

## City of Tipton, Iowa

**Meeting:** Tipton City Council Meeting  
**Place:** Tipton, Iowa 52772  
**Date/Time:** Monday, November 16, 2020, 5:30 p.m.  
**Web Page:** [www.tiptoniowa.org](http://www.tiptoniowa.org)  
**Posted:** Friday, November 13, 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:

Mon, Nov 16, 2020 5:30 PM - 7:00 PM (CST)

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/961675989>

**You can also dial in using your phone.**

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

United States: [+1 \(571\) 317-3129](tel:+15713173129)

**Access Code:** 961-675-989

<b>Mayor:</b>	Bryan Carney		
<b>Council At Large:</b>	Abby Cummins-VanScoy	<b>Council At Large:</b>	Jason Paustian
<b>Council Ward #1:</b>	Ron Hembry	<b>Council Ward #2:</b>	Dean Anderson
<b>Council Ward #3:</b>	Tim McNeill		
<b>City Manager:</b>	Brian Wagner	<b>City Attorney:</b>	Lynch Dallas, P.C.
<b>Finance Director:</b>	Melissa Armstrong	<b>Gas Utilities Supt:</b>	Virgil Penrod
<b>City Clerk:</b>	Amy Lenz	<b>Electric Utilities Supt:</b>	Floyd Taber
<b>Dir. of Public Works:</b>	Steve Nash	<b>Water &amp; Sewer:</b>	Brian Brennan
<b>Police Chief:</b>	Lisa Kepford	<b>Emergency Med Dir:</b>	Brad Ratliff
<b>Park &amp; Recreation:</b>	Adam Spangler	<b>Economic Dev. Director:</b>	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, November 2, 2020
2. Approval – Investment & Treasurer’s Report, October 2020
3. Approval – Liquor License Renewal, Dollar General

4. Approval – 2021-2022 Tax Increment Financing Indebtedness Report
5. Approval – Pay Application No. 2 (Final) for McClintock Trucking and Excavating, 2020 Water Main and Street Improvement Project, \$2,027.92
6. Approval – Pay Application No. 4 (Final) for Triple B Construction, 2020 Water Main and Street Improvement Project, \$11,328.23
7. Approval - Claims Register which includes claims paid under current Purchase Policy

**G. New Business**

1. Resolution No. 111620A: Resolution to accept and approve 2020 annual Urban Renewal Report for Fiscal Year ending June 30, 2020
2. Resolution No. 111620B: Resolution approving an internal loan from the City's "Fund 630, Electric Distribution" to "Fund 001-150, General Fund – Fire Department" for the final payment of the Impel pumper fire truck.
3. Resolution No. 111620C: Resolution authorizing easement acquisition from ARHC PHTIPIA01, LLC d/b/a Prairie Hills Senior Living & Memory Care (*SAGR Project*)
4. Resolution No. 111620D: Resolution authorizing easement acquisition from Conservative Publishing Company (*SAGR Project*)
5. Resolution No. 111620E: Resolution authorizing easement acquisition from Custom Builders Partnership (*SAGR Project*)
6. Discussion and possible action concerning the storage of the fireworks and shooting them off July 4, 2021
7. Discussion and possible action concerning the 2019-2020 Annual Financial Report
8. Discussion and possible action concerning ECIA's grant writing proposal for a Transportation Alternatives Program (TAP) grant application for a trail project.

**H. 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
  - a. Request clarification from Council regarding their motion concerning the Hardacre building's utility expenses. (*Finance Director Armstrong*)

**I. 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.**

November 2, 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, Spangler, Taber, Beck, the press and other visitors.

**Agenda:**

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

**Consent Agenda:**

Motion by McNeill, second by Anderson to approve the consent agenda which includes the October 19<sup>th</sup> Council Meeting Minutes, September 28<sup>th</sup> Library Minutes, October 14<sup>th</sup> Library Special Meeting Minutes, September Library Director's Report, October 21<sup>st</sup> Airport Minutes, Pay Application No. 5 for Woodruff Construction, WWTP Project, \$689,037.95, Downtown Revitalization Incentive Program (DRIP) Request for Stuart and Paula Werling at 319 Cedar Street, new hanging furnace for the old power plant, transformer basements, floor scrubber (moved to new business), and the following claims list. Following the roll call vote the motion passed unanimously.

ABSOLUTELY DRY BASEMENT WA	DEPOSIT FOR FOUNDATION WORK	15000.00
AFLAC	AFLAC AFTER TAX PY W/HOLDING	670.27
ALTORFER INC	REPLACE BATTERIES ENGINE #5	1543.57
APGA	MEMBERSHIP DUES	1311.86
AXA EQUI-VEST PROCESSING O	DEF. COMP PRETAX	485.00
BAKER & TAYLOR	BOOKS	384.04
BAKER PAPER & SUPPLY	MISC SUPPLIES	39.76
BANLEACO	COPIERS CONTRACT	231.20
BARRON MOTOR SUPPLY	PARTS	24.48
BILL MILLER WOOD PRODUCTS	GRINDING	19125.00
BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE PYMT	35392.52
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	663.91
CINTAS LOC	UNIFORMS	560.82
CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEMENTS	200.00
CITY OF TIPTON FUNDS	ADMINISTRATIVE SERVICES	236023.69
CITY OF TIPTON-REVOLVING C	CENTRAL GARAGE REPAY	24340.01
CITY UTILITIES	CITY UTILITIES	11115.38
CJ COOPER & ASSOCIATES INC	SCREENINGS	70.00
CLIFTON LARSON ALLEN LLP	AUDIT	3000.00
COLLECTION SERVICES CENTER	CHILD SUPPORT	96.73
COPY SYSTEMS	BASE CHARGE	74.68
DR DARLENE A EHLERS	NOVEMBER RENT	500.00
EASTERN IOWA TIRE	REPAIR PARTS #52	1010.40
EMSLRC	TRAINING	14.00
ERIC STORJOHANN	2 BURIALS	600.00
GRAINGER	BLDG MAINT SUPPLIES	80.54
H & H AUTO	REPAIR PARTS #52	80.00



HAWKINS INC	CHEMICALS	384.55
HENDERSON PRODUCTS INC	BOX & SNOW BLADE #28	70283.00
HINSON CONSULTING LLC	PROGRESS PAYMENT #3	2500.00
I.R.S.	FEDERAL WITHHOLDING	18836.56
IOWA ONE CALL	LOCATES	95.40
IPERS	IPERS WITHHOLDING, FIRE	12230.84
JOHNSON COUNTY AMBULANCE S	ALS INTERCEPT	400.00
KLAY JOHNSON	MILEAGE REIMBURSEMENT	152.95
MARCIA MEYERS	NOVEMBER RENT	600.00
MASTER MEDICAL EQUIPMENT	VEHICLE OPERATIONS	765.00
MC CLURE ENGINEERING COMPA	WWTP IMPROVEMENTS	80.00
MICHELE PISMAN	OCTOBER YOGA	50.00
MIDAMERICAN ENERGY COMPANY	NOVEMBER CASH REQUEST	71000.00
MIKE FOGG CONSTRUCTION	REMOVE AND INSTALL HEAT TAPE	395.00
MISC. VENDOR	GINGERICH, DENNIS :US REFUND	1503.52
MITCHELL 1	WEB SUBSCRIPTION	260.80
MUNICIPAL SUPPLY INC	METERS	6403.00
NILES CHIROPRACTIC	SCREENINGS	50.00
O'ROURKE MOTORS INC	REPAIR PARTS #66	189.00
OFFICE EXPRESS	COPY PAPER	539.36
OFFICE MACHINE CONSULTANTS	TECH SERVICES	3693.87
PCC	BILLING	2647.34
PENGUIN RANDOM HOUSE LLC	BOOD ON CD	56.25
POWER LINE SUPPLY	POLE ARM ASSEMBLY	3206.65
PRAXAIR DISTRIBUTION INC	MEDICAL SUPPLIES	55.78
PRINCIPAL	GTL_VTL INSURANCE	744.45
PROFESSIONAL DEVELOPERS OF	DUES	355.00
QC ANALYTICAL SERVICES LLC	WASTEWATER TESTING	1928.00
QUADIENT LEASING USA INC	POSTAGE	2000.00
ROTH ELECTRIC	OUTLET REPAIR DOWNTOWN	128.99
SCHUMACHER ELEVATOR COMPAN	MONTHLY MAINTENANCE	231.97
STAPLES	OFFICE SUPPLIES	157.54
THE PARADIGM ALLIANCE INC	FALL PUBLIC AWARENESS PROGRAM	1149.96
THE PENWORTHY COMPANY LLC	BOOKS	186.09
THOMAS HEATING & AIR	FURNACE REPAIR	277.50
THOMPSON TRUCK & TRAILER	2020 CAB/CHASSIS #28	81669.71
TREASURER, STATE OF IOWA	STATE WITHHOLDING	3092.00
UNITED LABORATORIES	OPERATING SUPPLIES	1271.45
UNUM LIFE INSURANCE COMPAN	LONG TERM DISABILITY PAYROLL	318.26
VERIZON	CELL & DATA SERVICE	1830.52
VERMEER SALES & N. MISSOUR	OPERATING SUPPLIES	52.90
WALMART COMMUNITY	OFFICE AND MISC SUPPLIES	124.15



WINDSTREAM	MONTHLY SERVICES	834.72
WRIGHT LAWN CARE	CONTRACT PAY NOVEMBER	358.33
** TOTAL **		645728.27
FUND TOTALS		
001 GENERAL GOVERNMENT		89032.73
110 ROAD USE TAX FUND		9213.14
112 TRUST AND AGENCY FUND		35346.92
119 Emergency Fund		4757.00
121 LOCAL OPTION TAX		23256.01
125 TIF SPECIAL REVENUE FUND		9109.58
192 FIRE ENTERPRISE TRUST		2083.33
303 WASTEWATER PROJECT		80.00
600 WATER OPERATING		15630.52
610 WASTEWATER/AKA SEWER REV		30571.48
630 ELECTRIC OPERATING		191888.68
640 GAS OPERATING		18357.15
642 GAS RESERVE		5083.33
660 AIRPORT OPERATING		664.08
670 GARBAGE COLLECTION		15646.65
740 STORM WATER		1366.73
810 CENTRAL GARAGE		157006.72
835 ADMINISTRATIVE SERVICES		11875.84
860 PAYROLL ACCOUNT		24758.38
GRAND TOTAL		645728.27

Payroll Amount for October 2020	\$166,802.31
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#### **Old Business:**

1. Stumpf Construction Services invoice and proposal to seal additional cracks on the east wall at the north end at the James Kennedy Family Aquatic Center  
 Motion by Hembry, second by Paustian to approve the invoice and proposal to seal additional cracks on the east wall at the north end at the James Kennedy Family Aquatic Center. Following the roll call vote the motion passed unanimously.

#### **New Business:**

1. Tipton TIF Report  
 Motion by Anderson, second by Paustian to approve the Tipton TIF Report. Following the roll call vote the motion passed unanimously.

2. Hardacre building's utility expenses and the related impact on the success of the restoration project.  
 Motion by McNeill, second by Cummins to approve help or relief from recurring City charges. Following the roll call vote the motion passed unanimously.

3. Resolution No. 110220A: Resolution approving application for Urban Revitalization Tax-Exemption filed by Lee and Patricia Hamann  
 Motion by Hembry, second by McNeill to approve Resolution No. 110220A, the resolution approving application for Urban Revitalization Tax-Exemption filed by Lee and Patricia Hamann. Following the roll call vote the motion passed unanimously.

4. Ambulance Service-related Agreements

- a. Intergovernmental Transfer of Public Funds Agreement between the Iowa Department of Human Services and Ground Emergency Medical Transportation Provider (GEMT Provider)
- b. Provider Participation Agreement
- c. Contractor Agreement with Public Consulting Group

Motion by Hembry, second by Cummins to approve the three (a, b, and c) ambulance service-related agreements. Following the roll call vote the motion passed unanimously.

5. Formation of a subcommittee to evaluate broadband submittals and make recommendations accordingly. The Subcommittee will be Ambulance Director Brad Ratliff, Council Members Abby Cummins and Ron Hembry.

6. Floor scrubber for James Kennedy Family Aquatic Center

Motion by Paustian, second by Hembry to approve the purchase of a new floor scrubber for the James Kennedy Family Aquatic Center, from Performance Systems, in the amount of \$2,600. Following the roll call vote the motion passed unanimously.

**Reports of Mayor/Council/Manager/Department Heads**

1. Manager Wagner requested to meet with the Personnel/Finance Committee on November 23<sup>rd</sup>, related to upcoming job openings in the Gas Utility.
2. Development Director Beck shared that the Chamber's Lighted Parade and Community Christmas Tree is scheduled for Saturday, November 28<sup>th</sup>.

**Adjourn:**

With no further business to come before the council a motion to adjourn was made by Anderson, second by McNeill. Following the roll call vote the motion passed unanimously.  
Meeting adjourned at 6:43 p.m.

Mayor\_\_\_\_\_

Attest:\_\_\_\_\_  
City Clerk

**REVENUE RECEIVED**

**Sept, 2020**

Property Taxes	168,629.91
Local Option Sales Tax	27,454.86
Licenses & Permits	945.00
Use of Money and Property	29,565.83
Intergovernmental	46,191.28
Charge for Services	671,674.94
Special Assessment	955.00
Miscellaneous	58,939.48
Sale of Fixed Assets	0.00
<b>TOTAL</b>	<b>\$1,004,356.30</b>

CITY OF TIPTON  
FUND BALANCE REPORT  
AS OF: OCTOBER 31ST, 2020

PAGE: 1

	BEGINNING FUND BALANCE	YTD REVENUES	YTD EXPENSES	ENDING FUND BALANCE
001-GENERAL GOVERNMENT	310,498.34CR	992,503.31CR	1,358,992.59	55,990.94
110-ROAD USE TAX FUND	219,396.75CR	162,909.46CR	203,066.45	179,239.76CR
112-TRUST AND AGENCY FUND	31,991.73CR	185,010.66CR	141,387.64	75,614.75CR
119-Emergency Fund	2,559.00CR	14,029.82CR	10,757.00	5,831.82CR
121-LOCAL OPTION TAX	164,903.08CR	106,997.77CR	93,023.92	178,876.93CR
125-TIF SPECIAL REVENUE FUND	87,603.96CR	96,054.61CR	36,438.36	147,220.21CR
160-ECONOMIC/INDUSTRIAL DEVEL	425,133.10CR	4,668.77CR	42,500.00	387,301.87CR
168-AQUATIC CENTER CAMPAIGN F	576,279.12	0.00	0.00	576,279.12
189-LIBRARY TRUST FUND	9,253.14CR	38.73CR	0.00	9,291.87CR
190-P S SHARE FUND	34,124.53CR	950.01CR	0.00	35,074.54CR
192-FIRE ENTERPRISE TRUST	45,525.61CR	15,311.44CR	8,333.36	52,503.69CR
202-ELECTRIC REVENUE BONDS	227,091.64CR	68,790.21CR	0.00	295,881.85CR
203-06 ELECTRIC SUBSTATION RE	507,490.18CR	76,380.87CR	0.00	583,871.05CR
204-WATER REVENUE BOND RESERV	243,253.07CR	210.79CR	0.00	243,463.86CR
205-GO FIRE TRUCK 2010	6,136.98CR	5.33CR	0.00	6,142.31CR
208-WW/SEWER REVENUE BOND SIN	67,918.05CR	67,623.55CR	0.00	135,541.60CR
208-WW/SEWER REVENUE BOND SIN	67,918.05CR	67,623.55CR	0.00	135,541.60CR
214-GO CP BONDS SERIES 2011A	12,862.44	81,402.30CR	0.00	68,539.86CR
216-GO CP BONDS SERIES 2011B	2,202.37CR	1.90CR	0.00	2,204.27CR
218-GO CP BONDS SERIES 2011C	74,733.63CR	64.75CR	0.00	74,798.38CR
220-GO BONDS 2013 DEBT SRVC	1,133.03CR	6,936.52CR	0.00	8,069.55CR
222-GO BOND 2015 DEBT SERVICE	84,826.46CR	28,061.76CR	0.00	112,888.22CR
224-GO BOND DEBT SERVICE	4,460.21CR	73,273.42CR	0.00	77,733.63CR
303-WASTEWATER PROJECT	264,879.67CR	1,818,060.78CR	1,759,665.12	323,275.33CR
500-CEMETERY TRUST FUND	108,977.38CR	1,299.79CR	0.00	110,277.17CR
600-WATER OPERATING	460,286.00CR	229,440.21CR	299,723.47	390,002.74CR
610-WASTEWATER/AKA SEWER REVE	235,783.28CR	199,446.42CR	188,589.61	246,640.09CR
630-ELECTRIC OPERATING	1,002,185.33CR	1,551,421.40CR	1,735,419.62	818,187.11CR
631-ELECTRIC DEVELOPMENT	8,948.65CR	7.75CR	0.00	8,956.40CR
632-ELECTRIC RENEWAL/REPLACEM	390,097.54CR	338.03CR	0.00	390,435.57CR
633-ELECTRIC RESERVE	427,038.97CR	498.79CR	0.00	427,537.76CR
634-ELECTRIC BOND/INT RESERVE	278,906.81CR	99.16CR	0.00	279,005.97CR
640-GAS OPERATING	33,581.89	211,995.99CR	279,115.20	100,701.10
641-GAS D.E.I.	16,398.53CR	111.15CR	0.00	16,509.68CR
642-GAS RESERVE	450,245.91CR	1,417.08CR	5,083.33	446,579.66CR
660-AIRPORT OPERATING	9,184.71CR	16,638.32CR	38,746.93	12,923.90
670-GARBAGE COLLECTION	105,091.77CR	203,792.53CR	200,064.75	108,819.55CR
740-STORM WATER	188,617.34CR	34,106.74CR	45,465.71	177,258.37CR
810-CENTRAL GARAGE	190,591.97CR	107,358.07CR	258,821.90	39,128.14CR
820-PSF HEALTH INSURANCE	97,194.25CR	29,295.82CR	30,026.05	96,464.02CR
835-ADMINISTRATIVE SERVICES	37,404.74CR	135,119.83CR	137,320.97	35,203.60CR
860-PAYROLL ACCOUNT	1,305.19CR	0.00	0.00	1,305.19CR
950-ELECTRIC METER DEPOSITS	14,501.95CR	4,599.92CR	4,725.00	14,376.87CR
951-WATER METER DEPOSITS	1,894.70CR	1,592.03CR	1,355.00	2,131.73CR
952-GAS METER DEPOSITS	9,256.19CR	2,668.20CR	3,060.00	8,864.39CR
GRAND TOTAL FUND BALANCE	6,294,220.34CR	6,598,157.54CR	6,881,681.98	6,010,695.90CR

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



CITY OF TIPTON  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: OCTOBER 31ST, 2020

% OF YEAR COMPLETED: 33.33

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>001-GENERAL GOVERNMENT</u>							
TOTAL REVENUE	3,140,949.18	1,079,526.08	2,944,169.81	486,880.78	992,503.31	1,951,666.50	33.71
TOTAL EXPENDITURES	<u>3,152,356.04</u>	<u>1,110,472.72</u>	<u>3,186,095.42</u>	<u>240,939.29</u>	<u>1,358,992.59</u>	<u>1,827,102.83</u>	<u>42.65</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 11,406.86)	( 30,946.64)	( 241,925.61)	245,941.49	( 366,489.28)	124,563.67	151.49
<u>110-ROAD USE TAX FUND</u>							
TOTAL REVENUE	394,350.13	167,552.95	400,503.74	28,107.44	162,909.46	237,594.28	40.68
TOTAL EXPENDITURES	<u>745,055.69</u>	<u>596,314.73</u>	<u>400,503.74</u>	<u>11,459.41</u>	<u>203,066.45</u>	<u>197,437.29</u>	<u>50.70</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 350,705.56)	( 428,761.78)	0.00	16,648.03	( 40,156.99)	40,156.99	0.00
<u>112-TRUST AND AGENCY FUND</u>							
TOTAL REVENUE	428,354.00	194,941.94	424,163.00	140,882.87	185,010.66	239,152.34	43.62
TOTAL EXPENDITURES	<u>428,354.00</u>	<u>142,784.64</u>	<u>424,163.00</u>	<u>35,346.92</u>	<u>141,387.64</u>	<u>282,775.36</u>	<u>33.33</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	52,157.30	0.00	105,535.95	43,623.02	( 43,623.02)	0.00
<u>119-Emergency Fund</u>							
TOTAL REVENUE	31,435.00	14,284.64	32,271.00	10,587.40	14,029.82	18,241.18	43.48
TOTAL EXPENDITURES	<u>31,435.00</u>	<u>10,478.36</u>	<u>32,271.00</u>	<u>4,757.00</u>	<u>10,757.00</u>	<u>21,514.00</u>	<u>33.33</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	3,806.28	0.00	5,830.40	3,272.82	( 3,272.82)	0.00
<u>21-LOCAL OPTION TAX</u>							
TOTAL REVENUE	270,970.00	96,871.16	279,072.00	27,493.22	106,997.77	172,074.23	38.34
TOTAL EXPENDITURES	<u>532,800.00</u>	<u>170,055.13</u>	<u>279,072.00</u>	<u>23,256.01</u>	<u>93,023.92</u>	<u>186,048.08</u>	<u>33.33</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 261,830.00)	( 73,183.97)	0.00	4,237.21	13,973.85	( 13,973.85)	0.00
<u>25-TIF SPECIAL REVENUE FUND</u>							
TOTAL REVENUE	206,996.00	83,296.60	239,048.00	68,827.70	96,054.61	142,993.39	40.18
TOTAL EXPENDITURES	<u>206,996.00</u>	<u>139,004.99</u>	<u>239,048.00</u>	<u>9,109.58</u>	<u>36,438.36</u>	<u>202,609.64</u>	<u>15.24</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	( 55,708.39)	0.00	59,718.12	59,616.25	( 59,616.25)	0.00
<u>60-ECONOMIC/INDUSTRIAL DEVELOPMENT</u>							
TOTAL REVENUE	29,000.00	5,608.35	6,300.00	1,216.55	4,668.77	1,631.23	74.11
TOTAL EXPENDITURES	<u>263,331.00</u>	<u>10,000.00</u>	<u>50,000.00</u>	<u>0.00</u>	<u>42,500.00</u>	<u>7,500.00</u>	<u>85.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 234,331.00)	( 4,391.65)	( 43,700.00)	1,216.55	( 37,831.23)	( 5,868.77)	86.57
<u>68-AQUATIC CENTER CAMPAIGN FUND</u>							
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>89-LIBRARY TRUST FUND</u>							
TOTAL REVENUE	500.00	112.60	300.00	7.74	38.73	261.27	12.91
TOTAL EXPENDITURES	<u>500.00</u>	<u>0.00</u>	<u>300.00</u>	<u>0.00</u>	<u>0.00</u>	<u>300.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	112.60	0.00	7.74	38.73	( 38.73)	0.00

CITY OF TIPTON  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: OCTOBER 31ST, 2020

