

City of Tipton, Iowa

Meeting: Tipton City Council Meeting
Place: Tipton, Iowa 52772
Date/Time: Monday, December 21, 2020, 5:30 p.m.
Web Page: www.tiptoniowa.org
Posted: Friday, December 18, 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:

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

<https://global.gotomeeting.com/join/636954405>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

Access Code: 636-954-405

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

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Agenda Additions/Agenda Approval

E. Communications:

If you wish to address the City Council regarding an issue, whether on the agenda or something not on the agenda, please approach the lectern and give your name and address for the public record before discussing your item.

Scheduled communications are allowed to speak up to five minutes. Unscheduled communications are allowed to speak up to three minutes.

F. Consent Agenda

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

1. Approval - Council Meeting Minutes, December 7, 2020
2. Approval – Investment and Treasurer’s Report, November 2020
3. Approval – Liquor License Renewal, Cedar Lanes

4. Approval – Transformer replacement at the Wastewater Treatment Plant
5. Approval - Claims Register which includes claims paid under current Purchase Policy

G. Old Business

1. Discussion and possible action concerning a quote from Universal Climate Control for \$31,576.22, to replace coils on DHU-1 at the James Kennedy Family Aquatic Center (*Scot Geisler/UCC will be on the line if there are questions.*)

H. New Business

1. Discussion and possible action concerning the Airport's next potential land acquisition project:
 - a. McClure Engineering's agreement for planning and land acquisition services, amendment #6; not to exceed \$15,000.
 - b. Cook Appraisal's agreement for primary appraisal services; not to exceed \$4,000.
 - c. Agroval's agreement to do review appraisal; for lump sum of \$1,500.
2. Resolution No. 122120A: Resolution Accepting the Fiscal Year 19/20 Annual Audit
3. Resolution No. 122120B: Resolution authorizing approval of an Iowa Economic Development Authority (IEDA) CDBG Program Contract (#20-WS-045) for the North Avenue Water Main Project
4. Resolution No. 122120C: Resolution approving application for Urban Revitalization Tax-Exemption filed by Michael and Debra Cook
5. Resolution No. 122120D: Resolution approving application for Urban Revitalization Tax-Exemption filed by Bryan and Jill Carney
6. This is Dean Anderson's last regular Council meeting. Thank you, Dean!

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

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

J. Adjournment

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

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

December 7, 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 Pro-tem Cummins 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, 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 Anderson, second by Hembry to approve the consent agenda which includes the November 16th Council Meeting Minutes, October 19th Library Minutes, October 2020 Library Director's Report, December 2020 Development Director's Report, purchase of a replacement computer, quote to repair alarm issues at James Kennedy Family Aquatic Center, Pay Application No. 6 for Woodruff Construction, 2018 WWTP Improvements, \$942,895.93, FY 21-22 Proposed Budget Schedule, and the following claims list. Following the roll call vote the motion passed unanimously.

AAA MECHANICAL INC	BLDG MAINT SUPPLIES	700.00
ACCESS SYSTEMS LEASING	COPIER AGREEMENT	97.93
ADVANCED DRAINAGE SYSTEMS	DRAINAGE MATERIALS	302.20
AFLAC	AFLAC AFTER TAX PY W/HOLDING	1336.66
ALEX AIR APPARATUS INC	CUTTER FOR JAWS	1605.00
AT&T MOBILITY	WIRELESS	232.15
AXA EQUI-VEST PROCESSING O	DEF. COMP PRETAX	970.00
BAKER & TAYLOR	BOOKS	1176.19
BANLEACO	COPIERS CONTRACT	105.60
BARTON SOLVENTS INC	ANTI FREEZE	796.54
BAUER BUILT TIRE	TIRES #35	1668.00
BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE PYMT	35392.52
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	251.42
CEDAR COUNTY ENGINEER	DIESEL	1466.24
CENTRAL IOWA DISTRIBUTING	SHOP SUPPLIES	608.00
CHALLIS LAWN CARE	SPRAYING IN THE PARK	1650.00
CINTAS LOC	UNIFORMS	1223.23
CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEMENTS	200.00
CITY OF TIPTON FUNDS	TRANSFER FOR FIRE TRUCK	494946.48
CITY OF TIPTON-REVOLVING C	CENTRAL GARAGE REPAY	27994.58
CITY UTILITIES	CITY UTILITIES	16814.41
CLIFTON LARSON ALLEN LLP	AUDIT	8600.00
COLLECTION SERVICES CENTER	CHILD SUPPORT	193.46
COPY SYSTEMS	BASE CHARGE	74.68
D & R PEST CONTROL	PEST CONTROL	165.99
DINGES FIRE COMPANY	BLOCKING HOOD	373.24
DORSEY & WHITNEY LLP	18-21 SANITARY SEWER PROJECT	14000.00

DR DARLENE A EHLERS	DECEMBER RENT	500.00
EASTERN IOWA TIRE	TIRES #138	1985.08
ELECTRICAL ENGINEERING & E	BLDG MAINT SUPPLIES	148.74
FAMILY FOODS	MISC SUPPLIES	36.34
FELD FIRE	7 BOTTLES WITH VALVES	6529.00
FLETCHER-REINHARDT CO.	UNDERGROUND SUPPLIES	395.90
GARDEN & ASSOCIATES INC	MULBERRY STREET	10630.41
GRAINGER	OPERATING SUPPLIES	46.50
GROEBNER & ASSOCIATES INC	METER SUPPLIES	353.81
HARRY'S FARM TIRE INC	TIRE REPAIR #18	196.00
HAWKINS INC	CHEMICALS	506.07
HENDERSON PRODUCTS INC	REPAIR PARTS #27 & #28	147.48
HINSON CONSULTING LLC	PROGRESS PAYMENT #4	1500.00
I.R.S.	FEDERAL WITHHOLDING	39305.53
IIW PC	LIBRARY EXTERIOR STEPS	4653.50
IOWA DEPARTMENT OF NATURAL	NPDES PERMIT APP FEE	85.00
IOWA LAW ENFORCEMENT ACADE	TRAINING	175.00
IOWA ONE CALL	LOCATES	128.70
IOWA UTILITIES BOARD	ELECTRIC ASSESSMENT	4187.95
IPERS	IPERS WITHHOLDING, FIRE	25257.60
J J NICHTING COMPANY	REPAIR PARTS	324.00
JOHN DEERE FINANCIAL	OPERATING SUPPLIES	633.59
JOHNSON COUNTY AMBULANCE S	ALS INTERCEPT	200.00
KIRKWOOD COMMUNITY COLLEGE	TRAINING	14.00
KUNDE OUTDOOR EQUIPMENT	OPERATING SUPPLIES	314.15
ELECTRONICS INC	ANNUAL ALARM INSPECTION	708.00
LISA DUFOUR	MILEAGE REIMBURSEMENT	152.95
LYNCH DALLAS PC	LEGAL SERVICES	4097.50
M & T DRYWALL AND CONSTRUC	POOL REPAIRS	317.54
MARCIA MEYERS	DECEMBER RENT	600.00
MASTER MEDICAL EQUIPMENT	OPERATING SUPPLIES	685.00
MC CLINTOCK TRUCKING & EXC	PAY APP NO 2	2027.92
MIDAMERICAN ENERGY COMPANY	DECEMBER CASH REQUEST	34000.00
MIDWEST BREATHING AIR LLC	TEFLON O'RINGS	16.82
MISC. VENDOR	IEDA:RETURN UTILITY OVER PYMNT	1330.99
MISSISSIPPI VALLEY PUMP IN	PUMP MAINTENANCE WEST LAGOON	908.00
MITCHELL 1	WEB SUBSCRIPTION	260.80
MUNICIPAL SUPPLY INC	LAW CENTER METER & RESETTERS	2385.20
OFFICE EXPRESS	OFFICE SUPPLIES	70.88
OFFICE MACHINE CONSULTANTS	REMOTE MONITORING	3408.87
PCC	BILLING	1089.30
POWER LINE SUPPLY	SMALL TOOLS	225.40
PRAXAIR DISTRIBUTION INC	OXYGEN	58.17

PRINCIPAL	GTL_VTL INSURANCE	2406.02
QC ANALYTICAL SERVICES LLC	WASTEWATER TESTING	1536.00
RELIANT FIRE APPARATUS INC	PUMPER TRUCK	238656.00
ROYAL PUBLISHING	AD FOR CROSS COUNTRY STATE	110.00
SCHUMACHER ELEVATOR COMPAN	MONTHLY MAINTENANCE	231.97
SPAHN & ROSE LUMBER CO	MISC SUPPLIES	3572.05
SPEER FINANCIAL INC	SERVICES IN CONNECTION W/ TIF	350.00
SPINUTECH INC	NOV EMAIL MARKETING	25.00
SWICK CABLE CONTRACTOR'S I	BORING IN TRAILER PARK	26945.68
TERRACON CONSULTANTS INC	WEST WWTP IMPROVEMENTS	848.00
TERRY DURIN COMPANY	UNDERGROUND SUPPLIES	5475.00
THOMAS HEATING & AIR	HANGING HEATER IN POWER PLANT	2150.00
TIPTON CONSERVATIVE	MINUTES,FAC,ORD,LEAF PICKUP	1258.27
TIPTON GREENHOUSE & FLORIS	FLOWERPOT FOR DOWNTOWN	321.75
TIPTON HIGH SCHOOL	AD FOR THS YEARBOOK	76.00
TOTAL MAINTENANCE INC	DECEMBER SERVICE	481.83
TREASURER OF STATE	UNCLAIMED CHECKS	263.00
TREASURER, STATE OF IOWA	STATE WITHHOLDING	6493.00
TRIPLE B CONSTRUCTION CORP	PAY APP NO 4	11328.23
UNUM LIFE INSURANCE COMPAN	LONG TERM DISABILITY PAYROLL	318.26
VAN METER INC	TRAINING	605.00
VERIZON	CELL & DATA SERVICE	1753.75
VERMEER SALES & N. MISSOUR	REPAIR PARTS #102	40.28
WALMART COMMUNITY	MISC SUPPLIES	26.88
WENDLING QUARRIES INC	43.82 TON ROCK	513.71
WINDSTREAM	MONTHLY SERVICES	982.98
WRIGHT LAWN CARE	CONTRACT PAY DECEMBER	358.33
** TOTAL ** -City of Tipton		1070669.20
001 GENERAL GOVERNMENT		360720.64
110 ROAD USE TAX FUND		31579.63
112 TRUST AND AGENCY FUND		35346.92
119 Emergency Fund		2689.25
121 LOCAL OPTION TAX		23256.01
125 TIF SPECIAL REVENUE FUND		9109.58
192 FIRE ENTERPRISE TRUST		2083.33
303 WASTEWATER PROJECT		14848.00
600 WATER OPERATING		16873.53
610 WASTEWATER/AKA SEWER REV		30017.85
630 ELECTRIC OPERATING		406258.11
640 GAS OPERATING		24957.38
642 GAS RESERVE		5083.33
660 AIRPORT OPERATING		1072.78
670 GARBAGE COLLECTION		23996.02

