | | | MEDICARE WITHHOLDING | 22.40 |
| | | | MEDICARE WITHHOLDING | 0.52 |
| | | CINTAS CORPORATION | CINTAS CORPORATION | 112.09 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 157.36 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 2.64 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 8.05 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 782.03 |
| | | | PSF payment | 236.19 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 589.02 |
| | | | TOTAL: | 2,008.33 |
| ELECTRIC BILL/COLLECT | ELECTRIC OPERATING I.R.S. | | FICA WITHHOLDING | 132.39 |
| | | | MEDICARE WITHHOLDING | 30.43 |
| | | | MEDICARE WITHHOLDING | 0.52 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 212.96 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 4.52 |
| | | TYLER TECHNOLOGIES INC | UB NOTIFICATION CALLS | 7.87 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 11.60 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 289.69 |
| | | | PSF payment | 1,469.10 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 1,269.41 |
| | | | TOTAL: | 3,428.49 |
| UISA GENERATING STAT | ELECTRIC OPERATING MIDAMERICAN ENERGY COMPANY | | Est cash request | 17,150.00 |
| | | | Est cash request | 28,420.00 |
| | | | Est cash request | 490.00 |
| | | | Est cash request | 2,940.00 |
| | | | TOTAL: | 49,000.00 |
| TRANSFER/OTHER SOURCES | ELECTRIC OPERATING CITY OF TIPTON FUNDS | | TRANSFERS | 24,330.83 |
| | | | TRANSFERS | 35,997.08 |
| | | | TRANSFERS | 6,656.33 |
| | | | TOTAL: | 66,984.24 |
| S DISTRIBUTION | GAS OPERATING | I.R.S. | FICA WITHHOLDING | 416.15 |
| | | | MEDICARE WITHHOLDING | 86.45 |
| | | | MEDICARE WITHHOLDING | 0.18 |
| | | | MEDICARE WITHHOLDING | 2.42 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|------------------------|--------------------|--|----------------------------|-----------|
| | | | MEDICARE WITHOLDING | 0.06 |
| | | | MEDICARE WITHOLDING | 8.22 |
| | | APPLE INC | IPAD/WARRENTY | 488.00 |
| | | CINTAS LOC | UNIFORMS | 44.47 |
| | | | UNIFORMS, SHOP TOWELS, MAT | 44.47 |
| | | INTEGRATED TECHNOLOGY PARTNERS LLC | TECH SERVICES | 45.00 |
| | | IOWA ONE CALL | LOCATES | 18.00 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 653.88 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 10.22 |
| | | STUART C IRBY CO | STUART C IRBY CO | 172.70 |
| | | UTILITY SAFETY AND DESIGN INC | GAS SYSTEM MODEL | 6,500.00 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 33.18 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 2,614.54 |
| | | | PSF payment | 152.47 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 2,758.88 |
| | | | TOTAL: | 14,049.29 |
| GAS BILL/COLLECT | GAS OPERATING | I.R.S. | FICA WITHOLDING | 79.86 |
| | | | MEDICARE WITHOLDING | 18.15 |
| | | | MEDICARE WITHOLDING | 0.55 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 128.78 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 3.08 |
| | | TYLER TECHNOLOGIES INC | UB NOTIFICATION CALLS | 7.87 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 6.70 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 157.18 |
| | | | PSF payment | 1,392.80 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 1,001.88 |
| | | | TOTAL: | 2,796.85 |
| TRANSFER/OTHER SOURCES | GAS OPERATING | CITY OF TIPTON FUNDS | TRANSFERS | 30,274.97 |
| | | | TOTAL: | 30,274.97 |
| AIRPORT | AIRPORT OPERATING | I.R.S. | FICA WITHOLDING | 13.18 |
| | | | MEDICARE WITHOLDING | 3.08 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 20.06 |
| | | WRIGHT LAWN CARE | CONTRACT PAY MAY 2020 | 358.33 |
| | | | TOTAL: | 394.65 |
| TRANSFER/OTHER SOURCES | AIRPORT OPERATING | CITY OF TIPTON FUNDS | TRANSFERS | 4,327.00 |
| | | | TOTAL: | 4,327.00 |
| GARBAGE COLLECTION | GARBAGE COLLECTION | I.R.S. | FICA WITHOLDING | 172.10 |
| | | | MEDICARE WITHOLDING | 38.92 |
| | | | MEDICARE WITHOLDING | 0.34 |
| | | | MEDICARE WITHOLDING | 0.93 |
| | | | MEDICARE WITHOLDING | 0.03 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 279.10 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 5.40 |
| | | T & M CLOTHING CO. | BOOTS DEWULF | 150.00 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 14.54 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 812.31 |
| | | | Central Stores services pa | 1,912.94 |
| | | | PSF payment | 841.71 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 2,029.05 |
| | | | TOTAL: | 6,257.37 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|---|---------------------------|--|----------------------------|-----------|
| CYCLING | GARBAGE COLLECTION I.R.S. | | FICA WITHOLDING | 38.39 |
| | | | MEDICARE WITHOLDING | 7.93 |
| | | | MEDICARE WITHOLDING | 0.17 |
| | | | MEDICARE WITHOLDING | 0.88 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 61.92 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 1.56 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 3.19 |
| | | CITY OF TIPTON FUNDS | PSF payment | 4.16 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 622.81 |
| | | | TOTAL: | 741.01 |
| TRANSFER OUT/SINKING F GARBAGE COLLECTION CITY OF TIPTON FUNDS | | | TRANSFERS | 2,978.67 |
| | | | TRANSFERS | 1,753.67 |
| | | | TOTAL: | 4,732.34 |
| STORM WATER | STORM WATER | I.R.S. | FICA WITHOLDING | 24.64 |
| | | | MEDICARE WITHOLDING | 5.71 |
| | | | MEDICARE WITHOLDING | 0.01 |
| | | | MEDICARE WITHOLDING | 0.04 |
| | | | MEDICARE WITHOLDING | 0.03 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 39.52 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 0.96 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 1.96 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 114.81 |
| | | | PSF payment | 3.96 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 317.00 |
| | | | TOTAL: | 508.64 |
| OTHER SOURCES | STORM WATER | CITY OF TIPTON FUNDS | TRANSFERS | 600.83 |
| | | | TRANSFERS | 101.42 |
| | | | TOTAL: | 702.25 |
| T SRVC-OTHER BUSINES CENTRAL GARAGE | I.R.S. | | FICA WITHOLDING | 61.26 |
| | | | MEDICARE WITHOLDING | 14.32 |
| | | CINTAS CORPORATION | CINTAS CORPORATION | 58.54 |
| | | MISC. VENDOR UNIVERSITY HEIGHTS | UNIVERSITY HEIGHTS:17 FORD | 28,000.00 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 99.02 |
| | | KUNDE OUTDOOR EQUIPMENT | 2.5 GALLON MIX OIL | 29.89 |
| | | MITCHELL 1 | WEB BASED SUBSCRIPTION | 260.80 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 1.93 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 5.20 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 517.78 |
| | | | PSF payment | 5.20 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 645.23 |
| | | | TOTAL: | 29,699.17 |
| T SRVC OTHER BUSINE PSF HEALTH INSURAN ADVANTAGE ADMINISTRATORS | | | AMENDMENT OF PLAN CHANGE | 150.00 |
| | | | TOTAL: | 150.00 |
| T SRVC-OTHER BUSINES ADMINISTRATIVE SER I.R.S. | | | FICA WITHOLDING | 90.46 |
| | | | MEDICARE WITHOLDING | 18.86 |
| | | | MEDICARE WITHOLDING | 0.20 |
| | | | MEDICARE WITHOLDING | 2.10 |
| | | APPLE INC | IPAD/APPLECARE WAR. | 4,419.00 |
| | | HEARTLAND SPORTS COMPLEX | MAY 2020 | 2,500.00 |
| | | INTEGRATED TECHNOLOGY PARTNERS LLC | TECH SERVICES | 270.00 |
| | | | | |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|------------------|-----------------|--|-----------------------------|-----------|
| | | IOWA LEAGUE OF CITIES | MLA PART 3 - CUMMINS | 80.00 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 144.85 |
| | | LYNCH DALLAS PC | LEGAL SERVICES | 3,004.00 |
| | | | LEGAL SERVICES | 1,540.00 |
| | | QUADIENT | POSTAGE FOR METER | 2,000.00 |
| | | OFFICE EXPRESS | OFFICE SUPPLIES | 25.97 |
| | | | OFFICE SUPPLIES | 26.95 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 3.79 |
| | | POSTAL SOURCE | 2 INK CARTRIDGES | 394.95 |
| | | SMARTSOURCE CONSULTING | PHASE 2 FINAL | 9,500.00 |
| | | UNUM LIFE INSURANCE COMPANY OF AMERICA | LONG TERM DISABILITY PAYRO | 7.53 |
| | | WINDSTREAM | MONTHLY SERVICES | 828.37 |
| | | CITY OF TIPTON FUNDS | PSF payment | 10.09 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INS PY CITY | 1,440.80 |
| | | | TOTAL: | 26,307.92 |
| NON-DEPARTMENTAL | PAYROLL ACCOUNT | I.R.S. | FEDERAL WITHHOLDING | 6,445.12 |
| | | | FICA WITHHOLDING | 4,508.24 |
| | | | MEDICARE WITHHOLDING | 1,054.38 |
| | | AFLAC | AFLAC AFTER TAX PY W/HOLDI | 214.67 |
| | | | AFLAC PY PRETAX WITHHOLDING | 347.42 |
| | | | AFLAC AFTER TAX DEDUCTION | 108.18 |
| | | AXA EQUI-VEST PROCESSING OFFICE | DEF. COMP PRETAX | 435.00 |
| | | COLLECTION SERVICES CENTER | CHILD SUPPORT- SPANGLER-96 | 96.73 |
| | | IPERS | IPERS WITHHOLDING, FIRE | 43.17 |
| | | | IPERS ELECTED OFFICIALS | 23.59 |
| | | | IPERS REGULAR EMPLOYEES | 3,658.50 |
| | | | IPERS WITHHOLDING EMT | 189.60 |
| | | | IPERS WITHHOLDING POLICE | 879.11 |
| | | PRINCIPAL | GTL_VTL INSURANCE | 452.06 |
| | | TREASURER, STATE OF IOWA | STATE WITHHOLDING | 2,924.00 |
| | | BLUE CROSS/BLUE SHIELD | BCBS HEALTH INSURANCE PYM | 1,847.50 |
| | | | BCBS HEALTH INSURANCE PYM | 1,847.50 |
| | | | BCBS-AVESIS VISION PYMNT | 71.80 |
| | | | BCBS AVESIS VISION PYMNT | 143.60 |
| | | | TOTAL: | 25,290.17 |

| EPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|-------------------------|------|---------------------------|-------------|------------|
| ===== FUND TOTALS ===== | | | | |
| | 001 | GENERAL GOVERNMENT | | 83,902.57 |
| | 110 | ROAD USE TAX FUND | | 6,182.26 |
| | 112 | TRUST AND AGENCY FUND | | 35,696.17 |
| | 119 | Emergency Fund | | 2,619.58 |
| | 121 | LOCAL OPTION TAX | | 38,015.33 |
| | 125 | TIF SPECIAL REVENUE FUND | | 100,927.50 |
| | 160 | ECONOMIC/INDUSTRIAL DEVEL | | 354.00 |
| | 192 | FIRE ENTERPRISE TRUST | | 7,725.00 |
| | 600 | WATER OPERATING | | 22,928.49 |
| | 610 | WASTEWATER/AKA SEWER REVE | | 25,936.21 |
| | 630 | ELECTRIC OPERATING | | 135,566.24 |
| | 640 | GAS OPERATING | | 47,121.11 |
| | 660 | AIRPORT OPERATING | | 4,721.65 |
| | 670 | GARBAGE COLLECTION | | 11,730.72 |
| | 740 | STORM WATER | | 1,210.89 |
| | 810 | CENTRAL GARAGE | | 29,699.17 |
| | 820 | PSF HEALTH INSURANCE | | 150.00 |
| | 835 | ADMINISTRATIVE SERVICES | | 26,307.92 |
| | 860 | PAYROLL ACCOUNT | | 25,290.17 |
| ----- | | | | |
| | | GRAND TOTAL: | | 606,084.98 |
| ----- | | | | |

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-TIPTON, IA
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 4/21/2020 THRU 5/04/2020

PAYROLL SELECTION

PAYROLL EXPENSES: NO
EXPENSE TYPE: N/A
CHECK DATE: 0/00/0000 THRU 99/99/9999

PRINT OPTIONS

PRINT DATE: None
SEQUENCE: By Department
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: CLAIMS REGISTER
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: NO
INCLUDE OPEN ITEM:NO

AGENDA ITEM

AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

| | |
|---------------------|---|
| DATE: | City Council Meeting of May 4, 2020. |
| AGENDA ITEM: | Concerning Phase 3 of Broadband Proposal. |
| ACTION: | Approve, deny, or table to get more info. |

SYNOPSIS

(Note: This is one of my longer write-ups. If you want to skip ahead, please look at the "Conclusions" section on Page 4.)

As you'll recall, the Council tabled the question of whether to go to the last phase of the Broadband study as proposed by SmartSource. Within, I'm recommending that the Council pursue Phase 3 in the Broadband Study. And, my reasoning is based on the survey results that weren't covered at your April 20 Council meeting.

At the end of this, my question will be:

We have citizens and businesses that are telling us that high-quality broadband services are "very important" to Tipton's future, but they often see our current providers as no better than "OK," and the majority wouldn't recommend them to a friend.

So, how can we depend on our current providers to get us to where the public thinks we need to go?

First, this is a summary of what Phase 3 would do:

Phase 3: RFI Process

The goal of Phase 3 is to expand upon the provider information gathered in Phase 1 by seeking formal proposals from companies that may be interested in building a broadband network in Tipton or partnering with the City in some fashion to bring consumers a new option.