% OF YEAR COMPLETED: 33.33

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>190-P S SHARE FUND</u>							
TOTAL REVENUE	2,591.00	1,110.93	2,000.00	357.52	950.01	1,049.99	47.50
TOTAL EXPENDITURES	<u>2,591.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	1,110.93	0.00	357.52	950.01 (	950.01)	0.00
<u>192-FIRE ENTERPRISE TRUST</u>							
TOTAL REVENUE	93,548.53	35,916.81	90,000.00	11.25	15,311.44	74,688.56	17.01
TOTAL EXPENDITURES	<u>93,549.00</u>	<u>30,900.00</u>	<u>25,000.00</u>	<u>2,083.33</u>	<u>8,333.36</u>	<u>16,666.64</u>	<u>33.33</u>
REVENUES OVER/ (UNDER) EXPENDITURES	( 0.47)	5,016.81	65,000.00	( 2,072.08)	6,978.08	58,021.92	10.74
<u>202-ELECTRIC REVENUE BONDS</u>							
TOTAL REVENUE	205,265.00	69,689.99	205,705.00	17,205.50	68,790.21	136,914.79	33.44
TOTAL EXPENDITURES	<u>205,265.00</u>	<u>0.00</u>	<u>205,705.00</u>	<u>0.00</u>	<u>0.00</u>	<u>205,705.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	69,689.99	0.00	17,205.50	68,790.21 (	68,790.21)	0.00
<u>203-06 ELECTRIC SUBSTATION RE</u>							
TOTAL REVENUE	226,700.00	78,314.66	227,740.00	19,103.49	76,380.87	151,359.13	33.54
TOTAL EXPENDITURES	<u>226,700.00</u>	<u>0.00</u>	<u>227,740.00</u>	<u>0.00</u>	<u>0.00</u>	<u>227,740.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	78,314.66	0.00	19,103.49	76,380.87 (	76,380.87)	0.00
<u>204-WATER REVENUE BOND RESERV</u>							
TOTAL REVENUE	137,728.00	47,237.05	0.00	52.19	210.79 (	210.79)	0.00
TOTAL EXPENDITURES	<u>137,728.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	47,237.05	0.00	52.19	210.79 (	210.79)	0.00
<u>205-GO FIRE TRUCK 2010</u>							
TOTAL REVENUE	37,700.00	12,611.91	0.00	1.32	5.33 (	5.33)	0.00
TOTAL EXPENDITURES	<u>37,700.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	12,611.91	0.00	1.32	5.33 (	5.33)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	200,241.00	67,178.10	202,621.00	16,914.05	67,623.55	134,997.45	33.37
TOTAL EXPENDITURES	<u>200,241.00</u>	<u>0.00</u>	<u>202,621.00</u>	<u>0.00</u>	<u>0.00</u>	<u>202,621.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	67,178.10	0.00	16,914.05	67,623.55 (	67,623.55)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	200,241.00	67,178.10	202,621.00	16,914.05	67,623.55	134,997.45	33.37
TOTAL EXPENDITURES	<u>200,241.00</u>	<u>0.00</u>	<u>202,621.00</u>	<u>0.00</u>	<u>0.00</u>	<u>202,621.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	67,178.10	0.00	16,914.05	67,623.55 (	67,623.55)	0.00
<u>214-GO CP BONDS SERIES 2011A</u>							
TOTAL REVENUE	214,165.00	46,390.49	219,130.00	38,858.40	81,402.30	137,727.70	37.15
TOTAL EXPENDITURES	<u>214,165.00</u>	<u>0.00</u>	<u>219,130.00</u>	<u>0.00</u>	<u>0.00</u>	<u>219,130.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	46,390.49	0.00	38,858.40	81,402.30 (	81,402.30)	0.00

CITY OF TIPTON  
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AS OF: OCTOBER 31ST, 2020

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	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>16-GO CP BONDS SERIES 2011B</u>							
TOTAL REVENUE	99,238.00	33,127.98	97,168.00	0.47	1.90	97,166.10	0.00
TOTAL EXPENDITURES	<u>99,238.00</u>	<u>0.00</u>	<u>97,168.00</u>	<u>0.00</u>	<u>0.00</u>	<u>97,168.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	33,127.98	0.00	0.47	1.90 (	1.90)	0.00
<u>18-GO CP BONDS SERIES 2011C</u>							
TOTAL REVENUE	115,580.00	42,229.84	117,430.00	16.03	64.75	117,365.25	0.06
TOTAL EXPENDITURES	<u>115,580.00</u>	<u>0.00</u>	<u>117,430.00</u>	<u>0.00</u>	<u>0.00</u>	<u>117,430.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	42,229.84	0.00	16.03	64.75 (	64.75)	0.00
<u>20-GO BONDS 2013 DEBT SRVC</u>							
TOTAL REVENUE	96,665.00	32,263.66	95,540.00	1,734.98	6,936.52	88,603.48	7.26
TOTAL EXPENDITURES	<u>96,665.00</u>	<u>0.00</u>	<u>95,540.00</u>	<u>0.00</u>	<u>0.00</u>	<u>95,540.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	32,263.66	0.00	1,734.98	6,936.52 (	6,936.52)	0.00
<u>22-GO BOND 2015 DEBT SERVICE</u>							
TOTAL REVENUE	108,175.00	41,684.14	106,150.00	19,637.27	28,061.76	78,088.24	26.44
TOTAL EXPENDITURES	<u>108,175.00</u>	<u>0.00</u>	<u>106,150.00</u>	<u>0.00</u>	<u>0.00</u>	<u>106,150.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	41,684.14	0.00	19,637.27	28,061.76 (	28,061.76)	0.00
<u>24-GO BOND DEBT SERVICE</u>							
TOTAL REVENUE	176,103.00	63,814.17	200,254.00	33,149.79	73,273.42	126,980.58	36.59
TOTAL EXPENDITURES	<u>176,102.50</u>	<u>0.00</u>	<u>200,254.00</u>	<u>0.00</u>	<u>0.00</u>	<u>200,254.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.50	63,814.17	0.00	33,149.79	73,273.42 (	73,273.42)	0.00
<u>33-WASTEWATER PROJECT</u>							
TOTAL REVENUE	397,380.00	68,233.20	6,832,250.00	319,314.49	1,818,060.78	5,014,189.22	26.61
TOTAL EXPENDITURES	<u>397,380.00</u>	<u>114,451.25</u>	<u>6,832,250.00</u>	<u>308,887.46</u>	<u>1,759,665.12</u>	<u>5,072,584.88</u>	<u>25.76</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00 (	46,218.05)	0.00	10,427.03	58,395.66 (	58,395.66)	0.00
<u>15-JKFAC CP</u>							
TOTAL REVENUE	29,631.00	1,085.39	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	<u>554,631.00</u>	<u>526,507.33</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	( 525,000.00 (	525,421.94)	0.00	0.00	0.00	0.00	0.00
<u>10-CEMETERY TRUST FUND</u>							
TOTAL REVENUE	1,500.00	2,186.51	1,500.00	0.00	1,299.79	200.21	86.65
TOTAL EXPENDITURES	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	2,186.51	0.00	0.00	1,299.79 (	1,299.79)	0.00
<u>10-WATER OPERATING</u>							
TOTAL REVENUE	676,731.00	238,002.70	677,200.00	57,563.71	229,440.21	447,759.79	33.88
TOTAL EXPENDITURES	<u>676,731.00</u>	<u>200,692.43</u>	<u>810,669.00</u>	<u>35,687.86</u>	<u>299,723.47</u>	<u>510,945.53</u>	<u>36.97</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	37,310.27 (	133,469.00)	21,875.85 (	70,283.26 (	63,185.74)	52.66



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	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<hr/>							
<u>610-WASTEWATER/AKA SEWER REVE</u>							
TOTAL REVENUE	609,445.00	206,624.76	601,025.00	50,423.53	199,446.42	401,578.58	33.18
TOTAL EXPENDITURES	673,465.00	250,525.86	626,675.00	43,485.15	188,589.61	438,085.39	30.09
REVENUES OVER/(UNDER) EXPENDITURES	( 64,020.00)	( 43,901.10)	( 25,650.00)	6,938.38	10,856.81	36,506.81)	42.33-
<hr/>							
<u>630-ELECTRIC OPERATING</u>							
TOTAL REVENUE	4,724,225.97	1,579,368.73	4,399,232.40	421,764.39	1,551,421.40	2,847,811.00	35.27
TOTAL EXPENDITURES	4,963,039.53	1,902,937.72	4,649,232.86	381,275.37	1,735,419.62	2,913,813.24	37.33
REVENUES OVER/(UNDER) EXPENDITURES	( 238,813.56)	( 323,568.99)	( 250,000.46)	40,489.02	( 183,998.22)	( 66,002.24)	73.60
<hr/>							
<u>631-ELECTRIC DEVELOPMENT</u>							
TOTAL REVENUE	0.00	46.96	0.00	1.92	7.75	( 7.75)	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	46.96	0.00	1.92	7.75	( 7.75)	0.00
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<u>632-ELECTRIC RENEWAL/REPLACEM</u>							
TOTAL REVENUE	0.00	2,046.99	0.00	83.69	338.03	( 338.03)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	2,046.99	0.00	83.69	338.03	( 338.03)	0.00
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<u>633-ELECTRIC RESERVE</u>							
TOTAL REVENUE	0.00	1,482.67	0.00	314.57	498.79	( 498.79)	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,482.67	0.00	314.57	498.79	( 498.79)	0.00
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<u>634-ELECTRIC BOND/INT RESERVE</u>							
TOTAL REVENUE	0.00	2,858.28	0.00	24.55	99.16	( 99.16)	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	2,858.28	0.00	24.55	99.16	( 99.16)	0.00
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<u>640-GAS OPERATING</u>							
TOTAL REVENUE	1,906,073.00	194,799.03	1,979,900.00	72,100.50	211,995.99	1,767,904.01	10.71
TOTAL EXPENDITURES	1,939,573.18	304,384.73	1,979,900.00	58,599.30	279,115.20	1,700,784.80	14.10
REVENUES OVER/(UNDER) EXPENDITURES	( 33,500.18)	( 109,585.70)	0.00	13,501.20	( 67,119.21)	67,119.21	0.00
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<u>641-GAS D.E.I.</u>							
TOTAL REVENUE	0.00	141.22	0.00	107.56	111.15	( 111.15)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	141.22	0.00	107.56	111.15	( 111.15)	0.00
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<u>642-GAS RESERVE</u>							
TOTAL REVENUE	0.00	140.88	0.00	1,399.58	1,417.08	( 1,417.08)	0.00
TOTAL EXPENDITURES	0.00	0.00	61,000.00	5,083.33	5,083.33	55,916.67	8.33
REVENUES OVER/(UNDER) EXPENDITURES	0.00	140.88	( 61,000.00)	( 3,683.75)	( 3,666.25)	57,333.75)	6.01

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<u>660-AIRPORT OPERATING</u>							
TOTAL REVENUE	312,721.54	14,565.48	302,776.77	5,124.27	16,638.32	286,138.45	5.50
TOTAL EXPENDITURES	<u>366,721.54</u>	<u>38,932.68</u>	<u>361,522.77</u>	<u>1,111.31</u>	<u>38,746.93</u>	<u>322,775.84</u>	<u>10.72</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 54,000.00)	( 24,367.20)	( 58,746.00)	4,012.96	( 22,108.61)	( 36,637.39)	37.63
<u>670-GARBAGE COLLECTION</u>							
TOTAL REVENUE	587,018.00	201,320.42	539,893.00	49,655.74	203,792.53	336,100.47	37.75
TOTAL EXPENDITURES	<u>587,018.00</u>	<u>202,618.99</u>	<u>539,893.00</u>	<u>41,992.12</u>	<u>200,064.75</u>	<u>339,828.25</u>	<u>37.06</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	( 1,298.57)	0.00	7,663.62	3,727.78	( 3,727.78)	0.00
<u>740-STORM WATER</u>							
TOTAL REVENUE	104,566.00	35,091.39	103,100.00	8,246.49	34,106.74	68,993.26	33.08
TOTAL EXPENDITURES	<u>133,566.00</u>	<u>19,736.62</u>	<u>103,100.00</u>	<u>2,202.79</u>	<u>45,465.71</u>	<u>57,634.29</u>	<u>44.10</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 29,000.00)	15,354.77	0.00	6,043.70	( 11,358.97)	11,358.97	0.00
<u>310-CENTRAL GARAGE</u>							
TOTAL REVENUE	413,169.61	260,634.74	394,368.74	30,074.09	107,358.07	287,010.67	27.22
TOTAL EXPENDITURES	<u>547,505.00</u>	<u>345,842.88</u>	<u>480,222.74</u>	<u>170,193.76</u>	<u>258,821.90</u>	<u>221,400.84</u>	<u>53.90</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 134,335.39)	( 85,208.14)	( 85,854.00)	( 140,119.67)	( 151,463.83)	65,609.83	176.42
<u>320-PSF HEALTH INSURANCE</u>							
TOTAL REVENUE	103,465.00	29,677.93	92,946.00	6,856.85	29,295.82	63,650.18	31.52
TOTAL EXPENDITURES	<u>103,465.00</u>	<u>32,799.29</u>	<u>92,946.00</u>	<u>4,092.12</u>	<u>30,026.05</u>	<u>62,919.95</u>	<u>32.30</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	( 3,121.36)	0.00	2,764.73	( 730.23)	730.23	0.00
<u>335-ADMINISTRATIVE SERVICES</u>							
TOTAL REVENUE	387,487.00	128,544.09	315,267.00	50,809.96	135,119.83	180,147.17	42.86
TOTAL EXPENDITURES	<u>387,487.00</u>	<u>148,540.66</u>	<u>315,267.00</u>	<u>21,823.22</u>	<u>137,320.97</u>	<u>177,946.03</u>	<u>43.56</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	( 19,996.57)	0.00	28,986.74	( 2,201.14)	2,201.14	0.00
<u>360-PAYROLL ACCOUNT</u>							
TOTAL REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>50-ELECTRIC METER DEPOSITS</u>							
TOTAL REVENUE	10,945.00	4,708.38	9,500.00	842.11	4,599.92	4,900.08	48.42
TOTAL EXPENDITURES	<u>10,945.00</u>	<u>3,060.00</u>	<u>9,500.00</u>	<u>1,435.00</u>	<u>4,725.00</u>	<u>4,775.00</u>	<u>49.74</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,648.38	0.00	( 592.89)	( 125.08)	125.08	0.00
<u>51-WATER METER DEPOSITS</u>							
TOTAL REVENUE	5,000.00	2,673.52	5,000.00	195.46	1,592.03	3,407.97	31.84
TOTAL EXPENDITURES	<u>5,000.00</u>	<u>1,510.00</u>	<u>5,000.00</u>	<u>640.00</u>	<u>1,355.00</u>	<u>3,645.00</u>	<u>27.10</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,163.52	0.00	( 444.54)	237.03	( 237.03)	0.00

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<hr/>							
952-GAS METER DEPOSITS							
TOTAL REVENUE	9,100.00	5,148.08	9,100.00	426.90	2,668.20	6,431.80	29.32
TOTAL EXPENDITURES	<u>9,100.00</u>	<u>2,590.00</u>	<u>9,100.00</u>	<u>1,115.00</u>	<u>3,060.00</u>	<u>6,040.00</u>	<u>33.63</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	2,558.08	0.00 (	688.10) (	391.80)	391.80	0.00
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GRAND TOTAL REVENUES	16,694,952.96	5,260,323.50	22,355,245.46	2,003,290.37	6,598,157.54	15,757,087.92	29.52
GRAND TOTAL EXPENDITURES	<u>18,631,895.48</u>	<u>6,305,141.01</u>	<u>23,190,590.53</u>	<u>1,404,575.33</u>	<u>6,881,681.98</u>	<u>(16,308,908.55)</u>	<u>29.67</u>
REVENUES OVER/ (UNDER) EXPENDITURES	( 1,936,942.52)	( 1,044,817.51)	( 835,345.07)	598,715.04 (	283,524.44 (	551,820.63)	33.94

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



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City of Tipton  
MTD Treasurers Report  
As of October 31, 2020

FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	A/R NET CHANGE	M-T-D EXPENSES	A/P CHANGE	ENDING CASH BALANCE	Y-T-D INVESTMENTS	BALANCE WITH INVESTMENTS	Ending Cash Bal	O/S Deposits	O/S Checks	Bank Balance
001-GENERAL GOVERNMENT	-264,626.85	486,880.78	1,896.12	240,939.29	-13,759.76	-34,341.24	310,832.30	276,491.06	4,250,922.44	-3,008.51	349,558.66	4,597,472.59
110-ROAD USE TAX FUND	28,809.36	28,107.44	209.71	11,459.41	0	45,247.68	133,992.08	179,239.76				
112-TRUST AND AGENCY FUND	-29,921.20	140,882.87	0	35,346.92	0	75,614.75	0	75,614.75				
119-Emergency Fund	1.42	10,587.40	0	4,757.00	0	5,831.82	0	5,831.82				
121-LOCAL OPTION TAX	174,639.72	27,493.22	0	23,256.01	0	178,876.93	0	178,876.93				
125-TIF SPECIAL REVENUE FUND	6,433.16	68,827.70	548.71	9,109.58	0	65,602.57	81,617.64	147,220.21				
160-ECONOMIC/INDUSTRIAL DEVEL	372,500.14	1,216.55	0	0	0	373,716.69	13,585.18	387,301.87				
168-AQUATIC CENTER CAMPAIGN F	-576,279.12	0	0	0	0	-576,279.12	0	-576,279.12				
189-LIBRARY TRUST FUND	9,284.13	7.74	0	0	0	9,291.87	0	9,291.87				
190-P S SHARE FUND	34,717.02	357.52	0	0	0	35,074.54	0	35,074.54				
192-FIRE ENTERPRISE TRUST	54,575.77	11.25	0	2,083.33	0	52,503.69	0	52,503.69				
202-ELECTRIC REVENUE BONDS	278,676.35	17,205.50	0	0	0	295,881.85	0	295,881.85				
203-06 ELECTRIC SUBSTATION RE	564,767.56	19,103.49	0	0	0	583,871.05	0	583,871.05				
204-WATER REVENUE BOND RESERV	243,411.67	52.19	0	0	0	243,463.86	0	243,463.86				
205-GO FIRE TRUCK 2010	6,140.99	1.32	0	0	0	6,142.31	0	6,142.31				
208-WW/SEWER REVENUE BOND SIN	118,627.55	16,914.05	0	0	0	135,541.60	0	135,541.60				
214-GO CP BONDS SERIES 2011A	29,681.46	38,858.40	0	0	0	68,539.86	0	68,539.86				
216-GO CP BONDS SERIES 2011B	2,203.80	0.47	0	0	0	2,204.27	0	2,204.27				
218-GO CP BONDS SERIES 2011C	74,782.35	16.03	0	0	0	74,798.38	0	74,798.38				
220-GO BONDS 2013 DEBT SRVC	6,334.57	1,734.98	0	0	0	8,069.55	0	8,069.55				
222-GO BOND 2015 DEBT SERVICE	93,250.95	19,637.27	0	0	0	112,888.22	0	112,888.22				
224-GO BOND DEBT SERVICE	44,583.84	33,149.79	0	0	0	77,733.63	0	77,733.63				
303-WASTEWATER PROJECT	312,848.30	319,314.49	0	308,887.46	0	323,275.33	0	323,275.33				
500-CEMETERY TRUST FUND	6,750.00	0	0	0	0	6,750.00	103,527.17	110,277.17				
600-WATER OPERATING	370,802.20	57,563.71	0	35,687.86	-2,675.28	390,002.77	0	390,002.77				
610-WASTEWATER/AKA SEWER REVE	19,745.15	50,423.53	0	43,485.15	-2,270.17	24,413.36	222,226.50	246,639.86				
630-ELECTRIC OPERATING	451,887.61	421,764.39	883.3	381,275.37	-8,459.74	483,033.59	337,004.08	820,037.67				
631-ELECTRIC DEVELOPMENT	8,954.48	1.92	0	0	0	8,956.40	0	8,956.40				
632-ELECTRIC RENEWAL/REPLACEM	390,351.88	83.69	0	0	0	390,435.57	0	390,435.57				
633-ELECTRIC RESERVE	282,737.25	314.57	253.95	0	0	282,797.87	144,739.89	427,537.76				
634-ELECTRIC BOND/INT RESERVE	114,498.67	24.55	0	0	0	114,523.22	164,482.75	279,005.97				
640-GAS OPERATING	-112,314.31	72,100.50	0	58,599.30	-1,887.97	-100,701.08	0	-100,701.08				
641-GAS D.E.I.	5,521.63	107.56	106.38	0	0	5,522.81	10,986.87	16,509.68				
642-GAS RESERVE	26,863.02	1,399.58	1,394.91	5,083.33	0	21,784.36	424,795.30	446,579.66				
660-AIRPORT OPERATING	-16,936.86	5,124.27	0	1,111.31	0	-12,923.90	0	-12,923.90				
670-GARBAGE COLLECTION	101,155.63	49,655.74	0	41,992.12	0	108,819.25	0	108,819.25				
740-STORM WATER	171,214.67	8,246.49	0	2,202.79	0	177,258.37	0	177,258.37				
810-CENTRAL GARAGE	179,508.61	30,074.09	0	170,193.76	-260.8	39,128.14	0	39,128.14				
820-PSF HEALTH INSURANCE	93,699.29	6,856.85	0	4,092.12	0	96,464.02	0	96,464.02				
835-ADMINISTRATIVE SERVICES	10,070.63	50,809.96	0	21,823.22	-3,853.77	35,203.60	0	35,203.60				
860-PAYROLL ACCOUNT	1,506.95	0	0	0	10.93	1,517.88	0	1,517.88				
950-ELECTRIC METER DEPOSITS	4,089.27	842.11	106.38	1,435.00	0	3,390.00	10,986.87	14,376.87				
951-WATER METER DEPOSITS	2,576.27	195.46	0	640	0	2,131.73	0	2,131.73				
952-GAS METER DEPOSITS	9,552.49	426.9	0	1,115.00	0	8,864.39	0	8,864.39				
GRAND TOTAL	3,707,677.47	1,986,376.32	5,399.46	1,404,575.33	-33,156.56	4,250,922.44	1,958,776.63	6,209,699.07				



## Amy Lenz

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**From:** Licensing2, ABD <licensing2@iowaabd.com> on behalf of licensing@iowaabd.com  
**Sent:** Friday, November 13, 2020 1:31 AM  
**To:** Amy Lenz  
**Cc:** Licensing@IowaABD.com  
**Subject:** Liquor License Submitted to Local Authority

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

License #	License Status	Business Name
BC0030095	Submitted to Local Authority	Dollar General Store # 7306 (1510 CEDAR ST Tipton Iowa, 52772)

Please do not respond to this email.

To check the status of your application follow these steps:

1. Click <https://elicensing.iowaabd.com>
2. Log in to your eLicensing account
3. After reading the 'Beginning April 1st' statement, click ok
4. Click the View Completed Applications link to see your status



AGENDA ITEM:

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	<b>11/16/20</b>
<b>AGENDA ITEM:</b>	<b>2021-2022 Tax Increment Financing Indebtedness</b>
<b>ACTION:</b>	<b>Motion to Approve, Deny or Table</b>

**SYNOPSIS:** Enclosed is a copy of the 2021-2022 Tax Increment Financing (TIF) Indebtedness report. Also included is a debt certificate which gives more detail regarding each debt and a timeline that shows estimated future year TIF claims. The TIF Indebtedness report is required to be filed with the Cedar County Auditor not later than December 1, 2020.