740 STORM WATER	1243.67
810 CENTRAL GARAGE	13013.46
835 ADMINISTRATIVE SERVICES	19072.31
860 PAYROLL ACCOUNT	49447.40
GRAND TOTAL	1070669.20

Payroll Amount for November 2020

\$167,497.83

Old Business:

1. Resolution No. 120720A: Resolution adopting compensation study recommendations. Motion by McNeill, second by Anderson to approve Resolution No. 120720A, the resolution adopting compensation study recommendations. Following the roll call vote the motion passed unanimously.

2. Resolution No. 120720B: Resolution approving a Transportation Alternatives Program (TAP) grant application to the Regional Planning Affiliation, Region 10 for the Sissel-Behrle Trail and Crooked Creek Trail. Motion by Paustian, second by McNeill to approve Resolution No. 120720B, the resolution approving a Transportation Alternatives Program (TAP) grant application to the Regional Planning Affiliation, Region 10 for the Sissel-Behrle Trail and Crooked Creek Trail. The motion passed with the following roll call vote:

Aye: Cummins, Anderson, Paustian, McNeill

Nay: Hembry

New Business:

1. Presentation concerning the Downtown Greenspace

Patrick Pierce of Commercial Recreation Specialists gave a presentation concerning how to make use of the Downtown Greenspace with a splashpad.

2. ECIA grant writing proposal for Downtown Greenspace

Motion by Hembry, second by McNeill to approve ECIA's proposal to write two grant applications for the Downtown Greenspace project. Following the roll call vote the motion passed unanimously.

3. Resolution No. 120720C: Resolution approving the FY 2022 five-year Capital Improvement Program and Airport Improvement Program data sheets.

Motion by Anderson, second by McNeill to approve Resolution No. 120720C, the resolution approving the FY 2022 five-year Capital Improvement Program and Airport Improvement Program data sheets. Following the roll call vote the motion passed unanimously.

4. Request to gather cost information for a City IT position vs. contracting services per Office Machine Consultant's 3-year agreement proposal.

Motion by McNeill, second by Paustian to approve the 3-year agreement proposal with Office Machine Consultant's with the addition of OMC Managed Services/SOW as an addendum. Following the roll call vote the motion passed unanimously.

Adjourn:

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

Meeting adjourned at 6:31 p.m.

Mayor_____

Attest: _____
City Clerk

REVENUE RECEIVED

Oct, 2020

Property Taxes

628,001.41

Local Option Sales Tax	27,454.88
Licenses & Permits	775.00
Use of Money and Property	30,464.66
Intergovernmental	65,785.51
Charge for Services	654,278.92
Special Assessment	1,021.00
Miscellaneous	98,920.66
Sale of Fixed Assets	0.00
TOTAL	\$1,506,702.04

City of Tipton
MTD Treasurers Report
As of November 30, 2020

FUND	BEGINNING	M-T-D	A/R NET	M-T-D	A/P	ENDING	Y-T-D	BALANCE	Ending Cash Bal
	CASH BALANCE	REVENUES	CHANGE	EXPENSES	CHANGE	CASH BALANCE	INVESTMENTS	WITH INVESTMENTS	
001-GENERAL GOVERNMENT	-9,048.99	617,597.62	0	458,433.95	0	150,114.68	310,832.30	460,946.98	4,376,799.04
110-ROAD USE TAX FUND	19,955.43	40,152.86	0	22,788.97	0	37,319.32	133,992.08	171,311.40	-5,445.71
112-TRUST AND AGENCY FUND	75,614.75	31,301.66	0	35,346.92	0	71,569.49	0	71,569.49	98,999.40
119-Emergency Fund	5,831.82	2,460.39	0	2,689.25	0	5,602.96	0	5,602.96	
121-LOCAL OPTION TAX	178,876.93	78,123.87	0	25,557.51	0	231,443.29	0	231,443.29	
125-TIF SPECIAL REVENUE FUND	65,602.57	25,140.22	0	9,109.58	0	81,633.21	81,617.64	163,250.85	
160-ECONOMIC/INDUSTRIAL DEVEL	373,716.69	928.41	0	0	0	374,645.10	13,585.18	388,230.28	
168-AQUATIC CENTER CAMPAIGN F	-576,279.12	0	0	0	0	-576,279.12	0	-576,279.12	
189-LIBRARY TRUST FUND	9,291.87	3.92	0	0	0	9,295.79	0	9,295.79	
190-P S SHARE FUND	35,074.54	397.72	0	0	0	35,472.26	0	35,472.26	
192-FIRE ENTERPRISE TRUST	52,503.69	3,543.84	0	2,083.33	0	53,964.20	0	53,964.20	
202-ELECTRIC REVENUE BONDS	295,881.85	17,209.13	0	5,102.50	0	307,988.48	0	307,988.48	
203-06 ELECTRIC SUBSTATION RE	583,871.05	19,104.99	0	21,120.00	0	581,856.04	0	581,856.04	
204-WATER REVENUE BOND RESERV	243,463.86	53.01	0	0	0	243,516.87	0	243,516.87	
205-GO FIRE TRUCK 2010	6,142.31	1.34	0	0	0	6,143.65	0	6,143.65	
208-WWW/SEWER REVENUE BOND SIN	135,541.60	16,918.19	0	0	0	152,459.79	0	152,459.79	
214-GO CP BONDS SERIES 2011A	68,539.86	17,845.98	0	9,315.00	0	77,070.84	0	77,070.84	
216-GO CP BONDS SERIES 2011B	2,204.27	8,098.85	0	3,333.75	0	6,969.37	0	6,969.37	
218-GO CP BONDS SERIES 2011C	74,798.38	9,803.49	0	3,465.00	0	81,136.87	0	81,136.87	
220-GO BONDS 2013 DEBT SRVC	8,069.55	7,964.61	0	2,520.00	0	13,514.16	0	13,514.16	
222-GO BOND 2015 DEBT SERVICE	112,888.22	14,238.98	0	7,825.00	0	119,302.20	0	119,302.20	
224-GO BOND DEBT SERVICE	77,733.63	15,920.24	0	20,801.25	0	72,852.62	0	72,852.62	
303-WASTEWATER PROJECT	323,275.33	751,379.72	0	736,497.95	0	338,157.10	0	338,157.10	
500-CEMETERY TRUST FUND	6,750.00	0	0	0	0	6,750.00	103,527.17	110,277.17	
600-WATER OPERATING	390,002.77	56,080.79	0	28,899.60	0	417,183.96	0	417,183.96	
610-WASTEWATER/AKA SEWER REVE	24,413.36	50,787.96	0	38,426.43	0	36,774.89	222,226.50	259,001.39	
630-ELECTRIC OPERATING	483,033.59	361,595.94	400	565,537.29	0	278,692.24	337,004.08	615,696.32	
631-ELECTRIC DEVELOPMENT	8,956.40	1.95	0	0	0	8,958.35	0	8,958.35	
632-ELECTRIC RENEWAL/REPLACEM	390,435.57	85.02	0	0	0	390,520.59	0	390,520.59	
633-ELECTRIC RESERVE	282,797.87	61.58	0	0	0	282,859.45	144,739.89	427,599.34	
634-ELECTRIC BOND/INT RESERVE	114,523.22	24.94	0	0	0	114,548.16	164,482.75	279,030.91	
640-GAS OPERATING	-100,701.08	66,797.89	0	107,718.48	0	-141,621.67	0	-141,621.67	
641-GAS D.E.I.	5,522.81	1.2	0	0	0	5,524.01	10,986.87	16,510.88	
642-GAS RESERVE	21,784.36	3.64	0	5,083.33	0	16,704.67	424,795.30	441,499.97	
660-AIRPORT OPERATING	-12,923.90	2,932.87	0	3,858.25	0	-13,849.28	0	-13,849.28	
670-GARBAGE COLLECTION	108,819.25	51,189.39	0	48,753.06	0	111,255.58	0	111,255.58	
740-STORM WATER	177,253.37	8,828.20	0	1,900.97	0	184,185.60	0	184,185.60	
810-CENTRAL GARAGE	39,128.14	32,501.91	0	12,887.39	0	58,742.66	0	58,742.66	
820-PSF HEALTH INSURANCE	96,464.02	3,272.16	0	11,540.67	0	88,195.51	0	88,195.51	
835-ADMINISTRATIVE SERVICES	35,203.60	21,194.45	0	16,314.02	0	40,084.03	0	40,084.03	
860-PAYROLL ACCOUNT	1,517.88	0	0	0	-10.93	1,506.95	0	1,506.95	
950-ELECTRIC METER DEPOSITS	3,390.00	580.68	0	840	0	3,130.68	10,986.87	14,117.55	
951-WATER METER DEPOSITS	2,131.73	230.47	0	200	0	2,162.20	0	2,162.20	
952-GAS METER DEPOSITS	8,864.39	176.9	0	300	0	8,741.29	0	8,741.29	
GRAND TOTAL	4,250,922.44	2,334,536.98	400	2,208,249.45	-10.93	4,376,799.04	1,958,776.63	6,335,575.67	