Upon completion of Phase 2 and signed Letter of Engagement, SmartSource Consulting and Kielkopf Advisory Services will work with community leaders to develop partnership parameter priorities and identify entities that may be interested either in a public-private partnership with Tipton, or in a privately financed and operated solution. This entails the preparation of a written Request for Information from potential partners/providers,

answering questions on behalf of City to potential respondents for consistency reasons, and summarizing proposals received.

After RFI responses are received and evaluated, SmartSource Consulting would work with Tipton leaders to compare the RFI responses with the “base case” business model of a municipal broadband utility (FTTH and HFW) to determine the most logical path forward.

So far, the City has spent \$5650 for Phase 1 and \$19,000 for Phase 2. I’d like you to carefully consider going ahead with Phase 3 for \$5500.

At the April 20 Council meeting, the Council, in part, seemed uncertain about moving into Phase 3. My impression was that the reason had to do with Tipton’s residents generally liking Mediacom (and possibly Windstream) more than the residents like them in two other cities.

But, April 20’s presentation was only about the study’s first 16 pages. Now, let’s consider some of the individual question results that appeared after Page 16.

For some of those questions, these were the answer choices: Very Dissatisfied, Somewhat Dissatisfied, It’s OK, Somewhat Satisfied, Very Satisfied.

As an experiment, let’s remove all of the “Very” and “Somewhat” responses and consider only the responses that said that the broadband systems in Tipton are OK.

To me, “OK” is similar to getting a “C” in school. Or, it’s like passing a pass/fail college gym class.

Let’s also look at the questions that ask whether the respondent would recommend their broadband service provider to a friend or colleague.

On the residential survey...

This was asked: *“Please rate your satisfaction with your Internet service provider on each of the following characteristics.”*

- “OK” had the most votes for these: Customer service experience, Reliability, Speed.

This was asked: *“What is your overall level of satisfaction with your landline telephone service provider?”*

- “OK” had the most votes with 40.8%.

This was asked: *“How likely is it that you would recommend your Internet service provider to a friend or colleague?”*

- Most (or 54.2%) said that they wouldn’t.

This was asked: *“How likely is it that you would recommend your television service provider(s) to a friend or colleague?”*

- Most (or 46.9%) said that they wouldn't.

This was asked: *"How likely is it that you would recommend your landline telephone provider to a friend or colleague?"*

- Most (or 50%) said that they wouldn't.

On the business survey...

This was asked: *"Please rate your overall level of satisfaction with your current Internet provider."*

- "OK" had the most votes with 38.2%.

Respondents were asked to: *"Please rate your satisfaction with your current Internet provider on each of the following characteristics."*

- "OK" had (or was tied for having) the most votes for these: Customer service experience, Data allowance, Price.

This was asked: *"What is your overall level of satisfaction with your television service provider(s)?"*

- "OK" had the most votes with 50%.

This was asked: *"What is your overall level of satisfaction with your landline telephone service provider?"*

- "OK" had the most votes with 52.2%.

This was asked: *"What is your level of satisfaction with your landline telephone service provider based on the following characteristics?"*

- "OK" had (or was tied for having) the most votes for these: Dropped calls, Customer service experience, Price, reliability, voice quality.

Respondents were asked: *"How likely is it that you would recommend your Internet provider to a friend or colleague?"*

- Most (or 61.8%) said that they wouldn't.

This was asked: *"How likely is it that you would recommend your television service provider(s) to a friend or colleague?"*

- Most (or 60%) said that they wouldn't.

Respondents were asked: *"How likely is it that you would recommend your landline telephone provider to a friend or colleague?"*

- Most (or 56.5%) said that they wouldn't.

Conclusions.

A similar question asked of both residents and businesses:

“In your opinion, how important are fast, affordable, reliable, and universally available telecommunications services to Tipton in helping to improve the following community attributes?”

This question is about the future. And, if we look only at those who said that these things are “Very Important,” we have these results...

From residential respondents:

| | <u>Very Important</u> | <u># of Respondents Saying “Very Important”</u> |
|--|-----------------------|---|
| Quality of Life (making Tipton a good place to live.) | 76.8% | 208 |
| Education (for kids and adults.) | 80.9% | 220 |
| Economic Development and jobs (including work-at-home and side income.) | 79.0% | 215 |
| Health care (remote/virtual health care.) | 63.8% | 173 |

From businesses, we have this:

| | <u>Very Important</u> | <u># of Respondents Saying “Very Important”</u> |
|--|-----------------------|---|
| Quality of Life (making Tipton a good place to live.) | 75.8% | 33 |
| Education (for kids and adults.) | 84.8% | 33 |
| Economic Development and jobs (including work-at-home and side income.) | 90.9% | 33 |
| Health care (remote/virtual health care.) | 75.8% | 33 |
| Agriculture (field equipment and monitoring) | 72.7% | 33 |
| Public Works (traffic control, infrastructure management) | 69.7% | 33 |

Now, please recall the “OK” answers and the lack of recommendations to friends/colleagues and consider this:

If the items above are “very important” to Tipton’s residents and businesses, how likely are we going to achieve them if the broadband companies in charge of that are seen as only “OK,” and most people wouldn’t recommend them to a friend?

It doesn’t seem very likely.

I recommend that the Council approve Phase 3 of SmartSource’s proposal. At a recent Council meeting, the Council seemed interested in the possibility of building the system and leasing it out. Why not investigate that more?

I've also attached Floyd's email from last week. It discusses some possible municipal uses of a broadband system.

PREPARED BY: BW

DATE PREPARED: April 27, 2020

Floyd Taber's email of April 23, 2020:

Mr. Mayor,

The fiber could be used for many things, one of the things we found useful for it at IMU was using it for our Scada Systems (supervisory control and data acquisition) with the Electric, Water and Wastewater systems. It gave real time information on each of the systems (i.e.) Electric it would show demand information for each feeder, it would show failures with a capacitor bank or any other piece of equipment we chose to monitor. We used it as the backbone for communications with the County, College, Schools and business with high electrical demand and High Speed internet. That system has now grown to Fiber to each Home in Indianola.

I think Brian's idea of the Hybrid Fiber might be something to look into, if not full fiber.

Other uses for the city would be to establish a communication utility, Brian had discussed a Hybrid Fiber and Wireless System earlier. This could also be used to enhance 911 service for EMS, Fire and Police. Its use could be used downtown for a wireless hub to internet access. One of the other uses would be building monitoring from fires, water damage and break ins.

Speed, Reliability, Access, Signal, Bandwidth, Voice quality is enhanced, interference is almost impossible to have, Cost savings due to increased speed, Support for high speed and high definition video playback.

I feel the uses could be endless. One is only restricted by their own imagination.

We need to figure out how to get the General Public to buy into it, to many think that what we currently have is good enough.

Floyd K. Taber

RESOLUTION NO. 050420A

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 #2

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

WHEREAS, the City Council of the City of Tipton, Iowa, previously approved budget amendment #1 for Fiscal Year 2019-2020 on December 2, 2019; 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 May 18, 2020 at 5:30 p.m. at the Tipton Fire Department, 301 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 4th day of May 2020.

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. 050420A which was passed by the Tipton City Council this 4th day of May 2020.

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 05/18/2020
(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 |
|--|----|---|----------------------|--|
| Revenues & Other Financing Sources | | | | |
| Taxes Levied on Property | 1 | 1,642,712 | | 1,642,712 |
| Less: Uncollected Property Taxes-Levy Year | 2 | 0 | | 0 |
| Net Current Property Taxes | 3 | 1,642,712 | 0 | 1,642,712 |
| Delinquent Property Taxes | 4 | 0 | | 0 |
| TIF Revenues | 5 | 204,767 | | 204,767 |
| Other City Taxes | 6 | 286,277 | 5,180 | 291,457 |
| Licenses & Permits | 7 | 27,800 | | 27,800 |
| Use of Money and Property | 8 | 365,542 | 54,296 | 419,838 |
| Intergovernmental | 9 | 743,055 | 3,500 | 746,555 |
| Charges for Services | 10 | 8,575,247 | 341,156 | 8,916,403 |
| Special Assessments | 11 | 0 | | 0 |
| Miscellaneous | 12 | 1,118,490 | 111,760 | 1,230,250 |
| Other Financing Sources | 13 | 50,000 | 186,937 | 236,937 |
| Transfers In | 14 | 2,777,912 | | 2,777,912 |
| Total Revenues and Other Sources | 15 | 15,791,802 | 702,829 | 16,494,631 |
| Expenditures & Other Financing Uses | | | | |
| Public Safety | 16 | 1,259,702 | 9,538 | 1,269,240 |
| Public Works | 17 | 1,033,096 | 87,621 | 1,120,717 |
| Health and Social Services | 18 | 0 | | 0 |
| Culture and Recreation | 19 | 831,339 | 12,612 | 843,951 |
| Community and Economic Development | 20 | 228,557 | 249,331 | 477,888 |
| General Government | 21 | 154,951 | 240,518 | 395,469 |
| Debt Service | 22 | 847,626 | | 847,626 |
| Capital Projects | 23 | 730,000 | 222,011 | 952,011 |
| Total Government Activities Expenditures | 24 | 5,085,271 | 821,631 | 5,906,902 |
| Business Type / Enterprises | 25 | 9,289,368 | 459,435 | 9,748,803 |
| Total Gov Activities & Business Expenditures | 26 | 14,374,639 | 1,281,066 | 15,655,705 |
| Transfers Out | 27 | 2,777,912 | | 2,777,912 |
| Total Expenditures/Transfers Out | 28 | 17,152,551 | 1,281,066 | 18,433,617 |
| Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year | 29 | -1,360,749 | -578,237 | -1,938,986 |
| Beginning Fund Balance July 1 | 30 | 8,976,603 | | 8,976,603 |
| Ending Fund Balance June 30 | 31 | 7,615,854 | -578,237 | 7,037,617 |

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

Increased revenue from WWTP fee and SRF funding reimb., City Insurance Dividend reimb. & increase in electric sales. Expenses include costs for econ. Dev. Projects, 19-20 & 20-21 street projects, JKFAC repairs, Tipton Loan Programs & 13th street sanitary sewer bypass.

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

04/28/20

Budget Amendment #2 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
 - FY19-20 & 20-21 street project expenses & engineering costs – paid from RUT cash
 - Expenses for Economic Development Projects – paid from RUT cash
 - JKFAC repairs – paid from LOST cash
 - Tipton Loan Programs – paid for using Economic/Industrial Development cash
 - 13th Street Sanitary Sewer Bypass project

RESOLUTION NO. 050420 B

RESOLUTION ACCEPTING THE ROOFING PORTION OF THE JAMES KENNEDY FAMILY
AQUATIC CENTER RENOVATION PROJECT AS COMPLETE AND APPROVING THE
PARTIAL RELEASE OF RETAINAGE (INCLUDED IN PAY APPLICATION #8) RELATED TO
THE ROOF AS RECOMMENDED BY HBK ENGINEERING

WHEREAS, the “James Kennedy Family Aquatic Center Renovation Project” had subparts that were assigned to different subcontractors, including one subpart related to the replacement of its roof:

1.) The roof portion of the Project was done by Giese Roofing Company/Dubuque, IA for \$146,230.

2.) The roof has been completed ahead of other parts of the Project. An inspection was completed and approved. And, the 20-year Firestone roof warranty paperwork was issued to the City.

3.) Giese Roofing Company has signed and presented a “Final Waiver of Mechanic Lien Rights” in the amount of \$3,750.00 for its part in the roof project.

4.) The remaining amount of final retainage for the Project’s roof portion is detailed in Pay Application #8 in the amount of \$7,619.00. It will be paid to Sheets Design Build, LLC. From this amount, Sheets will pay Giese Roofing Company \$3,750.00. This will final-out everything the City owes for the roof.

5.) The City has received HBK Engineering’s written recommendation to accept the roof as complete along with its recommendation to release the related retainage.

NOW, THEREFORE, Be It Resolved, the City Council of the City of Tipton hereby accepts the roof portion of the James Kennedy Family Aquatic Center Renovation Project as complete and approves the partial release of retainage in Pay Application #8 as recommended by HBK Engineering. Further, the Mayor and City Clerk are authorized to sign the documents related to the items approved by this Resolution.

PASSED AND APPROVED this 4th day of May 2020.

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 4th day of May 2020.

Amy Lenz, City Clerk

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: City of Tipton
407 Lynn Street
Tipton, IA 52772

ATTN: Melissa Armstrong - City of Tipton

FROM (CONTRACTOR): Sheets Design Build, LLC
18284 HWY 64 West
Maquoketa, IA 52060

VIA ARCHITECT: HBK Engineering
509 S. Gilbert Street
Iowa City, IA 52240

CONTRACT FOR: CONSTRUCTION

PROJECT: James Kennedy Family Aquatic Center Renovation
705 Park Road
Tipton, IA 52772

APPLICATION NO: 8

APPLICATION DATE: 04/21/2020

PERIOD FROM: 04/01/2020

PERIOD TO: 04/30/2020

PROJECT NO: 3412019

CONTRACTOR'S APPLICATION FOR PAYMENT

| CHANGE ORDER SUMMARY | | ADDITIONS | DEDUCTIONS |
|--|---------------|------------|------------|
| Change Orders approved in previous months by Owner | | 128,864.00 | 4,250.00 |
| TOTAL | | | |
| Number | Date Approved | | |
| 5 | JANUARY | 16,507.00 | |
| TOTALS | | 145,371.00 | 4,250.00 |
| Net change by Change Orders | | | 141,121.00 |

Application is made for payment as shown below, in connection with the Contract. Continuation Sheet is attached

| | |
|--|----------------------------------|
| ORIGINAL CONTRACT SUM | \$558,100.00 |
| Net change by Change Orders | \$141,121.00 |
| CONTRACT SUM TO DATE | \$699,221.00 |
| TOTAL COMPLETED & STORED TO DATE | \$699,221.00 |
| (REMAINING) RETAINAGE (5%) | \$34,961 - \$7,619 = \$27,342.00 |
| TOTAL EARNED LESS RETAINAGE | \$27,342.00 |
| LESS PREVIOUS CERTIFICATES FOR PAYMENT | \$671,879.00 |
| CURRENT PAYMENT DUE | \$664,260.00 |
| AMOUNT DUE FROM PREVIOUS APPLICATION # | ROOFER RETAINAGE = \$7,619.00 |
| TOTAL AMOUNT DUE | \$0.00 |
| | \$7,619.00 |

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the architect certifies to the owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED.....\$ **\$7,619.00**
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified)

ARCHITECT: HBK Engineers - BY: S. Smith By: _____
This certificate is non-negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payments are without prejudice to any rights of the Owner or Contractor under this contract.