**PREPARED BY:** MA

**Date Prepared:** 11/06/2020

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Tipton County: Cedar

Urban Renewal Area Name: Tipton Urban Renewal

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

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

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 295,888

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

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

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

Notes/Additional Information:

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

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

\_\_\_\_\_  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**City: Tipton County: CedarUrban Renewal Area Name: Tipton Urban RenewalUrban Renewal Area Number: 16005 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Bonnie & John Dornfeld Commercial/Industrial Spec Building Development Project Annual Appropriations - five years Rebate equal 80%	7-6-15	15,606
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. Jerry O'Rourke New Commerical Auto Dealership Annual Appropriations - eight years Rebate equal to 80%	5-4-14	15,084
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. David W. and Sally M. Kruse Annual Appropriations - eleven years	12-5-11	28,586
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. Fire Station	11-16-09	109,015
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. Business District Revitalization Revenue will not exceed \$150,000 over FY2020-2024	8-5-13	59,091
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

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

**Total For City TIF Form 1.1 Page 1: 227,382**

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



**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**City: Tipton County: CedarUrban Renewal Area Name: Tipton Urban RenewalUrban Renewal Area Number: 16005 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6. Tipton Revitalization Incentive Program Revenue will not exceed \$150,000 over FY2020-2024	11/18/2018	56,708
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
7. Hardacre Theater Project	11/18/2018	11,799
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
8.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
9.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
10.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

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

**Total For City TIF Form 1.1 Page 2: 68,507**

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

## TAX INCREMENT DEBT CERTIFICATE

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

<u>Amount of Debt</u>	<u>Name of Tax Increment Area</u>
\$ 15,606.00	Dornfeld TIF Increment (2015)
\$ 15,084.00	O'Rourke TIF Increment (2014)
\$ 28,586.00	Kruse TIF Increment (2012)
\$ 109,015.00	Fire Station TIF Increment (2009)
\$ 59,091.00	Business District Revitalization (2013)
\$ 56,708.00	Tipton Revitalization Incentive Program (2018)
\$ 11,799.00	Hardacre Theater Project (2018)
<b>\$295,888.00</b>	<b>Total Tipton Urban Renewal Certification</b>

See attached pages for breakdown for each area.

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

Dated the 16<sup>th</sup> day of November 2020.

TIPTON  
Name of City

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

Attachment to Tax Increment Debt Certificate:

TIPTON URBAN RENEWAL

<u>AMOUNT OF DEBT</u>	<u>NAME OF PROJECT</u>
+/- \$ 15,606.00	Bonnie & John Dornfeld (\$15,606 is an approximation.) More precisely, the City is claiming all incremental taxes from the Dornfeld commercial Property for 5 years or up to \$125,000, whichever comes first. The actual amount of increment may be much less than the amount claimed.)
\$ 15,084.00	O'Rourke Motors (\$15,084 is an approximation.) More precisely, the City is claiming all incremental taxes from the O'Rourke Property for 8 years or up to \$200,000, whichever comes first. The actual amount of increment may be much less than the amount claimed.)
\$ 28,586.00	Kruse Development Agreement. (\$28,586 is an approximation.) More precisely, the City is claiming all incremental taxes from the Cook Development Agreement for 11 years or up to \$150,000, whichever comes first. The actual amount of increment may be much less than the amount claimed.)
\$ 109,015.00	The Tipton Fire Station was built in January 2011. The annual payment for FY 2021-2022 is \$109,015. The Fire Station Obligation will be paid in full in 2023.
\$ 59,091.00	The City of Tipton is claiming reimbursement for TIF-eligible expenses related to the approval of DRIP applications from 11/1/19 – 10/30/20. The reimbursement will be spread out through FY22/23.
\$ 56,708.00	The City of Tipton is claiming reimbursement for TIF-eligible expenses related to the approval of Tipton Revitalization Incentive Program from 11/1/19 – 10/30/20. TIF revenue will not exceed \$150,000 over the course of the City's 2020-2024 Fiscal Years.
\$ 11,799.00	The City of Tipton is claiming reimbursement for TIF-eligible expenses related to the approval of Hardacre Theater Project from 11/1/19 – 10/30/20. TIF revenue will not exceed \$200,000 for the entire project. The reimbursement will be spread out through FY29/30.



11/06/2020											
Item #	TIF PROJECTS	CLAIM Nov' 19 FOR 2021	CLAIM Nov' 20 FOR 21/22	CLAIM Nov' 21 FOR 22-23	CLAIM Nov' 22 FOR 23-24	CLAIM Nov' 23 FOR 24-25	CLAIM Nov' 24 FOR 25-26	CLAIM Nov' 25 FOR 26-27	CLAIM Nov' 26 FOR 27-28	CLAIM Nov' 27 FOR 28-29	CLAIM Nov' 28 FOR 29-30
1	Bonnie / John Dornfeldt Rebates NTE \$125,000, 5 years, 80%	\$ 14,807	\$ 15,606								
2	O'Rourke Rebates NTE \$200,000, 8 years, 80%	\$ 14,312	\$ 15,064	\$ 14,312	\$ 14,312	\$ 14,312					
3	David/Sally Kruse Housing Project Rebates NTE \$150,000, 11 years LMI - 34%	\$ 28,566	\$ 28,566	\$ 32,816	\$ 32,816	\$ 32,816					
4	DRIP Claim Reimbursement Revenue NTE \$150,000 from FY20-24	\$ 35,484	\$ 59,091	\$ 35,484	\$ 35,484						
5	TRIP Claim Reimbursement Revenue NTE \$150,000 from FY20-24	\$ 10,515	\$ 56,708	\$ 10,515	\$ 10,515						
6	Hardacre Theater Project Revenue NTE \$200,000	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799
7	Fire Station GO Bond approved 1-12-2011	\$ 109,315	\$ 105,015	\$ 110,540							
8											
TIF CLAIM TOTALS:		\$ 224,818	\$ 295,899	\$ 215,968	\$ 104,928	\$ 58,327	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799	\$ 11,799

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

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



## APPLICATION FOR PAYMENT NO. 2 (FINAL)

To: City of Tipton (JURISDICTION)

From: McClintock Trucking & Excavating, Inc. (CONTRACTOR)

Contract: 2020 Water Main and Street Improvement Project

Project: Div.2 - Street Improvements

JURISDICTION's Contract No.: \_\_\_\_\_ ENGINEER's Project No.: 5019243

For Work Accomplished Through the Date of: \_\_\_\_\_

1. Original Contract Price:	\$ 44,050.85
2. Net Change by Change Orders and Written Amendments (+ or -):	\$ (3,492.50)
3. Current Contract Price (1 plus 2):	\$ 40,558.35
4. Total Completed and Stored to Date:	\$ 40,558.35
5. Retainage (Per Agreement):	
5% of Completed Work: _____	
0% of Stored Material: _____	
Total Retainage: _____	\$ -
6. Total Completed and Stored to Date Less Retainage (4 minus 5):	\$ 40,558.35
7. Less Previous Application for Payments:	\$ 38,530.43
8. DUE THIS APPLICATION (6 MINUS 7)	\$ 2,027.92

Accompanying Documentation:

CONTRACTOR'S Certification:

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

Payment of the above AMOUNT DUE THIS APPLICATION is requested.

Dated: 11/3/20

McClintock Trucking & Excavating, Inc.

By: [Signature] (CONTRACTOR)

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated: 11/3/2020

Garden & Associates, LTD.

By: [Signature] (ENGINEER)

Payment of the above AMOUNT DUE THIS APPLICATION is approved.

Dated: \_\_\_\_\_

City of Tipton

(JURISDICTION)

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

**APPLICATION FOR PAYMENT NO. 4 (FINAL)**

To: City of Tipton (JURISDICTION)

From: Triple B Construction (CONTRACTOR)

Contract: 2020 Water Main and Street Improvement Project

Project: Div.1 - Water Main Improvements

JURISDICTION's Contract No.: \_\_\_\_\_ ENGINEER's Project No.: 5019243

For Work Accomplished Through the Date of: \_\_\_\_\_

1. Original Contract Price:	\$ 199,584.00
2. Net Change by Change Orders and Written Amendments (+ or -):	\$ 26,980.50
3. Current Contract Price (1 plus 2):	\$ 226,564.50
4. Total Completed and Stored to Date:	\$ 226,564.50
5. Retainage (Per Agreement):	
5% of Completed Work: _____	
0% of Stored Material: _____	
Total Retainage:	\$ -
6. Total Completed and Stored to Date Less Retainage (4 minus 5):	\$ 226,564.50
7. Less Previous Application for Payments:	\$ 215,236.27
8. <b>DUE THIS APPLICATION (6 MINUS 7)</b>	\$ 11,328.23


Accompanying Documentation:

CONTRACTOR'S Certification:

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

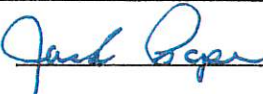
Payment of the above AMOUNT DUE THIS APPLICATION is **requested**.

Dated: 11/2/2020 Triple B Construction  
(CONTRACTOR)

By: 

Payment of the above AMOUNT DUE THIS APPLICATION is **recommended**.

Dated: 11/2/2020 Garden & Associates, LTD.  
(ENGINEER)

By: 

Payment of the above AMOUNT DUE THIS APPLICATION is **approved**.

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

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



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	910.85
			MEDICARE WITHOLDING	150.54
			MEDICARE WITHOLDING	13.40
			MEDICARE WITHOLDING	4.78
			MEDICARE WITHOLDING	4.32
			MEDICARE WITHOLDING	17.53
			MEDICARE WITHOLDING	20.76
			MEDICARE WITHOLDING	1.69
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		COMMUNITY INSURANCE SERVICES	INSURANCE COVERAGE	769.00-
		HERITAGE PRINTING COMPANY	BUSINESS CARDS	43.00
		IPERS	IPERS WITHOLDING POLICE	1,445.85
		PRINCIPAL	PRINCIPAL DENTAL POLICY	181.02
		T & M CLOTHING CO.	24 CUSTOM MASKS	168.00
			TOTAL:	2,239.11
FIRE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	55.45
			MEDICARE WITHOLDING	11.54
			MEDICARE WITHOLDING	1.45
		APPARATUS TESTING SERVICES LLC	ANNUAL FIRE PUMP CERTIFICA	1,217.00
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		D & R PEST CONTROL	PEST CONTROL	25.00
		HAWKEYE FIRE AND SAFETY	EXTINGUISHER INSPECTIONS	199.00
		IPERS	IPERS WITHOLDING, FIRE	62.76
		ELECTRONICS INC	ALARM SERVICE	30.00
		PREMIER PARTS INC	REPAIR PARTS	22.56
			TOTAL:	1,671.13
AMBULANCE	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	356.57
			MEDICARE WITHOLDING	21.75
			MEDICARE WITHOLDING	56.21
			MEDICARE WITHOLDING	2.72
			MEDICARE WITHOLDING	2.72
		AMERICAN AMBULANCE ASSOCIATION	ANNUAL MEMBERSHIP	262.50
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		AT&T MOBILITY	WIRELESS	228.55
		BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	41.25-
			MEDICAL SUPPLIES	25.00
			MEDICAL SUPPLIES	153.84
			MEDICAL SUPPLIES	386.86
		MISC. VENDOR NAEMT	NAEMT:TRAINING	50.00
		SIGNATURE EMERGENCY PR	SIGNATURE EMERGENCY PRODUC	187.15
		D & R PEST CONTROL	PEST CONTROL	25.00
		IPERS	IPERS WITHOLDING EMT	566.55
		JOHNSON COUNTY AMBULANCE SERVICE	ALS INTERCEPT	200.00
		KIRKWOOD COMMUNITY COLLEGE	TRAINING	66.00
			TRAINING	14.00
		PEDIATRIC EMERGENCY STANDARDS INC	ANNUAL SUBSCRIPTION	309.00
		PRINCIPAL	PRINCIPAL DENTAL POLICY	30.17
		THOMAS HEATING & AIR	BLDG MAINT REPAIRS	77.50
		TIPTON PHARMACY	PHARMACEUTICALS	441.35
		WELTER STORAGE EQUIPMENT CO., INC	OFFICE SUPPLIES	335.00
			TOTAL:	3,803.56
STREET DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	225.37
			MEDICARE WITHOLDING	28.03

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE WITHOLDING	15.44
			MEDICARE WITHOLDING	1.57
			MEDICARE WITHOLDING	0.66
			MEDICARE WITHOLDING	6.12
			MEDICARE WITHOLDING	0.88
		CINTAS LOC	UNIFORMS	43.49
			UNIFORMS	45.92
		IPERS	IPERS REGULAR EMPLOYEES	255.31
		PRINCIPAL	PRINCIPAL DENTAL POLICY	42.83
		WENDLING QUARRIES INC	44.36 TN RD STONE AND CLEA	205.88
			TOTAL:	871.50
SIDEWALKS	GENERAL GOVERNMENT MISC. VENDOR	JULIE GAMA	JULIE GAMA:SIDEWALK	388.97
			TOTAL:	388.97
CEMETERY	GENERAL GOVERNMENT EASTERN IOWA LIGHT & POWER		UTILITIES	10.05
			UTILITIES	20.10
		GRASSHOPPER LAWN CARE DBA ALL STAR TUR	CONTRACT PAY 10/16-11/15	2,583.33
		ERIC STORJOHANN	1 BURIAL	300.00
			TOTAL:	2,913.48
GENERAL ADMINISTRATION	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	130.12
			MEDICARE WITHOLDING	26.48
			MEDICARE WITHOLDING	3.75
			MEDICARE WITHOLDING	0.09
			MEDICARE WITHOLDING	0.12
		CINTAS LOC	UNIFORMS	7.69
			UNIFORMS	7.69
		IPERS	IPERS REGULAR EMPLOYEES	206.37
		PRINCIPAL	PRINCIPAL DENTAL POLICY	27.78
			TOTAL:	410.09
LIBRARY	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	198.88
			MEDICARE WITHOLDING	24.53
			MEDICARE WITHOLDING	21.98
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	362.49
		BAKER & TAYLOR	BOOKS	271.41
		THE HORN BOOK INC	SUBSCRIPTION	72.00
		IPERS	IPERS REGULAR EMPLOYEES	263.45
		LANDS' END BUSINESS OUTFITTERS	OFFICE APPAREL	157.34
		PENGUIN RANDOM HOUSE LLC	BOOK ON CD	33.75
		TOTAL MAINTENANCE INC	NOVEMBER SERVICE	481.83
		WENDLING QUARRIES INC	44.36 TN RD STONE AND CLEA	304.44
		WINDSTREAM	MONTHLY SERVICES	148.85
			TOTAL:	2,340.95
PARK	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	18.90
			MEDICARE WITHOLDING	1.50
			MEDICARE WITHOLDING	2.66
			MEDICARE WITHOLDING	0.26
		CEDAR COUNTY CO-OP	754.98 GL FUEL	93.86
		IPERS	IPERS REGULAR EMPLOYEES	11.92
		PRINCIPAL	PRINCIPAL DENTAL POLICY	1.51
			TOTAL:	130.61
RECREATION DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	62.33



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE WITHOLDING	13.12
			MEDICARE WITHOLDING	1.46
		ACCESS SYSTEMS LEASING	COPIER AGREEMENT	48.96
		IPERS	IPERS REGULAR EMPLOYEES	100.26
		PRINCIPAL	PRINCIPAL DENTAL POLICY	15.09
			TOTAL:	241.22
YOUTH RECREATON	GENERAL GOVERNMENT T & M CLOTHING CO.		54 BASKETBALL SHIRTS	351.00
			TOTAL:	351.00
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	277.59
			MEDICARE WITHOLDING	29.91
			MEDICARE WITHOLDING	33.53
			MEDICARE WITHOLDING	1.46
		AIR FILTER SALES & SERVICE INC	22 FILTERS	504.42
		ALBAUGH PHC INC	SHOWER REPAIRS	536.00
			SHOWER REPAIRS	187.50
		ACCESS SYSTEMS LEASING	COPIER AGREEMENT	48.97
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	158.39
		CLARENCE LOWDEN SUN-NEWS & ADVERTISER	FAC SCHEDULE	183.00
		D & R PEST CONTROL	PEST CONTROL	45.00
		STATE HYGIENIC LABORATORY	TESTING FEES	13.50
		IPERS	IPERS REGULAR EMPLOYEES	256.82
		LANDS' END BUSINESS OUTFITTERS	OFFICE APPAREL	160.36
		ELECTRONICS INC	ALARM SERVICE	30.00
		OFFICE MACHINE CONSULTANTS INC	TECH SERVICE	95.00
		PERFORMANCE SYSTEMS LC	REPAIRS	225.77
		MICHELE PISMAN	YOGA	12.00
		PRINCIPAL	PRINCIPAL DENTAL POLICY	45.25
		STUMPF CONSTRUCTION SERVICES INC	CRACK SEALING	18,707.10
			TOTAL:	21,551.57
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	112.77
			MEDICARE WITHOLDING	26.37
		IPERS	IPERS REGULAR EMPLOYEES	184.33
		KELLY TREE FARM LLC	CHRISTMAS TREE	100.00
		LANDS' END BUSINESS OUTFITTERS	OFFICE APPAREL	89.92
		ELECTRONICS INC	ALARM SERVICE	30.00
		PRINCIPAL	PRINCIPAL DENTAL POLICY	30.17
		SPINUTECH INC	OCT EMAIL MARKETING	25.00
			TOTAL:	598.56
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	68.65
			MEDICARE WITHOLDING	4.00
			MEDICARE WITHOLDING	11.60
			MEDICARE WITHOLDING	0.42
			MEDICARE WITHOLDING	0.02
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.86
		COMMUNITY INSURANCE SERVICES	INSURANCE COVERAGE	70.00-
		IIW PC	CROOKED CREEK TRAIL	981.50
		IPERS	IPERS REGULAR EMPLOYEES	106.44
		PRINCIPAL	PRINCIPAL DENTAL POLICY	3.26
			TOTAL:	1,142.75
BUILDING MAINTENANCE	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	1.45
			MEDICARE WITHOLDING	0.34

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CINTAS CORPORATION	FIRST AID SUPPLIES	79.28
		D & R PEST CONTROL	PEST CONTROL	35.00
		ELECTRONICS INC	ALARM SERVICE	30.00
			TOTAL:	146.07
TRAFFIC SERVICE MAINT. ROAD USE TAX FUND	I.R.S.		FICA WITHHOLDING	3.80
			MEDICARE WITHHOLDING	0.89
		IPERS	IPERS REGULAR EMPLOYEES	6.06
		PRINCIPAL	PRINCIPAL DENTAL POLICY	0.91
			TOTAL:	11.66
SNOW AND ICE REMOVAL	ROAD USE TAX FUND	I.R.S.	FICA WITHHOLDING	49.54
			MEDICARE WITHHOLDING	10.76
			MEDICARE WITHHOLDING	0.31
			MEDICARE WITHHOLDING	0.22
			MEDICARE WITHHOLDING	0.29
		IPERS	IPERS REGULAR EMPLOYEES	79.16
		PRINCIPAL	PRINCIPAL DENTAL POLICY	13.18
			TOTAL:	153.46
WW/AKA SEWER	WASTEWATER PROJECT	MC CLURE ENGINEERING COMPANY	WWTP IMPROVEMENTS	44,851.00
		TERRACON CONSULTANTS INC	WEST WWTP IMPROVEMENTS	2,609.00
		WOODRUFF CONSTRUCTION LLC	PAY APP NO 5	689,037.95
			TOTAL:	736,497.95
AQUATIC CENTER CR	JKFAC CP	MT VERNON CONSTRUCTION INC	CAULKING AT POOL	2,301.50
			TOTAL:	2,301.50
WATER DISTRIBUTION	WATER OPERATING	I.R.S.	FICA WITHHOLDING	248.05
			MEDICARE WITHHOLDING	52.36
			MEDICARE WITHHOLDING	0.78
			MEDICARE WITHHOLDING	0.77
			MEDICARE WITHHOLDING	4.10
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		CINTAS LOC	UNIFORMS	7.64
			UNIFORMS	7.64
		CINTAS CORPORATION	FIRST AID SUPPLIES	106.85
		STATE HYGIENIC LABORATORY	TESTING FEES	40.50
		IPERS	IPERS REGULAR EMPLOYEES	401.82
		PRINCIPAL	PRINCIPAL DENTAL POLICY	40.09
		TIPTON PLUMBING	RUN WATER LINE	468.09
			TOTAL:	1,425.06
WATER BILL/COLLECT	WATER OPERATING	I.R.S.	FICA WITHHOLDING	68.25
			MEDICARE WITHHOLDING	14.31
			MEDICARE WITHHOLDING	1.60
			MEDICARE WITHHOLDING	0.07
		IPERS	IPERS REGULAR EMPLOYEES	110.31
		LANDS' END BUSINESS OUTFITTERS	OFFICE APPAREL	21.88-
			OFFICE APPAREL	60.00
			OFFICE APPAREL	16.26
		PRINCIPAL	PRINCIPAL DENTAL POLICY	21.12
			TOTAL:	270.04
WASTEWATER/AKA SEWER	WASTEWATER/AKA SEW	I.R.S.	FICA WITHHOLDING	255.61
			MEDICARE WITHHOLDING	53.97

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE WITHOLDING	0.92
			MEDICARE WITHOLDING	1.23
			MEDICARE WITHOLDING	3.66
		STATE HYGIENIC LABORATORY	TESTING FEES	160.00
		IPERS	IPERS REGULAR EMPLOYEES	414.94
		LANDS' END BUSINESS OUTFITTERS	OFFICE APPAREL	21.87-
			OFFICE APPAREL	60.00
			OFFICE APPAREL	16.26
		PRINCIPAL	PRINCIPAL DENTAL POLICY	42.07
		USA BLUE BOOK	OPERATING SUPPLIES	38.45
			OPERATING SUPPLIES	286.99
			TOTAL:	1,312.23
LAGOON		WASTEWATER/AKA SEW EASTERN IOWA LIGHT & POWER	UTILITIES	818.06
			TOTAL:	818.06
ELECTRIC DISTRIBUTION		ELECTRIC OPERATING I.R.S.	FICA WITHOLDING	745.89
			MEDICARE WITHOLDING	154.64
			MEDICARE WITHOLDING	0.34
			MEDICARE WITHOLDING	2.45
			MEDICARE WITHOLDING	0.21
			MEDICARE WITHOLDING	8.67
			MEDICARE WITHOLDING	8.16
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		CINTAS LOC	UNIFORMS, SHOP TOWELS, MAT	109.76
			UNIFORMS, SHOP TOWELS, MAT	46.94
			CLEANING	89.88
			UNIFORMS, SHOP TOWELS, MAT	109.76
			UNIFORMS, SHOP TOWELS, MAT	46.94
		CINTAS CORPORATION	FIRST AID SUPPLIES	99.31
		COMMUNITY INSURANCE SERVICES	INSURANCE COVERAGE	55.00
		FASTENAL COMPANY	OVERHEAD SUPPLIES	329.01
		FLOYD TABER	GLOVES	31.01
		FLETCHER-REINHARDT CO.	OVERHEAD SUPPLIES	2,105.76
		D & R PEST CONTROL	PEST CONTROL	29.96
		IPERS	IPERS REGULAR EMPLOYEES	1,192.24
		POWER LINE SUPPLY	STREET LIGHT SUPPLIES	129.47
			SMALL TOOLS	95.95
		PRINCIPAL	PRINCIPAL DENTAL POLICY	121.27
		CITY OF TIPTON FUNDS	1 REBATE	150.00
			TOTAL:	5,708.99
ELECTRIC POWER PLANT		ELECTRIC OPERATING I.R.S.	FICA WITHOLDING	101.80
			MEDICARE WITHOLDING	22.29
			MEDICARE WITHOLDING	1.22
			MEDICARE WITHOLDING	0.30
		MISC. VENDOR CLIMATE ENGINEERS	CLIMATE ENGINEERS:RPLC LOU	7,978.00
		D & R PEST CONTROL	PEST CONTROL	31.03
		IPERS	IPERS REGULAR EMPLOYEES	161.33
		PRINCIPAL	PRINCIPAL DENTAL POLICY	20.41
		SHERMCO INDUSTRIES INC	TESTING FOR TRANSFORMERS	2,355.00
		THOMAS HEATING & AIR	BLDG MAINT REPAIRS	129.55
			TOTAL:	10,800.93
ELECTRIC BILL/COLLECT		ELECTRIC OPERATING I.R.S.	FICA WITHOLDING	136.61
			MEDICARE WITHOLDING	29.14