Ending Cash Bal 4,376,799.04
O/S Deposits -5,445.71
O/S Checks 98,999.40
Bank Balance 4,470,352.73

00.00

CITY OF TIPTON
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2020

PAGE: 1

% OF YEAR COMPLETED: 41.67

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>11-GENERAL GOVERNMENT</u>							
TOTAL REVENUE	3,140,949.18	1,236,163.05	2,944,169.81	617,597.62	1,610,100.93	1,334,068.88	54.69
TOTAL EXPENDITURES	<u>3,152,356.04</u>	<u>1,315,759.39</u>	<u>3,186,095.42</u>	<u>458,433.95</u>	<u>1,792,134.29</u>	<u>1,393,961.13</u>	<u>56.25</u>
REVENUES OVER/ (UNDER) EXPENDITURES	(11,406.86)	(79,596.34)	(241,925.61)	159,163.67	(182,033.36)	(59,892.25)	75.24
<u>10-ROAD USE TAX FUND</u>							
TOTAL REVENUE	394,350.13	202,959.59	400,503.74	40,152.86	203,062.32	197,441.42	50.70
TOTAL EXPENDITURES	<u>745,055.69</u>	<u>635,915.70</u>	<u>400,503.74</u>	<u>22,788.97</u>	<u>251,147.67</u>	<u>149,356.07</u>	<u>62.71</u>
REVENUES OVER/ (UNDER) EXPENDITURES	(350,705.56)	(432,956.11)	0.00	17,363.89	(48,085.35)	48,085.35	0.00
<u>12-TRUST AND AGENCY FUND</u>							
TOTAL REVENUE	428,354.00	209,680.22	424,163.00	31,301.66	216,312.32	207,850.68	51.00
TOTAL EXPENDITURES	<u>428,354.00</u>	<u>178,480.81</u>	<u>424,163.00</u>	<u>35,346.92</u>	<u>176,734.56</u>	<u>247,428.44</u>	<u>41.67</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	31,199.41	0.00	(4,045.26)	39,577.76	(39,577.76)	0.00
<u>9-Emergency Fund</u>							
TOTAL REVENUE	31,435.00	15,396.88	32,271.00	2,460.39	16,490.21	15,780.79	51.10
TOTAL EXPENDITURES	<u>31,435.00</u>	<u>13,097.94</u>	<u>32,271.00</u>	<u>2,689.25</u>	<u>13,446.25</u>	<u>18,824.75</u>	<u>41.67</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	2,298.94	0.00	(228.86)	3,043.96	(3,043.96)	0.00
<u>1-LOCAL OPTION TAX</u>							
TOTAL REVENUE	270,970.00	141,352.37	279,072.00	78,123.87	185,121.64	93,950.36	66.33
TOTAL EXPENDITURES	<u>532,800.00</u>	<u>192,388.46</u>	<u>279,072.00</u>	<u>25,557.51</u>	<u>118,581.43</u>	<u>160,490.57</u>	<u>42.49</u>
REVENUES OVER/ (UNDER) EXPENDITURES	(261,830.00)	(51,036.09)	0.00	52,566.36	66,540.21	(66,540.21)	0.00
<u>5-TIF SPECIAL REVENUE FUND</u>							
TOTAL REVENUE	206,996.00	99,052.90	239,048.00	25,140.22	121,194.83	117,853.17	50.70
TOTAL EXPENDITURES	<u>206,996.00</u>	<u>145,504.99</u>	<u>239,048.00</u>	<u>9,109.58</u>	<u>45,547.94</u>	<u>193,500.06</u>	<u>19.05</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	(46,452.09)	0.00	16,030.64	75,646.89	(75,646.89)	0.00
<u>0-ECONOMIC/INDUSTRIAL DEVEL</u>							
TOTAL REVENUE	29,000.00	6,461.83	6,300.00	928.41	5,597.18	702.82	88.84
TOTAL EXPENDITURES	<u>263,331.00</u>	<u>10,042.50</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)	(3,580.67)	(43,700.00)	928.41	(36,902.82)	(6,797.18)	84.45
<u>8-AQUATIC CENTER CAMPAIGN F</u>							
<u>9-LIBRARY TRUST FUND</u>							
TOTAL REVENUE	500.00	127.58	300.00	3.92	42.65	257.35	14.22
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	127.58	0.00	3.92	42.65	(42.65)	0.00

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<u>190-P S SHARE FUND</u>							
TOTAL REVENUE	2,591.00	1,472.31	2,000.00	397.72	1,347.73	652.27	67.39
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	1,472.31	0.00	397.72	1,347.73 (	1,347.73)	0.00
<u>192-FIRE ENTERPRISE TRUST</u>							
TOTAL REVENUE	93,548.53	39,800.15	90,000.00	3,543.84	18,855.28	71,144.72	20.95
TOTAL EXPENDITURES	<u>93,549.00</u>	<u>38,625.00</u>	<u>25,000.00</u>	<u>2,083.33</u>	<u>10,416.69</u>	<u>14,583.31</u>	<u>41.67</u>
REVENUES OVER/(UNDER) EXPENDITURES	(0.47)	1,175.15	65,000.00	1,460.51	8,438.59	56,561.41	12.98
<u>202-ELECTRIC REVENUE BONDS</u>							
TOTAL REVENUE	205,265.00	87,090.96	205,705.00	17,209.13	85,999.34	119,705.66	41.81
TOTAL EXPENDITURES	<u>205,265.00</u>	<u>7,382.50</u>	<u>205,705.00</u>	<u>5,102.50</u>	<u>5,102.50</u>	<u>200,602.50</u>	<u>2.48</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	79,708.46	0.00	12,106.63	80,896.84 (	80,896.84)	0.00
<u>203-06 ELECTRIC SUBSTATION RE</u>							
TOTAL REVENUE	226,700.00	97,766.92	227,740.00	19,104.99	95,485.86	132,254.14	41.93
TOTAL EXPENDITURES	<u>226,700.00</u>	<u>23,100.00</u>	<u>227,740.00</u>	<u>21,120.00</u>	<u>21,120.00</u>	<u>206,620.00</u>	<u>9.27</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	74,666.92	0.00	(2,015.01)	74,365.86 (	74,365.86)	0.00
<u>204-WATER REVENUE BOND RESERV</u>							
TOTAL REVENUE	137,728.00	59,004.46	0.00	53.01	263.80 (	263.80)	0.00
TOTAL EXPENDITURES	<u>137,728.00</u>	<u>1,113.75</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	57,890.71	0.00	53.01	263.80 (	263.80)	0.00
<u>205-GO FIRE TRUCK 2010</u>							
TOTAL REVENUE	37,700.00	15,774.54	0.00	1.34	6.67 (	6.67)	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	15,774.54	0.00	1.34	6.67 (	6.67)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	200,241.00	84,011.37	202,621.00	16,918.19	84,541.74	118,079.26	41.72
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	84,011.37	0.00	16,918.19	84,541.74 (	84,541.74)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	200,241.00	84,011.37	202,621.00	16,918.19	84,541.74	118,079.26	41.72
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	84,011.37	0.00	16,918.19	84,541.74 (	84,541.74)	0.00
<u>214-GO CP BONDS SERIES 2011A</u>							
TOTAL REVENUE	214,165.00	51,620.35	219,130.00	17,845.98	99,248.28	119,881.72	45.29
TOTAL EXPENDITURES	<u>214,165.00</u>	<u>11,832.50</u>	<u>219,130.00</u>	<u>9,315.00</u>	<u>9,315.00</u>	<u>209,815.00</u>	<u>4.25</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	39,787.85	0.00	8,530.98	89,933.28 (89,933.28)	0.00

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<u>16-GO CP BONDS SERIES 2011B</u>							
TOTAL REVENUE	99,238.00	41,435.70	97,168.00	8,098.85	8,100.75	89,067.25	8.34
TOTAL EXPENDITURES	99,238.00	4,368.75	97,168.00	3,333.75	3,333.75	93,834.25	3.43
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	37,066.95	0.00	4,765.10	4,767.00 (	4,767.00)	0.00
<u>18-GO CP BONDS SERIES 2011C</u>							
TOTAL REVENUE	115,580.00	53,112.85	117,430.00	9,803.49	9,868.24	107,561.76	8.40
TOTAL EXPENDITURES	115,580.00	5,040.00	117,430.00	3,465.00	3,465.00	113,965.00	2.95
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	48,072.85	0.00	6,338.49	6,403.24 (	6,403.24)	0.00
<u>20-GO BONDS 2013 DEBT SRVC</u>							
TOTAL REVENUE	96,665.00	40,356.15	95,540.00	7,964.61	14,901.13	80,638.87	15.60
TOTAL EXPENDITURES	96,665.00	3,082.50	95,540.00	2,520.00	2,520.00	93,020.00	2.64
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	37,273.65	0.00	5,444.61	12,381.13 (	12,381.13)	0.00
<u>22-GO BOND 2015 DEBT SERVICE</u>							
TOTAL REVENUE	108,175.00	47,779.63	106,150.00	14,238.98	42,300.74	63,849.26	39.85
TOTAL EXPENDITURES	108,175.00	8,837.50	106,150.00	7,825.00	7,825.00	98,325.00	7.37
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	38,942.13	0.00	6,413.98	34,475.74 (	34,475.74)	0.00
<u>24-GO BOND DEBT SERVICE</u>							
TOTAL REVENUE	176,103.00	76,473.39	200,254.00	15,920.24	89,193.66	111,060.34	44.54
TOTAL EXPENDITURES	176,102.50	22,751.25	200,254.00	20,801.25	20,801.25	179,452.75	10.39
REVENUES OVER/ (UNDER) EXPENDITURES	0.50	53,722.14	0.00 (	4,881.01)	68,392.41 (	68,392.41)	0.00
<u>03-WASTEWATER PROJECT</u>							
TOTAL REVENUE	397,380.00	83,692.46	6,832,250.00	751,379.72	2,569,440.50	4,262,809.50	37.61
TOTAL EXPENDITURES	397,380.00	114,451.25	6,832,250.00	736,497.95	2,496,163.07	4,336,086.93	36.54
REVENUES OVER/ (UNDER) EXPENDITURES	0.00 (	30,758.79)	0.00	14,881.77	73,277.43 (	73,277.43)	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	554,631.00	526,507.33	0.00	0.00	0.00	0.00	0.00
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	1,500.00	0.00	1,500.00	0.00	0.00	1,500.00	0.00
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	288,443.93	677,200.00	56,080.79	285,521.00	391,679.00	42.16
TOTAL EXPENDITURES	676,731.00	243,018.86	810,669.00	28,899.60	328,623.07	482,045.93	40.54
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	45,425.07 (133,469.00)	27,181.19 (43,102.07 (90,366.93)	32.29