*HBK COMMENTS IN RED

paid to Sheets

of this, \$3750 paid to Giese Roofing.

CONTRACTOR: Sheets Design Build

By: [Signature] Date: 04-21-20

State of: Iowa County of: Jackson

Subscribed and sworn to before me this 21 day of APRIL
Notary Public: Shawn R. Sheets
My Commission expires: _____



CONTINUATION SHEET

AIA Document G703

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 6
APPLICATION DATE: 04/21/2020
PERIOD FROM: 04/01/2020
TO: 04/30/2020

| A ITEM No. | B DESCRIPTION OF WORK | C SCHEDULED VALUE | D CHANGE ORDER | E REVISED VALUE | F PREVIOUS APPLICATIONS | G WORK COMPLETED | | H Stored Materials (not in D or E) | I Total Completed and Stored To Date (D+E+F) | J % (G/I) | K Balance To Finish (C-G) |
|------------------|--|-------------------------|----------------------|-----------------------|-------------------------------|---------------------|------------------|--|--|-----------------|------------------------------------|
| | | | | | | Work in Place | This Application | | | | |
| 1 | General Conditions | 85,671.00 | 0.00 | 85,671.00 | 85,671.00 | 0.00 | 0.00 | | 85,671.00 | 100% | 0.00 |
| 2 | Bond | 9,081.00 | 0.00 | 9,081.00 | 9,081.00 | 0.00 | 0.00 | | 9,081.00 | 100% | 0.00 |
| 3 | Building Permit | 475.00 | 0.00 | 475.00 | 475.00 | 0.00 | 0.00 | | 475.00 | 100% | 0.00 |
| 4 | Structural Steel Supply | 10,860.00 | 0.00 | 10,860.00 | 10,860.00 | 0.00 | 0.00 | | 10,860.00 | 100% | 0.00 |
| 5 | Steel Erection | 6,100.00 | 0.00 | 6,100.00 | 6,100.00 | 0.00 | 0.00 | | 6,100.00 | 100% | 0.00 |
| 6 | Roofing | 152,380.00 | 0.00 | 152,380.00 | 152,380.00 | 0.00 | 0.00 | | 152,380.00 | 100% | 0.00 |
| 7 | Door Hardware | 7,414.00 | 0.00 | 7,414.00 | 7,414.00 | 0.00 | 0.00 | | 7,414.00 | 100% | 0.00 |
| 8 | Painting | 30,000.00 | 0.00 | 30,000.00 | 30,000.00 | 0.00 | 0.00 | | 30,000.00 | 100% | 0.00 |
| 9 | Drywall Framing, Hanging, Finishing- Labor | 1,466.00 | 0.00 | 1,466.00 | 1,466.00 | 0.00 | 0.00 | | 1,466.00 | 100% | 0.00 |
| 10 | Drywall Framing, Hanging - Materials | 1,040.00 | 0.00 | 1,040.00 | 1,040.00 | 0.00 | 0.00 | | 1,040.00 | 100% | 0.00 |
| 11 | HVAC | 248,678.00 | 0.00 | 248,678.00 | 248,678.00 | 0.00 | 0.00 | | 248,678.00 | 100% | 0.00 |
| 12 | Electrical | 4,935.00 | 0.00 | 4,935.00 | 4,935.00 | 0.00 | 0.00 | | 4,935.00 | 100% | 0.00 |
| 13 | ITC 1 - Paint and Drywall Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 | 100% | 0.00 |
| 14 | ITC 2 - Caulking Exterior Walls | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 | 100% | 0.00 |
| 15 | ITC 3 - Re-use Metal Coping | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 | 100% | 0.00 |
| 16 | ITC 4 - COMPRESSORS/AFDS | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 | 100% | 0.00 |
| 17 | ITC 5 - DEHUMIDIFIERS | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 | 100% | 0.00 |
| | Total | 598,100.00 | 141,121.00 | 699,221.00 | 699,221.00 | 16,507.00 | 16,507.00 | 0.00 | 699,221.00 | 100% | 0.00 |

April 24, 2020

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

Dear Brian,

The final roof inspection was conducted on August 29th, 2019. HBK walked through the inspection with Firestone (roof manufacturer) and Giese Roofing (installer). HBK is in agreement of Firestone's approval of the completed roof and components. Firestone then issued the roof warranty. See attached.

If you have further questions regarding this, feel free to contact me.

Regards,

Sandra Smith

Final Waiver of Mechanic Lien Rights

Conditional Upon Final Retainage Payment of \$ 3,750 -

To Whom It May Concern:

This certifies that we the undersigned of the town of Dubuque
State of IA, in consideration of (full amount of contract)
One hundred forty-six thousand two hundred thirty (\$146,230.00)
and other good and valuable consideration received to our full satisfaction from City of Tipton, do hereby waive and relinquish all liens, claims of lien, or claims of any nature whatsoever which we now have or may have upon a piece of land or realty and all buildings thereon standing or hereafter erected, situated in Tipton, IA and further described as follows:

**James Kennedy Family Aquatic Center
705 Park Rd.
Tipton, IA 52772
Sheets Design Build, LLC. Project # 3412019**

And upon any funds due or to become due from the Owner to the Contractor for labor, materials, supplies, or machinery or other improvements furnished for the construction and erection of said building or use on said construction project on the above-described real estate. We also hereby certify that all material suppliers and subcontractors have been paid to the extent of their interest in work completed to date.

In Witness Whereof, the undersigned has set his hand and seal this 52 day of April, 2019, and in so doing alleges that he has the capacity and authority so to act.

Company Name:

Giese Roofing Company

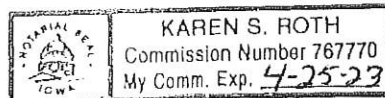
By:

John Meyer

Title:

President

Notary Public



Karen S. Roth

Note: Corporate seal over signature of authorized officer of the company is required on all waivers of lien or notarized signature.



FIRESTONE WARRANTY CONTRACT SUMMARY

Warranty No: 700368567

Project No: 3391054

Start Date: 08/28/2019

Building Identification: James Kennedy Family Aquatic Center Renovation

Building Address: 705 Park Rd, Tipton, IA 52772

Building Owner: City of Tipton

Roofing Contractor: Giese Roofing Company, 40001563

Rooftop Demo

Firestone Red Shield - EPDM - 20 Year - 55 mph

Square Footage: 8,317

THIS WARRANTY INSTRUMENT CONSISTS OF MULTIPLE PAGES, ALL OF WHICH ARE PART OF THIS DOCUMENT.
ADDITIONAL REQUIREMENTS ARE DEFINED ON SUBSEQUENT PAGES.

Page 1 of 3

1002.001.2015

Firestone
BUILDING PRODUCTS
NOBODY COVERS YOU BETTER.™



FIRESTONE WARRANTY GENERAL TERMS, CONDITIONS AND LIMITATIONS

Warranty No: 700368567
Project No: 3391054
Start Date: 08/28/2019

Building Identification: James Kennedy Family Aquatic Center Renovation
Building Address: 705 Park Rd, Tipton, IA 52772
Building Owner: City of Tipton
Roofing Contractor: Giese Roofing Company, 40001563

Subject to the terms, conditions, and limitations set forth herein, Firestone Building Products Company, LLC ("Firestone"), an Indiana limited liability company, provides the Building Owner ("Owner") named above with this Limited Warranty for the Firestone provided System(s) or Material(s) set forth herein. This Warranty consists of multiple pages, all of which comprise the express terms and conditions of the warranty herein. Additional requirements, terms, conditions, exceptions, and limitations are defined in subsequent pages. In the event that any inconsistencies exist between the General Terms, Conditions and Limitations listed below and the Terms, Conditions and Limitations in subsequent pages, the subsequent pages will prevail.

GENERAL TERMS, CONDITIONS AND LIMITATIONS

Payment Required. Firestone shall have no obligation under this Limited Warranty unless and until Firestone and the licensed applicator have been paid in full for all materials, supplies, services, approved written change orders, warranty costs and other costs which are included in, or incidental to, the System or Materials. In the event that repairs not covered by this Limited Warranty are necessary in the future, Firestone reserves the right to suspend this Limited Warranty until such repairs have been completed and the licensed applicator and/or Firestone has been paid in full for such repairs.

Exclusions. Firestone shall have no obligation under this Limited Warranty, or any other liability, now or in the future if a claim or damage is caused by: Natural forces, disasters, or acts of God including, but not limited to, fires, hurricanes, tornadoes, wind-blown debris, lightning, earthquakes, volcanic activity, atomic radiation, insects or animals; Act(s), conduct or omission(s) by any person, or act(s) of war, terrorism or vandalism, which damage the System or Material or which impair the System or Material's ability to perform properly; Failure by the Owner to use reasonable care in maintaining the System or Material, said maintenance to include, but not be limited to, those items listed in the current version of the Firestone Owner's Manual available at <http://firestonebpc.com/> in the Building Owner's Toolbox; Deterioration, defects or failure of building components, including, but not limited to, the substrates, structural elements, walls, mortar, HVAC units, skylights, foundation settlement, etc.; Construction generated moisture, condensation or infiltration of moisture in, from, through, or around the walls, copings, rooftop hardware or equipment, skylights, building structure or underlying or surrounding materials; Acid, oil, harmful chemicals, or the reaction between them; Alterations or repairs to the System or Materials that are not completed in accordance with Firestone's published specifications, not completed by a Firestone licensed applicator, and/or completed without proper notice to Firestone; The design of the system: Firestone does not undertake any analysis of the architecture or engineering required to evaluate what type of System, Installation or Material is appropriate for a building and makes no warranty express or implied as to the suitability of its Products for any particular structure; such a determination is the responsibility of the architect, engineer or design professional; Improper selection of materials for the assembly or the failure to accurately calculate wind uplift and/or applicable design loads; Deterioration to metal materials and accessories caused by marine salt water, atmosphere, or by regular spray of either salt or fresh water; Failure of any non-Firestone brand materials used in the Firestone System or Installation not specifically accepted in writing by Firestone to be included in coverage; Change in building use or purpose; Failure by the Firestone licensed applicator or any additional contractor or subcontractor to follow Firestone's recommended installation instructions or approved specifications or drawings for the layout, design, and installation of the System or Materials. It shall be the Firestone licensed applicator's sole and exclusive responsibility to strictly follow Firestone's recommended installation instructions or approved specifications or drawings for the layout, design, and installation of the System or Materials; or Failure to correct all installation deficiencies listed in any Firestone inspection report.

Overburden. Owner shall be responsible for the costs associated with the removal and replacement, as well as any damage caused by the removal and replacement, of any overburden, superstrata or overlays, either permanent or temporary, which include but are not limited to: structures or assemblies added after installation, fixtures or utilities on or through the System or Material, support platforms or bases for Photovoltaic (PV) Arrays (aka - Solar Panels), Garden Roofs, Decks, Patios or any other obstacles that impede access, clear observation, investigation, and repair of the System or Materials, excluding ballast or pavers accepted by Firestone or overburden specifically included in subsequent pages of this Warranty.

Term. The term of this Limited Warranty shall be for the period set forth above and in subsequent pages of this document and shall not be extended under any circumstances without Firestone approval.

Access. During the term of this Limited Warranty, Firestone's designated representative or employees shall have free access to the Installation location for inspection, audit, or repair purposes during regular business hours. In the event that access is limited due to security or other restrictions, Owner shall reimburse Firestone for all reasonable cost incurred during inspection and/or repair of the System or Material that are due to delays associated with said restrictions.

Waiver. Firestone's failure to enforce any of the terms or conditions stated herein shall not be construed as a waiver of such provision or of any other terms and conditions of this Limited Warranty.

Disputes. Any dispute, controversy or claim between the Owner and Firestone concerning this Limited Warranty or relating to any material supplied or specifically required by Firestone shall be settled by mediation. The Owner hereby releases Firestone from all liability to Owner's insurance carrier or to anyone claiming under or through Owner by reason of subrogation or otherwise. In the event that the Owner and Firestone do not resolve the dispute, controversy or claim in mediation, the Owner and Firestone agree that neither party will commence or prosecute any suit, proceeding, or claim other than in the courts of Hamilton County in the state of Indiana or the United States District Court, Southern District of Indiana, Indianapolis Division. Each party irrevocably consents to the jurisdiction and venue of the above-identified courts.

Governing Law. This Limited Warranty shall be governed by and construed in accordance with the laws of the State of Indiana without regard to its rules on conflict of laws.

Severability. If any portion of this Limited Warranty is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force.

FIRESTONE DOES NOT WARRANT PRODUCTS INCORPORATED OR UTILIZED IN THIS INSTALLATION THAT WERE NOT FURNISHED BY FIRESTONE. FIRESTONE SPECIFICALLY DISCLAIMS LIABILITY UNDER ANY THEORY OF LAW ARISING OUT OF THE INSTALLATION OF, PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY FIRESTONE. THIS LIMITED WARRANTY SUPERSEDES AND IS IN LIEU OF ALL OTHER WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND FIRESTONE HEREBY DISCLAIMS ALL SUCH WARRANTIES. THIS LIMITED WARRANTY SHALL BE THE OWNER'S SOLE AND EXCLUSIVE REMEDY AGAINST FIRESTONE, AND FIRESTONE SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, INCIDENTAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGES TO THE BUILDING OR ITS CONTENTS, SUBSTRATES OR THE ROOF DECK. THIS LIMITED WARRANTY CANNOT BE AMENDED, ALTERED OR MODIFIED IN ANY WAY EXCEPT IN WRITING SIGNED BY AN AUTHORIZED OFFICER OF FIRESTONE. NO OTHER PERSON HAS ANY AUTHORITY TO BIND FIRESTONE WITH ANY REPRESENTATION OR WARRANTY WHETHER ORAL OR WRITTEN.