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE WITHOLDING	0.40
			MEDICARE WITHOLDING	1.60
			MEDICARE WITHOLDING	0.82
		IPERS	IPERS REGULAR EMPLOYEES	219.01
		LANDS' END BUSINESS OUTFITTERS	OFFICE APPAREL	21.88-
			OFFICE APPAREL	60.00
			OFFICE APPAREL	16.27
		PRINCIPAL	PRINCIPAL DENTAL POLICY	33.42
			TOTAL:	475.39
GAS DISTRIBUTION	GAS OPERATING	I.R.S.	FICA WITHOLDING	429.33
			MEDICARE WITHOLDING	71.56
			MEDICARE WITHOLDING	0.34
			MEDICARE WITHOLDING	19.74
			MEDICARE WITHOLDING	8.49
			MEDICARE WITHOLDING	0.28
		ALBAUGH PHC INC	OPERATING SUPPLIES	40.00
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		CJ COOPER & ASSOCIATES INC	SCREENING	35.00
		CINTAS LOC	UNIFORMS, SHOP TOWELS, MAT	44.47
			CLEANING	22.47
			UNIFORMS, SHOP TOWELS, MAT	44.47
		GROEBNER & ASSOCIATES INC	SERVICE LINE SUPPLIES	220.14
		IPERS	IPERS REGULAR EMPLOYEES	673.81
		NGES	CALIBRATE ODORIZER	131.00
		NILES CHIROPRACTIC	SCREENING	25.00
		PRINCIPAL	PRINCIPAL DENTAL POLICY	48.94
			TOTAL:	1,861.41
GAS BILL/COLLECT	GAS OPERATING	I.R.S.	FICA WITHOLDING	81.57
			MEDICARE WITHOLDING	17.31
			MEDICARE WITHOLDING	1.60
			MEDICARE WITHOLDING	0.16
		IPERS	IPERS REGULAR EMPLOYEES	131.78
		LANDS' END BUSINESS OUTFITTERS	OFFICE APPAREL	21.88-
			OFFICE APPAREL	60.00
			OFFICE APPAREL	16.27
		PRINCIPAL	PRINCIPAL DENTAL POLICY	23.73
			TOTAL:	310.54
AIRPORT	AIRPORT OPERATING	AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		COMMUNITY INSURANCE SERVICES	AIRPORT LIABILITY POLICY	2,546.00
			TOTAL:	2,592.37
GARBAGE COLLECTION	GARBAGE COLLECTION	I.R.S.	FICA WITHOLDING	170.90
			MEDICARE WITHOLDING	38.68
			MEDICARE WITHOLDING	0.13
			MEDICARE WITHOLDING	1.00
			MEDICARE WITHOLDING	0.15
		CEDAR COUNTY SOLID WASTE	TRANSFER FEES	3,366.00
		CINTAS LOC	UNIFORMS	8.25
			UNIFORMS	8.25
		IPERS	IPERS REGULAR EMPLOYEES	277.59
		LANDS' END BUSINESS OUTFITTERS	OFFICE APPAREL	21.87-
			OFFICE APPAREL	60.00
			OFFICE APPAREL	16.26

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		PRINCIPAL	PRINCIPAL DENTAL POLICY	40.23
			TOTAL:	3,965.57
RECYCLING	GARBAGE COLLECTION I.R.S.		FICA WITHOLDING	59.15
			MEDICARE WITHOLDING	8.96
			MEDICARE WITHOLDING	4.87
		IPERS	IPERS REGULAR EMPLOYEES	61.99
		PRINCIPAL	PRINCIPAL DENTAL POLICY	12.07
		REPUBLIC SERVICES OF IOWA	RECYCLING SORT FEES	940.72
			TOTAL:	1,087.76
STORM WATER	STORM WATER	I.R.S.	FICA WITHOLDING	19.34
			MEDICARE WITHOLDING	4.07
			MEDICARE WITHOLDING	0.16
			MEDICARE WITHOLDING	0.13
			MEDICARE WITHOLDING	0.15
		IPERS	IPERS REGULAR EMPLOYEES	30.97
		PRINCIPAL	PRINCIPAL DENTAL POLICY	5.54
			TOTAL:	60.36
INT SRVC-OTHER BUSINES CENTRAL GARAGE		I.R.S.	FICA WITHOLDING	63.34
			MEDICARE WITHOLDING	14.82
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		CCL SUPPLY LLC	SHOP SUPPLIES	154.06
		M3 AUTO PARTS	REPAIR PARTS	15.66
		CEDAR COUNTY CO-OP	754.98 GL FUEL	1,510.15
			FUEL DISCOUNT	18.22-
		CEDAR COUNTY ENGINEER	DIESEL	12.10
			DIESEL	188.53
			DIESEL	1,465.68
		CINTAS LOC	SHOP SUPPLIES	56.62
			UNIFORMS	47.62
			UNIFORMS	8.04
		CINTAS CORPORATION	FIRST AID SUPPLIES	104.06
		MISC. VENDOR SNAP-ON	SNAP-ON:SMALL TOOLS	74.50
		H & H AUTO	REPAIR PARTS #54	68.00
		IPERS	IPERS REGULAR EMPLOYEES	100.99
		O'ROURKE MOTORS INC	REPAIR PARTS #66	69.04
		PREMIER PARTS INC	REPAIR PARTS	827.84
		PRINCIPAL	PRINCIPAL DENTAL POLICY	15.07
		SHOTTEKIRK	REPAIR PARTS #43	111.82
			TOTAL:	4,936.09
INT SRVC-OTHER BUSINES ADMINISTRATIVE SER I.R.S.			FICA WITHOLDING	91.92
			MEDICARE WITHOLDING	7.89
			MEDICARE WITHOLDING	0.10
			MEDICARE WITHOLDING	13.51
		ACCESS SYSTEMS LEASING	COPIER AGREEMENT	1,286.23
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	735.67
		COMMUNITY INSURANCE SERVICES	INSURANCE COVERAGE	3,749.00
		IPERS	IPERS REGULAR EMPLOYEES	147.05
		LANDS' END BUSINESS OUTFITTERS	OFFICE APPAREL	94.08-
			OFFICE APPAREL	337.98
			OFFICE APPAREL	166.39
			OFFICE APPAREL	88.82
		QUADIENT LEASING USA INC	POSTAGE MACHINE LEASE	846.78

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		PRINCIPAL	PRINCIPAL DENTAL POLICY	17.42
			TOTAL:	7,394.68
NON-DEPARTMENTAL	PAYROLL ACCOUNT	I.R.S.	FEDERAL WITHHOLDING	6,713.19
			FICA WITHHOLDING	4,944.03
			MEDICARE WITHHOLDING	1,156.29
		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	485.00
		COLLECTION SERVICES CENTER	CHILD SUPPORT- SPANGLER-96	96.73
		IPERS	IPERS WITHHOLDING, FIRE	41.87
			IPERS REGULAR EMPLOYEES	3,592.81
			IPERS WITHHOLDING EMT	377.90
			IPERS WITHHOLDING POLICE	964.40
		PRINCIPAL	PRINCIPAL DENTAL POLICY	746.46
		TREASURER, STATE OF IOWA	STATE WITHHOLDING	3,067.00
			TOTAL:	22,855.95

===== FUND TOTALS =====		
001	GENERAL GOVERNMENT	38,800.57
110	ROAD USE TAX FUND	165.12
303	WASTEWATER PROJECT	736,497.95
315	JKFAC CP	2,301.50
600	WATER OPERATING	1,695.10
610	WASTEWATER/AKA SEWER REVE	2,130.29
630	ELECTRIC OPERATING	16,985.31
640	GAS OPERATING	2,171.95
660	AIRPORT OPERATING	2,592.37
670	GARBAGE COLLECTION	5,053.33
740	STORM WATER	60.36
810	CENTRAL GARAGE	4,936.09
835	ADMINISTRATIVE SERVICES	7,394.68
860	PAYROLL ACCOUNT	22,855.95
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	GRAND TOTAL:	843,640.57
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## SELECTION CRITERIA

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SELECTION OPTIONS

VENDOR SET: 01-TIPTON, IA  
VENDOR: All  
CLASSIFICATION: All  
BANK CODE: All  
ITEM DATE: 11/03/2020 THRU 11/13/2020  
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00  
GL POST DATE: 0/00/0000 THRU 99/99/9999  
CHECK DATE: 11/03/2020 THRU 11/13/2020  
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## PAYROLL SELECTION

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

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

INCLUDE REFUNDS: YES  
INCLUDE OPEN ITEM:NO  
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CITY CREDIT CARD STATEMENT		cr	999		1010			Card Ttl	-5,881.87
<b>City Card</b>									
Technology	Amazon	dr	001	5	110	2	64190	33.41	
Computer Supplies	Amazon	dr	001	5	110	2	65065	23.17	
							<b>Total Charges</b>		<b>56.58</b>
<b>Finance Director</b>									
Miscellaneous	City of Tipton - JKFAC	dr	001	5	465	2	65980	0.01	
Training	Iowa League of Cities	dr	835	5	899	1	62300	25.00	
Telecommunications	Logmein	dr	835	5	899	2	63730	30.35	
							<b>Total Charges</b>		<b>55.36</b>
<b>Community Development</b>									
CD Projects	Cloud Cover Music	dr	001	5	525	2	65120	193.92	
							<b>Total Charges</b>		<b>193.92</b>
<b>Library</b>									
Training	Casey's Pizza	dr	001	5	410	1	62300	17.11	
Materials	Amazon	dr	001	5	410	2	65020	245.09	
Office Supplies	Better Containers, Demco, Alexandria	dr	001	5	410	2	65060	528.67	
Postage/Shipping	USPS	dr	001	5	410	2	65080	5.82	
Miscellaneous	JFJ Easy Pro	dr	001	5	410	2	65980	37.42	
							<b>Total Charges</b>		<b>834.11</b>
<b>Ambulance</b>									
Building Maint & Repair	Paypal	dr	001	5	150	2	63100	105.15	
Dues/Fees	Iowa Board of Pharmacy	dr	001	5	160	1	62100	92.00	
Training	Jones & Bartlett Learning, Monty's Pizza, LogMeIn	dr	001	5	160	1	62300	861.53	
Building Maint & Repair	Paypal	dr	001	5	160	2	63100	112.35	
Telecommunications	JAMF	dr	001	5	160	2	63730	4.00	
Telecommunications	JAMF	dr	001	5	620	2	63730	16.00	
Telecommunications	JAMF	dr	001	5	630	2	63730	6.00	
Telecommunications	JAMF	dr	001	5	640	2	63730	2.00	
Equipment/Vehicle Rent	Premier Wireless	dr	001	5	160	2	64150	575.76	
Office Supplies	E-Bay	dr	001	5	160	2	65060	41.72	
							<b>Total Charges</b>		<b>1,816.51</b>
<b>Fire</b>									
Miscellaneous	Walmart	dr	001	5	150	2	65980	82.55	
							<b>Total Charges</b>		<b>82.55</b>
<b>Police</b>									
Travel Training -	Muscatine Family Restaurant	dr	001	5	110	1	62980	7.96	
Uniforms/Equipment	IMS Branded Solutions	dr	001	5	110	2	64350	92.53	
							<b>Total Charges</b>		<b>100.49</b>
<b>Electric</b>									
Dues/Fees	American Public Power Assoc.	dr	630	5	820	1	62100	1,202.54	
Training	E-Bay	dr	630	5	820	1	62300	554.40	
							<b>Total Charges</b>		<b>1,756.94</b>

[illegible]



**RESOLUTION NO. 111620A**

**RESOLUTION TO ACCEPT AND APPROVE 2020 ANNUAL URBAN RENEWAL  
REPORT FOR FISCAL YEAR ENDING JUNE 30, 2020**

**WHEREAS**, the Director of Finance has prepared the 2020 Annual Urban Renewal Report as required by the State of Iowa; and,

**WHEREAS**, the City Council has reviewed the 2020 Annual Urban Renewal Report; and,

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

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Tipton, Iowa, hereby accepts and approves the 2020 Annual Urban Renewal Report.

Passed and approved this 16th day of November 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 111620A which was passed by the Tipton City Council this 16th day of November 2020.

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

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: TIPTON  
Local Government Number: 16G141

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

**TIF Debt Outstanding:** 2,382,586

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	55,587	20,414	Amount of 07-01-2019 Cash Balance Restricted for LMI
---	--------	--------	---

TIF Revenue:	182,592
TIF Sp. Revenue Fund Interest:	2,240
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>184,832</b>

Rebate Expenditures:	45,982
Non-Rebate Expenditures:	106,833
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>152,815</b>

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	87,604	28,575	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 2,142,167

### Urban Renewal Area Data Collection

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

UR Area Creation Date: 01/1994

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

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
TIPTON CITY AG/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM	160071	160072	0
TIPTON CITY/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM	160073	160074	4,424,074
TIPTON CITY/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM	160115	160116	0
TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM	160117	160118	0
TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1997) UR TIF INCREM	160123	160124	0
TIPTON CITY/TIPTON SCH/TIPTON 06 UR TIF INCREM	160161	160162	0
TIPTON CITY/TIPTON SCH/KRUSE/TIF INCREM	160187	160188	869,988
TIPTON CITY/TIPTON SCH/COOK/TIF INCREM	160189	160190	448,309
TIPTON CITY/TIPTON SCH/OROURKE/TIF INCREM	160191	160192	460,103
TIPTON CITY/TIPTON SCH/DORNFELD/TIF INCREM	160193	160194	390,006

### Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	349,480	57,702,980	24,115,044	5,040,900	0	-135,196	88,855,017	0	88,855,017
Taxable	196,170	32,843,361	21,703,539	4,536,810	0	-135,196	60,481,054	0	60,481,054
Homestead Credits									302

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:**

55,587

20,414

**Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 182,592  
 TIF Sp. Revenue Fund Interest: 2,240  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 184,832**

Rebate Expenditures: 45,982  
 Non-Rebate Expenditures: 106,833  
 Returned to County Treasurer: 0  
**Total Expenditures: 152,815**



TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	87,604	28,575	Amount of 06-30-2020 Cash Balance Restricted for LMI
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## Projects For TIPTON URBAN RENEWAL

### Vermeer of Iowa

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

### Tipton Water Tower Project

Description:	Replacement of the Tipton water tower
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Tipton Fire Station Project

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

### Tipton City Hall

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

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

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

### Jerry ORourke ORourke Motors

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

### Bonnie & John Dornfeld

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

Physically Complete:	Yes
Payments Complete:	No

### **Mike Cook Condominiums**

Description:	Residential Condominiums
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

### **Business District Revitalization**

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

### **Tipton Revitalization Incentive Program**

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

### **Hardacre Theater Redevelopment Project**

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

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

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

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

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

### **Urban Renewal Plan Update**

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



## Debts/Obligations For TIPTON URBAN RENEWAL

### Tipton Water Tower Project

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

### Tipton Fire Station Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	810,000
Interest:	64,205
Total:	874,205
Annual Appropriation?:	No
Date Incurred:	01/12/2011
FY of Last Payment:	2023

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

Debt/Obligation Type:	Rebates
Principal:	104,707
Interest:	0
Total:	104,707
Annual Appropriation?:	Yes
Date Incurred:	12/05/2011
FY of Last Payment:	2022

### Jerry ORourke ORourke Motors

Debt/Obligation Type:	Rebates
Principal:	171,921
Interest:	0
Total:	171,921
Annual Appropriation?:	Yes
Date Incurred:	05/05/2014
FY of Last Payment:	2024

### Bonnie & John Dornfeld

Debt/Obligation Type:	Rebates
Principal:	112,693
Interest:	0
Total:	112,693
Annual Appropriation?:	Yes
Date Incurred:	07/06/2015
FY of Last Payment:	2021

### **Mike Cook Condominiums**

Debt/Obligation Type:	Rebates
Principal:	23,258
Interest:	0
Total:	23,258
Annual Appropriation?:	Yes
Date Incurred:	12/17/2012
FY of Last Payment:	2020

### **Business District Revitalization**

Debt/Obligation Type:	Other Debt
Principal:	132,516
Interest:	0
Total:	132,516
Annual Appropriation?:	Yes
Date Incurred:	08/05/2013
FY of Last Payment:	2025

### **LMI Requirement**

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	35,600
Interest:	0
Total:	35,600
Annual Appropriation?:	No
Date Incurred:	12/05/2011
FY of Last Payment:	2023

### **Tipton Revitalization Incentive Program**

Debt/Obligation Type:	Other Debt
Principal:	139,485
Interest:	0
Total:	139,485
Annual Appropriation?:	Yes
Date Incurred:	11/19/2018
FY of Last Payment:	2024

### **Hardacre Theater Redevelopment Project**

Debt/Obligation Type:	Other Debt
Principal:	188,201
Interest:	0
Total:	188,201
Annual Appropriation?:	Yes
Date Incurred:	11/19/2018
FY of Last Payment:	2024

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

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

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

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

### **Urban Renewal Plan Update**

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



## Non-Rebates For TIPTON URBAN RENEWAL

TIF Expenditure Amount:	106,833
Tied To Debt:	Tipton Fire Station Project
Tied To Project:	Tipton Fire Station Project

## Rebates For TIPTON URBAN RENEWAL

### Sunset Estates Ninth Addition

TIF Expenditure Amount: 17,739  
Rebate Paid To: Dave and Sally Kruse  
Tied To Debt: Dave W. Kruse and Sally M. Kruse  
Tied To Project: David W. Kruse and Sally M. Kruse  
Projected Final FY of Rebate: 2022

### Mike Cook Condominiums

TIF Expenditure Amount: 8,358  
Rebate Paid To: Mike Cook  
Tied To Debt: Mike Cook Condominiums  
Tied To Project: Mike Cook Condominiums  
Projected Final FY of Rebate: 2020

### 100 Alexander Drive

TIF Expenditure Amount: 6,754  
Rebate Paid To: Bonnie & John Dornfeld  
Tied To Debt: Bonnie & John Dornfeld  
Tied To Project: Bonnie & John Dornfeld  
Projected Final FY of Rebate: 2021

### 101 Alexander Drive

TIF Expenditure Amount: 13,131  
Rebate Paid To: O'Rourke Motors  
Tied To Debt: Jerry ORourke ORourke Motors  
Tied To Project: Jerry ORourke ORourke Motors  
Projected Final FY of Rebate: 2024

## Jobs For TIPTON URBAN RENEWAL

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

## Income Housing For TIPTON URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0



♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY AG/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM  
 TIF Taxing District Inc. Number: 160072  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: Slum No  
 Subject to a Statutory end date? No Blighted No  
 Economic Development No

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	136,120	0	0	0	0	0	136,120	0	136,120
Taxable	76,406	0	0	0	0	0	76,406	0	76,406
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	58,360	76,406	0	76,406	1,438

FY 2020 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM  
 TIF Taxing District Inc. Number: 160074  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: Slum No  
 Subject to a Statutory end date? No Blighted No  
 Economic Development No

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	29,708,530	12,284,959	4,232,260	0	-68,524	47,106,585	0	47,106,585
Taxable	0	16,909,486	11,056,463	3,809,034	0	-68,524	32,418,482	0	32,418,482
Homestead Credits									152

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	12,398,356	32,418,482	4,424,074	27,994,408	798,979

FY 2020 TIF Revenue Received: 120,705

### TIF Taxing District Data Collection

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM  
 TIF Taxing District Inc. Number: 160116  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

Slum	UR Designation
Blighted	No
Economic Development	No
	11/1997

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	23,547,060	4,232,174	808,640	0	-59,264	28,528,610	0	28,528,610
Taxable	0	13,402,510	3,808,956	727,776	0	-59,264	17,879,978	0	17,879,978
Homestead Credits									128

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	15,915,520	12,672,354	0	12,672,354	361,678

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM  
 TIF Taxing District Inc. Number: 160118  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

Slum	UR Designation
Blighted	No
Economic Development	No
	11/1997

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	75,260	0	0	0	0	0	75,260	0	75,260
Taxable	42,245	0	0	0	0	0	42,245	0	42,245
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	40,053	35,207	0	35,207	663

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1997) UR TIF INCREM  
 TIF Taxing District Inc. Number: 160124  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: Slum No  
 Subject to a Statutory end date? No Blighted No  
 Economic Development No

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	138,100	0	0	0	0	0	138,100	0	138,100
Taxable	77,519	0	0	0	0	0	77,519	0	77,519
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	25,120	77,519	0	77,519	1,459

FY 2020 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/TIPTON 06 UR TIF INCREM  
 TIF Taxing District Inc. Number: 160162  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: Slum No  
 Subject to a Statutory end date? No Blighted No  
 Economic Development No

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,118,240	6,617,731	0	0	0	9,568,420	0	9,568,420
Taxable	0	1,205,660	5,955,958	0	0	0	7,785,965	0	7,785,965
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	8,833,220	735,200	0	735,200	20,983

FY 2020 TIF Revenue Received: 0



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**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/KRUSE/TIF INCREM  
 TIF Taxing District Inc. Number: 160188

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

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,541,510	0	0	0	-7,408	1,534,102	0	1,534,102
Taxable	0	877,396	0	0	0	-7,408	869,988	0	869,988
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	5,440	869,988	869,988	0	0

FY 2020 TIF Revenue Received: 24,830

**TIF Taxing District Data Collection**

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/COOK/TIF INCREM  
 TIF Taxing District Inc. Number: 160190

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

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	787,640	0	0	0	0	787,640	0	787,640
Taxable	0	448,309	0	0	0	0	448,309	0	448,309
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	42,000	448,309	448,309	0	0

FY 2020 TIF Revenue Received: 12,794



### TIF Taxing District Data Collection

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/OROURKE/TIF INCREM  
 TIF Taxing District Inc. Number: 160192  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: Slum No  
 Subject to a Statutory end date? No Blighted No  
 Economic Development No

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,530	492,156	460,103	32,053	915

FY 2020 TIF Revenue Received: 13,132

### TIF Taxing District Data Collection

Local Government Name: TIPTON (16G141)  
 Urban Renewal Area: TIPTON URBAN RENEWAL (16005)  
 TIF Taxing District Name: TIPTON CITY/TIPTON SCH/DORNFELD/TIF INCREM  
 TIF Taxing District Inc. Number: 160194  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: Slum No  
 Subject to a Statutory end date? No Blighted No  
 Economic Development No

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	433,340	0	0	0	433,340	0	433,340
Taxable	0	0	390,006	0	0	0	390,006	0	390,006
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,700	390,006	390,006	0	0

FY 2020 TIF Revenue Received: 11,131

RESOLUTION NO. 111620B

**RESOLUTION APPROVING AN INTERNAL LOAN FROM THE CITY'S "FUND 630, ELECTRIC DISTRIBUTION" TO "FUND 001-150, GENERAL FUND – FIRE DEPARTMENT" FOR THE FINAL PAYMENT OF THE IMPEL PUMPER FIRE TRUCK**

**WHEREAS**, the City Council hereby directs that an amount of \$238,656 be advanced from Fund 630, Electric Distribution to Fund 001-150, Fire Department for the final payment of the Impel Pumper Fire Truck;

**AND, WHEREAS**, the City's Financial Officer shall be responsible for making the repayment by transferring \$238,656 of the Bond proceeds to reimburse the Electric Distribution Fund, without interest before June 1, 2021; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Tipton, Iowa with this resolution approves the internal loan of \$238,656 for the final payment of the Impel Pumper Fire Truck.

PASSED AND APPROVED this 16<sup>th</sup> day of November 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 111620B which was passed by the Tipton City Council this 16<sup>th</sup> day of November 2020.