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<u>610-WASTEWATER/AKA SEWER REVE</u>							
TOTAL REVENUE	609,445.00	252,158.57	601,025.00	50,787.96	250,234.38	350,790.62	41.63
TOTAL EXPENDITURES	673,465.00	349,224.41	626,675.00	38,426.43	227,016.04	399,658.96	36.23
REVENUES OVER/(UNDER) EXPENDITURES	(64,020.00)	(97,065.84)	(25,650.00)	12,361.53	23,218.34	48,868.34)	90.52-
<u>630-ELECTRIC OPERATING</u>							
TOTAL REVENUE	4,724,225.97	1,894,969.26	4,399,232.40	361,595.94	1,913,017.34	2,486,215.06	43.49
TOTAL EXPENDITURES	4,963,039.53	2,281,185.46	4,649,232.86	565,537.29	2,300,956.91	2,348,275.95	49.49
REVENUES OVER/(UNDER) EXPENDITURES	(238,813.56)	(386,216.20)	(250,000.46)	(203,941.35)	(387,939.57)	137,939.11	155.18
<u>631-ELECTRIC DEVELOPMENT</u>							
TOTAL REVENUE	0.00	55.63	0.00	1.95	9.70	(9.70)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	55.63	0.00	1.95	9.70	(9.70)	0.00
<u>632-ELECTRIC RENEWAL/REPLACEM</u>							
TOTAL REVENUE	0.00	2,424.88	0.00	85.02	423.05	(423.05)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	2,424.88	0.00	85.02	423.05	(423.05)	0.00
<u>633-ELECTRIC RESERVE</u>							
TOTAL REVENUE	0.00	1,756.38	0.00	61.58	560.37	(560.37)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,756.38	0.00	61.58	560.37	(560.37)	0.00
<u>634-ELECTRIC BOND/INT RESERVE</u>							
TOTAL REVENUE	0.00	2,969.12	0.00	24.94	124.10	(124.10)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	2,969.12	0.00	24.94	124.10	(124.10)	0.00
<u>640-GAS OPERATING</u>							
TOTAL REVENUE	1,906,073.00	239,502.26	1,979,900.00	66,797.89	278,793.88	1,701,106.12	14.08
TOTAL EXPENDITURES	1,939,573.18	400,199.24	1,979,900.00	107,718.48	386,833.68	1,593,066.32	19.54
REVENUES OVER/(UNDER) EXPENDITURES	(33,500.18)	(160,696.98)	0.00	(40,920.59)	(108,039.80)	108,039.80	0.00
<u>641-GAS D.E.I.</u>							
TOTAL REVENUE	0.00	146.57	0.00	1.20	112.35	(112.35)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	146.57	0.00	1.20	112.35	(112.35)	0.00
<u>642-GAS RESERVE</u>							
TOTAL REVENUE	0.00	166.89	0.00	3.64	1,420.72	(1,420.72)	0.00
TOTAL EXPENDITURES	0.00	0.00	61,000.00	5,083.33	10,166.66	50,833.34	16.67
REVENUES OVER/(UNDER) EXPENDITURES	0.00	166.89	(61,000.00)	(5,079.69)	(8,745.94)	52,254.06)	14.34
<u>660-AIRPORT OPERATING</u>							
TOTAL REVENUE	312,721.54	17,025.40	302,776.77	2,932.87	19,571.19	283,205.58	6.46
TOTAL EXPENDITURES	366,721.54	41,101.45	361,522.77	3,858.25	42,605.18	318,917.59	11.78
REVENUES OVER/(UNDER) EXPENDITURES	(54,000.00)	(24,076.05)	(58,746.00)	(925.38)	(23,033.99)	(35,712.01)	39.21

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<u>70-GARBAGE COLLECTION</u>							
TOTAL REVENUE	587,018.00	247,184.98	539,893.00	51,189.39	254,981.92	284,911.08	47.23
TOTAL EXPENDITURES	<u>587,018.00</u>	<u>243,934.16</u>	<u>539,893.00</u>	<u>48,753.06</u>	<u>248,817.81</u>	<u>291,075.19</u>	<u>46.09</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	3,250.82	0.00	2,436.33	6,164.11 (	6,164.11)	0.00
<u>40-STORM WATER</u>							
TOTAL REVENUE	104,566.00	42,931.68	103,100.00	8,828.20	42,934.94	60,165.06	41.64
TOTAL EXPENDITURES	<u>133,566.00</u>	<u>27,677.00</u>	<u>103,100.00</u>	<u>1,900.97</u>	<u>47,366.68</u>	<u>55,733.32</u>	<u>45.94</u>
REVENUES OVER/(UNDER) EXPENDITURES	(29,000.00)	15,254.68	0.00	6,927.23 (	4,431.74)	4,431.74	0.00
<u>10-CENTRAL GARAGE</u>							
TOTAL REVENUE	413,169.61	291,271.60	394,368.74	32,501.91	139,859.98	254,508.76	35.46
TOTAL EXPENDITURES	<u>547,505.00</u>	<u>364,124.92</u>	<u>480,222.74</u>	<u>12,887.39</u>	<u>271,709.29</u>	<u>208,513.45</u>	<u>56.58</u>
REVENUES OVER/(UNDER) EXPENDITURES	(134,335.39 (	72,853.32) (	85,854.00)	19,614.52 (	131,849.31)	45,995.31	153.57
<u>20-PSF HEALTH INSURANCE</u>							
TOTAL REVENUE	103,465.00	39,654.61	92,946.00	3,272.16	32,567.98	60,378.02	35.04
TOTAL EXPENDITURES	<u>103,465.00</u>	<u>41,680.88</u>	<u>92,946.00</u>	<u>11,540.67</u>	<u>41,566.72</u>	<u>51,379.28</u>	<u>44.72</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00 (	2,026.27)	0.00 (	8,268.51) (	8,998.74)	8,998.74	0.00
<u>35-ADMINISTRATIVE SERVICES</u>							
TOTAL REVENUE	387,487.00	156,574.79	315,267.00	21,194.45	156,314.28	158,952.72	49.58
TOTAL EXPENDITURES	<u>387,487.00</u>	<u>178,435.49</u>	<u>315,267.00</u>	<u>16,314.02</u>	<u>153,634.99</u>	<u>161,632.01</u>	<u>48.73</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00 (	21,860.70)	0.00	4,880.43	2,679.29 (	2,679.29)	0.00
<u>60-PAYROLL ACCOUNT</u>							
<u>50-ELECTRIC METER DEPOSITS</u>							
TOTAL REVENUE	10,945.00	6,214.61	9,500.00	580.68	5,180.60	4,319.40	54.53
TOTAL EXPENDITURES	<u>10,945.00</u>	<u>4,260.00</u>	<u>9,500.00</u>	<u>840.00</u>	<u>5,565.00</u>	<u>3,935.00</u>	<u>58.58</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,954.61	0.00 (	259.32) (	384.40)	384.40	0.00
<u>51-WATER METER DEPOSITS</u>							
TOTAL REVENUE	5,000.00	3,421.30	5,000.00	230.47	1,822.50	3,177.50	36.45
TOTAL EXPENDITURES	<u>5,000.00</u>	<u>1,860.00</u>	<u>5,000.00</u>	<u>200.00</u>	<u>1,555.00</u>	<u>3,445.00</u>	<u>31.10</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,561.30	0.00	30.47	267.50 (	267.50)	0.00
<u>52-GAS METER DEPOSITS</u>							
TOTAL REVENUE	9,100.00	6,788.86	9,100.00	176.90	2,845.10	6,254.90	31.26
TOTAL EXPENDITURES	<u>9,100.00</u>	<u>3,175.00</u>	<u>9,100.00</u>	<u>300.00</u>	<u>3,360.00</u>	<u>5,740.00</u>	<u>36.92</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	3,613.86	0.00 (	123.10) (	514.90)	514.90	0.00
LAND TOTAL REVENUES	16,694,952.96	6,271,530.25	22,355,245.46	2,351,455.17	8,949,612.71	13,405,632.75	40.03
LAND TOTAL EXPENDITURES	<u>18,631,895.48</u>	<u>7,438,158.99</u>	<u>23,190,590.53</u>	<u>2,208,249.45</u>	<u>9,089,931.43</u>	<u>(14,100,659.10)</u>	<u>39.20</u>
REVENUES OVER/(UNDER) EXPENDITURES	(1,936,942.52 (1,166,628.74) (835,345.07)	143,205.72 (140,318.72 (695,026.35)	16.80