**THIS WARRANTY INSTRUMENT CONSISTS OF MULTIPLE PAGES, ALL OF WHICH ARE PART OF THIS DOCUMENT.
ADDITIONAL REQUIREMENTS ARE DEFINED ON SUBSEQUENT PAGES.**

200 4th Avenue South, Nashville, TN 37201
1-800-428-4442
www.firestonebpc.com

Firestone
BUILDING PRODUCTS
NOBODY COVERS YOU BETTER.™

FIRESTONE RED SHIELD ROOF SYSTEM LIMITED WARRANTY



Warranty No: 700368567
Project No: 3391054
Start Date: 08/28/2019

Building Identification: James Kennedy Family Aquatic Center Rennnovation
Building Address: 705 Park Rd, Tipton, IA 52772
Building Owner: City of Tipton
Roofing Contractor: Giese Roofing Company, 40001563

Rooftop Demo

Firestone Red Shield - EPDM - 20 Year - 55 mph

Square Footage: 8,317

For the warranty period indicated above, Firestone Building Products Company, LLC ("Firestone"), an Indiana limited liability company, warrants to the Building Owner ("Owner") named above that Firestone will, subject to the Terms, Conditions and Limitations set forth below, provide labor and material to repair any leak in the Firestone Roofing System ("System") caused by deterioration in the Firestone brand material due to normal weathering or any manufacturing or workmanship defect in the membrane within the scope of this warranty during the period specified above.

TERMS, CONDITIONS AND LIMITATIONS

Products Covered. The System shall mean only the Firestone brand roofing membranes, Firestone brand roofing insulations, Firestone brand roofing metal, and other Firestone brand roofing accessories when installed in accordance with Firestone technical specifications by a Firestone-licensed applicator. Any materials not manufactured or supplied by Firestone are not covered under this warranty.

Notice. In the event any leak should occur in the System, the Owner must give notice in writing or by telephone to Firestone within thirty (30) days of any occurrence of a leak. By so notifying Firestone, the Owner authorizes Firestone or its designee to investigate the cause of the leak at its option.

Investigation. Should the investigation reveal that the leak is excluded under the Terms, Conditions and Limitations, the Owner shall be responsible for payment of the investigation costs. Failure by Owner to pay for these costs shall render this Limited Warranty null and void. The Owner is responsible for completing repairs not covered by the Limited Warranty to be made at the Owner's expense that will permit this Limited Warranty to remain in effect for the un-expired portion of its term. Failure by the Owner to properly make these repairs in a reasonable manner using a Firestone-licensed applicator and within 60 days shall render this Limited Warranty null and void.

No Dollar Limit (NDL). If upon investigation, Firestone determines that the leak is not excluded under the Terms, Conditions and Limitations set forth in this Limited Warranty, the Owner's sole and exclusive remedy and Firestone's total liability shall be limited to the repair of the leak. There is no dollar limit placed on warranted leak repairs to the extent such repairs are covered by this Limited Warranty.

Exclusions. Firestone shall have no obligation under this Limited Warranty, or any other liability, now or in the future if a claim or damage is caused by:
Hail

Winds of peak gust speed at or in excess of 55 mph calculated at ten(10) meters above ground using available meteorological data: (All associated building components, including but not limited to the deck substrate, joists, columns and foundation, must also meet wind speed design requirements);

Roof traffic or storage of materials or equipment on the roof not specifically accepted in writing by Firestone.

Damage to the roof incurred during breach, rupture or failure of any building envelope component during a flood or wind event not covered under warranty; or, Failure to give proper notice as set forth in paragraph above.

Transfer. This Limited Warranty shall be transferable and assignable subject to Owner's payment of the current transfer fee set by Firestone.

Alteration. Owner shall obtain Firestone's written approval before making any alterations to the roof system or installing any structures, fixtures, or utilities on or through the roof. This includes modification of the Firestone roof system to serve as a support platform for Photovoltaic (PV) Arrays (aka - Solar Panels), Garden Roofs, Decks, Patios, and areas intended for public access. Roof modification approval typically requires owner sponsored enhancement of the roof system to meet additional performance requirements to ensure service life following the proposed modification. Firestone is the sole judge of whether or not enhancements to the roof system are required. Failure to obtain Firestone approval for a roof modification will result in invalidation of this warranty.

FIRESTONE BUILDING PRODUCTS COMPANY, LLC
By: Michael Huber

Authorized
Signature: 

Title: Director of Warranty Services

THIS WARRANTY INSTRUMENT CONSISTS OF MULTIPLE PAGES, ALL OF WHICH ARE PART OF THIS DOCUMENT.
ADDITIONAL REQUIREMENTS ARE DEFINED ON SUBSEQUENT PAGES.

Page 3 of 3

1003.001.2015

Firestone
BUILDING PRODUCTS
NOBODY COVERS YOU BETTER.™

AGENDA ITEM

AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

| | |
|---------------------|--|
| DATE: | Council Meeting of May 4, 2020 |
| AGENDA ITEM: | Resolution concerning low bid for SAGR Project. |
| ACTION: | Accept, Reject, or Table until May 6 if still waiting on the DNR's decision about our Integrated Plan proposal. |

SYNOPSIS:

We've attached:

- 1.) A resolution that allows the Council to accept or reject the bids for the SAGR project.
- 2.) The Feb 5, 2020 bid results for the SAGR Project.
- 3.) The Engineer's letter of recommendation to award the project to Woodruff, LLC.
- 4.) An April 24 letter from Nick Ford/Woodruff proposing cost-cutting measures.
- 5.) A draft of an Integrated Plan proposal.

The bids that were opened on Feb 5 are good through May 6.

Since we learned that the bids came in \$1 million higher than the Engineer's estimate, we've done everything that we can think of to find alternative options for the City Council to pursue. We can go into those things at the Council meeting, but, at this time, we're down to very few options:

A.) The Council could accept Woodruff's bid then, after that, pursue the cost-cutting ideas that they listed in their April 24 letter. These total about \$675,000. (This amount includes rejecting bid alternate #1 for \$103,000. This was to replace old influent pumps. If this is rejected, the pumps will still need to be replaced, but BB feels it might be possible to do that in-house for less money.)

Concerning Woodruff's proposals, I asked Holly Corkery for a legal opinion on how much of a change-order the City can approve, upfront, without triggering concerns about the need to re-bid the project. At this writing, I haven't heard back from her yet.

B.) Subject to Council approval, we submitted the attached draft of an Integrated Plan proposal to the DNR. Basically, the proposal tries to postpone the SAGR project for about 4 years. This would give the City time to pay-off existing wastewater plant debt before re-bidding the project. But, the plan also states that the City will pursue lower-costing I&I projects in the meantime. The proposal was submitted last week, then resubmitted this week. The version that we copied to you uses yellow highlighter to show the updated parts.

RESOLUTION 650420C

RESOLUTION ACCEPTING A BID FOR THE SAGR PROJECT AKA "WASTEWATER
TREATMENT PLANT IMPROVEMENTS 2018"

WHEREAS, in order to meet future State and Federal clean water requirements, the City Council of the City of Tipton took formal bids (Feb 5, 2020) for a Submerged Attached Growth Reactor (SAGR) project to add to its current wastewater treatment process; and

WHEREAS, McClure Engineering's (Engineer) has presented the City with its letter (April 30, 2020) recommending an award to Woodruff, LLC with the following lump sum bid results:

| | | | |
|-----------------|----------------|--------------------|----------------|
| Engineer's est. | Woodruff, LLC | Staab Construction | Boomerang |
| \$6,175,000.00 | \$7,269,000.00 | \$7,311,000.00 | \$7,465,000.00 |

AND, WHEREAS, the bids set out an Alternate Bid Item #1 to "Replace West WWTP Influent Pumps" with Woodruff, LLC proposing a cost of \$103,000.00.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Tipton does hereby:

- 1.) Accept _____ / Reject _____ the lump sum bid of Woodruff, LLC.
- 2.) Accept _____ / Reject _____ Alternate Bid Item #1.

BE IT FURTHER RESOLVED, the Mayor and City Clerk are authorized to execute all contract documents and other documents related to the intent of this Resolution.

PASSED AND APPROVED this 4th day of May 2020.

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 4th day of May 2020.

Amy Lenz, City Clerk

At this time, there isn't much point in walking through the components of this proposal if it isn't accepted.

If we haven't heard from the DNR—one way or the other—by the May 4 Council meeting, you could set a special meeting on May 6 which is, again, the last day that bids are still good. You'd have to decide whether it is worth it to wait an extra two days to give the DNR more time to decide.

C.) The Council could reject all bids. But, I wouldn't recommend doing this as a way of protesting the situation that we're in. If this is done, it should be done based on a plan to re-bid the project. And, the decision to re-bid should be based on some type of evidence that there's a new bid environment due to recent changes in the economy.

PREPARED BY: BW

DATE PREPARED: May 1, 2020



1740 Lininger Lane
North Liberty, IA 52317
P 319.626.9090

www.mecresults.com

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

April 30, 2020

City of Tipton
Mr. Bryan Carney, Mayor and City Council
407 Lynn Street
Tipton, IA 52772

RE: Letter of Recommendation and Award
Wastewater Treatment Plant Improvements 2018, Tipton, Iowa
MEC #3315001-05

Dear Mayor and Council,

McClure Engineering Company has reviewed the bids received on Wednesday, February 5, 2020, for the Wastewater Treatment Plant Improvements 2018 project. Three bids were received for the project. The bids received, as well as the Engineer's Opinion of Probable Cost, are summarized below, inclusive of Bid Alternate #1. A complete Bid Tabulation for the project is also enclosed.

| | |
|------------------------------|-----------------|
| 1. Woodruff Construction LLC | \$ 7,372,000.00 |
| 2. Staab Construction | \$ 7,407,000.00 |
| 3. Boomerang Corp. | \$ 7,605,000.00 |

Engineer's Opinion of Probable Cost \$ 6,275,000.00

The lowest, responsive, responsible Bidder on this Project is Woodruff Construction LLC, of Tiffin, Iowa.

We therefore recommend the City Council of Tipton, Iowa, award the contract for "Wastewater Treatment Plant Improvements 2018, Tipton, Iowa" to the lowest, responsive, responsible Bidder, Woodruff Construction, LLC of Tiffin, Iowa, for the TOTAL LUMP SUM BID PRICE, including Bid Alternate #1, of Seven-Million, Three-Hundred Seventy-Two Thousand Dollars (\$7,372,000.00).


Sincerely,

McCLURE ENGINEERING COMPANY


Alex Potter, P.E.
Project Manager

Encl. Bid Tabulation

Cc: Brian Wagner, City Manager (Email)
File



McClure Engineering Company
1740 UNINGER LANE
NORTH LIBERTY, IA 52317
319-626-9090 PHONE
319-626-9095 FAX



WASTEWATER TREATMENT PLANT IMPROVEMENTS 2018
CITY OF TIPTON, IOWA
2/5/2020

LETTING DATE: FEBRUARY 5, 2020
TIME: 1:00 PM

BID BOND (YES/NO)

ACKNOWLEDGED ADDENDUMS 1-2 (YES/NO)

Bidder agrees to perform the work described in the Contract Documents for the LUMP SUM BID PRICE of:

Bidder shall include the following allowance in the LUMP SUM BID PRICE:

| Item | Description | Quantity | Unit Price | Extension |
|------|-----------------------|----------|------------|-------------|
| 1. | Contingency Allowance | | | \$50,000.00 |

Bidder shall include the following UNIT PRICES in the LUMP SUM BID PRICE:

| Item | Description | Quantity | Unit Price | Extension |
|------|--|----------|------------|---------------|
| 1. | Base Excavation | 1 | LS | \$ 132,000.00 |
| 2. | Overexcavation of Unsuitable Backfill Materials | 5,000 | CY | \$ 45.00 |
| 3. | Soil Amendment - Farming | 5,000 | CY | \$ 12.50 |
| 4. | Soil Amendment - Chemical Treatment | 5,000 | CY | \$ 12.50 |
| 5. | Imported Backfill | 5,000 | CY | \$ 22.00 |
| 6. | Off-Site Disposal of Unsuitable Backfill Materials | 10,000 | CY | \$ 15.00 |
| 7. | East WWTP Sludge Removal and Disposal | 910,000 | Gal | \$ 0.05 |
| 8. | West WWTP Sludge Removal and Disposal | 990,000 | Gal | \$ 0.05 |
| 9. | Crushed Stone Paving | 480 | TN | \$ 23.00 |
| 10. | Security Fence | 1,450 | LF | \$ 17.50 |
| 11. | Sanitary Sewer Gravity Main, Trenched, PVC, 10" Diameter | 860 | LF | \$ 110.00 |

Alternate Bid Items

| | | | | |
|----|--|--|--|--------------|
| 1. | Replace West WWTP Influent Pumps [Add] | | | \$100,000.00 |
|----|--|--|--|--------------|

Schedule A Major Equipment Items and Products

| | | | | |
|----------|------------------------------------|-------------------|--|--|
| 26.30.10 | Standby Power System | Kohler | | |
| 40.95.10 | SCADA System Equipment | JETCO | | |
| 45.25.13 | Submersible Non-Clog Pumps | Flt | | |
| 45.24.23 | Open Channel Grinders | JWC Environmental | | |
| 46.66.00 | Ultraviolet Disinfection Equipment | Trojan UV | | |

ENGINEER'S ESTIMATE

| | | |
|-----------------------|------------|-----------|
| | Unit Price | Extension |
| \$6,175,000.00 | | |
| \$50,000.00 | | |
| \$6,225,000.00 | | |

BIDDERS NAMES AND ADDRESSES

| Bidder Name | Address | Unit Price | Extension |
|----------------------------|---|--------------|--------------|
| Woodruff Construction, LLC | 501 Greenfield Drive Tiffin, IA 52340 | \$287,000.00 | \$287,000.00 |
| Staab Construction | 1800 Leornle Avenue Marshfield, WI 54449 | \$330,000.00 | \$330,000.00 |
| Boomerang Corp. | 12536 Buffalo Road Anamosa, IA 52205 | \$250,000.00 | \$250,000.00 |