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

**RESOLUTION NO. 111620C**

**RESOLUTION AUTHORIZING EASEMENT ACQUISITION  
FROM  
ARHC PHTIPIA01, LLC d/b/a PRAIRIE HILLS SENIOR LIVING & MEMORY CARE**

**WHEREAS**, the City of Tipton wishes to acquire a temporary construction easement and permanent sanitary sewer easement interest from ARHC PHTIPIA01, LLC d/b/a Prairie Hills Senior Living & Memory Care at approximately 219 S Cedar St, Tipton, IA 52772; and,

**WHEREAS**, the acquisition of the easements are necessary for the installation and maintenance of a sanitary sewer line; and,

**WHEREAS**, ARHC PHTIPIA01, LLC d/b/a Prairie Hills Senior Living & Memory Care is agreeable to grant the temporary and permanent easements to the City of Tipton in accordance with the terms and conditions set forth in an Easement Agreement for one dollar and other valuable consideration; and,

**WHEREAS**, a copy of the Easement Agreement and legal descriptions are attached to this resolution, hereby incorporated into this resolution by this reference;

**THEREFORE, BE IT RESOLVED**, that the Mayor and City Clerk are hereby authorized and directed to sign this resolution and the attached Easement Agreement.

**BE IT FURTHER RESOLVED** that the law office of Lynch Dallas and City staff are hereby authorized to prepare and execute any document necessary to effectuate the terms of the Easement Agreement and related expenses per the signed agreement.

---

Bryan Carney, Mayor

**ATTEST:**

---

Amy Lenz, City Clerk

**Prepared/Return to:** Kyle A. Sounhein, Lynch Dallas, P.C., 526 Second Avenue SE, Cedar Rapids, IA 52401  
Phone: (319) 365-9101

---

### **EASEMENT AGREEMENT**

This EASEMENT AGREEMENT ("Agreement") is made and entered into as of the date of last signature set forth below ("Effective Date"), by and between **ARHC PHTIPIA01, LLC d/b/a PRAIRIE HILLS SENIOR LIVING & MEMORY CARE**, ("Grantor"), and **THE CITY OF TIPTON, IOWA**, an Iowa municipal corporation ("Grantee").

#### **Recitals**

A. Grantor owns the following described real property in the City of Tipton, Iowa ("Grantee's Property"):

See Deed, attached Exhibit A.

as reflected in the records of the Office of the Recorder of Cedar County, Iowa.

B. Grantee is a municipal corporation, charged with the construction, placement, operation, and maintenance of public utilities.

C. Grantee desires to obtain from Grantor and Grantor desires to provide to Grantee a perpetual, permanent easement along, over, across, and under the below-described portion of Grantor's Property for purposes of providing Grantee, its successor and assigns, the rights, privileges, and authority to enter onto, to have access to, to construct, reconstruct, place, install, maintain, operate, remove, repair, maintain, and replace, public utilities and public sewer along, over, across, and under the Easement Area, designated below, upon the terms and conditions set forth in this Agreement.

#### **Agreement**

NOW THEREFORE, in consideration of the foregoing recitals and the mutual promises, covenants, and conditions set forth in this Agreement, the sufficiency of which are hereby acknowledged, the parties mutually agree as follows:



1. **PAYMENT.** In exchange for the easement rights conveyed pursuant to this Agreement, Grantee agrees to pay to Grantor the sum of One Dollar (\$1.00) due and payable upon Grantee's execution and delivery of this Agreement to Grantor.

2. **EASEMENT AREA.** The Easement Area shall be described as shown Exhibit B (Temporary Construction Easement) and Exhibit C (Sanitary Sewer Easement) attached hereto and incorporated herein by this reference.

3. **EASEMENT RIGHTS, DURATION, AND EFFECT.** Grantor hereby grants, warrants, and conveys to Grantee, its agents, employees, successors, and assigns, a temporary and permanent easement with the right, privilege and authority to enter onto, to have access to, to construct, reconstruct, place, install, maintain, operate, remove, repair, maintain, and replace, public utilities, public sewer, and/or other similar services, along, over, across, and under the Easement Area.

- a. The Grantee, its successors and assigns, shall have the right of ingress and egress over all of the above-described Easement Area for the purpose of constructing, maintaining, operating, and reconstructing the utilities/sewer facilities on the Easement Area.
- b. The Grantee, its successors and assigns, shall have the right to remove any obstruction which might endanger or interfere with the operation, safety, or efficiency of the public trail and/or utility installation including, but not limited to, the right to cut or remove all trees, shrubs, weeds, and debris located on, in, or encroaching upon the Easement Area.
- c. The Grantor, and successors-in-interest, shall not construct or place any buildings, structures, plants, or other obstructions on, in, or encroaching upon the Easement Area which would interfere in any manner with the use by Grantee and/or the Public of the Easement Area.
- d. Grantor also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on, in, or encroaching upon the Easement Area and such other trees and vegetation adjacent thereto as in the discretion of the Grantee may interfere with the construction, reconstruction, maintenance, operation, repair or use of the Grantee's utilities and/or any other permitted use by Grantee and/or the Public of the Easement Area.
- e. Grantor does hereby covenant with Grantee, and Grantee's successors-in-interest, that the Grantor holds title in fee simple to the above-described real property; and that Grantors have good and lawful authority to transfer, convey, grant, and assign an easement in the above-described real property.
- f. Upon completion of the necessary construction, the Grantee shall return the land to substantially the same above-ground condition as it was prior to construction, which would include placement of cool season seed mix (combination of fescue, Kentucky bluegrass, and ryegrass). Grantee shall also issue a record a release of the Temporary Construction Easement.
- g. The duration of this Agreement shall be perpetual, and its terms shall run with the land and be binding upon each party's representatives, successors, heirs, and assigns.
- h. Upon execution of this Agreement each of the Parties shall have the right to enforce the terms of this Agreement at law or in equity.

4. **RECORDING.** Grantee shall record this Agreement in the Office of the Recorder, Cedar County, Iowa within a reasonable period following the Effective Date.

5. **NO OTHER REPRESENTATION.** The Parties represent and warrant that no promise, inducement or agreement not expressed in this Agreement, oral or written, express or implied, has been made and that all terms of this Agreement are contractual and not a mere recital.

6. **CONSTRUCTION.** Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender according to the context. The captions preceding the Sections are inserted only as a matter of convenience and for reference purposes and should not be considered substantive or relied upon in interpreting any provision of this Agreement. This Agreement shall be considered to have been jointly drafted by the Parties.

7. **CAPTIONS:** The captions preceding the Sections are inserted only as a matter of convenience and for reference purposes and should not be considered substantive or relied upon in interpreting any provision of this Agreement.

8. **ACKNOWLEDGMENT.** The Parties, by signing this Agreement, acknowledge having carefully read the same, having had an opportunity to consult with counsel concerning the legal effect of this Agreement and its various terms and conditions, and have signed the Agreement voluntarily and without duress or coercion.

9. **AUTHORITY.** Grantor, as a municipal corporation, represents that it has taken all action legally required of a municipal corporation to authorize the conveyance of easement rights including but not limited to holding public hearings and passing required resolutions.

**IN TESTIMONY WHEREOF,** the Parties have caused this Agreement to be executed as of the date of the last signature set forth below.

**GRANTOR:**

\_\_\_\_\_  
ARHC PHTIPIA01, LLC d/b/a  
Prairie Hills Senior Living & Memory Care

By: Michael Anderson  
Title: \_\_\_\_\_

STATE OF NEW YORK  
COUNTY OF \_\_\_\_\_, SS:

This instrument was executed and acknowledged before me on this \_\_\_\_\_ day of

\_\_\_\_\_, 2020, by Michael Anderson.

\_\_\_\_\_  
Notary Public

**GRANTEE:**

**CITY OF TIPTON, IOWA,**  
an Iowa Municipal Corporation

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

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

STATE OF IOWA

COUNTY OF CEDAR, SS:

This instrument was executed and acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Bryan Carney of the City of Tipton, Iowa, on behalf of said municipal corporation.

\_\_\_\_\_  
Notary Public

BK: 1235 PG: 163  
Page Range: 163-169  
Instr. Number: 2014 2432  
Recorded: 9/8/2014 at 8:00:51.0 AM  
Fee Amount: \$42.00  
Revenue Tax: \$8,247.20  
Melissa Helmold Recorder  
Cedar Cedar County, Iowa

RECORDER'S COVER SHEET

01040 - 5852 BK.AG

Type of Document: Special Warranty Deed

Prepared By: A. Kyle Davis, Esq., Locke Lord LLP, 2200 Ross Ave, Suite 2200, Dallas, TX 75201

Tax Statement Address: c/o American Realty Capital Healthcare Trust II, Inc., 200 Dryden Road, Suite 1100  
Dresher, PA 19025

~~Return Document to:~~ c/o American Realty Capital Healthcare Trust II, Inc., 7621 Little Avenue, Suite 200  
Charlotte, NC 28226

Grantor: ECI ACQUISITION I, LLC

Grantee: ARHC PHTPIA01, LLC

Legal Description: See Exhibit "A"



**Document Prepared by and  
after Recording should be  
returned to:**

After Recording Return to:  
Stewart Title Guaranty Company  
One Washington Mall, Suite 1400  
Boston, MA 02108  
Attn: Joseph Berry

### **SPECIAL WARRANTY DEED**

This Special Warranty Deed ("Deed") is made as of the 26 day of August, 2014, by ECI ACQUISITION I, LLC, a Delaware limited liability company, having a legal address at c/o SunnyBrook, 601 S. 23rd Street, Suite 15, Attention James T. Elliott, in the City of Fairfield, and the County of Jefferson, and the State of Iowa, as grantor ("Grantor"), and ARHC PHTIPIA01, LLC, a Delaware limited liability company, having a legal address at 405 Park Avenue, 15<sup>th</sup> floor, in the City of New York, and the County of New York, and the State of New York, as grantee ("Grantee").

WITNESSETH, that said Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the adequacy, sufficiency and receipt of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey and confirm unto the Grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situated, lying and being in the said City of Tipton, County of Cedar and State of Iowa described on Exhibit A attached hereto and hereby made a part hereof (the "Property").

TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the Property,

TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee, its successors and assigns forever and Grantor shall WARRANT AND DEFEND the Property against all and every person or persons lawfully claiming the whole or any part thereof by, through or under Grantor, but none other, subject to matters set forth on Exhibit B.

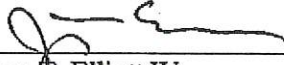
[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused its corporate name to be signed to this Special Warranty Deed on the day and year first above written.

GRANTOR:

ECI ACQUISITION I, LLC,  
a Delaware limited liability company

By: Elliott Company of Iowa, Inc.,  
its sole member

By:   
Name: James C. Elliott IV  
Its: President

## ACKNOWLEDGEMENT

STATE OF IL )  
COUNTY OF Cook )  
SS. )

Before me, a Notary Public in and for the state aforesaid, personally came this 10 day of August, 2014, the above named James T. Elliott IV, in his capacity as President of ECI Acquisition I, LLC, a Delaware limited liability company, and to me known to be the person who executed and delivered the foregoing instrument and acknowledged the same in such capacity



Mary K. Rypper  
Notary Public

My commission expires on 5/1/2018

**EXHIBIT A  
TO SPECIAL WARRANTY DEED**

**LEGAL DESCRIPTION OF REAL PROPERTY**

Common Address: 219 South Cedar Street, Tipton, Iowa

Permanent Index Numbers: SEE EXHIBIT A CONTINUED

Units 201 through 213, 301 through 320, 401 through 413; All in Prairie Hills at Tipton Condominiums, a Condominium in the City of Tipton, Iowa, together with appurtenances thereto including an undivided fractional interest in the common elements, areas and facilities as determined for said unit by the provisions of, and in accordance with, the Declaration of Submission of Property to Horizontal Property Regime for Prairie Hills at Tipton Condominiums, filed in the office of the Recorder of Cedar County, Iowa on September 24, 2012 in Book 1132 at Page 1/Document No. 2012 3782 (and any supplements and amendments thereto). Prairie Hills at Tipton Condominiums, as presently constituted, is located on Auditor's Parcel "L" is a part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) Section Six (6), Township Eighty (80) North, Range Two (02) West of the Fifth (5th) Principal Meridian (P.M.) in the City of Tipton, Cedar County, Iowa and is more particularly described as follows: Commencing at the Southwest corner of said NW 1/4 of the SW 1/4 Section 6; thence South 89°55'41" East 515.18 feet along the South line of said NW 1/4 of the SW 1/4; thence North 0°47'31" West 213.00 feet to the Point of Beginning for this description; thence continuing North 0°47'31" West 484.24 feet to the Southeast line of Lot 3 of the "City of Tipton Industrial Park"; thence North 34°00'14" East 79.25 feet along the Southeast side of said Lot 3; thence South 89° 55' 41" East 569.91 feet to the centerline of Cedar Street (also known as Iowa Highway No. 38); thence South 00°48'24" East 550.00 feet along said centerline; thence North 89°55'41" West 615.28 feet to the Point of Beginning. The West line of the Southwest Quarter (SW 1/4) of Section Six (6) is North 0°00'00" East for purpose of this description.



EXHIBIT A CONTINUED  
PERMANENT INDEX NUMBERS

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PIN: 048011063000380;  
PIN: 048011063000390;  
PIN: 048011063000400;  
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PIN: 048011063000820.

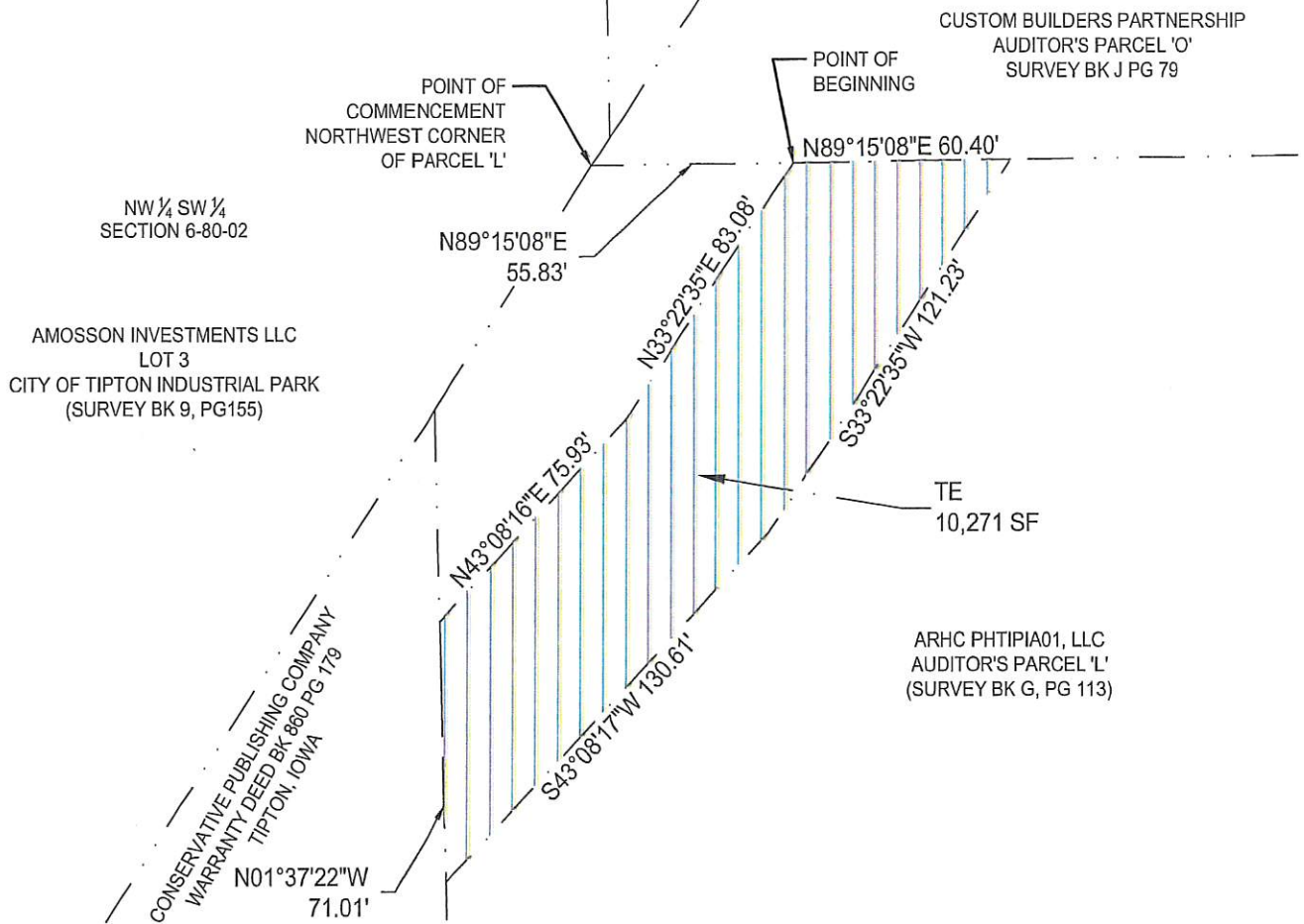
**EXHIBIT B  
TO SPECIAL WARRANTY DEED**

**PERMITTED ENCUMBRANCES**

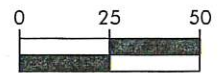
Subject to:

1. Taxes 2014 and subsequent years, which are not yet due and payable.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Terms and conditions of Easement for Public Highway dated December 7, 1951, filed December 27, 1951, in Book 78, Page 363.
4. Terms and conditions of Easement for Public Highway dated September 25, 1956 filed October 3, 1956, in Book 83, Page 130.
5. Terms and conditions of Easement Conveyance, dated October 17, 2003, filed October 21, 2003, in Book 647, Page 212.
6. Terms and conditions of Establishment of a Special Access Connection dated October 3, 2003, filed December 8, 2003, in Book 654, Page 176.
7. Terms and Conditions of Easement Conveyance dated January 9, 2004, filed January 12, 2004, in Book 658, Page 319, Official Records, Cedar County, Iowa.
8. Terms and conditions of Easement dated June 18, 2004, filed June 18, 2004, in Book 684, Page 284.
9. Terms and Conditions of Lease Agreement dated October 1, 2012, as evidenced by Memorandum of Lease, dated October 1, 2012, recorded October 29, 2012, in Book 1138 at Page 162.
10. Terms and conditions of Declaration of Submission of Property to Horizontal Property Regime for Prairie Hills at Tipton Condominiums, dated October 20, 2011, recorded September 24, 2012, in Book 1132 at Pages 1-61.

# TEMPORARY CONSTRUCTION EASEMENT EXHIBIT- EXHIBIT B



NORTH



(IN FEET)

1 inch = 50 ft.

## LEGAL DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT BEING A PART OF AUDITOR'S PARCEL 'L' AS RECORDED IN SURVEY BOOK G, PAGE 113 IN CEDAR COUNTY RECORDS, IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN AND FORMING A PART OF THE CITY OF TIPTON, COUNTY OF CEDAR, STATE OF IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID AUDITOR'S PARCEL 'L'; THENCE ALONG THE NORTH LINE OF SAID AUDITOR'S PARCEL 'L', N89°15'08"E, 55.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE N89°15'08"E, 60.40 FEET; THENCE S33°22'35"W, 121.23 FEET; THENCE S43°08'17"W, 130.61 FEET TO A POINT ON THE WEST LINE OF SAID AUDITOR'S PARCEL 'L'; THENCE ALONG SAID WEST LINE N01°37'22"W, 71.01 FEET; THENCE N43°08'16"E, 75.93 FEET; THENCE N33°22'35"E, 83.08 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 10,271 SQUARE FEET.

## LEGEND

---	PROPERTY LINE
---	SECTION LINE
---	ROW LINE
	EASEMENT AREA



1740 Lininger Lane  
North Liberty, Iowa 52317  
319-626-9090  
fax 515-576-4235

NOTICE:  
McClure waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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## TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

TIPTON, IOWA  
CEDAR COUNTY  
3315001  
03/18/2019

## REVISIONS

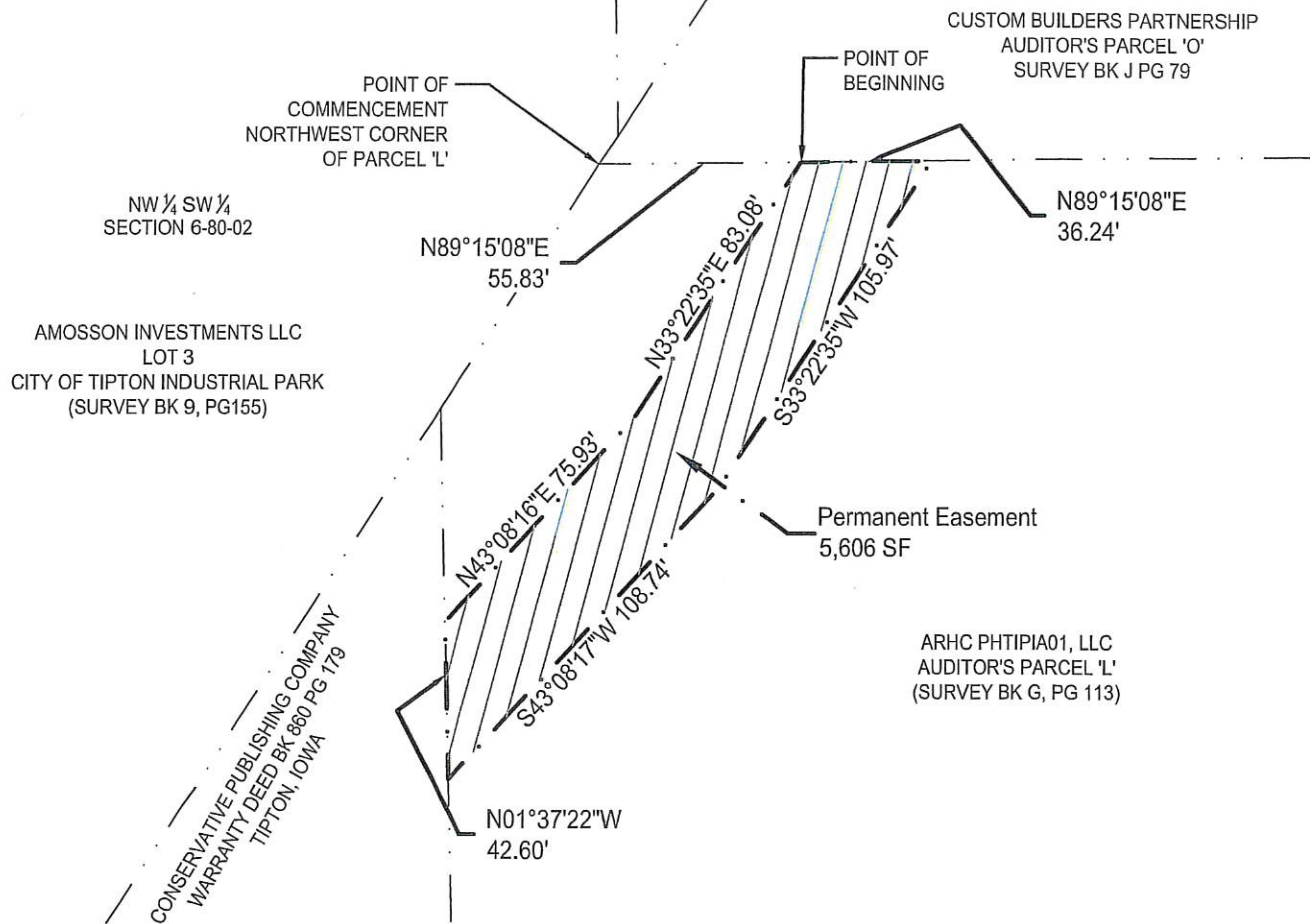
ENGINEER A.POTTER	DRAWN BY C.CARLETON
SURVEYOR J.DEWEY	CHECKED BY M.LEE

SKETCH NO.