** END OF REPORT ***

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FUND BALANCE REPORT
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	BEGINNING FUND BALANCE	YTD REVENUES	YTD EXPENSES	ENDING FUND BALANCE
001-GENERAL GOVERNMENT	310,498.34CR	1,610,100.93CR	1,792,134.29	128,464.98CR
110-ROAD USE TAX FUND	219,396.75CR	203,062.32CR	251,147.67	171,311.40CR
112-TRUST AND AGENCY FUND	31,991.73CR	216,312.32CR	176,734.56	71,569.49CR
119-Emergency Fund	2,559.00CR	16,490.21CR	13,446.25	5,602.96CR
121-LOCAL OPTION TAX	164,903.08CR	185,121.64CR	118,581.43	231,443.29CR
125-TIF SPECIAL REVENUE FUND	87,603.96CR	121,194.83CR	45,547.94	163,250.85CR
160-ECONOMIC/INDUSTRIAL DEVEL	425,133.10CR	5,597.18CR	42,500.00	388,230.28CR
168-AQUATIC CENTER CAMPAIGN F	576,279.12	0.00	0.00	576,279.12
189-LIBRARY TRUST FUND	9,253.14CR	42.65CR	0.00	9,295.79CR
190-P S SHARE FUND	34,124.53CR	1,347.73CR	0.00	35,472.26CR
192-FIRE ENTERPRISE TRUST	45,525.61CR	18,855.28CR	10,416.69	53,964.20CR
202-ELECTRIC REVENUE BONDS	227,091.64CR	85,999.34CR	5,102.50	307,988.48CR
203-06 ELECTRIC SUBSTATION RE	507,490.18CR	95,485.86CR	21,120.00	581,856.04CR
204-WATER REVENUE BOND RESERV	243,253.07CR	263.80CR	0.00	243,516.87CR
205-GO FIRE TRUCK 2010	6,136.98CR	6.67CR	0.00	6,143.65CR
208-WW/SEWER REVENUE BOND SIN	67,918.05CR	84,541.74CR	0.00	152,459.79CR
208-WW/SEWER REVENUE BOND SIN	67,918.05CR	84,541.74CR	0.00	152,459.79CR
214-GO CP BONDS SERIES 2011A	12,862.44	99,248.28CR	9,315.00	77,070.84CR
216-GO CP BONDS SERIES 2011B	2,202.37CR	8,100.75CR	3,333.75	6,969.37CR
218-GO CP BONDS SERIES 2011C	74,733.63CR	9,868.24CR	3,465.00	81,136.87CR
220-GO BONDS 2013 DEBT SRVC	1,133.03CR	14,901.13CR	2,520.00	13,514.16CR
222-GO BOND 2015 DEBT SERVICE	84,826.46CR	42,300.74CR	7,825.00	119,302.20CR
224-GO BOND DEBT SERVICE	4,460.21CR	89,193.66CR	20,801.25	72,852.62CR
303-WASTEWATER PROJECT	264,879.67CR	2,569,440.50CR	2,496,163.07	338,157.10CR
500-CEMETERY TRUST FUND	108,977.38CR	1,299.79CR	0.00	110,277.17CR
600-WATER OPERATING	460,286.00CR	285,521.00CR	328,623.07	417,183.93CR
610-WASTEWATER/AKA SEWER REVE	235,783.28CR	250,234.38CR	227,016.04	259,001.62CR
630-ELECTRIC OPERATING	1,002,185.33CR	1,913,017.34CR	2,300,956.91	614,245.76CR
631-ELECTRIC DEVELOPMENT	8,948.65CR	9.70CR	0.00	8,958.35CR
632-ELECTRIC RENEWAL/REPLACEM	390,097.54CR	423.05CR	0.00	390,520.59CR
633-ELECTRIC RESERVE	427,038.97CR	560.37CR	0.00	427,599.34CR
634-ELECTRIC BOND/INT RESERVE	278,906.81CR	124.10CR	0.00	279,030.91CR
640-GAS OPERATING	33,581.89	278,793.88CR	386,833.68	141,621.69
641-GAS D.E.I.	16,398.53CR	112.35CR	0.00	16,510.88CR
642-GAS RESERVE	450,245.91CR	1,420.72CR	10,166.66	441,499.97CR
660-AIRPORT OPERATING	9,184.71CR	19,571.19CR	42,605.18	13,849.28
670-GARBAGE COLLECTION	105,091.77CR	254,981.92CR	248,817.81	111,255.88CR
740-STORM WATER	188,617.34CR	42,934.94CR	47,366.68	184,185.60CR
810-CENTRAL GARAGE	190,591.97CR	139,859.98CR	271,709.29	58,742.66CR
820-PSF HEALTH INSURANCE	97,194.25CR	32,567.98CR	41,566.72	88,195.51CR
835-ADMINISTRATIVE SERVICES	37,404.74CR	156,314.28CR	153,634.99	40,084.03CR
860-PAYROLL ACCOUNT	1,305.19CR	0.00	0.00	1,305.19CR
950-ELECTRIC METER DEPOSITS	14,501.95CR	5,180.60CR	5,565.00	14,117.55CR
951-WATER METER DEPOSITS	1,894.70CR	1,822.50CR	1,555.00	2,162.20CR
952-GAS METER DEPOSITS	9,256.19CR	2,845.10CR	3,360.00	8,741.29CR
RAND TOTAL FUND BALANCE	6,294,220.34CR	8,949,612.71CR	9,089,931.43	6,153,901.62CR

*** END OF REPORT ***

Amy Lenz

From: Licensing2, ABD <licensing2@iowaabd.com> on behalf of licensing@iowaabd.com
Sent: Thursday, December 17, 2020 1:33 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
	Submitted to Local Authority	Cedar Lanes (605 East 7th Street 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

DATE: December 21st, 2020

AGENDA ITEM: Approval for Transformer Replacement at Sewage Treatment Plant

ACTION: Motion to Approve

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

FLETCHER REINHARDT

ONE 500 KVA PAD MOUNT TRANSFORMER + BASEMENT \$15,070.60

RESCO

ONE 500 KVA PAD MOUNT TRANSFORMER + BASEMENT \$11,860.95

WESCO

ONE 500 KVA PAD MOUNT TRANSFORMER + BASEMENT \$15,208.24

BSE

ONE 500 KVA PAD MOUNT TRANSFORMER + BASEMENT \$15,372.69

IRBY

ONE 500 KVA PAD MOUNT TRANSFORMER + BASEMENT \$15,171.26 HOWARD

\$11,915.52 WEG

POWER LINE SUPPLY

ONE 500 KVA PAD MOUNT TRANSFORMER + BASEMENT NO QUOTE

BUDGET ITEM: FOR NEW SEWER PLANT.

I would recommend the purchase from RESCO in the amount of \$11,860.95

RESPONSIBLE DEPARTMENT: Electric

MAYOR/COUNCIL ACTION: Approval Needed to Purchase

ATTACHMENTS: Quotes as received are attached

PREPARED BY: Floyd Taber

DATE PREPARED 12/15/2020



Rural Electric Supply Cooperative

QUOTE ORDER

Order #

807364-00

Quote Date

12/02/20

PO #

Concast Quote

Page #

1

Bill To

TIPTON, CITY OF
407 LYNN STREET
TIPTON, IA 52772

Cust #
28533

Correspondence To

Resco
PO BOX 44430
MADISON, WI 53744-4430

Ship To

TIPTON, CITY OF
200 WEST 4th
TIPTON, IA 52772

Instructions

Currency

Ship Point

Resco - Ankeny

Via

Common Carr

Shipped

Terms

.05% 15 N 30

Ln
#

Product
And Description

Quantity
Ordered

Qty
UM

Unit
Price

Amount
(Net)

1

ALL DELIVERIES MUST CALL AHEAD 30MINS PRIOR -
NO DELIVERIES BETWEEN 12:00-1:00PM
CONTACT NUMBERS:
FLOYD - 563-886-4110 or 319-331-7712
ALL SHIPMENTS MUST MARK "ATTN: ELECTRIC DEPARTMENT"
500KVA TRANSFORMER 3P
500KVA TRANSFORMERS 3P PAD MOUNTED
Vendor Prod:
LEAD TIME = 18-20 WEEKS
FREIGHT ALLOWED
SEE ATTACHED SPECS AND DRAWINGS

1

each

10035.00

10035.00

2

FC-54-69-36-1550(6)
CONCAST FIBERCRETE BOX PAD 15 X 50 OPENING OS 6
LEAD TIME = 11-12 WEEKS
FREIGHT PREPAID AND ADDED - ESTIMATED AT \$220.00
SEE ATTACHED DRAWING