Quantity

1

5,000

5,000

5,000

5,000

10,000

910,000

990,000

480

1,450

860

Unit Price

\$ 132,000.00

\$ 45.00

\$ 12.50

\$ 12.50

\$ 22.00

\$ 15.00

\$ 0.05

\$ 0.05

\$ 23.00

\$ 17.50

\$ 110.00

Extension

\$ 132,000.00

\$ 225,000.00

\$ 62,500.00

\$ 62,500.00

\$ 110,000.00

\$ 150,000.00

\$ 45,500.00

\$ 49,500.00

\$ 11,040.00

\$ 25,375.00

\$ 94,600.00

Unit Price

\$287,000.00

\$19.95

\$4.73

\$27.30

\$13.65

\$7.88

\$0.12

\$0.11

\$29.40

\$20.28

\$115.87

Extension

\$287,000.00

\$99,750.00

\$23,650.00

\$136,500.00

\$68,250.00

\$78,800.00

\$109,200.00

\$108,900.00

\$14,112.00

\$29,406.00

\$99,648.20

Unit Price

\$330,000.00

\$9.00

\$0.01

\$22.00

\$25.00

\$6.00

\$0.09

\$0.09

\$30.00

\$22.00

\$130.00

Extension

\$330,000.00

\$45,000.00

\$50.00

\$110,000.00

\$125,000.00

\$60,000.00

\$81,900.00

\$89,100.00

\$14,400.00

\$31,900.00

\$111,800.00

Installed Price

\$66,000.00

\$382,000.00

\$88,124.00

\$69,100.00

\$195,880.00

Substitute Price

N/A

N/A

N/A

N/A

N/A

Installed Price

\$72,000.00

\$390,000.00

\$90,000.00

\$70,000.00

\$196,000.00

Substitute Price

N/A

N/A

N/A

N/A

N/A

Installed Price

\$140,000.00

Not Provided

Not Provided

Not Provided

Not Provided

Substitute Price

N/A

N/A

N/A

N/A

N/A

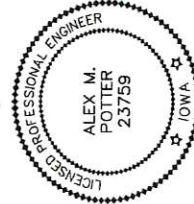
* Corrects Error In Extension Calculation in Favor of Unit Prices

I HEREBY CERTIFY THAT THIS IS A TRUE TABULATION OF THE BIDS RECEIVED ON FEBRUARY 5, 2020 FOR THE CONSTRUCTION OF "WASTEWATER TREATMENT PLANT IMPROVEMENTS 2018, TIPTON, IOWA" AND WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Alex M. Potter, P.E./No. 23759
DATE: 2/5/2020

My License Renewal Date is December 31, 2021

Alex M. Potter, P.E./No. 23759



April 24, 2020

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

Brian,

Thank you for letting be a part of your council meeting on Monday the 20th. Woodruff wants you to know that we heard your concerns about the higher than expected cost to complete. In that effort we set out to do what we could to meet your expectations of cost to make this decision to award more palatable for the council and to reduce the burden of cost to Tipton residents.

Through multiple meetings and partnering with McClure, contractors, and suppliers, we believe that we have identified several opportunities that could translate to substantial cost savings to the Owner. Some of these items were known and quantified within the month after the bid. However, we have received more feedback from a few key suppliers following their own time in research for this treatment system and its requirements. The cost savings identified could result in a new estimated cost of **\$6,692,768** in lieu of the existing price of \$7,368,000 without effecting the core function or life expectancy of the facility. And it is important to keep in mind that there are still unit price funds for overexcavation and backfill of poor soils, dewatering costs, and \$50,000 of owner contingency from the original bid maintained. Those would all remain available and in use for the project. Below is a breakdown of the areas we have identified as potential options:

| | |
|--------------------------------|--------------------|
| Soil amendments not used | \$160,125 |
| Soil stockpile / grade changes | + \$72,000 |
| Site pipe material changes | + \$51,300 |
| Delete east sludge removal | + \$106,807 |
| Blower changes (Nexum) | + \$97,000 |
| Electrical / Process Changes | + \$85,000 |
| Delete Alt #1 scope | + <u>\$103,000</u> |
| TOTAL POSSIBLE SAVINGS | \$675,232 |
| POTENTIAL CONTRACT | \$6,692,768 |

As you can see above, we are willing to work together with the City and McClure to help mitigate the risk and reduce the overall cost and pass those savings to the owner, bringing the potential costs within 8% of the budget. This would be within the range we typically see at or above budgets with other bids on treatment projects. The

difference would actually be nearly identical to what came in for the city of Bloomfield on its SAGR project this past month.

We believe that addressing budget concerns through value engineering options offers several advantages for the city. Time is on our side to begin work on the project with the ability to make the needed changes during the course of work and still focus on achieving completion by the deadlines set by the DNR. Any savings, which are definitely not guaranteed with a rebid, would be limited by the fact that over 70% of our costs are materials and equipment and the remainder is primarily labor that is tied to minimum Davis-Bacon wage requirements. There would also be the cost of re-engineering and bidding that will be added along with lost time. One concern is that delaying much more than another month or two may push key work into winter, which will prevent the city meeting the DNR guidelines until well past next spring.

In discussions with our Nexom equipment supplier about possible market savings due to the current market conditions, they were not optimistic that there would be any significant future savings outside of fuel cost if the project is delayed. Nexom currently has 12 additional SAGR systems currently in the Iowa DNR still to come out to bid this year plus an additional 15-20 projects slated for 2021 which they expect will keep demand for all process plant equipment at stable levels in the foreseeable future.

Please reach out to us with any questions or other needs prior to your May 4 council meeting. The additional time since the original bid date has provided opportunity to dig into potential cost reduction options further, and we are glad to be able to present these to you for review. Working with McClure and our vendors to dial these in costs during the project would be our primary objective following award of the project.

Sincerely,

WOODRUFF CONSTRUCTION, LLC



Nick Ford

East Region President



April 29, 2020

Ben Hucka
NPDES Section
Iowa Department of Natural Resources
502 E 9th Street
Des Moines, Iowa 50319-0034

Mr. Hucka,

For your review and comments, we've attached a draft of an Integrated Plan Proposal for the City of Tipton. Please remember that we are proposing this subject to our City Council's final approval.

We appreciate your willingness to work with us and invite you to contact us with any questions.

Thank you,

Brian Brennan
Superintendent
City of Tipton
563-886-6187

Integrated Plan Proposal (IP)

April 29, 2020

Introduction:

The City of Tipton Iowa is currently under NPDES Permit 1689001 and the compliance schedule detailed within it.

Financial hardship, existing debt, heavy project load, and the economic ramifications of COVID-19 are all contributing factors to our growing financial burden.

We believe that it is important to protect the environment. But, it is also important to consider the ratepayers so they can continue to pay to protect the environment.

Affordable utility rates and financial stability are of utmost importance to this management team moving forward. This burden has led us to seek help from the Iowa Department of Natural Resources.

This IP wishes to make these points:

- 1.) I&I projects that we've pursued so far have made a demonstrable impact. (See Exhibit 1.) Therefore, we'd like to use the next four years to continue with this effort within the specific "Areas" shown within. (See Exhibit 2.) The estimated project costs along with other estimated project costs are included in Exhibit 3.
- 2.) The costs of our current and future wastewater and I&I projects have come from different funding sources. When portrayed as if all these costs are being paid by the wastewater user rate alone, it sheds a harsher light on the financial burden that our ratepayers face. (Exhibit 4.)
- 3.) We believe that our demonstration of the impact of current/future rates, plus our proposed continuation of I&I projects over the next 3-4 years will help make the case that our current NPDES permit compliance deadline of March 31, 2021 should be continued until March 31, 2025.
- 4.) In the 3-4 years of our continuance, land improvements can be made at the site of our future SAGR project so that soil conditions will have less unknowns when the project is re-bid.
- 5.) We wish to re-bid our SAGR project at the end of the proposed four-year life of this IP. By that time, we estimate that the monthly SAGR project fee that the

City began on January 1, 2019 will have about \$617,339 available for use on the project. This estimated amount is what will be left after part of it is used for SAGR-related improvements made in anticipation of rebidding the larger project for construction in FY 2024.

We; therefore, formally request the DNR's approval for an amendment to our permit by the inclusion of our proposed IP.

System Description:

The City of Tipton (pop. 3200) operates two aerated lagoon facilities called East Lagoon (NPDES 1689002) and West Lagoon (NPDES 1689001). Our west facility receives 60 percent of Tipton's flow and discharges to Crooked Creek (Class B (WW2)) and eventually Cedar River (Class A2). Our East facility receives 40 percent of Tipton's flow and has two discharge options. 001 discharges to an unnamed tributary to Sugar Creek (Class B(LR)) and is typically utilized in the summer months. 002 discharges to Crooked Creek (Class B(LR)) and is typically utilized in the winter months.

Much of Tipton's sewer infrastructure is up to 100 years old or older. Many issues arise with aging pipe and manholes. Rain events cause inflow and infiltration (I&I) and can cause backups, health concerns, and much agitation with City residents, some of which have contacted the DNR with their complaints.

NPDES Update 2016:

On July 1, 2016, Tipton received new NPDES permits stating the new ~~regulations and compliance~~ schedule to be met by March 31, 2021. Soon after, Tipton consulted MEC for assistance moving forward. It was soon decided that combining the facility flows into one would be much more economical than to construct wastewater upgrades at two facilities. Tipton East already had effluent station (002) which conveys effluent 90 percent of the way back to the West Facility. With slight modification this pressure system could convey the effluent the rest of the way to the West Facility. Such has been the plan ever since, hence the combining of the two facilities.

The new 2016 NPDES permit required effluent disinfection and lower limits on Ammonia. It is well known across the State of Iowa that current aerated lagoon operations will not meet the new standards set forth. After spending several years researching various treatment systems and alternatives, Tipton and MEC agreed that a Submerged Activated Growth Reactor (SAGR System) is the answer for Tipton.

From 2017 to 2019 the engineers estimate for the SAGR project evolved from roughly \$5 million to \$6.2 million. During that time the City of Tipton proactively projected a debt payment schedule and rate structure with assistance from Speer Financial and based on the engineers' estimates. A new sewer rate structure was then proposed to City Council and approved by ordinance. The new rate was implemented in January 1, 2019.

In February of 2020 Tipton took contractor bids for the SAGR project. The lowest bid was \$7.2 million. This was roughly \$1 million higher than the engineers' estimate. Tipton then realized the rate

structure that we projected and implemented was now not enough to pay back the debt based on the new numbers. With this, the upcoming financial burden worsened.

2016 SSES:

Tipton employed the services of McClure Engineering (MEC) in 2016 and 2017 to conduct a full-scale study of our sewer and storm water collection systems. The study included manhole evaluation, water basin identification, flow monitoring, flood simulation and smoke testing. Many deficiencies were found. Over \$4.3 million in needed repairs were identified in the follow-up report received from MEC. The Tipton City Council decided at that time to allocate \$40,000 annually out of the Wastewater Operating Budget to correct these issues.

Description of Issues:

Tipton's wastewater collection system often becomes inundated with water during rain events due to I&I. Surcharged sewer water will occasionally lift manhole lids depositing waste matter and debris on the streets and in yards. Many homeowners claim basement backups. Our lift station at the West Lagoon becomes burdened with heavy flows. The grinder at the plant headworks often becomes overrun to the point that wastewater rises above the channel and goes around the grinder. Occasionally water levels in the west primary cell reach within inches of the top of the dike and cause fear of potential pond overflow. Flow data shows rain events of two inches to cause sewer flow spikes that are a 10-fold increase. An occasional four-inch rain can cause a 20-fold flow increase.

A monumental financial burden was realized after Tipton received two documents: The 2016 NPDES and the 2016 SSES. The NPDES resulted in a \$7.2 million bid. But, more accurately, this is an \$8.5 million when engineering and other related expenses are included. The SSES resulted in a \$4.3 million estimate. When added together, the total cost comes to about \$12.8 million. This is what we call a "double-whammy."

Meanwhile, the IDOT started planning for the reconstruction of HWY 38 through Tipton which is slated for 2021. The base project is currently estimated to cost \$6.85 million. If some other components (mainly a parallel walking/bike trail) are added, the cost will be in the area of \$8.6 million. But, in either case, the cost estimate for sanitary sewer improvements remains the same at about \$273,180—and, most likely financed with the rest of the project by a GO bond. This figure is included in Exhibit 3.

In HWY 38's base project scenario, the City's total estimated cost for the non-IDOT components of the project is estimated to cost nearly \$3.5 million.

Progress Report:

Since the 2016 SSES and Final Report, Tipton has achieved follow-up design and repairs in excess of \$1.5 million. MEC identified a flow bottleneck in the south two blocks of Lemon Street which caused flow restriction and basement backups in the Southwest quadrant of Tipton. MEC designed and we implemented a \$1 million project for sewer replacement and complete street reconstruction in that area. The project was completed in the fall of 2018 and notable improvements have resulted.