EXH- B



# SANITARY SEWER EASEMENT EXHIBIT - EXHIBIT C



## LEGAL DESCRIPTION

A SANITARY SEWER EASEMENT BEING A PART OF AUDITOR'S PARCEL 'L' AS RECORDED IN BOOK G, PAGE 113 IN CEDAR COUNTY RECORDS, BEING A PART THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN AND FORMING A PART OF THE CITY OF TIPTON, COUNTY OF CEDAR, STATE OF IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID AUDITOR'S PARCEL 'L'; THENCE ALONG THE NORTH LINE OF SAID AUDITOR'S PARCEL 'L', N89°15'08"E, 55.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE N89°15'08"E, 36.24 FEET; THENCE S33°22'35"W, 105.97 FEET; THENCE S43°08'17"W, 108.74 FEET TO THE WEST LINE OF SAID AUDITOR'S PARCEL 'L'; THENCE ALONG SAID WEST LINE N01°37'22"W, 42.60 FEET; THENCE N43°08'16"E, 75.93 FEET; THENCE N33°22'35"E, 83.08 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 5,606 SQUARE FEET.



NORTH



(IN FEET)  
1 inch = 50 ft.

## LEGEND

	PROPERTY LINE
	SECTION LINE
	ROW LINE
	EASEMENT AREA



1740 Linger Lane  
North Liberty, Iowa 52317  
319-626-9090  
fax 515-576-4235

**NOTICE:**  
McClure waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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## SANITARY SEWER EASEMENT EXHIBIT

TIPTON, IOWA  
CEDAR COUNTY  
3315001  
03/18/2019

REVISIONS  
6/17/2020  
9/23/2020

ENGINEER  
A.POTTER  
SURVEYOR  
J.DEWEY

DRAWN BY  
C.CARLETON  
CHECKED BY  
J.DEWEY

SKETCH NO.

EXH- C



**RESOLUTION NO. 111620D**

**RESOLUTION AUTHORIZING EASEMENT ACQUISITION  
FROM  
CONSERVATIVE PUBLISHING COMPANY**

**WHEREAS**, the City of Tipton wishes to acquire a permanent sanitary sewer easement interest from Conservative Publishing Company; and,

**WHEREAS**, the acquisition of the easement is necessary for the installation and maintenance of a sanitary sewer line; and,

**WHEREAS**, Conservative Publishing Company is agreeable to grant the permanent easement to the City of Tipton in accordance with the terms and conditions set forth in an Easement Agreement for one dollar and other valuable consideration; and,

**WHEREAS**, a copy of the Easement Agreement and legal descriptions are attached to this resolution, hereby incorporated into this resolution by this reference;

**THEREFORE, BE IT RESOLVED**, that the Mayor and City Clerk are hereby authorized and directed to sign this resolution and the attached Easement Agreement.

**BE IT FURTHER RESOLVED** that the law office of Lynch Dallas and City staff are hereby authorized to prepare and execute any document necessary to effectuate the terms of the Easement Agreement and related expenses per the signed agreement.

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

**ATTEST:**

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

**Prepared/Return to:** Kyle A. Sounhein, Lynch Dallas, P.C., 526 Second Avenue SE, Cedar Rapids, IA 52401  
Phone: (319) 365-9101

---

### **EASEMENT AGREEMENT**

This EASEMENT AGREEMENT ("Agreement") is made and entered into as of the date of last signature set forth below ("Effective Date"), by and between **CONSERVATIVE PUBLISHING COMPANY**, ("Grantor"), and **THE CITY OF TIPTON, IOWA**, an Iowa municipal corporation ("Grantee").

#### **Recitals**

A. Grantor owns the following described real property in the City of Tipton, Iowa ("Grantee's Property"):

See Deed, attached Exhibit A.

as reflected in the records of the Office of the Recorder of Cedar County, Iowa.

B. Grantee is a municipal corporation, charged with the construction, placement, operation, and maintenance of public utilities.

C. Grantee desires to obtain from Grantor and Grantor desires to provide to Grantee a perpetual, permanent easement along, over, across, and under the below-described portion of Grantor's Property for purposes of providing Grantee, its successor and assigns, the rights, privileges, and authority to enter onto, to have access to, to construct, reconstruct, place, install, maintain, operate, remove, repair, maintain, and replace, public utilities and public sewer along, over, across, and under the Easement Area, designated below, upon the terms and conditions set forth in this Agreement.

#### **Agreement**

NOW THEREFORE, in consideration of the foregoing recitals and the mutual promises, covenants, and conditions set forth in this Agreement, the sufficiency of which are hereby acknowledged, the parties mutually agree as follows:

1. **PAYMENT.** In exchange for the easement rights conveyed pursuant to this Agreement, Grantee agrees to pay to Grantor the sum of One Dollar (\$1.00) due and payable upon Grantee's execution and delivery of this Agreement to Grantor.

2. **EASEMENT AREA.** The Easement Area shall be described as shown Exhibit B (Permanent Easement) attached hereto and incorporated herein by this reference.

3. **EASEMENT RIGHTS, DURATION, AND EFFECT.** Grantor hereby grants, warrants, and conveys to Grantee, its agents, employees, successors, and assigns, a temporary and permanent easement with the right, privilege and authority to enter onto, to have access to, to construct, reconstruct, place, install, maintain, operate, remove, repair, maintain, and replace, public utilities, public sewer, and/or other similar services, along, over, across, and under the Easement Area.

- a. The Grantee, its successors and assigns, shall have the right of ingress and egress over all of the above-described Easement Area for the purpose of constructing, maintaining, operating, and reconstructing the utilities/sewer facilities on the Easement Area.
- b. The Grantee, its successors and assigns, shall have the right to remove any obstruction which might endanger or interfere with the operation, safety, or efficiency of the public trail and/or utility installation including, but not limited to, the right to cut or remove all trees, shrubs, weeds, and debris located on, in, or encroaching upon the Easement Area.
- c. The Grantor, and successors-in-interest, shall not construct or place any buildings, structures, plants, or other obstructions on, in, or encroaching upon the Easement Area which would interfere in any manner with the use by Grantee and/or the Public of the Easement Area.
- d. Grantor also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on, in, or encroaching upon the Easement Area and such other trees and vegetation adjacent thereto as in the discretion of the Grantee may interfere with the construction, reconstruction, maintenance, operation, repair or use of the Grantee's utilities and/or any other permitted use by Grantee and/or the Public of the Easement Area.
- e. Grantor does hereby covenant with Grantee, and Grantee's successors-in-interest, that the Grantor holds title in fee simple to the above-described real property; and that Grantors have good and lawful authority to transfer, convey, grant, and assign an easement in the above-described real property.
- f. The duration of this Agreement shall be perpetual, and its terms shall run with the land and be binding upon each party's representatives, successors, heirs, and assigns.
- g. Upon execution of this Agreement each of the Parties shall have the right to enforce the terms of this Agreement at law or in equity.

4. **RECORDING.** Grantee shall record this Agreement in the Office of the Recorder, Cedar County, Iowa within a reasonable period following the Effective Date.

5. **NO OTHER REPRESENTATION.** The Parties represent and warrant that no promise, inducement or agreement not expressed in this Agreement, oral or written, express or implied, has been made and that all terms of this Agreement are contractual and not a mere recital.



6. **CONSTRUCTION.** Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender according to the context. The captions preceding the Sections are inserted only as a matter of convenience and for reference purposes and should not be considered substantive or relied upon in interpreting any provision of this Agreement. This Agreement shall be considered to have been jointly drafted by the Parties.

7. **CAPTIONS:** The captions preceding the Sections are inserted only as a matter of convenience and for reference purposes and should not be considered substantive or relied upon in interpreting any provision of this Agreement.

8. **ACKNOWLEDGMENT.** The Parties, by signing this Agreement, acknowledge having carefully read the same, having had an opportunity to consult with counsel concerning the legal effect of this Agreement and its various terms and conditions, and have signed the Agreement voluntarily and without duress or coercion.

9. **AUTHORITY.** Grantor, as a municipal corporation, represents that it has taken all action legally required of a municipal corporation to authorize the conveyance of easement rights including but not limited to holding public hearings and passing required resolutions.

**IN TESTIMONY WHEREOF,** the Parties have caused this Agreement to be executed as of the date of the last signature set forth below.

**GRANTOR:**

\_\_\_\_\_  
Conservative Publishing Company

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF IOWA  
COUNTY OF CEDAR, SS:

This instrument was executed and acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

**GRANTEE:**



**CITY OF TIPTON, IOWA,**  
an Iowa Municipal Corporation

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

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

STATE OF IOWA

COUNTY OF CEDAR, SS:

This instrument was executed and acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Bryan Carney of the City of Tipton, Iowa, on behalf of said municipal corporation.

\_\_\_\_\_  
Notary Public



Book 860 Page 179-181

Document 2007 3451 Pages 3  
Date 8/30/2007 Time 1:25:48PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$79.20  
Rev Stamp# 53 DOV# 386

CHARLINE L THUMM, RECORDER  
CEDAR COUNTY IOWA



## WARRANTY DEED

(CORPORATE GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Leonard R. Labagh, 501 N. 8th Street, POB 1448, Fairfield, IA 52556, Phone: (641)  
472-6808

**Taxpayer Information:** (Name and complete address)

Conservative Publishing Company, c/o Stuart Clark, President, 124 W. 5th Street,  
Tipton, IA 52772

**Return Document To:** (Name and complete address)

Lee W. Beine, Attorney at Law, 419 Cedar Street, PO Box 270, Tipton, IA 52772-0270

**Grantors:**

Hildebrandt and Associates Limited

**Grantees:**

Conservative Publishing Company

**Legal description:** See Exhibit A Page 3

**Document or instrument number of previously recorded documents:**

BOOK 860 PAGE 179  
EXHIBIT A



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of Ten  
Dollar(s) and other valuable consideration,  
Hildebrandt and Associates Limited  
a corporation organized and existing under the laws of  
Iowa  
does hereby Convey to  
Conservative Publishing Company, an Iowa corporation

the following described real estate in Cedar County, Iowa:  
See attached Exhibit A

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: August 27, 2007  
By Hildebrandt and Associates Limited  
a(n) Iowa corporation  
By Tim Hildebrandt Title  
By \_\_\_\_\_ Title

STATE OF IOWA COUNTY OF JEFFERSON

This instrument was acknowledged before me on August 27 2007  
by Tim Hildebrandt  
as President  
of Hildebrandt and Associates Limited

Pamela K. Ausman  
Notary Public



EXHIBIT A  
LEGAL DESCRIPTION TO WARRANTY DEED  
HILDEBRANDT AND ASSOCIATES LIMITED, GRANTOR AND  
CONSERVATIVE PUBLISHING COMPANY, GRANTEE

The following described real estate to-wit: The Northwest Quarter of the Southwest Quarter of Section 6, Township 80 North, Range 2, West of the 5<sup>th</sup> Principal Meridian, Tipton, Cedar County, Iowa, lying West of the Highway EXCEPT the following:

A parcel of land in the Southwest Quarter of said Section 6, said parcel to be known as Lot "D" and more particularly described as follows: Beginning at the northwest corner of said Southwest Quarter; thence South 89°22' East along the North line of said Southwest Quarter which is also the South right of way line of South Street in the City of Tipton, Iowa, 1034.46 feet to the Westerly right of way line of the public road now known as Iowa Highway No. 38; thence South 56°02' East along said Westerly line 38.67 feet; thence continuing along said Westerly line South 0°46' West 306.04 feet; thence continuing along said Westerly line South 0°09'45" East 58.78 feet, thence North 89°21' West 380 feet; thence South 34°39'30" West 555.02 feet; thence North 89°22' West 367 feet to a point on the West line of said Southwest Quarter; thence North along said West line 846 feet to the point of beginning, containing 14.96 acres more or less, subject to public roads. For the purposes of the above description the West line of the said Southwest Quarter is assumed to bear due North.

AND EXCEPT the following:

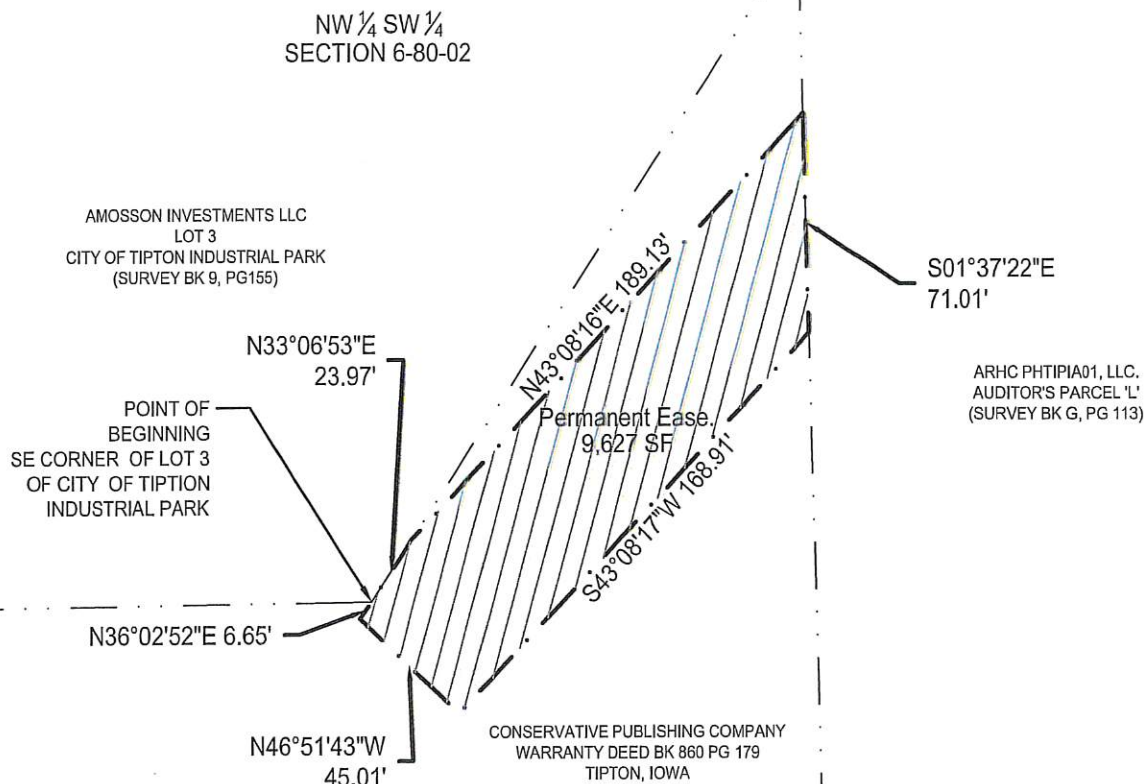
Auditor's Parcel "L" is a part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) Section Six (6), Township Eighty (80) North, Range Two (02) West of the Fifth (5<sup>th</sup>) Principal Meridian (P.M.) in the City of Tipton, Cedar County, Iowa and is more particularly described as follows: Commencing at the Southwest corner of the said NW ¼ of the SW ¼ Section 6; thence South 89° 55' 41" East 515.18 feet along the South line of said NW ¼ of the SW ¼; thence North 0° 47' 31" West 213.00 feet to the Point of Beginning for this description; thence continuing North 0° 47' 31" West 484.24 feet to the Southeast line of Lot 3 of the "City of Tipton Industrial Park"; thence North 34° 00' 14" East 79.25 feet along the Southeast side of said Lot 3; thence South 89° 55' 41" East 569.91 feet to the centerline of Cedar Street (also known as Iowa Highway No. 38); thence South 00°48' 24" East 550.00 feet along said centerline; thence North 89° 55'41" West 615.28 feet to the Point of Beginning, containing 7.73 acres of which 0.82 is composed of highway right of way easement. Parcel "L" is also subject to any and all easements or restrictions recorded or non-recorded. The West line of the Southwest Quarter (SW ¼) of Section Six (6) is North 0° 00' 00" East for the purpose of this description.

This property is subject to any and all easements or restrictions of record.

BOOK 860 PAGE 181



# SANITARY SEWER EASEMENT EXHIBIT



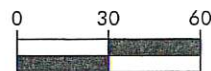
## LEGAL DESCRIPTION

A SANITARY SEWER EASEMENT BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN AND FORMING PART OF THE CITY OF TIPTON, COUNTY OF CEDAR, STATE OF IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF THE CITY OF TIPTON INDUSTRIAL PARK, AN OFFICIAL PLAT RECORDED IN CEDAR COUNTY RECORDS SURVEY BOOK 9 PAGE 155; THENCE ALONG THE EAST LINE OF SAID LOT 3, N33°06'53"E, 23.97 FEET; THENCE N43°08'16"E, 189.13 FEET TO THE WEST LINE OF AUDITOR'S PARCEL 'L' AS RECORDED IN CEDAR COUNTY RECORDS SURVEY BOOK G PAGE 119; THENCE ALONG SAID WEST LINE, S01°37'22"E, 71.01 FEET; THENCE S43°08'17"W, 168.91 FEET; THENCE N46°51'43"W, 45.01 FEET; THENCE N36°02'52"E, 6.65 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 9,627 SQUARE FEET.



NORTH



(IN FEET)  
1 inch = 60 ft.

## LEGEND

---	PROPERTY LINE
---	SECTION LINE
---	ROW LINE
///	EASEMENT AREA



1740 Lininger Lane  
North Liberty, Iowa 52317  
319-626-9090  
fax 515-576-4235

NOTICE:  
McClure waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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## SANITARY SEWER EASEMENT EXHIBIT

TIPTON, IOWA  
CEDAR COUNTY  
3315001  
03/18/2019

REVISIONS  
6/18/2020

ENGINEER A. POTTER	DRAWN BY C. CARLETON
SURVEYOR J. DEWEY	CHECKED BY J. DEWEY

SKETCH NO.

EXH-03

EXHIBIT B

**RESOLUTION NO. 111620E**

**RESOLUTION AUTHORIZING EASEMENT ACQUISITION  
FROM  
CUSTOM BUILDERS PARTNERSHIP**

**WHEREAS**, the City of Tipton wishes to acquire a permanent sanitary sewer easement interest from Custom Builders Partnership; and,

**WHEREAS**, the acquisition of the easement is necessary for the installation and maintenance of a sanitary sewer line; and,

**WHEREAS**, Custom Builders Partnership is agreeable to grant the permanent easement to the City of Tipton in accordance with the terms and conditions set forth in an Easement Agreement for one dollar and other valuable consideration; and,

**WHEREAS**, a copy of the Easement Agreement and legal descriptions are attached to this resolution, hereby incorporated into this resolution by this reference;

**THEREFORE, BE IT RESOLVED**, that the Mayor and City Clerk are hereby authorized and directed to sign this resolution and the attached Easement Agreement.

**BE IT FURTHER RESOLVED** that the law office of Lynch Dallas and City staff are hereby authorized to prepare and execute any document necessary to effectuate the terms of the Easement Agreement and related expenses per the signed agreement.

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

**ATTEST:**

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

**Prepared/Return to:** Kyle A. Sounhein, Lynch Dallas, P.C., 526 Second Avenue SE, Cedar Rapids, IA 52401  
Phone: (319) 365-9101

---

### **EASEMENT AGREEMENT**

This EASEMENT AGREEMENT ("Agreement") is made and entered into as of the date of last signature set forth below ("Effective Date"), by and between **CUSTOM BUILDERS PARTNERSHIP**, ("Grantor"), and **THE CITY OF TIPTON, IOWA**, an Iowa municipal corporation ("Grantee").

#### **Recitals**

A. Grantor owns the following described real property in the City of Tipton, Iowa ("Grantee's Property"):

See Deed, attached Exhibit A.

as reflected in the records of the Office of the Recorder of Cedar County, Iowa.

B. Grantee is a municipal corporation, charged with the construction, placement, operation, and maintenance of public utilities.

C. Grantee desires to obtain from Grantor and Grantor desires to provide to Grantee a perpetual, permanent easement along, over, across, and under the below-described portion of Grantor's Property for purposes of providing Grantee, its successor and assigns, the rights, privileges, and authority to enter onto, to have access to, to construct, reconstruct, place, install, maintain, operate, remove, repair, maintain, and replace, public utilities and public sewer along, over, across, and under the Easement Area, designated below, upon the terms and conditions set forth in this Agreement.

#### **Agreement**

NOW THEREFORE, in consideration of the foregoing recitals and the mutual promises, covenants, and conditions set forth in this Agreement, the sufficiency of which are hereby acknowledged, the parties mutually agree as follows:

1. **PAYMENT.** In exchange for the easement rights conveyed pursuant to this



Agreement, Grantee agrees to pay to Grantor the sum of One Dollar (\$1.00) due and payable upon Grantee's execution and delivery of this Agreement to Grantor.

2. **EASEMENT AREA.** The Easement Area shall be described as shown Exhibit B (Permanent Easement) attached hereto and incorporated herein by this reference.

3. **EASEMENT RIGHTS, DURATION, AND EFFECT.** Grantor hereby grants, warrants, and conveys to Grantee, its agents, employees, successors, and assigns, a temporary and permanent easement with the right, privilege and authority to enter onto, to have access to, to construct, reconstruct, place, install, maintain, operate, remove, repair, maintain, and replace, public utilities, public sewer, and/or other similar services, along, over, across, and under the Easement Area.

- a. The Grantee, its successors and assigns, shall have the right of ingress and egress over all of the above-described Easement Area for the purpose of constructing, maintaining, operating, and reconstructing the utilities/sewer facilities on the Easement Area.
- b. The Grantee, its successors and assigns, shall have the right to remove any obstruction which might endanger or interfere with the operation, safety, or efficiency of the public trail and/or utility installation including, but not limited to, the right to cut or remove all trees, shrubs, weeds, and debris located on, in, or encroaching upon the Easement Area.
- c. The Grantor, and successors-in-interest, shall not construct or place any buildings, structures, plants, or other obstructions on, in, or encroaching upon the Easement Area which would interfere in any manner with the use by Grantee and/or the Public of the Easement Area.
- d. Grantor also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on, in, or encroaching upon the Easement Area and such other trees and vegetation adjacent thereto as in the discretion of the Grantee may interfere with the construction, reconstruction, maintenance, operation, repair or use of the Grantee's utilities and/or any other permitted use by Grantee and/or the Public of the Easement Area.
- e. Grantor does hereby covenant with Grantee, and Grantee's successors-in-interest, that the Grantor holds title in fee simple to the above-described real property; and that Grantors have good and lawful authority to transfer, convey, grant, and assign an easement in the above-described real property.
- f. The duration of this Agreement shall be perpetual, and its terms shall run with the land and be binding upon each party's representatives, successors, heirs, and assigns.
- g. Upon execution of this Agreement each of the Parties shall have the right to enforce the terms of this Agreement at law or in equity.

4. **RECORDING.** Grantee shall record this Agreement in the Office of the Recorder, Cedar County, Iowa within a reasonable period following the Effective Date.

5. **NO OTHER REPRESENTATION.** The Parties represent and warrant that no promise, inducement or agreement not expressed in this Agreement, oral or written, express or implied, has been made and that all terms of this Agreement are contractual and not a mere recital.



6. **CONSTRUCTION.** Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender according to the context. The captions preceding the Sections are inserted only as a matter of convenience and for reference purposes and should not be considered substantive or relied upon in interpreting any provision of this Agreement. This Agreement shall be considered to have been jointly drafted by the Parties.

7. **CAPTIONS:** The captions preceding the Sections are inserted only as a matter of convenience and for reference purposes and should not be considered substantive or relied upon in interpreting any provision of this Agreement.

8. **ACKNOWLEDGMENT.** The Parties, by signing this Agreement, acknowledge having carefully read the same, having had an opportunity to consult with counsel concerning the legal effect of this Agreement and its various terms and conditions, and have signed the Agreement voluntarily and without duress or coercion.