1

each

1050.00

1050.00

2 Lines Total

Qty Shipped Total

2

Total

11085.00

Taxes

775.95

Order Total

11860.95

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	878.31
			MEDICARE WITHOLDING	171.15
			MEDICARE WITHOLDING	9.00
			MEDICARE WITHOLDING	3.15
			MEDICARE WITHOLDING	9.26
			MEDICARE WITHOLDING	8.54
			MEDICARE WITHOLDING	4.31
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		CEDAR VALLEY OUTFITTERS	2 PISTOLS	1,457.32
		MISC. VENDOR MATT JENNINGS	MATT JENNINGS:TRAVEL TRAIN	13.14
		CHUCK ADOLPH	CHUCK ADOLPH:TOBACCO BUYS	100.00
		IPERS	IPERS WITHOLDING POLICE	1,393.97
		OFFICE MACHINE CONSULTANTS INC	TECH	23.75
			MANAGEMENT SERVICES	260.41
		PRINCIPAL	GTL_VTL INSURANCE	23.40
		VERIZON	Cell, Data service	216.81
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	63.22
		CITY OF TIPTON FUNDS	Repay Admin Services	819.12
			PSF payment	1,009.50
		CITY UTILITIES	City Hall	22.72
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	4,256.40
			TOTAL:	10,789.85
FIRE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	55.45
			MEDICARE WITHOLDING	11.54
			MEDICARE WITHOLDING	1.45
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		JOHN DEERE FINANCIAL	VEHICLE OPERATIONS SUPPLIE	28.74
			OPERATING SUPPLIES	14.37
		MISC. VENDOR BARE MANUFACTURING	BARE MANUFACTURING:HOSE RO	458.58
		IPERS	IPERS WITHOLDING, FIRE	62.76
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	97.66
		SPAHN & ROSE LUMBER CO	OPERATING SUPPLIES	51.98
		T & M CLOTHING CO.	50 MASK WITH LOGO	350.00
		CITY OF TIPTON FUNDS	Repay Admin Services	232.93
		CITY UTILITIES	CITY UTILITIES	467.88
			CITY UTILITIES	656.09
			TOTAL:	2,535.80
AMBULANCE	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	126.01
			MEDICARE WITHOLDING	27.68
			MEDICARE WITHOLDING	1.79
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	211.27
		JOHN DEERE FINANCIAL	BLDG MAINT SUPPLIES	65.66
		MISC. VENDOR IA MED	IA MED:TRAINING	483.00
		INTEGRATED TECHNOLOGY PARTNERS LLC	PHONE SYSTEM MAINTENANCE	200.00
		IPERS	IPERS WITHOLDING EMT	205.94
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	260.41
		PRINCIPAL	GTL_VTL INSURANCE	3.90
		STRYKER SALES CORPORATION	ANNUAL CONTRACT	2,599.20
		TIPTON PHARMACY	PHARMACEUTICALS	504.85
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	9.44
		CITY OF TIPTON FUNDS	Repay Admin Services	509.10
			PSF payment	1,076.24
		CITY UTILITIES	CITY UTILITIES	157.70

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		BLUE CROSS/BLUE SHIELD	CITY UTILITIES	95.22
			BCBS HEALTH INS PY CITY	989.23
			TOTAL:	7,573.01
STREET DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	226.73
			MEDICARE WITHOLDING	26.53
			MEDICARE WITHOLDING	12.72
			MEDICARE WITHOLDING	0.02
			MEDICARE WITHOLDING	2.71
			MEDICARE WITHOLDING	1.23
			MEDICARE WITHOLDING	9.18
			MEDICARE WITHOLDING	0.63
		CJ COOPER & ASSOCIATES INC	PRE EMPLOYMENT	35.00
		CINTAS LOC	UNIFORMS	54.07-
			UNIFORMS	45.92
			UNIFORMS	56.68
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	35.97
		IPERS	IPERS REGULAR EMPLOYEES	275.88
		KLUESNER CONSTRUCTION INC	STREET REPAIR	2,095.20
			STREET REPAIR	12,726.75
		PRINCIPAL	GTL_VTL INSURANCE	5.52
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	12.90
		CITY OF TIPTON FUNDS	Central Stores services pa	2,309.84
			PSF payment	64.10
		CITY UTILITIES	CITY UTILITIES	51.34
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,890.13
			TOTAL:	19,830.91
SIDEWALKS	GENERAL GOVERNMENT CITY OF TIPTON FUNDS		Central Stores services pa	33.49
			TOTAL:	33.49
TREES	GENERAL GOVERNMENT CITY OF TIPTON FUNDS		Central Stores services pa	20.61
			TOTAL:	20.61
CEMETERY	GENERAL GOVERNMENT CEDAR COUNTY VFW POST 2537		FLAG	61.00
	EASTERN IOWA LIGHT & POWER		UTILITIES	10.05
			UTILITIES	20.10
	GRASSHOPPER LAWN CARE DBA ALL STAR TUR		CONTRACT PAY 11/16-12/15	2,583.33
	ERIC STORJOHANN		1 BURIAL	250.00
			TOTAL:	2,924.48
GENERAL ADMINISTRATION	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	130.64
			MEDICARE WITHOLDING	20.47
			MEDICARE WITHOLDING	0.01
			MEDICARE WITHOLDING	8.09
			MEDICARE WITHOLDING	1.91
			MEDICARE WITHOLDING	0.08
		CINTAS LOC	UNIFORMS	7.69-
			UNIFORMS	7.69
			UNIFORMS	7.69
		IPERS	IPERS REGULAR EMPLOYEES	206.44
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	26.04
		PRINCIPAL	GTL_VTL INSURANCE	2.27
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	10.17
		CITY OF TIPTON FUNDS	Central Stores services pa	470.29
			PSF payment	18.38

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,579.85
			TOTAL:	2,482.33
LIBRARY	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	201.25
			MEDICARE WITHOLDING	24.53
			MEDICARE WITHOLDING	22.53
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	362.49
		BAKER & TAYLOR	BOOKS	238.93
		CENTRAL IOWA DISTRIBUTING INC	MISC SUPPLIES	44.60
		COMPANION CORPORATION	OFFICE SUPPLIES	214.00
			OFFICE SUPPLIES	689.00
			SOFTWARE UPDATE/SUBSCRIPTI	1,200.00
		JOHN DEERE FINANCIAL	LIBRARY PROJECT	149.16
		IPERS	IPERS REGULAR EMPLOYEES	267.06
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	358.07
		PRINCIPAL	GTL_VTL INSURANCE	3.90
		SCHUMACHER ELEVATOR COMPANY	MONTHLY MAINTENANCE	238.93
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	7.70
		CITY UTILITIES	CITY UTILITIES	683.54
			TOTAL:	4,705.69
PARK	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	7.59
			MEDICARE WITHOLDING	1.11
			MEDICARE WITHOLDING	0.58
			MEDICARE WITHOLDING	0.09
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	1.69
		IPERS	IPERS REGULAR EMPLOYEES	11.92
		PRINCIPAL	GTL_VTL INSURANCE	0.09
		VERIZON	Cell, Data service	43.27
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	0.59
		CITY OF TIPTON FUNDS	Repay Admin Services	66.08
			PSF payment	0.40
		CITY UTILITIES	CITY UTILITIES	203.25
			CITY UTILITIES	2,518.37
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	93.92
			TOTAL:	2,948.95
RECREATION DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	63.24
			MEDICARE WITHOLDING	14.05
			MEDICARE WITHOLDING	0.74
		IPERS	IPERS REGULAR EMPLOYEES	100.25
		PRINCIPAL	GTL_VTL INSURANCE	1.95
		VERIZON	Cell, Data service	25.44
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	5.06
		CITY OF TIPTON FUNDS	Repay Admin Services	53.94
			PSF payment	3.95
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	538.23
			TOTAL:	806.85
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	232.16
			MEDICARE WITHOLDING	16.05
			MEDICARE WITHOLDING	24.16
			MEDICARE WITHOLDING	0.74
			MEDICARE WITHOLDING	13.34
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	160.64
		CLARENCE LOWDEN SUN-NEWS & ADVERTISER	POOL SCHEDULE	183.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CONTROL INSTALLATIONS OF IOWA INC	FIX HVAC COMPUTER	698.60
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	7.55
			OPERATING SUPPLIES	11.99
		STATE HYGIENIC LABORATORY	CHEMICALS	13.50
		IPERS	IPERS REGULAR EMPLOYEES	209.22
		MISSISSIPPI VALLEY PUMP INC	POOL PUMP AND INSTALL	17,076.25
		OFFICE MACHINE CONSULTANTS INC	TECH	47.50
			TECH	237.50
			TECH	47.50
			TECH	95.00
			MANAGEMENT SERVICES	182.29
			TECH	698.00-
		PERFORMANCE SYSTEMS LC	FLOOR SCRUBBER	2,600.00
		PRINCIPAL	GTL_VTL INSURANCE	5.85
		ROTH ELECTRIC	BLDG MAINTENANCE	1,050.00
			BLDG MAINTENANCE	121.81
		TIPTON CONSERVATIVE	FAC, MINUTES, ZONING	237.00
		VERIZON	Cell, Data service	25.44
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	10.81
		CITY OF TIPTON FUNDS	Repay Admin Services	609.47
			PSF payment	481.41
		CITY UTILITIES	CITY UTILITIES	5,540.17
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,083.97
			TOTAL:	30,324.92
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	113.12
			MEDICARE WITHHOLDING	26.46
		FAMILY FOODS	MISC SUPPLIES	35.98
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	74.95
			OFFICE SUPPLIES	3.41
		IPERS	IPERS REGULAR EMPLOYEES	184.33
		OFFICE MACHINE CONSULTANTS INC	TECH	332.50
			MANAGEMENT SERVICES	42.32
		PRINCIPAL	GTL_VTL INSURANCE	3.90
		TIPTON CONSERVATIVE	MURAL CONTEST	118.50
			PARADE OF LIGHTS	158.00
		VERIZON	Cell, Data service	50.88
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	9.13
		CITY OF TIPTON FUNDS	PSF payment	295.95
		CITY UTILITIES	CITY UTILITIES	75.86
			CITY UTILITIES	74.29
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,856.49
			TOTAL:	3,456.07
EXECUTIVE	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	23.25
			MEDICARE WITHHOLDING	5.44
		IPERS	IPERS ELECTED OFFICIALS	35.40
			TOTAL:	64.09
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	68.70
			MEDICARE WITHHOLDING	4.02
			MEDICARE WITHHOLDING	11.60
			MEDICARE WITHHOLDING	0.01
			MEDICARE WITHHOLDING	0.06
			MEDICARE WITHHOLDING	0.37
			MEDICARE WITHHOLDING	0.01