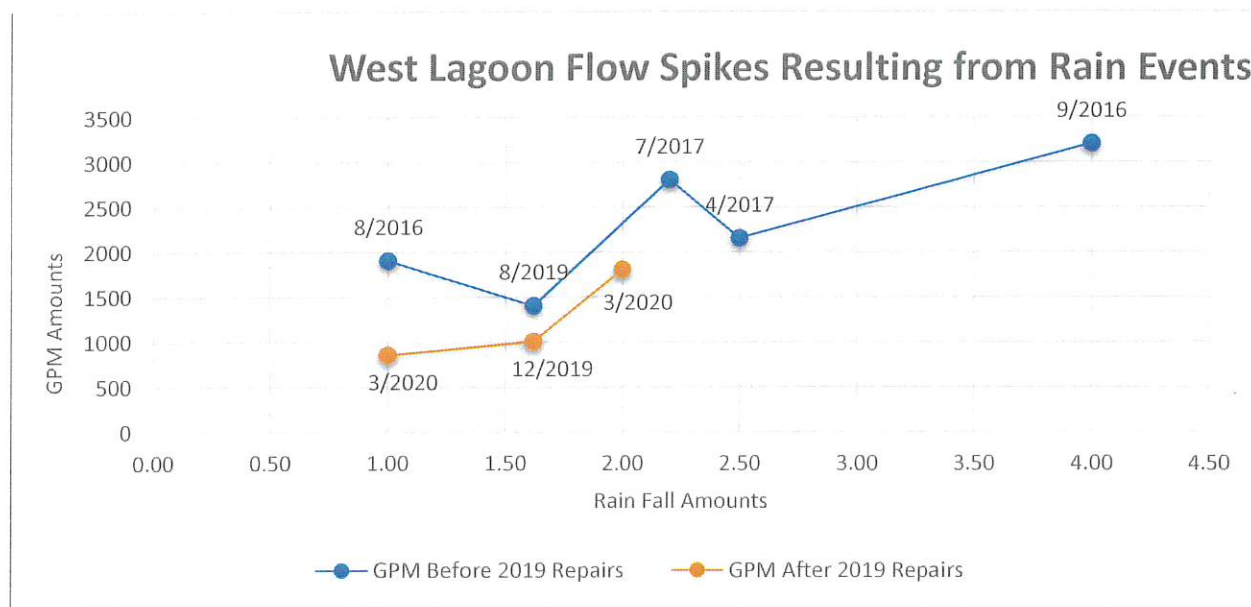
In 2019, the City hired Lynch Excavating to replace a combination Sanitary/Storm manhole at 3rd and Orange. This manhole was discovered during the SSES to have a large breach in the sanitary line which contributed ample inflow during rain events. The repair was successful and flow decreases have since been noted.

The SSES identified very heavy I&I in the area of the Fourth and Lynn Street intersection. City Staff later discovered the source. Large quantities of water were transferring from Storm to Sanitary just north of the above intersection. Tipton once again employed the services of Lynch Excavating to do a combination project including manhole, sanitary pipe, and storm pipe replacement. We are pleased to report notable improvement in that area. Please refer to Exhibit 1.

Flow Impact:

To date, Tipton has invested over \$1.5 million GO funding in sanitary and storm sewer improvements. This is all related to the 2016 SSES. Fortunately, we have witnessed significant positive results with reduction in flow spikes and reduction in basement backups. We keep detailed daily records of wastewater plant flows and their correlation to rain events. Please see the exhibit below which illustrates flow spikes both before and after 2019 system repairs. We think you'll agree, while much progress is still needed, there is clear evidence of progress already made.

Exhibit 1



Tipton's proposed Integrated Plan will keep the progress going. It is a step by step plan to address ample additional sewer system deficiencies, decreasing those flow spikes, stopping basement backups, and implementing wastewater treatment facility upgrades along the way.

Exhibit 2 shows future sanitary sewer projects that are marked as Areas 1, 2, and 3. They are in the City's NW quadrant. Our engineers' estimate for each is included in Exhibit 3. While the City intends to apply for CDBGs for these areas, our IP assumes that the City will proceed with them whether we receive a grant or not.

Exhibit 2



Integrated Plan:

The City of Tipton's Integrated Plan Proposal includes a substantial list of projects. Collectively, these projects make great strides toward environmental protection, human health, and Clean Water Act compliance. We will strive to meet the goals above without losing focus on the importance of an affordable rate structure—especially for our population of elderly and those on fixed incomes. We are confident that the DNR sympathizes with this goal.

Tipton's IP project list is shown in Exhibit 3. These projects were prioritized for completion based off of the grant potential each project had. If the City does not receive a grant for these projects, they are prioritized based on the ability of the City to fund those projects.

The list includes the three areas displayed in Exhibit 2. This shows them done individually. If a CDBG is possible, we'd likely attempt to have all three areas done as one project.

The HWY 38 sewer work notes that we are applying for a BUILD grant. But, this is a difficult grant to win.

The Mulberry Street Project has been in our Street CIP for two years. But, it, too, has a sanitary sewer component. This cost would be paid as an internal loan, but the sewer utility will be making the debt payments.

We are also showing a list of broken-out SAGR-related expenses that we believe we can handle before the larger SAGR project is re-bid in 2024. A re-bid in 2024 was determined to allow the City time to pay off the current Wastewater Treatment Plant debt which will be completely repaid by June 2024.

Tipton currently has two SRF loans which funded the study, planning and design of the wastewater system and treatment facilities. Combined with the estimate for construction engineering during the SAGR project, the dollar amount reaches \$1,076,971. Please note you will not find this amount on the table below, but these combined costs will certainly be rolled into a final construction loan.

Exhibit 3

| CDBG Grant Projects | | | | | | | |
|---|----------|----------|-----------|------------|------------|----------|----------|
| Project | Priority | FY 19-20 | FY 20-21 | FY 21-22 | FY 22-23 | FY 23-24 | FY 24-25 |
| Sewer Improvement for Target Area #1 - CDBG Grant | 1 | | \$ 87,300 | | | | |
| Sewer Improvement for Target Area #2 - CDBG Grant | 2 | | | \$ 149,630 | | | |
| Sewer Improvement for Target Area #3 - CDBG Grant | 3 | | | | \$ 158,970 | | |
| Total Proj Exp | | \$ - | \$ 87,300 | \$ 149,630 | \$ 158,970 | \$ - | \$ - |
| City Internal Loan if Grant wasn't received | | | \$ 87,300 | \$ 149,630 | \$ 158,970 | | |
| Cash Flow | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

The City is applying for a CDBG Grant for three Target Areas. If we do not receive a CDBG grant, we would fund the project with an internal loan. The award for the grants will come out around September.

| HWY 38 Project with Iowa DOT - BUILD Grant | | | | | | | |
|--|----------|----------|----------|------------|----------|----------|----------|
| Project | Priority | FY 19-20 | FY 20-21 | FY 21-22 | FY 22-23 | FY 23-24 | FY 24-25 |
| HWY 38 Project - City Sanitary Sewer Portion (based on December 2019 estimate) - BUILD Grant | 2 | | | \$ 273,180 | | | |
| Total Proj Exp | | \$ - | \$ - | \$ 273,180 | \$ - | \$ - | \$ - |
| BUILD Grant | | | | \$ 273,180 | | | |
| Cash Flow | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

The City is applying for a BUILD grant for the HWY 38 project we are doing with the Iowa DOT. If we do not receive the BUILD grant, we will have to take out a GO Bond to fund the entire project. This will include the Sanitary Sewer portion that is listed above. The Build grant awards will come out on or around September 15, 2020.

| Mulberry Sanitary Sewer Project | | | | | | | |
|---------------------------------|----------|----------|----------|------------|------------|----------|----------|
| Project | Priority | FY 19-20 | FY 20-21 | FY 21-22 | FY 22-23 | FY 23-24 | FY 24-25 |
| Mulberry Sanitary Sewer Repairs | 3 | | | \$ 150,000 | | | |
| Total Proj Exp | | \$ - | \$ - | \$ 150,000 | \$ - | \$ - | \$ - |
| Internal Loan from City | | | | | \$ 150,000 | | |
| Cash Flow | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

The City will be repairing a portion of Mulberry Street according to the Street Capital Improvement Plan. This will include sanitary sewer repairs that would be funded with an internal loan from the City.

| SAGR Related Projects | | | | | | | |
|--|----------|------------|------------|------------|------------|----------------|----------------|
| Project | Priority | FY 19-20 | FY 20-21 | FY 21-22 | FY 22-23 | FY 23-24 | FY 24-25 |
| Alt 1 Pump Replacement - SAGR | 1 | | \$ 103,000 | | | | |
| Sanitary Sewer Gravity Extension - SAGR | 2 | | | \$ 99,600 | | | |
| East Lagoon Sludge Harvest - Year 1 - SAGR | 3 | | | | \$ 55,000 | | |
| West Lagoon Sludge Harvest - Year 1 - SAGR | 3 | | | | \$ 55,000 | | |
| West Site Work - Well Point De-Watering - SAGR | 3 | | | | \$ 40,000 | | |
| West Site Work - Tree Removal - SAGR | 3 | | | | \$ 10,000 | | |
| East Lagoon Sludge Harvest - Year 2 - SAGR | 4 | | | | | \$ 55,000 | |
| West Lagoon Sludge Harvest - Year 2 - SAGR | 4 | | | | | \$ 55,000 | |
| SAGR Project | 4 | | | | | \$ 7,372,000 | |
| Total Proj Exp | | \$ - | \$ 103,000 | \$ 99,600 | \$ 160,000 | \$ 7,482,000 | \$ - |
| Annual Revenue From Flat Fee | | \$ 204,939 | \$ 177,000 | \$ 177,000 | \$ 177,000 | \$ 177,000 | \$ 177,000 |
| Cash Flow | | \$ 204,939 | \$ 278,939 | \$ 356,339 | \$ 373,339 | \$ (6,931,661) | \$ (6,754,661) |

The City will be using the revenue from a Flat fee to accomplish some elements of the SAGR project that can be done ahead of the majority of the project.

| | | FY 19-20 | FY 20-21 | FY 21-22 | FY 22-23 | FY 23-24 | FY 24-25 |
|--|--------------------|------------|------------|------------|------------|------------|------------|
| Sanitary Sewer Utility Operations Impact | 3% Annual Increase | \$ 18,800 | \$ 19,364 | \$ 19,945 | \$ 20,544 | \$ 21,160 | \$ 22,430 |
| | | \$ 645,475 | \$ 664,839 | \$ 684,784 | \$ 705,338 | \$ 747,658 | \$ 770,088 |
| TOTAL | | \$ 664,275 | \$ 684,203 | \$ 704,729 | \$ 725,882 | \$ 768,818 | \$ 792,518 |

¹ Not included in the projects listed above is the annual \$40,000 that the Tipton City Council has allocated from the Wastewater Operating budget to put towards I&I repairs related towards the \$4.3 million-dollar estimate identified in the SSES report received from McClure Engineering Company.

The question of our ratepayers’ average sewer monthly sewer bills has come up several times. Tipton, like many cities, often distributes the cost of one of its utilities across more than one source of funding.

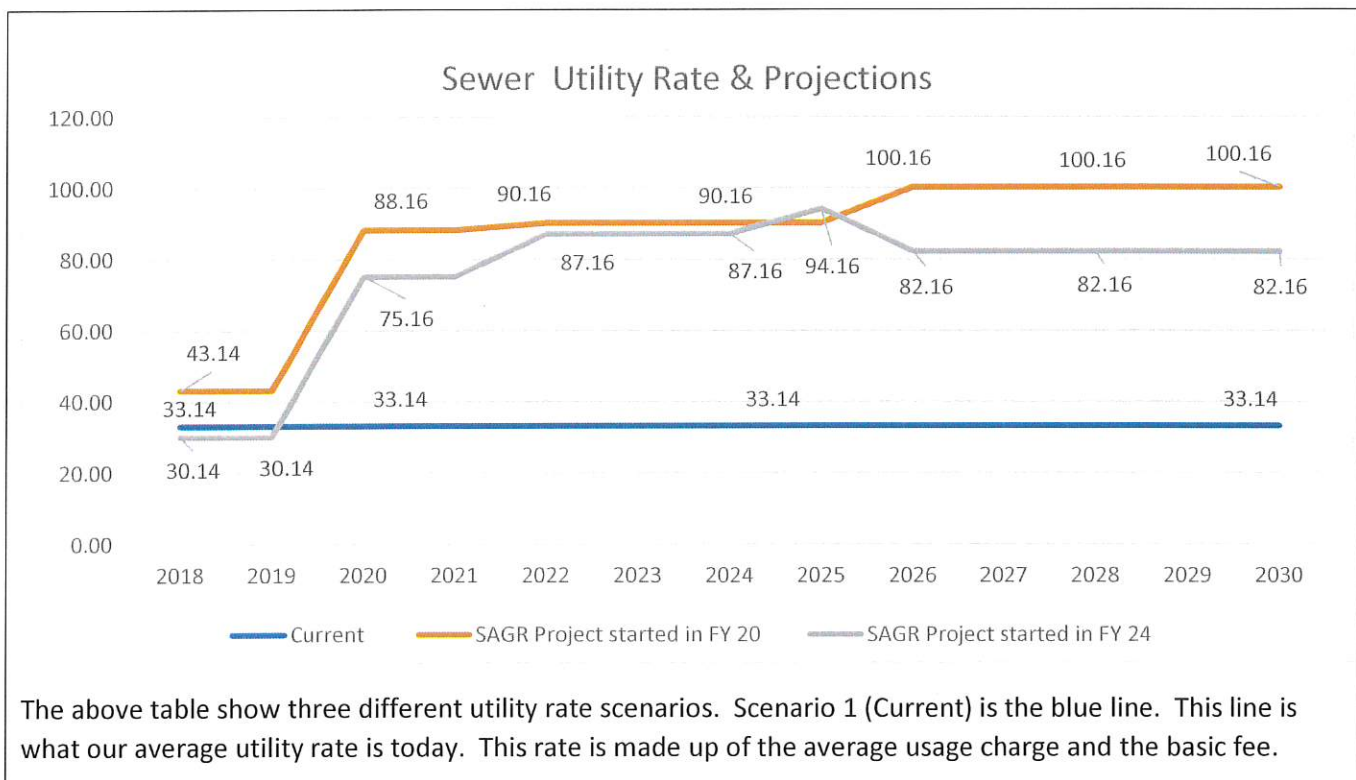
Exhibit 4 shows a “what if” scenario. It shows what our average monthly sewer bill might look like if all our current sanitary sewer projects (for example, Lemon Street) were combined with future project cost estimates with the sewer rate used to pay for all of them.

The Exhibit also shows two tracks. One where the SAGR project is done now (orange) and one where the project can wait until 2024 (gray.) Our IP proposes the 2024 track based on the fact that the City of Tipton is still paying on a current wastewater treatment plant debt. This debt will not be retired until June 2024. Debt retirement is vital to Tipton’s financial success moving forward and is best illustrated in Exhibit 4. The illustration shows the impact of an immediate SAGR upgrade. Based on DNR criteria and our rate projections, Tipton stands at the threshold of disadvantage status and financial burden. Approval of an IP could change the financial course.