9. **AUTHORITY.** Grantor, as a municipal corporation, represents that it has taken all action legally required of a municipal corporation to authorize the conveyance of easement rights including but not limited to holding public hearings and passing required resolutions.

**IN TESTIMONY WHEREOF,** the Parties have caused this Agreement to be executed as of the date of the last signature set forth below.

**GRANTOR:**

\_\_\_\_\_  
Custom Builders Partnership

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF IOWA  
COUNTY OF CEDAR, SS:

This instrument was executed and acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

**GRANTEE:**

**CITY OF TIPTON, IOWA,**

an Iowa Municipal Corporation

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

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

STATE OF IOWA  
COUNTY OF CEDAR, SS:

This instrument was executed and acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Bryan Carney of the City of Tipton, Iowa, on behalf of said municipal corporation.

\_\_\_\_\_  
Notary Public



Book 1243 Page 216-217

Document 2014 3086 Pages 2  
Date 10/31/2014 Time 11:25:41AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$47.20  
Rev Stamp# 38 DOV# 385

MELISSA HELMOLD, RECORDER  
CEDAR COUNTY IOWA

\$17.00  
Ely



## Warranty Deed

(Corporate/Business Entity Grantor)  
THE IOWA STATE BAR ASSOCIATION  
Official Form #335

### Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Lee W. Beine, PO Box 270, Tipton, IA 52772, (563) 886-2107

**Taxpayer Information:** (Name and complete address)

Custom Builders Partnership, 209 W. South Street, Tipton, IA 52772

**Return Document To:** (Name and complete address)

Atty L.E. Dendinger, 409 Cedar Street, Tipton, IA 52772

**Grantors:**

Conservative Publishing Company

**Grantees:**

Custom Builders Partnership

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**





# Warranty Deed (Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other  
valuable consideration, Conservative Publishing Company

a(n) Corporation organized and existing under  
the laws of Iowa does hereby Convey to Custom Builders Partnership

the following described real estate in Cedar County, Iowa:  
Auditor's Parcel "O" located in the Northwest Quarter of the Southwest Quarter of Section 6, Township 80  
North, Range 2 West of the 5th Principal Meridian as shown in Plat Book J, page 79 in the Cedar County  
Recorder's Office, further described as follows: A portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 6, Township 80  
North, Range 2 West of the 5th P.M., Cedar County, Iowa, described as follows: Commencing at a 5/8"  
rebar found marking the SW corner of the said NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence N00°05'30"E, 483.20 feet; thence  
S89°19'09"E, 367.00 feet; thence N34°47'14"E, 336.36 feet to a found 5/8" rebar, also being the Point of  
Beginning of Auditor's Parcel "O" herein described, thence N34°49'38"E, 218.66 feet to a found 5/8" rebar,  
thence S89°15'08"E, 444.93 feet to a set PK nail; thence S00°02'51"E, 181.90 feet to a found PK nail;  
thence N89°10'29"W, 569.98 feet to the Point of Beginning. Said Parcel contains 2.11 acres.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real  
estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that  
the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it  
covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as  
may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the sin-  
gular or plural number, according to the context.

Dated: October 31, 2014

Conservative Publishing Company  
a(n) Corporation

By Stuart S. Clark  
Stuart S. Clark, President

By Sharon K. Clark  
Sharon K. Clark, Secretary

STATE OF IOWA, COUNTY OF CEDAR

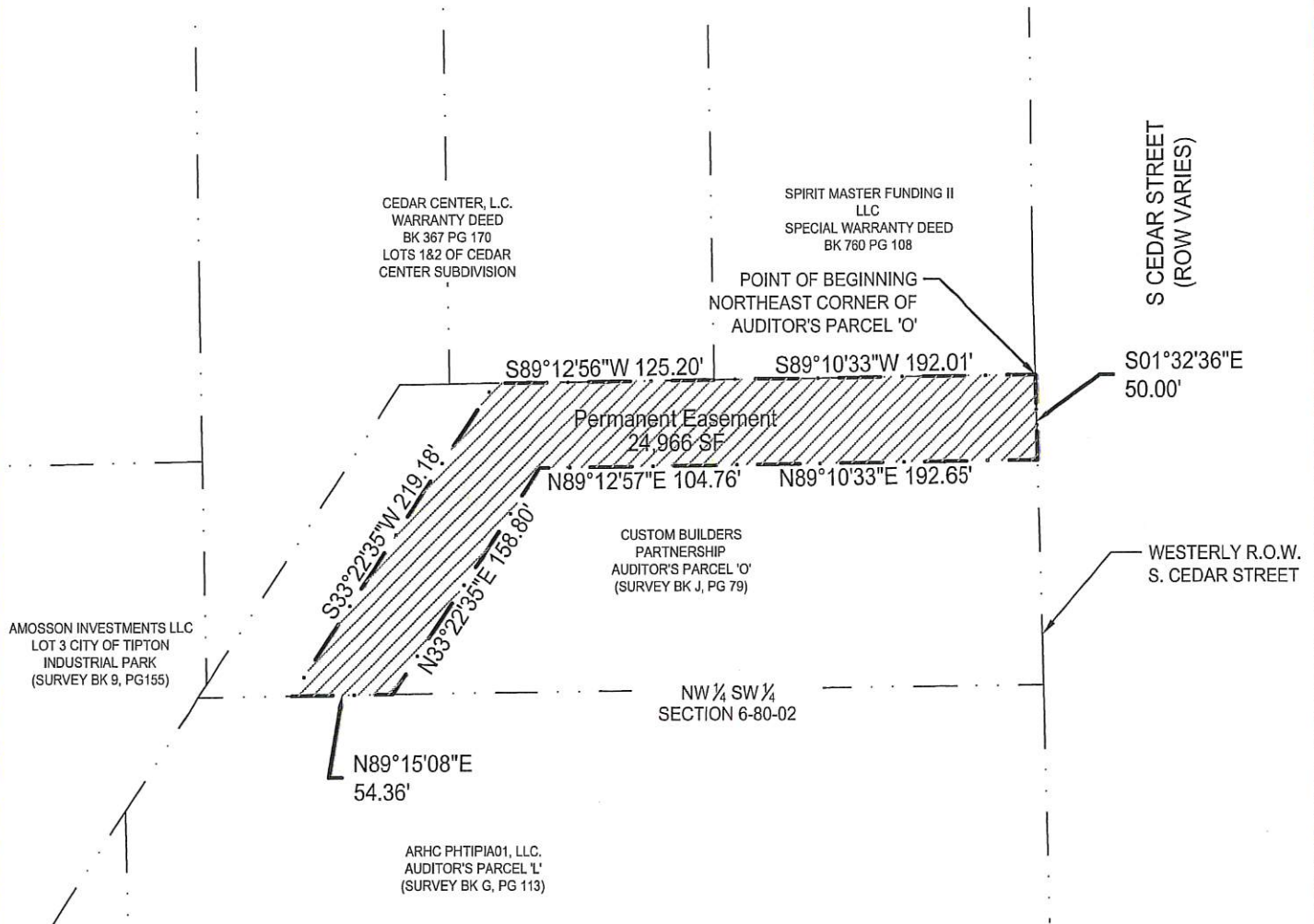
This record was acknowledged before me on this 31 day of October, 2014,  
by Stuart S. Clark and Sharon K. Clark  
as President and Secretary  
of Conservative Publishing Company



Cristy L. Pilcher  
Signature of Notary Public



# SANITARY SEWER EASEMENT EXHIBIT



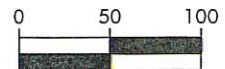
## LEGAL DESCRIPTION

A SANITARY SEWER EASEMENT BEING A PART AUDITOR'S PARCEL 'O' AS RECORDED IN SURVEY BOOK J, PAGE 79 IN CEDAR COUNTY RECORDS, IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 2 WEST OF THE FIFTH P.M., IN AND FORMING A PART OF THE CITY OF TIPTON, COUNTY OF CEDAR, STATE OF IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'O'; THENCE ALONG THE NORTH LINE OF SAID PARCEL 'O', S89°10'33\"W, 192.01 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, S89°12'56\"W, 125.20 FEET; THENCE S33°22'35\"W, 219.18 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'O'; THENCE ALONG SAID SOUTH LINE N89°15'08\"E, 54.36 FEET; THENCE N33°22'35\"E, 158.80 FEET; THENCE N89°12'56\"E, 104.76 FEET; THENCE N89°10'33\"E, 192.65 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 'O'; THENCE ALONG SAID EAST LINE, N01°37'10\"W, 50.00 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 24,966 SQUARE FEET.



NORTH



(IN FEET)

1 inch = 100 ft.

## LEGEND

---	PROPERTY LINE
---	SECTION LINE
---	ROW LINE
	EASEMENT AREA



1740 Lining Lane  
North Liberty, Iowa 52317  
319-626-9090  
fax 515-576-4235

NOTICE:  
McClure waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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## SANITARY SEWER EASEMENT EXHIBIT

TIPTON, IOWA  
CEDAR COUNTY  
3315001  
01/20/2020

REVISIONS  
6/17/2020

ENGINEER A. POTTER	DRAWN BY C. CARLETON
SURVEYOR J. DEWEY	CHECKED BY J. DEWEY

SKETCH NO.

EXH-01

EXHIBIT B

AGENDA ITEM:

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	<b>11/16/2020</b>
<b>AGENDA ITEM:</b>	<b>Discussion and possible action concerning the storage of the fireworks and shooting them off July 4, 2021</b>
<b>ACTION:</b>	<b>Motion to Approve, Deny or Table</b>

**SYNOPSIS:**

The Fire Department has decided that they will no longer shoot the fireworks off during the July 4<sup>th</sup> Celebrations. This is due to the increased risk that City Insurance faces as well as the burden on the Fire Department to find a crew each year to do it.

City Staff has been in contact with a representative from J&M Displays out of Yarmouth, IA regarding the storage and display of the July 2021 show.

J&M conferred with their legal team and in order to get the fireworks under their insurance, there are a few steps that City & J&M would have to do for storage and display next July 2021. They include:

- J&M will pay Flying Phoenix (the vendor the City purchased the Fireworks from) for the costs of the fireworks
- Flying Phoenix will reimburse the City the same amount
- Upon receiving the refund from Flying Phoenix, the City will pay a like-amount to J&M for the fireworks that are currently stored at the Tipton Fire Station
- J&M will relocate, store and insure the fireworks at its facility
- The City will agree to hire J&M to shoot the fireworks off at the Cedar Co Fairground on July 4, 2021 at a cost of \$1,500.
- David Bisbee (J&M employee who will do the show) has offered to personally donate (\$1,500) to amp up the July 4<sup>th</sup> show

**ATTACHMENT:**

**PREPARED BY:** BW/MA

**DATE PREPARED:** 11/13/2020

AGENDA ITEM:

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	<b>11/16/20</b>
<b>AGENDA ITEM:</b>	<b>Discussion and possible action concerning the 2019-2020 Annual Financial Report</b>
<b>ACTION:</b>	<b>Motion to Approve, Deny or Table</b>

**SYNOPSIS:** The Annual Financial Report is required to be filed with the Auditor of the State not later than December 1, 2020. The 2019-2020 Annual Financial Report is being completed by the City of Tipton auditors, Clifton Larson Allen. The report has not been finalized yet, but it should be soon. Due to the timing of our council meeting, we will not receive the final report in time to make the November 16 agenda.

Per Iowa Code 384.22: Not later than December 1 of each year, a city shall publish an annual report as provided in [section 362.3](#) (*see below*) containing a summary for the preceding fiscal year of all collections and receipts, all accounts due the city, and all expenditures, the current public debt of the city, and the legal debt limit of the city for the current fiscal year. The report shall be prepared on forms and pursuant to instructions prescribed by the auditor of state.

There is not a statutory requirement for the City Council to approve the AFR.

With this information, it is requested that once the auditors have provided the final draft of the 2019-2020 Annual Financial Report, I will email the final copy to council.

**PREPARED BY:** Melissa Armstrong

**DATE PREPARED:** 11/12/20



STATE OF IOWA  
2020  
FINANCIAL REPORT  
FISCAL YEAR ENDED  
JUNE 30, 2020  
CITY OF TIPTON, IOWA  
DUE: December 1, 2020

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

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

**ALL FUNDS**

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
<b>Revenues and Other Financing Sources</b>				
Taxes Levied on Property	1,652,202		1,652,202	1,642,712
Less: Uncollected Property Taxes-Levy Year	0		0	0
<b>Net Current Property Taxes</b>	1,652,202		1,652,202	1,642,712
Delinquent Property Taxes	0		0	0
TIF Revenues	190,753		190,753	204,767
Other City Taxes	299,706	0	299,706	291,457
Licenses and Permits	14,495	1,750	16,245	27,800
Use of Money and Property	53,027	84,510	137,537	419,838
Intergovernmental	600,457	0	600,457	746,555
Charges for Fees and Service	317,296	8,160,257	8,477,553	8,916,403
Special Assessments	5,180	0	5,180	0
Miscellaneous	106,143	908,490	1,014,633	1,230,250
Other Financing Sources	0	289,085	289,085	236,937
Transfers In	2,016,598	184,330	2,200,928	2,777,912
<b>Total Revenues and Other Sources</b>	5,255,857	9,628,422	14,884,279	16,494,631
<b>Expenditures and Other Financing Uses</b>				
Public Safety	1,118,841		1,118,841	1,269,240
Public Works	1,059,825		1,059,825	1,120,717
Health and Social Services	0		0	0
Culture and Recreation	743,892		743,892	843,951
Community and Economic Development	397,081		397,081	477,888
General Government	395,359		395,359	395,469
Debt Service	847,450		847,450	847,626
Capital Projects	551,195		551,195	952,011
<b>Total Governmental Activities Expenditures</b>	5,113,643	0	5,113,643	5,906,902
<b>BUSINESS TYPE ACTIVITIES</b>		8,938,299	8,938,299	9,748,803
<b>Total All Expenditures</b>	5,113,643	8,938,299	14,051,942	15,655,705
Other Financing Uses	0	0	0	0
Transfers Out	1,526,147	674,781	2,200,928	2,777,912
<b>Total All Expenditures/and Other Financing Uses</b>	6,639,790	9,613,080	16,252,870	18,433,617
<b>Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses</b>	-1,383,933	15,342	-1,368,591	-1,938,986
Beginning Fund Balance July 1, 2019	2,740,699	5,188,386	7,929,085	8,976,603
Ending Fund Balance June 30, 2020	1,356,766	5,203,728	6,560,494	7,037,617

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

Non-budgeted Internal Service Funds 0	Pension Trust Funds 0
Private Purpose Trust Funds 0	Agency Funds 0

Indebtedness at June 30, 2020	Amount	Indebtedness at June 30, 2020	Amount
General Obligation Debt	3,310,000	Other Long-Term Debt	669,721
Revenue Debt	2,586,000	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	9,656,756

**CERTIFICATION**

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

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

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REVENUE P2  
CITY OF TIPTON  
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2020  
NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
<b>Section A - Taxes</b>	1									1
Taxes levied on property	2 1,030,455	444,421		177,326	0	0	1,652,202		1,652,202	2
Less: Uncollected Property Taxes - Levy Year	3 0	0		0	0	0	0		0	3
Net Current Property Taxes	4 1,030,455	444,421		177,326	0	0	1,652,202		1,652,202	4
Delinquent Property Taxes	5 0	0		0	0	0	0		0	5
<b>Total Property Tax</b>	6 1,030,455	444,421		177,326	0	0	1,652,202		1,652,202	6
<b>TIF Revenues</b>	7		190,753				190,753		190,753	7
<b>Other City Taxes</b>										
Utility Tax Replacement Excise Taxes	8 0	0		0	0	0	0		0	8
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9 0	0		0	0	0	0		0	9
Parimutuel Wager Tax	10 0	0		0	0	0	0		0	10
Gaming Wager Tax	11 0	0		0	0	0	0		0	11
Mobile Home Tax	12 0	0		0	0	0	0		0	12
Hotel / Motel Tax	13 0	0		0	0	0	0		0	13
Other Local Option Taxes	14 0	299,706		0	0	0	299,706		299,706	14
<b>Total Other City Taxes</b>	15 0	299,706		0	0	0	299,706		299,706	15
<b>Section B - Licenses and Permits</b>	16 14,495	0		0	0	0	14,495	1,750	16,245	16
<b>Section C - Use of Money and Property</b>	17									17
Interest	18 9,386	13,879	2,240	4,216	1,458	2,827	34,006	74,611	108,617	18
Rents and Royalties	19 695	0	0	0	0	0	695	9,899	10,594	19
Other Miscellaneous Use of Money and Property	20 18,326	0	0	0	0	0	18,326	0	18,326	20
	21						0		0	21
<b>Total Use of Money and Property</b>	22 28,407	13,879	2,240	4,216	1,458	2,827	53,027	84,510	137,537	22
<b>Section D - Intergovernmental</b>	24									24
<b>Federal Grants and Reimbursements</b>	26									26
Federal Grants	27 6,936	0		0	0	0	6,936	0	6,936	27
Community Development Block Grants	28 0	0		0	0	0	0	0	0	28
Housing and Urban Development	29 0	0		0	0	0	0	0	0	29
Public Assistance Grants	30 0	0		0	0	0	0	0	0	30
Payment in Lieu of Taxes	31 0	0		0	0	0	0	0	0	31
	32									32
<b>Total Federal Grants and Reimbursements</b>	33 6,936	0		0	0	0	6,936	0	6,936	33

REVENUE P3

CITY OF TIPTON

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2020

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section D - Intergovernmental - Continued	41								41
State Shared Revenues	43								43
Road Use Taxes	44	414,022					414,022		414,022
Other state grants and reimbursements	48								48
State grants	49	3,682	0	0	0	0	3,682	0	3,682
Iowa Department of Transportation	50	520	0	0	0	0	520	0	520
Iowa Department of Natural Resources	51	0	0	0	0	0	0	0	0
Iowa Economic Development Authority	52	0	0	0	0	0	0	0	0
CEBA grants	53	0	0	0	0	0	0	0	0
Commercial & Industrial Replacement Claim	54	14,377	6,253	2,349	0	0	22,979	0	22,979
	55								
	56								
	57								
	58								
	59								
Total State	60	18,579	420,275	2,349	0	0	441,203	0	441,203
Local Grants and Reimbursements									
County Contributions	63	38,811	0	0	0	0	38,811	0	38,811
Library Service	64	0	0	0	0	0	0	0	0
Township Contributions	65	0	0	0	0	0	0	0	0
Fire/EMT Service	66	10,807	89,425	0	0	0	100,232	0	100,232
School Assessment	67	13,275	0	0	0	0	13,275	0	13,275
	68						0	0	0
	69						0	0	0
Total Local Grants and Reimbursements	70	62,893	89,425	0	0	0	152,318	0	152,318
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	88,408	509,700	2,349	0	0	600,457	0	600,457
Section E - Charges for Fees and Service	72								
Water	73	0	0	0	0	0	0	665,827	665,827
Sewer	74	0	0	0	0	0	0	798,779	798,779
Electric	75	0	0	0	0	0	0	4,058,566	4,058,566
Gas	76	0	0	0	0	0	0	1,771,394	1,771,394
Parking	77	0	0	0	0	0	0	0	0
Airport	78	0	0	0	0	0	0	18,570	18,570
Landfill/garbage	79	0	0	0	0	0	0	601,817	601,817
Hospital	80	0	0	0	0	0	0	0	0



REVENUE P4  
CITY OF  
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,  
NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
<b>Section E - Charges for Fees and Service - Continued</b>	81									81
Transit	0	0		0	0	0	0	0	0	82
Cable TV	21,245	0		0	0	0	21,245	0	21,245	83
Internet	0	0		0	0	0	0	0	0	84
Telephone	0	0		0	0	0	0	0	0	85
Housing Authority	0	0		0	0	0	0	0	0	86
Storm Water	0	0		0	0	0	0	103,361	103,361	87
Other:										88
Nursing Home	0	0		0	0	0	0	0	0	89
Police Service Fees	0	0		0	0	0	0	0	0	90
Prisoner Care	0	0		0	0	0	0	0	0	91
Fire Service Charges	0	0		0	0	0	0	0	0	92
Ambulance Charges	173,646	0		0	0	0	173,646	0	173,646	93
Sidewalk Street Repair Charges	0	0		0	0	0	0	0	0	94
Housing and Urban Renewal Charges	0	0		0	0	0	0	0	0	95
River Port and Terminal Fees	0	0		0	0	0	0	0	0	96
Public Scales	0	0		0	0	0	0	0	0	97
Cemetery Charges	17,330	0		0	0	1,225	18,555	0	18,555	98
Library Charges	0	0		0	0	0	0	0	0	99
Park, Recreation, and Cultural Charges	103,080	0		0	0	0	103,080	0	103,080	100
Animal Control Charges	770	0		0	0	0	770	0	770	101
PSF Health Insurance/Central Garage	0	0		0	0	0	0	141,943	141,943	102
										103
<b>Total Charges for Service</b>	316,071	0	0	0	0	1,225	317,296	8,160,257	8,477,553	104
<b>Section F - Special Assessments</b>	5,180	0		0	0	0	5,180	0	5,180	106
<b>Section G - Miscellaneous</b>										107
Contributions	23,247	3,154		0	0	0	26,401	779	27,180	108
Deposits and Sales/Fuel Tax Refunds	35,984	0		0	0	0	35,984	31,885	67,869	109
Sale of Property and Merchandise	0	0		0	0	0	0	0	0	110
Fines	904	0		0	0	0	904	0	904	111
Internal Service Charges	0	0		0	0	0	0	752,221	752,221	112
Miscellaneous	11,706	6,137		0	24,631	0	42,474	132	42,606	113
Reimbursements	0	380		0	0	0	380	67,208	67,588	114
Refunding Payment	0	0		0	0	0	0	38,437	38,437	115
Aviation Fuel	0	0		0	0	0	0	17,828	17,828	116
										117
										118
										119
<b>Total Miscellaneous</b>	71,841	9,671	0	0	24,631	0	106,143	908,490	1,014,633	120



## REVENUE P5

## CITY OF

## REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,

## NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15,16,22, 71, 104, 106, and 120)	121 1,554,857	1,277,377	192,993	183,891	26,089	4,052	3,239,259	9,155,007	12,394,266	121
<b>Section H - Other Financing Sources</b>	123									123
Proceeds of capital asset sales	124 0	0	0	0	0	0	0	5,150	5,150	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125 0	0		0	0	0	0	283,935	283,935	125
Proceeds of anticipatory warrants or other short- term debt	126 0	0		0	0	0	0	0	0	126
Regular transfers in and interfund loans	127 1,332,995	19,006		557,764	0	0	1,909,765	184,330	2,094,095	127
Internal TIF loans and transfers in	128 0	0	0	106,833	0	0	106,833	0	106,833	128
	129						0		0	129
	130						0		0	130
Total Other Financing Sources	131 1,332,995	19,006	0	664,597	0	0	2,016,598	473,415	2,490,013	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132 2,887,852	1,296,383	192,993	848,488	26,089	4,052	5,255,857	9,628,422	14,884,279	132
Beginning Fund Balance July 1, 2019	134 719,182	1,105,648	55,587	186,067	569,290	104,925	2,740,699	5,188,386	7,929,085	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136 3,607,034	2,402,031	248,580	1,034,555	595,379	108,977	7,996,556	14,816,808	22,813,364	136