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	39.94
		IPERS	IPERS REGULAR EMPLOYEES	106.46
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	182.29
		PRINCIPAL	GTL_VTL INSURANCE	0.46
		TIPTON CONSERVATIVE	FAC, MINUTES, ZONING	50.48
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	1.47
		CITY OF TIPTON FUNDS	Repay Admin Services	171.84
			PSF payment	229.61
		CITY UTILITIES	City Hall	282.18
			City Hall	41.65
			CITY UTILITIES	2,903.15
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	176.88
			TOTAL:	4,271.18
BUILDING MAINTENANCE	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	3.37
			MEDICARE WITHHOLDING	0.79
		CINTAS CORPORATION	FIRST AID SUPPLIES	61.31
			TOTAL:	65.47
TRAFFIC SERVICE MAINT. ROAD USE TAX FUND	I.R.S.		FICA WITHHOLDING	3.71
			MEDICARE WITHHOLDING	0.66
			MEDICARE WITHHOLDING	0.21
		IPERS	IPERS REGULAR EMPLOYEES	6.06
		PRINCIPAL	GTL_VTL INSURANCE	0.12
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	0.30
		CITY OF TIPTON FUNDS	Central Stores services pa	11.14
			PSF payment	0.99
		CITY UTILITIES	CITY UTILITIES	61.18
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	38.73
			TOTAL:	123.10
SNOW AND ICE REMOVAL	ROAD USE TAX FUND	I.R.S.	FICA WITHHOLDING	49.15
			MEDICARE WITHHOLDING	9.79
			MEDICARE WITHHOLDING	0.44
			MEDICARE WITHHOLDING	1.05
			MEDICARE WITHHOLDING	0.21
		IPERS	IPERS REGULAR EMPLOYEES	79.16
		PRINCIPAL	GTL_VTL INSURANCE	1.72
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	3.81
		CITY OF TIPTON FUNDS	Central Stores services pa	256.26
			PSF payment	14.07
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	521.41
			TOTAL:	937.07
STREET CLEANING	ROAD USE TAX FUND	CITY OF TIPTON FUNDS	Central Stores services pa	86.57
			PSF payment	14.18
			TOTAL:	100.75
ECONOMIC DEVELOPMENT	TIF SPECIAL REVENUE	JOHN & BONNIE DORNFIELD	TIF REBATE	11,984.50
		DAVE & SALLY KRUSE	TIF REBATE	12,004.33
		O'ROURKE MOTORS INC	TIF REBATE	14,153.27
			TOTAL:	38,142.10
WW/AKA SEWER	WASTEWATER PROJECT	MC CLURE ENGINEERING COMPANY	WWTP IMPROVEMENTS	41,362.50
		WOODRUFF CONSTRUCTION LLC	PAY APP NO 6	942,895.93
			TOTAL:	984,258.43

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
WATER DISTRIBUTION	WATER OPERATING	I.R.S.	FICA WITHOLDING	251.08
			MEDICARE WITHOLDING	54.20
			MEDICARE WITHOLDING	1.09
			MEDICARE WITHOLDING	2.08
			MEDICARE WITHOLDING	1.34
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		CINTAS LOC	UNIFORMS	7.64-
			UNIFORMS	7.64
			UNIFORMS	55.88
		ELECTRICAL ENGINEERING & EQUIPMENT CO	OPERATING SUPPLIES	195.58
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	8.56
		MISC. VENDOR HTPA	HTPA:REFUND OF UTILITY BIL	57.82
		HAWKINS INC	CHEMICALS	816.46
		STATE HYGIENIC LABORATORY	TESTING FEES	40.50
		IPERS	IPERS REGULAR EMPLOYEES	402.18
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	253.90
		PRINCIPAL	GTL_VTL INSURANCE	6.97
			DENTAL COVERAGE ADJUSTMENT	60.34
			MINUTES,BUDGET,FLUSHING,MI	55.30
		TIPTON CONSERVATIVE	Cell, Data service	152.89
		VERIZON	Cell, Data service	152.89
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	18.51
		WENDLING QUARRIES INC	10.33 TN MANSAND	114.66
			3.78 TN WASHED CHIPS	50.03
			Repay Admin Services	1,012.85
		CITY OF TIPTON FUNDS	PSF payment	212.95
			City Hall	22.72
			CITY UTILITIES	748.90
			CITY UTILITIES	713.61
			CITY UTILITIES	1,265.48
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	2,286.64
			TOTAL:	8,908.89
WATER BILL/COLLECT	WATER OPERATING	I.R.S.	FICA WITHOLDING	68.17
			MEDICARE WITHOLDING	14.24
			MEDICARE WITHOLDING	0.80
			MEDICARE WITHOLDING	0.72
			MEDICARE WITHOLDING	0.18
		IPERS	IPERS REGULAR EMPLOYEES	110.30
		PRINCIPAL	GTL_VTL INSURANCE	2.73
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	5.46
		CITY OF TIPTON FUNDS	Repay Admin Services	163.71
			PSF payment	39.63
			BCBS HEALTH INS PY CITY	916.97
		BLUE CROSS/BLUE SHIELD	TOTAL:	1,322.91
WASTEWATER/AKA SEWER	WASTEWATER/AKA SEW	I.R.S.	FICA WITHOLDING	258.59
			MEDICARE WITHOLDING	54.67
			MEDICARE WITHOLDING	0.04
			MEDICARE WITHOLDING	1.89
			MEDICARE WITHOLDING	2.81
		JOHN DEERE FINANCIAL	MEDICARE WITHOLDING	1.06
			OPERATING SUPPLIES	5.52
			HTPA:REFUND OF UTILITY BIL	26.91
		MISC. VENDOR HTPA	HTPA:REFUND OF UTILITY BIL	26.91
		IPERS	IPERS REGULAR EMPLOYEES	415.55
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	65.10
		QC ANALYTICAL SERVICES LLC	WASTEWATER TESTING	308.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		PRINCIPAL	GTL_VTL INSURANCE	6.98
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	19.29
		CITY OF TIPTON FUNDS	Repay Admin Services	958.96
			PSF payment	283.37
		CITY UTILITIES	City Hall	22.72
			CITY UTILITIES	1,518.41
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	2,581.08
			TOTAL:	6,530.95
LAGOON	WASTEWATER/AKA SEW	EASTERN IOWA LIGHT & POWER	UTILITIES	721.34
			TOTAL:	721.34
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING	751.44
			MEDICARE WITHOLDING	146.06
			MEDICARE WITHOLDING	0.43
			MEDICARE WITHOLDING	4.18
			MEDICARE WITHOLDING	14.88
			MEDICARE WITHOLDING	9.95
			MEDICARE WITHOLDING	0.26
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		CINTAS LOC	CLEANING	89.88
			UNIFORMS, SHOP TOWELS, MAT	109.76
			UNIFORMS, SHOP TOWELS, MAT	46.94
			UNIFORMS, SHOP TOWELS, MAT	109.76
			UNIFORMS, SHOP TOWELS, MAT	46.94
		CINTAS CORPORATION	FIRST AID SUPPLIES	67.96
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	195.06
		MISC. VENDOR HTPA	HTPA:REFUND OF UTILITY BIL	108.28
		FLETCHER-REINHARDT CO.	OVERHEAD SUPPLIES	506.86
		IPERS	IPERS REGULAR EMPLOYEES	1,200.84
		LYNCH DALLAS PC	LEGAL SERVICES	220.50
		OFFICE MACHINE CONSULTANTS INC	TECH	47.50
			MANAGEMENT SERVICES	325.52
			TECH	23.75
		QUAD CITY TESTING LABORATORY INC	EQUIPMENT INSPECTIONS	3,086.00
		POWER LINE SUPPLY	OVERHEAD SUPPLIES	99.45
			OVERHEAD SUPPLIES	132.80
			OVERHEAD SUPPLIES	597.83
		PRINCIPAL	GTL_VTL INSURANCE	19.37
		SPAHN & ROSE LUMBER CO	MISC SUPPLIES	2.29
		T & M CLOTHING CO.	EMBROIDERY ON OFFICE SHIRT	20.00
		VERIZON	Cell, Data service	315.06
		VERMEER SALES & N. MISSOURI	NOZZLE	30.37
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	54.39
		CITY OF TIPTON FUNDS	Repay Admin Services	6,205.09
			PSF payment	515.27
			1 REBATE	640.10
			1 REBATE	69.00
		CITY UTILITIES	CITY UTILITIES	20.80
			CITY UTILITIES	39.48
			CITY UTILITIES	18.75
			City Hall	28.40
			CITY UTILITIES	318.04
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	4,213.58
			TOTAL:	20,499.19

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
ELECTRIC POWER PLANT	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING	100.69
			MEDICARE WITHOLDING	20.60
			MEDICARE WITHOLDING	1.00
			MEDICARE WITHOLDING	1.82
			MEDICARE WITHOLDING	0.13
		BARTON SOLVENTS INC	ANTI FREEZE	681.54
		IOWA DEPT OF NATURAL RESOURCES	ANNUAL TANK MANAGEMENT FEE	130.00
		IPERS	IPERS REGULAR EMPLOYEES	161.34
		PRINCIPAL	GTL_VTL INSURANCE	2.62
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	7.65
		CITY OF TIPTON FUNDS	Repay Admin Services	814.94
			PSF payment	39.82
		CITY UTILITIES	CITY UTILITIES	1,008.61
			CITY UTILITIES	15.00
			CITY UTILITIES	15.00
			CITY UTILITIES	1,437.28
			CITY UTILITIES	1,382.01
			CITY UTILITIES	91.49
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	585.37
			TOTAL:	6,496.91
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING	136.09
			MEDICARE WITHOLDING	27.93
			MEDICARE WITHOLDING	0.02
			MEDICARE WITHOLDING	1.64
			MEDICARE WITHOLDING	2.04
			MEDICARE WITHOLDING	0.18
		IPERS	IPERS REGULAR EMPLOYEES	219.05
		PRINCIPAL	GTL_VTL INSURANCE	4.49
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	10.28
		CITY OF TIPTON FUNDS	Repay Admin Services	301.88
			PSF payment	51.06
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,265.75
			TOTAL:	2,020.41
GAS DISTRIBUTION	GAS OPERATING	I.R.S.	FICA WITHOLDING	432.11
			MEDICARE WITHOLDING	83.88
			MEDICARE WITHOLDING	4.42
			MEDICARE WITHOLDING	2.65
			MEDICARE WITHOLDING	10.03
		AUREON COMMUNICATIONS	MEDICARE WITHOLDING	0.07
		CINTAS LOC	PHONE, INTERNET, CIRCUIT	46.37
			CLEANING	22.47
			UNIFORMS, SHOP TOWELS, MAT	44.47
			UNIFORMS, SHOP TOWELS, MAT	44.47
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	34.21
			GENERATOR	427.99
		MISC. VENDOR HTPA	HTPA:REFUND OF UTILITY BIL	48.15
		IPERS	IPERS REGULAR EMPLOYEES	679.79
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	162.76
		PRINCIPAL	GTL_VTL INSURANCE	10.30
		VERIZON	Cell, Data service	50.88
		VERMEER SALES & N. MISSOURI	NOZZLE	30.37
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	31.49
		CITY OF TIPTON FUNDS	Repay Admin Services	2,724.58
			PSF payment	257.73