Our IP proposal begins with affordable sewer system projects in Years 1-4 with lesser financial impact and improved debt repayment allowance. Years 4-7 address the heavier financial burden, which is the SAGR upgrade and ultimately, NPDES compliance. We know of no better approach at this time. Tipton’s IP proposal meets water quality-based limits as soon as possible under current financial limitations.

Even as we speak, dozens of small sunfish bathe in the effluent at the West Outfall and I think they would agree, What’s the hurry”?

Exhibit 4



Scenario 2 (SAGR Project started in FY 20) is the orange line. This line is depicting what our average utility rate could be if we continue with the current SAGR timeline. This rate is made up of the average usage charge, basic fee, Wastewater Treatment Plant flat fee and a flat fee for a sewer project that was completed in FY 18-19. This project was paid for using a GO bond instead of a revenue bond, so utility customers are paying for it through their property taxes vs. a monthly fee on their utility bill. We wanted to include it in our numbers though to show how it would have impacted the utility customer if we would have chosen to fund it with a revenue bond instead of a GO bond.

Scenario 3 (SAGR Project started in FY 24) is the gray line. This line is depicting what our average utility rate could be if we postpone the SAGR project four years. In that four-year time the project was postponed, we would also complete the projects that we listed in the chart titled “Integrated Plan Projects.” We determined what the estimated costs of those projects would be and the impact it would have on the utility bill if we would have funded them using a monthly fee on the utility bill. Also included in this rate is the Wastewater Treatment Plant Flat Fee and the sewer project that was completed in FY 18-19.

Tipton’s Integrated Plan proposal offers a path moving forward that works for everyone. Those projects with lighter financial impact will be our focus in the early years of the IP. This approach allows environmental progress while paying off old debt simultaneously. Reduction in old debt will open the door to heavier projects with heavier debt load in later phases.

Continued sanitary sewer system renovations including repairs, replacement, lining, and manhole renovation will all be part of years one through four in the IP. Years five through seven and beyond will complete wastewater upgrades and ultimately will reach compliance of new regulations.

Financial relief will result from this plan as will environmental progress. Rate structures can remain affordable. Rates can even increase over time as needed but can be done incrementally rather than all at once—aggressively and abrasively.

Ultimately, our plan addresses and achieves DNR and EPA compliance and benefits the environment in doing so.

Measuring Success in the IP:

Success and progress in Tipton’s IP can be evaluated and measured each year. Continued flow monitoring, rainfall monitoring, and charting of data will be ongoing. Project phases will continue to be tied to Tipton’s active Capital Improvements Plan. The IP will evolve annually alongside CIP and budget preparation which begins with each fall season. Throughout our annual process, completed and upcoming projects will be analyzed in order to determine if changes are necessary due to budget, timeline, new technology, or changes in the system. Any needed changes will be communicated through staff, management, Council, Mayor, and the DNR for review.

Communications:

The City of Tipton has provided ample opportunity for public and stakeholder communication throughout this process and continues to do so moving forward. This process has and will include public forums, regular City Council meetings, open forum public work sessions, neighborhood

household meetings, curbside visits, and newspaper articles. All have been utilized to keep good communication with the public. Tipton's Mayor often receives and answers questions, comments, and concerns through social media.

Upcoming meetings in April and May will require heavy discussion of the topics at hand and will likely form our path moving forward. We urge our public to pay special attention in the next few weeks and months.

AGENDA ITEM

AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

DATE: 5/4/2020

AGENDA ITEM: Possibly postponing the 4th of July parade and fireworks

ACTION: Move to Approve, Deny or Table

SYNOPSIS: Due to COVID-19 I'd like consideration of possibly postponing the 4th of July parade and fireworks to September 5th which is Labor Day Weekend. However, we will continue to monitor in the upcoming months and if the pandemic continues to remain unsafe for large social gathering, I request this celebration be delayed until July 4, 2021.

Many annual community events across the State of Iowa have been cancelled or postponed this year due to social distancing as recommended by the CDC and Governor Reynold's office.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

MAYOR/COUNCIL ACTION: Approve, deny or table

ATTACHMENTS: None

PREPARED BY: Linda Beck

DATE PREPARED: 4/30/20

FARM LEASE

THIS LEASE ("Lease") is made between City of Tipton ("Landlord"), whose address for the purpose of this Lease is 407 Lynn Street, Tipton, Iowa, 52772 and Bradley Steven Crock ("Tenant"), whose address for the purpose of this Lease is 1260 210th Street, Tipton, Iowa 52772.

THE PARTIES AGREE AS FOLLOWS:

1. PREMISES AND TERM. Landlord leases to Tenant the following real estate situated in Cedar County, Iowa (the "Real Estate"): As identified on attached documentation Attachment A. Such parcels include county parcel numbers 004010014000190, 004010014000200, and a portion of 004010014000070, and otherwise identified as USDA FSA Farm 7174, Tract 9951 and USDA FSA Farm 7155, Tract 993, containing 12 total acres, more or less. Such parcels are contained within the attached legal description, Attachment B. Possession by Tenant for a term of 1 year(s) to commence on May 1, 2020, and end on March 1, 2021. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

2. RENT. Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"):

Total annual cash rent of \$ 3,067.50 payable, unless otherwise agreed, as follows: \$1,022.50 on May 1, 2020, \$ 1,022.50 on July 1, 2020, and \$ 1,022.50 on September 1, 2020

All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date.

Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord, 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 100% Landlord, 0% Tenant. Crop disaster payments shall be divided 0 %, Landlord 100% Tenant.

3. LANDLORD'S LIEN AND SECURITY INTEREST. As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal property kept or used on the real estate that is not exempt from execution. Tenant shall also sign any additional forms required to validate the security interest in government

program payments.

Tenant shall not sell such crops unless Landlord agrees otherwise. Tenant shall notify Landlord of Tenant's intention to sell crop at least three (3) business days prior to sale of the crop (with business days being described as Monday through Friday, except any Iowa or federal holidays). Tenant shall pay the full rent for the crop year in which the crop is produced, whether due or not, at the time of sale pursuant to Landlord's consent to release Landlord's security interests. Upon payment in full Landlord shall release Landlord's lien on the crop produced in that crop year on the premises. The parties agree that by the Landlord releasing the lien as to the crop in one year, the Landlord in no way releases the lien or agrees to release the lien in any prior or subsequent year.

Tenant shall sign and deliver to Landlord a list of potential buyers of the crops upon which Landlord has been granted a security interest in this lease. Unless Landlord otherwise consents, Tenant will not sell these crops to a buyer who is not on the potential list of buyers unless Tenant pays the full rent due for the crop year to the Landlord at or prior to the date of sale. Landlord may give notice to the potential buyers of the existence of this security interest.

Landlord is further granted the power, coupled with an interest, to sign on behalf of Tenant as attorney-in-fact and to file one or more financing statements under the Iowa Uniform Commercial Code naming Tenant as Debtor and Landlord as Secured Party and describing the collateral herein specified. Tenant consents to the financing statement being filed immediately after execution of this Lease.

4. INPUT COSTS AND EXPENSES. Tenant shall prepare the Real Estate and plant such crops in a timely fashion as may be directed by Tenant. Tenant shall only be entitled to pasture or till those portions of the Real Estate designated by Landlord. All necessary machinery and equipment, as well as labor, necessary to carry out the terms of this lease shall be furnished by and at the expense of the Tenant. The following materials, in the amounts required by good husbandry, shall be acquired by Tenant and paid for by the parties as follows:

| | <u>Landlord</u> | <u>Tenant</u> |
|--|-----------------|---------------|
| (1) Commercial Fertilizer | 0% | 100% |
| (2) Lime and Trace Minerals | 0% | 100% |
| (3) Herbicides | 0% | 100% |
| (4) Insecticides | 0% | 100% |
| (5) Seed | 0% | 100% |
| (6) Seed cleaning | 0% | 100% |
| (7) Harvesting and/or Shelling Expense | 0% | 100% |
| (8) Grain Drying Expense | 0% | 100% |
| (9) Grain Storage Expense | 0% | 100% |
| (10) Other | 0% | 100% |

5. PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS. Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis. In the event Tenant fails to do so, Landlord reserves the right, personally

or by designated agents, to enter upon the Real Estate and properly care for and harvest all growing crops, charging the cost of the care and harvest to the Tenant, as part of the Rent. Tenant shall timely control all weeds, including noxious weeds, weeds in the fence rows, along driveways and around buildings throughout the premises. Tenant shall comply with all terms of the conservation plan and any other required environmental plans for the leased premises. Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, the maintenance of existing watercourses, waterways, ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate.

Upon request from the Landlord, Tenant shall by August 15 of each lease year provide to the Landlord a written listing showing all crops planted, including the acres of each crop planted, fertilizers, herbicides and insecticides applied showing the place of application, the name and address of the applicator, the type of application and the quantity of such items applied on the lease premises during such year.

Tenant shall distribute upon the poorest tillable soil on the Real Estate, unless directed otherwise by Landlord, all of the manure and compost from the farming operation suitable to be used. Tenant shall not remove from the Real Estate, nor burn, any straw, stalks, stubble, or similar plant materials, all of which are recognized as the property of Landlord. Tenant may use these materials, however, upon the Real Estate for the farming operations. Tenant shall protect all trees, vines and shrubbery upon the Real Estate from injury by Tenant's cropping operation or livestock.

Tenant shall maintain accurate yield records for the real estate, and upon request, during or after lease term, shall disclose to Landlord, all yield base information required for participation in government program

6. ENVIRONMENTAL.

a. Landlord. To the best of Landlord's knowledge to date:

- i) Neither Landlord nor, Landlord's former or present tenants, are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.
- ii) Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state, and local codes, rules, and regulations.
- iii) No leak, spill release, discharge, emission, or disposal of toxic or hazardous substances has occurred on the premises.
- iv) The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances except for chemicals (including without limitation fertilizer, herbicides, insecticides) applied in conformance with good farming methods, applicable rules and regulations and the label directions of each chemical.

Landlord shall hold Tenant harmless against liability for removing solid waste disposal sites existing at the execution of this Lease, with the exception that Tenant shall be liable for removal of solid waste disposal sites to the extent that the Tenant created or contributed to the

solid waste disposal site at any time.

Landlord shall assume liability and shall indemnify and hold Tenant harmless against any liability or expense arising from any condition which existed, whether known or unknown, at the time of execution of the lease which is not a result of actions of the Tenant or which arises after date of execution but which is not a result of actions of the Tenant.

Landlord shall disclose in writing to Tenant the existence of any known wells, underground storage tanks, hazardous waste sites, and solid waste disposal sites. Disclosure may be provided by a properly completed groundwater hazard statement to be supplemented if changes occur.

b. Tenant. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation, herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may not be stored on the premises for more than one year. Farm chemicals for use on other properties may not be stored on this property. Chemicals stored on the premises shall be stored in clearly marked, tightly closed containers. No chemicals or chemical containers will be disposed of on the premises. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur, and shall be responsible to follow all applicator's licensing requirements. Tenant shall install and maintain safety check valves for injection of any chemicals and/or fertilizers into an irrigation system (injection valve only, not main well check valve). Tenant shall properly post all fields (when posting is required) whenever chemicals are applied by ground or air. Tenant shall haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements. Tenant shall not dispose of waste oil, tires, batteries, paint, other chemicals or containers anywhere on the premises. Solid waste may not be disposed of on the premises. Dead livestock may not be buried on the premises. If disposal of solid waste or burial of dead animals is permitted as stated in the previous two sentences, the disposal or burial shall be in compliance with all applicable environmental laws. Tenant shall not use waste oil as a means to suppress dust on any roads on or near the premises. No underground storage tanks, except human waste septic systems that meet current codes, rules, and regulations, shall be maintained on the premises.

Tenant shall immediately notify Landlord of any chemical discharge, leak, or spill which occurs on premises. Tenant shall assume liability and shall indemnify and hold Landlord harmless for any claim or violation of standards which results from Tenant's use of the premises. Tenant shall assume defense of all claims, except claims resulting from Landlord's negligence, in which case each party shall be responsible for that party's defense of any claim. After termination, Tenant shall remain liable for violations which occurred during the term of this Lease.

In the absence of selection of an alternative where choices are provided in this paragraph 8b, the choice of the word "may" shall be presumed unless that presumption is contrary to applicable environmental laws and regulations.

9. TERMINATION OF LEASE. This Lease shall not automatically renew upon expiration and the tenancy shall terminate on March 1 of the year following. All notices of termination of this Lease shall be as provided by law. Any renewals of this lease shall be by new and separate written agreement.

10. POSSESSION AND CONDITION AT END OF TERM. At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord \$ 25.00 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.

11. LANDLORD'S RIGHT OF ENTRY AND INSPECTION. In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes.

12. VIOLATION OF TERMS OF LEASE. If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.

13. REPAIRS. Tenant shall maintain the fences on the leased premises in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord.

14. NEW IMPROVEMENTS. All buildings, fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the erection that the Tenant may remove the improvement at the end of the lease.

15. WELL, WINDMILL, WATER AND SEPTIC SYSTEMS. Tenant shall maintain all well, windmill, water and septic systems on the Real Estate in good repair at Tenant's expense except damage caused by windstorm or weather. Tenant shall not be responsible for replacement or installation of well, windmill, water and septic systems on the Real Estate, beyond ordinary maintenance expenses. Landlord does not guarantee continuous or adequate supplies of water for the premises.

16. EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD. No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon

the Real Estate.

17. **NO AGENCY.** Tenant is not an agent of the Landlord.

18. **ACCOUNTING.** The method used for dividing and accounting for the harvested grain shall be the customary and usual method used in the locale.

19. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.

20. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.

21. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.

22. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.

23. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.

24. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

25. INSURANCE.

a. **COMPREHENSIVE LIABILITY INSURANCE.** Tenant shall, at his expense, obtain comprehensive liability insurance with coverage to include comprehensive general liability and property damage with a combined single limit of not less than \$1 million per each occurrence. Such policy shall include liability arising from premises operations, independent contractors, personal injury, products and completed operations and liability assumed under an insured contract. This policy shall be endorsed to include Landlord as an additional insured and coverage must remain in force and effect during the entire rental period.

b. **CERTIFICATES OF INSURANCE.** Prior to the time the Lease takes effect, Tenant will

provide Landlord with a certificate of insurance with these property and liability insurance requirements, such certificate shall include 30 days advance notice of cancellation to Landlord. A renewal certificate shall be provided prior to expiration of the current policies.

c. ACTS BY TENANT. Tenant will not do or omit doing of any act which would invalidate any insurance, or increase the insurance rates in force on the Real Estate.

26. LIABILITY FOR DAMAGE. Each party shall be liable to the other for all damage to the property of the other negligently, recklessly or intentionally caused by that party (or its agents, employees or invitees), except to the extent the loss is insured and subrogation is waived under the owner's policy.

27. INDEMNITY. Except as provided in Paragraph 6 of this Lease, Tenant will protect, defend and indemnify Landlord from and against all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence, causing or inflicting injury or damage to any person or property, happening or done in, upon or about the Real Estate, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by Tenant or any person claiming through or under Tenant.

28. ADDITIONAL PROVISIONS. The Renter shall be responsible for mowing the area around the city water lagoons. Renter's insurance coverage as required above shall include coverage for such mowing services.

DATED: _____.

Bradley Steven Crock, Tenant

City of Tipton, Landlord

By: _____
Bryan Carney, Mayor

Attested to:

By: _____
City Clerk

STATE OF IOWA

COUNTY OF CEDAR, SS:

This instrument was executed and acknowledged before me on this _____ day of _____, 2019, by Bryan Carney, Mayor of the City of Tipton, Iowa, on behalf of said municipal corporation.

Notary Public

STATE OF IOWA

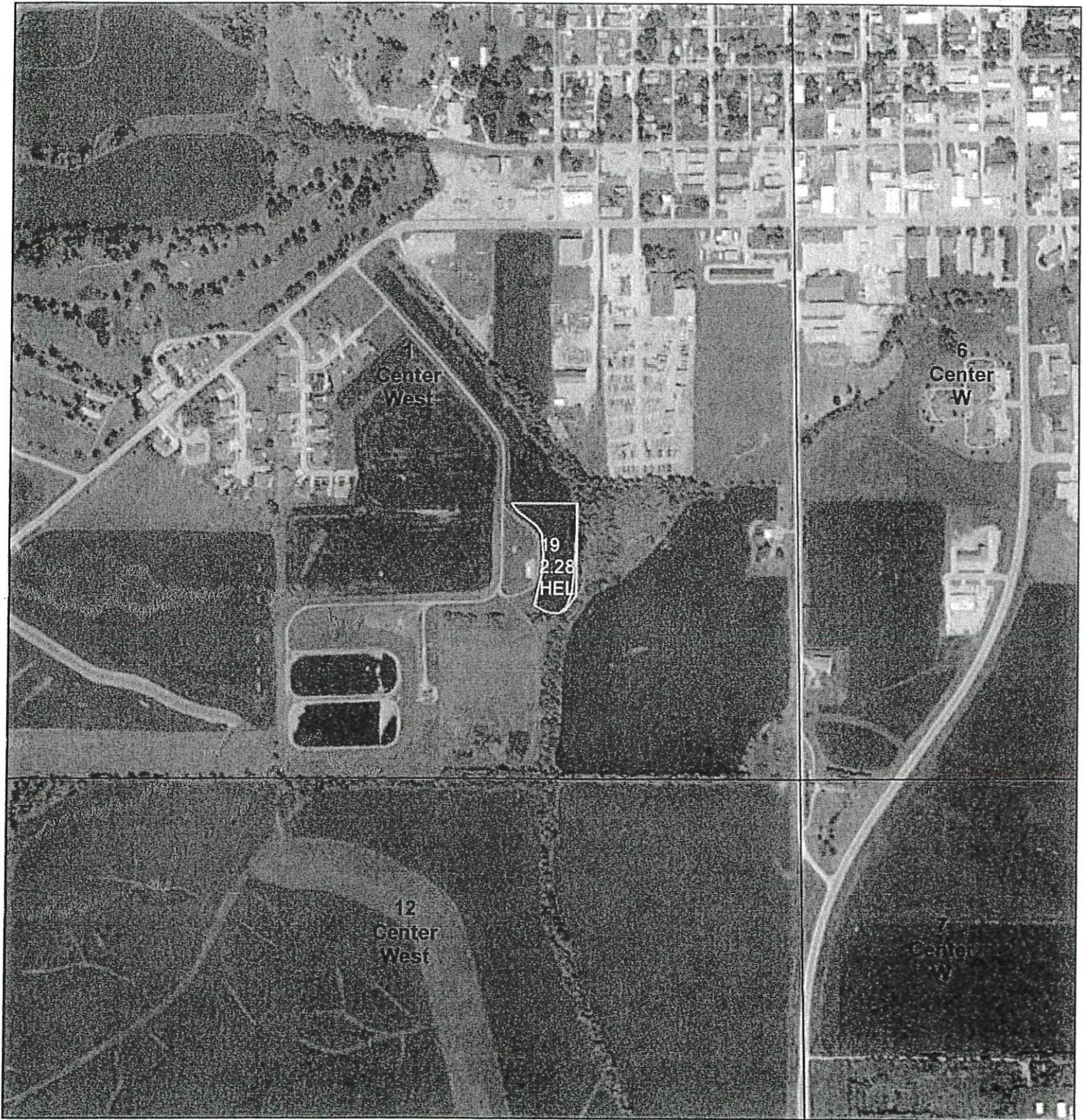
COUNTY OF CEDAR, SS:

This instrument was executed and acknowledged before me on this _____ day of _____, 2019, by Bradley Steven Crock.

Notary Public



Cedar County , Iowa



Map Created: April 15, 2019

Farm 7174
Tract 9951

Section: 1
Twp:Center W

Attachment A

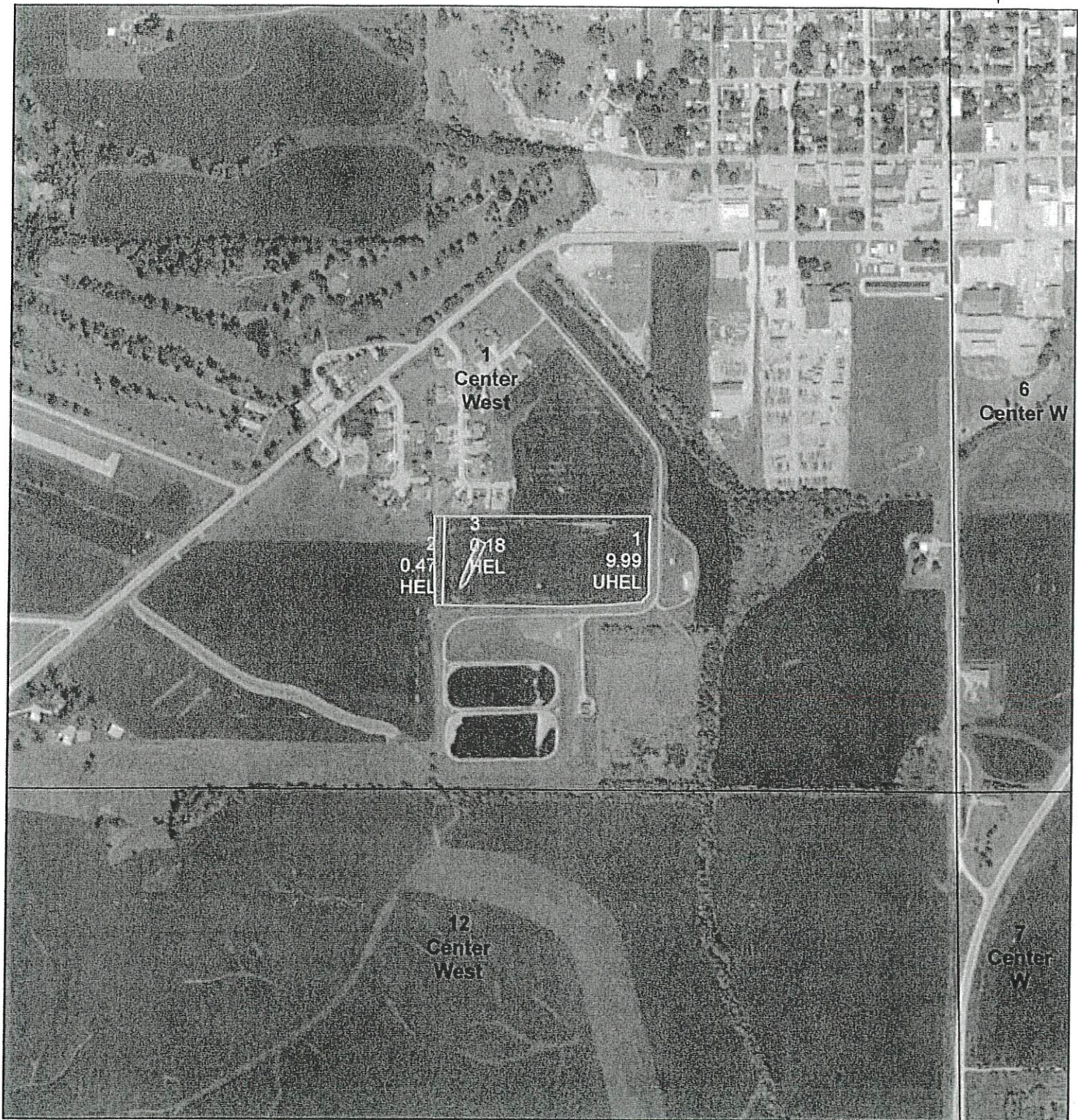
Legend

- Field Boundary
- Wetland Determination
- Wetland Determination Identifiers
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program Administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CP-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resource Conservation Service (NRCS).



Cedar County, Iowa



0 600 1,200 2,400 Feet

1 inch = 660 feet

Map Created: March 13, 2019

Farm 7155
Tract 9933

Section:34
Twp: Center W

Attachment A

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

• Restricted Use

▽ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program Administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CP-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resource Conservation Service (NRCS).

EXHIBIT TO FRASEUR CO., INC.

DEED TO CITY OF TIPTON, IOWA

LEGAL DESCRIPTION

A portion of Lot 1 of Lot C lying in the SW 1/4 SE 1/4 Section 1, T. 80 N., R. 3 W., of the 5th P.M., Cedar County, Iowa, described as follows:
Commencing at a 5/8" rebar found marking the Center of said Section 1;
thence 500°30'34"E - 1880.92 feet along the west line of the said SE 1/4 to a set 1/2" rebar, also being the Point of Beginning of the Parcel herein described;
thence 588°39'50"E - 614.94 feet to a 1/2" rebar set on the east line of said Lot 1 of Lot C;
thence 500°28'47"E - 715.27 feet along the east line of said Lot 1 of Lot C to a 1/2" rebar set at the SE corner thereof;
thence N88°38'27"W - 674.55 feet along the south line of the said Lot 1 of Lot C to a 1/2" rebar found marking the S 1/4 Corner;
thence N00°30'34"W - 715.01 feet along the west line of the said Lot 1 of Lot C to the Point of Beginning.
Said Parcel contains 12.00 acres.

AND

A portion of Lot 1 of Lot C and Lot 2 of Lot D lying in the SW 1/4 SE 1/4 and SE 1/4 SE 1/4 Section 1, T. 80 N., R. 3 W., of the 5th P.M., Cedar County, Iowa, described as follows:
Commencing at a 5/8" rebar found marking the Center of said Section 1;
thence 500°30'34"E - 1327.97 feet along the west line of the said SE 1/4 to a 1/2" rebar set marking the NW corner SW 1/4 SE 1/4, also being the Point of Beginning of the Parcel herein described;
thence 588°40'41"E - 1522.88 feet along the north line of said SW 1/4 SE 1/4 and SE 1/4 SE 1/4 to a 1/2" rebar set at the NW corner of Lot 1 of Lot D;
thence 500°18'47"W - 570.25 feet along the west line of said Lot 1 of Lot D to a 1/2" rebar set at the SW corner thereof;
thence 588°34'33"E - 945.0 feet along the south line of the said Lot 1 of Lot D to the SE corner thereof;
thence 500°18'48"W - 182.74 feet along a west line of Lot B to a set 1/2" rebar;
thence N88°39'50"W - 1609.44 feet to a 1/2" rebar set on the west line of said SW 1/4 SE 1/4;
thence N00°30'34"W - 552.95 feet to the Point of Beginning.
Said Parcel contains 19.87 acres.

BOOK 584 PAGE 208

COVID-19
ANNOUNCEMENT OF TEMPORARY CLOSURE OF
CITY FACILITIES AND OFFICES
APRIL 30, 2020

Closures Extended through May 15

Pursuant to Iowa Governor Reynold's Proclamation of a Disaster Emergency, the City of Tipton has approved the following steps:

- 1) All City Buildings (including but not limited to City Hall, Library, Economic Development Office, James Kennedy Family Aquatic Center, Public Works, Gas, Electric & Water) will be staffed but closed to the public. The Heartland Sports Complex will continue to be closed through May 15th.
- 2) This will continue to be in effect through May 15th with further extensions possible. If you need to contact City Hall, please call 563-886-6187.
 - a. For all Utility Payments, please use one of the following options:
 - i. On-line bill payment -
 1. <https://www.municipalonlinepayments.com/tiptonia>
 - ii. Pay by phone – 563-886-6187
 - iii. Drop box
- 3) For updates related to the Tipton Public Library, please refer the Tipton Public Library Facebook page or call 563-886-6266.
- 4) For updates related to the James Kennedy Family Aquatic Center and Park, please refer to the James Kennedy Aquatic Center Facebook page or call 563-886-2271.
- 5) If you have a problem, question or concern, please contact the appropriate City representative or department by telephone or email. All non-essential personal contacts and all non-essential board/commission meetings are cancelled.
- 6) Essential public meetings, such as City Council meetings, will be held electronically until further notice. Further information for how to electronically access each meeting will be posted with that meeting's agenda.

Respectfully,
City of Tipton