EXPENDITURES P6  
CITY OF TIPTON  
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2020  
NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
<b>Section A — Public Safety</b>	1										1
Police Department/Crime Prevention	2	637,214	0		0	0	0	637,214		637,214	2
Jail	3	0	0		0	0	0	0		0	3
Emergency Management	4	295,283	0		0	0	0	295,283		295,283	4
Flood control	5	0	0		0	0	0	0		0	5
Fire Department	6	186,344	0		0	0	0	186,344		186,344	6
Ambulance	7	0	0		0	0	0	0		0	7
Building Inspections	8	0	0		0	0	0	0		0	8
Miscellaneous Protective Services	9	0	0		0	0	0	0		0	9
Animal Control	10	0	0		0	0	0	0		0	10
Other Public Safety	11	0	0		0	0	0	0		0	11
	12							0		0	12
	13							0		0	13
<b>Total Public Safety</b>	14	1,118,841	0		0	0	0	1,118,841		1,118,841	14
<b>Section B — Public Works</b>	15										15
Roads, Bridges, Sidewalks	16	226,524	609,925		0	0	0	836,449		836,449	16
Parking Meter and Off-Street	17	0	0		0	0	0	0		0	17
Street Lighting	18	0	0		0	0	0	0		0	18
Traffic Control Safety	19	0	6,946		0	0	0	6,946		6,946	19
Snow Removal	20	0	74,848		0	0	0	74,848		74,848	20
Highway Engineering	21	0	0		0	0	0	0		0	21
Street Cleaning	22	0	11,325		0	0	0	11,325		11,325	22
Airport (if not an enterprise)	23	14,089	0		0	0	0	14,089		14,089	23
Garbage (if not an enterprise)	24	0	0		0	0	0	0		0	24
Other Public Works	25				0	0	0	0		0	25
Public Works Administration	26	116,168	0		0	0	0	116,168		116,168	26
	27							0		0	27
<b>Total Public Works</b>	28	356,781	703,044		0	0	0	1,059,825		1,059,825	28
<b>Section C — Health and Social Services</b>	29										29
Welfare Assistance	30	0	0		0	0	0	0		0	30
City Hospital	31	0	0		0	0	0	0		0	31
Payments to Private Hospitals	32	0	0		0	0	0	0		0	32
Health Regulation and Inspections	33	0	0		0	0	0	0		0	33
Water, Air, and Mosquito Control	34	0	0		0	0	0	0		0	34
Community Mental Health	35	0	0		0	0	0	0		0	35
Other Health and Social Services	36	0	0		0	0	0	0		0	36
	37							0		0	37
	38							0		0	38
<b>Total Health and Social Services</b>	39	0	0		0	0	0	0		0	39
<b>Section D — Culture and Recreation</b>	40										40
Library Services	41	215,774	0		0	0	0	215,774		215,774	41
Museum, Band, Theater	42	0	0		0	0	0	0		0	42
Parks	43	40,665	0		0	0	0	40,665		40,665	43
Recreation	44	455,264	0		0	0	0	455,264		455,264	44
Cemetery	45	32,189	0		0	0	0	32,189		32,189	45
Community Center, Zoo, Marina, and Auditorium	46	0	0		0	0	0	0		0	46
Other Culture and Recreation	47	0	0		0	0	0	0		0	47
	48							0		0	48
	49							0		0	49
<b>Total Culture and Recreation</b>	50	743,892	0		0	0	0	743,892		743,892	50



EXPENDITURES P7

CITY OF

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

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
<b>Section E — Community and Economic Development</b>	51										51
Community beautification	52	0	0	0	0	0	0	0		0	52
Economic development	53	108,685	234,253		0	0	0	342,938		342,938	53
Housing and urban renewal	54	0	0	0	0	0	0	0		0	54
Planning and zoning	55	0	0	0	0	0	0	0		0	55
Other community and economic development	56	0	0	0	0	0	0	0		0	56
TIF Rebates	57	0	0	54,143	0	0	0	54,143		54,143	57
	58							0		0	58
<b>Total Community and Economic Development</b>	59	108,685	234,253	54,143	0	0	0	397,081		397,081	59
<b>Section F — General Government</b>	60										60
Mayor, Council and City Manager	61	12,506	0	0	0	0	0	12,506		12,506	61
Clerk, Treasurer, Financial Administration	62	112,851	0	0	0	0	0	112,851		112,851	62
Elections	63	0	0	0	0	0	0	0		0	63
Legal Services and City Attorney	64	0	0	0	0	0	0	0		0	64
City Hall and General Buildings	65	7,141	0	0	0	0	0	7,141		7,141	65
Tort Liability	66	0	0	0	0	0	0	0		0	66
Other General Government	67	0	262,861	0	0	0	0	262,861		262,861	67
	68							0		0	68
	69							0		0	69
<b>Total General Government</b>	70	132,498	262,861	0	0	0	0	395,359		395,359	70
<b>Section G — Debt Service</b>	71	0	0	0	847,450	0	0	847,450		847,450	71
	72							0		0	72
	73							0		0	73
<b>Total Debt Service</b>	74	0	0	0	847,450	0	0	847,450		847,450	74
<b>Section H — Regular Capital Projects — Specify</b>	75										75
Aquatic Center	76	0	0	0	0	551,195	0	551,195		551,195	76
	77							0		0	77
<b>Subtotal Regular Capital Projects</b>	78	0	0	0	0	551,195	0	551,195		551,195	78
<b>TIF Capital Projects — Specify</b>	79										79
	80							0		0	80
	81							0		0	81
<b>Subtotal TIF Capital Projects</b>	82	0	0	0	0	0	0	0		0	82
<b>Total Capital Projects</b>	83	0	0	0	0	551,195	0	551,195		551,195	83
<b>Total Governmental Activities Expenditures</b>	84	2,460,697	1,200,158	54,143	847,450	551,195	0	5,113,643		5,113,643	84
(Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	85										85

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



## EXPENDITURES P8

## CITY OF

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

## NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
<b>Section I — Business Type Activities</b>	87										87
Water — Current Operation	88								390,015	390,015	88
Capital Outlay	89								2,397	2,397	89
Debt Service	90								137,728	137,728	90
Sewer and Sewage Disposal — Current Operation	91								578,246	578,246	91
Capital Outlay	92								28,510	28,510	92
Debt Service	93								200,240	200,240	93
Electric — Current Operation	94								3,228,429	3,228,429	94
Capital Outlay	95								628,268	628,268	95
Debt Service	96								431,965	431,965	96
Gas Utility — Current Operation	97								1,725,052	1,725,052	97
Capital Outlay	98								28,345	28,345	98
Debt Service	99								0	0	99
Parking — Current Operation	100								0	0	100
Capital Outlay	101								0	0	101
Debt Service	102								0	0	102
Airport — Current Operation	103								74,481	74,481	103
Capital Outlay	104								0	0	104
Debt Service	105								0	0	105
Landfill/Garbage — Current operation	106								485,073	485,073	106
Capital Outlay	107								0	0	107
Debt Service	108								0	0	108
Hospital — Current Operation	109								0	0	109
Capital Outlay	110								0	0	110
Debt Service	111								0	0	111
Transit — Current Operation	112								0	0	112
Capital Outlay	113								0	0	113
Debt Service	114								0	0	114
Cable TV, Telephone, Internet — Current Operation	115								0	0	115
Capital Outlay	116								0	0	116
Housing Authority — Current Operation	117								0	0	117
Capital Outlay	118								0	0	118
Debt Service	119								0	0	119
Storm Water — Current Operation	120								33,166	33,166	120
Capital Outlay	121								2,397	2,397	121
Debt Service	122								0	0	122
Other Business Type — Current Operation	123								0	0	123
Capital Outlay	124								0	0	124
Debt Service	125								0	0	125
Internal Service Funds — Specify	126										126
Administrative Services, Central Garage	127								883,277	883,277	127
PSF Health Insurance	128								80,710	80,710	128
<b>Total Business Type Activities</b>	129								8,938,299	8,938,299	129

**EXPENDITURES p9**  
**CITY OF TIPTON**  
**EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2020 -- Continued**  
**NON-GAAP/CASH BASIS**

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	2,460,697	1,200,158	54,143	847,450	551,195	0	5,113,643	8,938,299	14,051,942	130
<b>Section J — Other Financing Uses Including Transfers Out</b>	131										131
Regular transfers out	132	503,391	845,264		26,475	44,184	0	1,419,314	674,781	2,094,095	132
Internal TIF loans/repayments and transfers out	133	0	0	106,833	0	0	0	106,833	0	106,833	133
	134							0		0	134
<b>Total Other Financing Uses</b>	135	503,391	845,264	106,833	26,475	44,184	0	1,526,147	674,781	2,200,928	135
<b>Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)</b>	136	2,964,088	2,045,422	160,976	873,925	595,379	0	6,639,790	9,613,080	16,252,870	136
<b>Ending fund balance June 30, :</b>	137										137
<b>Governmental:</b>	138										138
Nonspendable	139										139
Restricted	140	0	0	0	0	0	100,000	100,000		100,000	140
Committed	141	87,515	932,888	87,604	173,492	0	8,977	1,290,476		1,290,476	141
Assigned	142	0	0	0	0	0	0	0		0	142
Unassigned	143	190,544	0	0	0	0	0	190,544		190,544	143
	144	364,887	-576,279	0	-12,862	0	0	-224,254		-224,254	144
<b>Total Governmental</b>	145	642,946	356,609	87,604	160,630	0	108,977	1,356,766		1,356,766	145
<b>Proprietary</b>	146										146
<b>Total Ending Fund Balance June 30,</b>	147	642,946	356,609	87,604	160,630	0	108,977	1,356,766	5,203,728	5,203,728	147
<b>Total Requirements (Sum of lines 136 and 147)</b>	148	3,607,034	2,402,031	248,580	1,034,555	595,379	108,977	7,996,556	14,816,808	22,813,364	148



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

REMARKS



## AGENDA ITEM

### AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

<b>DATE:</b>	City Council Meeting of November 16, 2020.
<b>AGENDA ITEM:</b>	Discussion/possible action concerning ECIA's grant writing proposal for a Transportation Alternatives Program (TAP) grant application for a trail project.
<b>ACTION:</b>	Approve, deny, or table to get more info.

#### SYNOPSIS:

This is another attempt to find grant funding for trail development.

But first, a clarification... Unlike most counties, Cedar County has memberships in two different regional entities. For most governmental activities, we are a member of ECIA in Dubuque. But, for transportation projects, we are a member of ECICOG/RPA 10 in Cedar Rapids.

Our Nov 16 agenda item proposes that we hire ECIA to write the grant application for us. The first attachment to this synopsis has a letter of agreement for ECIA to write our application for \$3000, but half of that would be picked up by CARES grant funds that ECIA has available to it.

If you choose to proceed, we'd apply for TAP funding from ECICOG/RPA 10 for two segments of our overall Trail Plan as shown in drawing that's in the second attachment to this synopsis. The third attachment shows how these two selected segments (green line and blue line) fit into the overall trail plan for that part of town. On a larger scale, the green line (Sissle-Behrle Memorial Trail) would continue north along HWY 38 and would eventually turn east and head for the City Park. The Crooked Creek Trail would eventually head toward the golf course (red line) and terminate at the elementary/middle schools.

Our immediate proposed grant project is more precisely described as:

The project consists of approximately 3,100 LF of recreational trail (shared use path) construction connecting Downtown Tipton toward the heart of the planned Crooked Creek Trail System. Of this and prior to the use of any TAP funds, 1,688 feet of the Sissel-Behrle Memorial Trail embankment from South Street to Alexander Drive will be constructed as part of the HWY 38 reconstruction project through Tipton. After the work related to our HWY 38 project is completed, we propose TAP funding for construction activities to further develop this segment including base, hard surfacing, driveway crossings, and surface restoration. The remaining 1,395 feet of our TAP trail proposal is the first phase of the planned Crooked Creek Trail System located between Hwy 38 and Spruce Street. For this, TAP funds would be used for minor grading, drainage culverts, base, and surfacing. Tipton is developing recreational and

environmental education opportunities on the City-owned segments of the proposed Crooked Creek Trail which will connect to the planned School Trail to Tipton Elementary School. This system will enhance pedestrian and biking interconnectivity between community destinations.

Over the next 4 years, RPA 10 has \$378,000 in grant funds available to it. It can award all of this to a single project or break it up between projects. There's a minimum 20% local match requirement. An applicant can apply to do its project in any of the four upcoming fiscal years. This is a very competitive grant program.

Our application is due by December 15. If we go forward with the grant writing agreement, I'd like to bring this topic back to your December 7 meeting so we can talk about the amount of local match that we'd like to propose.

The construction cost for these two trail segments is estimated at about \$315,000. Therefore:

<b>Local Match</b>	<b>Grant Amount</b>
If 20%, \$ 63,000	\$252,000
If 35%, \$110,250	\$204,750
If 40%, \$126,000	\$189,000
If 45%, \$141,750	\$173,250
If 50%, \$157,500	\$157,500

I'm guessing that our application is a long shot because I've heard that our competition includes extensions to already established trails. So, we probably have to consider a strategy toward applying.

For example, it is highly doubtful that RPA 10 would use well over half of its available grant funds on our project—if we propose, for example, the minimum 20% local match. I think we'd have a better chance if we propose a higher local match.

Of the four-year period that applicants can choose to do their projects, we're suggesting FY 22-23 for ours. Depending on the timing of the HWY 38 project, by FY 22-23, the portion of the trail that's along HWY 38 would have already had some preliminary base work done as part of that separate project that would benefit this project.

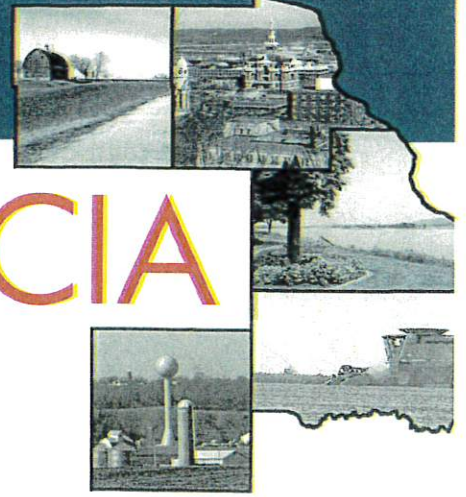
Additionally, since that part of the trail is in the HWY 38 ROW or abutting it, it potentially becomes an eligible Road Use Tax expense, so we could layaway some RUT funding in our CIP to help with our local match, if desired.

**PREPARED BY:** BW

**DATE PREPARED:** November 13, 2020



# East Central Intergovernmental Association a regional response to local needs



November 2, 2020

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

Dear Mr. Wagner:

I am pleased to provide you with a proposal to prepare the Region 10 RPA Transportation Alternatives Program (TAP) grant application for the City's application for the Crooked Creek Trail project. The TAP grant is due December 15, 2020, at 4:30 pm and this proposal is based on meeting the specific guidelines of the grant program.

ECIA staff will provide grant writing services for this grant program based on our ECIA approved billable hourly rates of \$89.00/hour for Project Managers. The total estimated cost for grant writing services is \$3,000. We propose to bill your organization by the hour for a total of \$1,500. The balance of \$1,500 will be covered by a new EDA Planning grant ECIA received due to the COVID-19 pandemic. Marla Quinn, Grants and Municipal Coordinator, will be the designated lead for the grant writing.

Scope of Work to be performed by ECIA, includes:

- Carefully reading the grant guidelines;
- Writing narrative language as outlined by the guidelines;
- Establishing and communicating internal deadlines to City and IIW staff;
- Working with designated representatives in obtaining any required attachments;
- Providing advice regarding any questions or strategy for the proposal;
- Packaging full proposal and submitting **two days** prior to deadline. \*

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

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



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

Sincerely,



Kelley Hutton Deutmeyer  
Executive Director

cc: Marla Quinn, Grants and Municipal Coordinator

\*It is important that Marla has final application materials two days prior to the deadline to avoid any technical difficulties and the possibility of missing the deadline.

Signed:

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City of Tipton Representative

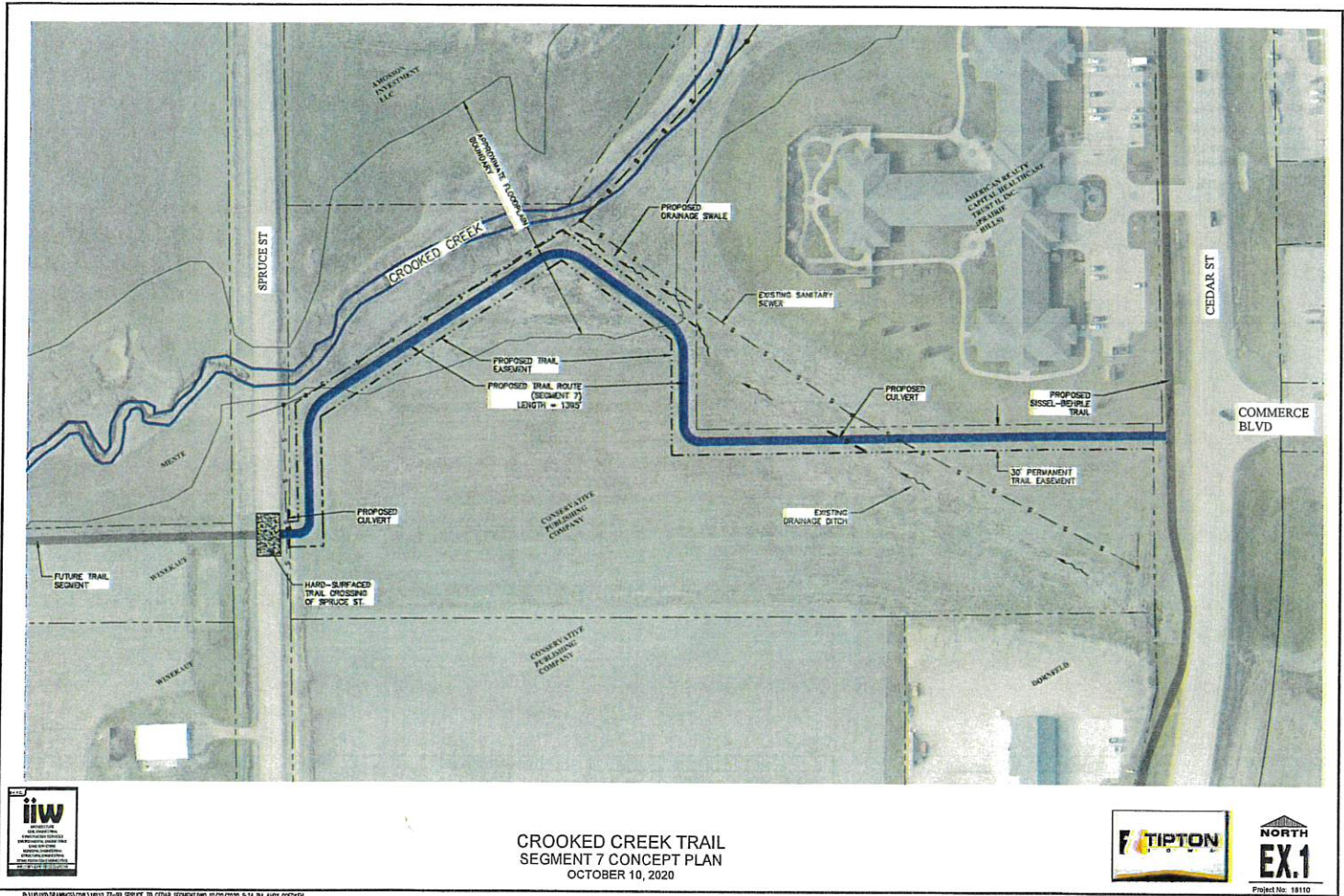
Date

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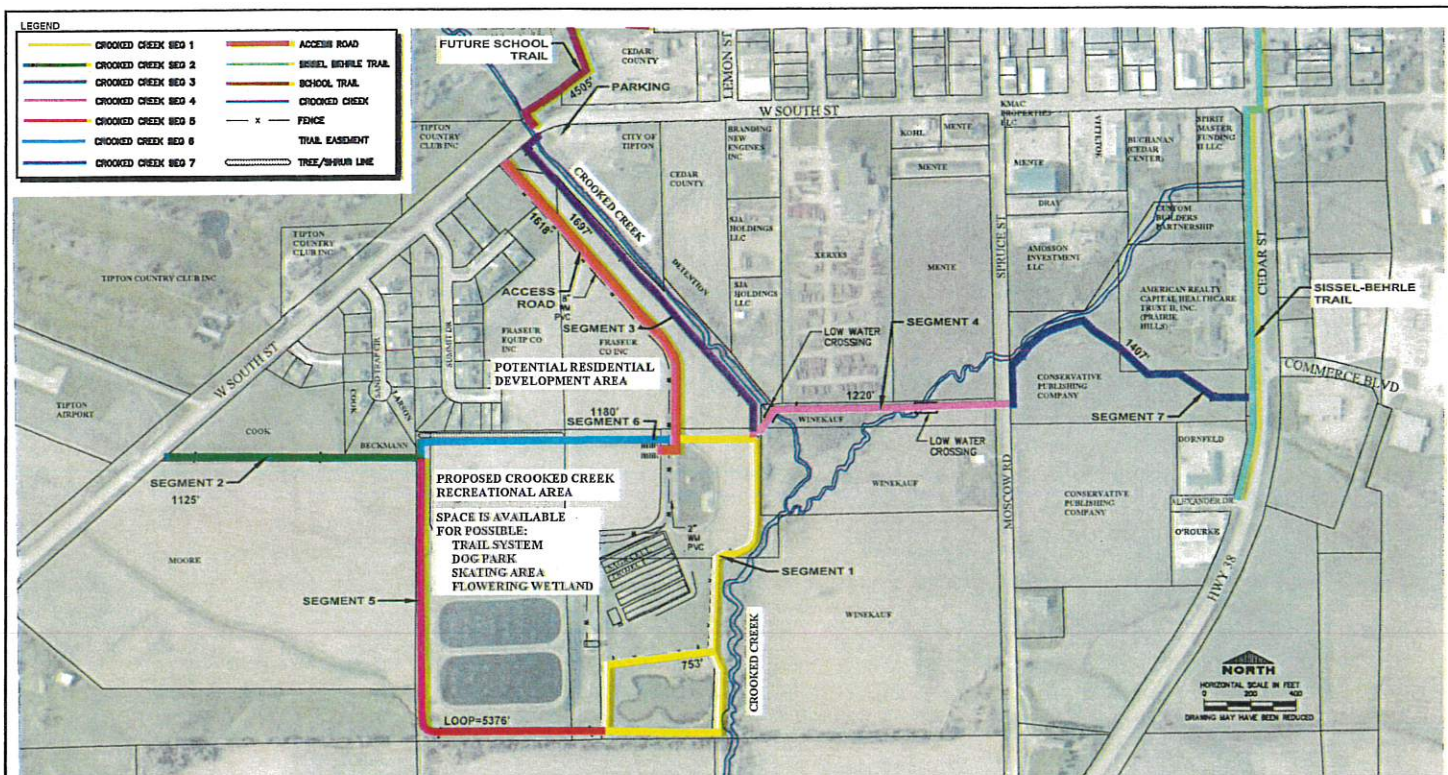
Attest

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Date







TRAIL SEGMENT	FEET	MI
1	2975	0.57
2	1125	0.22
3	1697	0.32
4	1220	0.21
5	1987	0.37
6	1180	0.23
7	1407	0.27

	FEET	MI
ACCESS ROAD	1618	0.31
7 SEGMENTS	11571	2.19

CROOKED CREEK TRAIL  
TIPTON, IA  
6/19/2020

CONSTRUCTION EFFORT	TRAIL SEGMENT
5	1
2	2
4	3
9	4
4	5
2	6
3	7

RATING	CONSTRUCTION EFFORT
1	STANDARD CONSTRUCTION
10	VERY DIFFICULT





City Council -

The Hardacre Preservation would like to thank you for continuing to support restoration of the building and future business ventures.

- Hardacre Preservation