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CITY UTILITIES	CITY UTILITIES	28.28
			City Hall	28.39
			CITY UTILITIES	159.01
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	2,777.12
			TOTAL:	8,141.99
GAS BILL/COLLECT	GAS OPERATING	I.R.S.	FICA WITHOLDING	81.50
			MEDICARE WITHOLDING	16.81
			MEDICARE WITHOLDING	1.03
			MEDICARE WITHOLDING	1.04
			MEDICARE WITHOLDING	0.20
		IPERS	IPERS REGULAR EMPLOYEES	131.76
		PRINCIPAL	GTL_VTL INSURANCE	3.06
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	6.33
		CITY OF TIPTON FUNDS	Repay Admin Services	163.80
			PSF payment	39.63
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,000.08
			TOTAL:	1,445.24
GAS PEAK SHAVING PLANT GAS OPERATING		CITY UTILITIES	CITY UTILITIES	61.15
			TOTAL:	61.15
AIRPORT	AIRPORT OPERATING	I.R.S.	FICA WITHOLDING	13.44
			MEDICARE WITHOLDING	3.14
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		ELECTRICAL ENGINEERING & EQUIPMENT CO	OPERATING SUPPLIES	152.48
		IPERS	IPERS REGULAR EMPLOYEES	20.46
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	65.10
		CITY UTILITIES	CITY UTILITIES	395.71
			TOTAL:	696.70
GARBAGE COLLECTION	GARBAGE COLLECTION	I.R.S.	FICA WITHOLDING	171.09
			MEDICARE WITHOLDING	36.45
			MEDICARE WITHOLDING	0.16
			MEDICARE WITHOLDING	0.43
			MEDICARE WITHOLDING	2.75
			MEDICARE WITHOLDING	0.22
		CEDAR COUNTY SOLID WASTE	TRANSFER FEES	3,072.50
		CINTAS LOC	UNIFORMS	8.25-
			UNIFORMS	8.25
			UNIFORMS	8.25
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	20.58
		MISC. VENDOR HTPA	HTPA:REFUND OF UTILITY BIL	23.27
		IPERS	IPERS REGULAR EMPLOYEES	278.79
		PRINCIPAL	GTL_VTL INSURANCE	5.25
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	13.44
		CITY OF TIPTON FUNDS	Repay Admin Services	846.49
			Central Stores services pa	1,867.36
			PSF payment	421.07
		CITY UTILITIES	City Hall	22.72
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,945.34
			TOTAL:	8,736.16
RECYCLING	GARBAGE COLLECTION	I.R.S.	FICA WITHOLDING	54.00
			MEDICARE WITHOLDING	8.81
			MEDICARE WITHOLDING	3.65

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE WITHOLDING	0.17
		IPERS	IPERS REGULAR EMPLOYEES	63.15
		PRINCIPAL	GTL_VTL INSURANCE	1.56
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	3.07
		CITY OF TIPTON FUNDS	PSF payment	200.86
		CITY UTILITIES	CITY UTILITIES	46.60
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	622.81
			TOTAL:	1,004.68
STORM WATER	STORM WATER	I.R.S.	FICA WITHOLDING	19.36
			MEDICARE WITHOLDING	4.19
			MEDICARE WITHOLDING	0.02
			MEDICARE WITHOLDING	0.21
			MEDICARE WITHOLDING	0.12
		MISC. VENDOR HTPA	HTPA:REFUND OF UTILITY BIL	15.00
		IPERS	IPERS REGULAR EMPLOYEES	31.02
		PRINCIPAL	GTL_VTL INSURANCE	0.73
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	1.50
		CITY OF TIPTON FUNDS	Repay Admin Services	119.66
			PSF payment	16.95
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	216.54
			TOTAL:	425.30
INT SRVC-OTHER BUSINES CENTRAL GARAGE		I.R.S.	FICA WITHOLDING	61.84
			MEDICARE WITHOLDING	11.03
			MEDICARE WITHOLDING	3.43
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	46.37
		M3 AUTO PARTS	SUPPLIES AND PARTS	9.68
			SUPPLIES AND PARTS	6.02
		CEDAR COUNTY CO-OP	593 GL FUEL	1,233.42
			FUEL DISCOUNT	13.52-
		CENTRAL IOWA DISTRIBUTING INC	SHOP SUPPLIES	170.00
		CINTAS LOC	UNIFORMS	8.04-
			UNIFORMS	8.04
			UNIFORMS	8.04
		CINTAS CORPORATION	FIRST AID SUPPLIES	27.88
		JOHN DEERE FINANCIAL	REPAIR PARTS	44.22
			SHOP SUPPLIES & REPAIR PAR	4.99
			SHOP SUPPLIES & REPAIR PAR	28.74
		GRAINGER	SHOP SUPPLIES	13.89
		H & H AUTO	TIRE REPAIR #54	60.00
		IPERS	IPERS REGULAR EMPLOYEES	101.00
		KILBURG EQUIPMENT LLC	REPAIR PARTS #35	103.08
		LAWSON PRODUCTS INC	SHOP SUPPLIES	232.92
		MACQUEEN EQUIPMENT	FILTER #30	115.44
		MIDWEST WHEEL COMPANIES	REPAIR PARTS #21	84.75
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	377.60
		O'ROURKE MOTORS INC	REPAIR PARTS #54	292.18
		PREMIER PARTS INC	REPAIR PARTS #51	122.66
			REPAIR PARTS #158	42.08
			REPAIR PARTS #21	142.81
			PARTS FOR STOCK	23.20
			SHOP TOOLS	199.00
			REPAIR PARTS #27	140.66
			REPAIR PARTS #57	18.00-
			PARTS	13.92-

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		PRINCIPAL	GTL_VTL INSURANCE	1.93
		SPAHN & ROSE LUMBER CO	BLDG MAINT SUPPLIES	350.50
			SHOP SUPPLIES	13.16
		THOMPSON TRUCK & TRAILER	REPAIR PARTS	117.19-
			STOCK PARTS AND SUPPLIES	238.92
		TIPTON ELECTRIC MOTORS	SHOP TOOLS	44.85
		TITAN MACHINERY INC	FILTERS FOR STOCK	740.82
		TOYNE INC	REPAIR PARTS #180	36.86
		VERIZON	Cell, Data service	253.92
		VERMEER SALES & N. MISSOURI	NOZZLE	30.37
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	5.00
		CITY OF TIPTON FUNDS	Repay Admin Services	539.58
			PSF payment	3.95
		CITY UTILITIES	CITY UTILITIES	174.22
			CITY UTILITIES	439.01
			CITY UTILITIES	352.36
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	645.20
			TOTAL:	7,414.95
INT SRVC-OTHER BUSINES ADMINISTRATIVE SER I.R.S.			FICA WITHHOLDING	92.58
			MEDICARE WITHHOLDING	20.21
			MEDICARE WITHHOLDING	0.23
			MEDICARE WITHHOLDING	1.20
		ACCESS SYSTEMS LEASING	COPIER AGREEMENT	1,286.23
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	621.48
		OFFICE OF AUDITOR OF STATE	2020 AUDIT FILING FEE	625.00
		IPERS	IPERS REGULAR EMPLOYEES	148.05
		LYNCH DALLAS PC	LEGAL SERVICES	705.00
			LEGAL SERVICES	135.00
		OFFICE MACHINE CONSULTANTS INC	TECH	23.75
			MANAGEMENT SERVICES	325.53
			ETHERNET SWITCH	789.00
			TECH	71.25
			PHONE	23.75
		PREMIER PARTS INC	MISC	9.96
		PRINCIPAL	GTL_VTL INSURANCE	3.78
		T & M CLOTHING CO.	EMBROIDERY ON OFFICE SHIRT	12.00
		TIPTON CONSERVATIVE	MINUTES,BUDGET,FLUSHING,MI	645.21
			MINUTES,BUDGET,FLUSHING,MI	27.50
			FAC, MINUTES, ZONING	561.35
		VERIZON	Cell, Data service	614.49
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	7.25
		CITY OF TIPTON FUNDS	PSF payment	6,249.60
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,440.80
			TOTAL:	14,440.20
NON-DEPARTMENTAL	PAYROLL ACCOUNT	I.R.S.	FEDERAL WITHHOLDING	6,590.26
			FICA WITHHOLDING	4,674.66
			MEDICARE WITHHOLDING	1,093.28
		AFLAC	AFLAC AFTER TAX PY W/HOLDI	214.67
			AFLAC PY PRETAX WITHHOLDING	343.54
			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 ELECTED OFFICIALS	23.59

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			IPERS REGULAR EMPLOYEES	3,604.81
			IPERS WITHHOLDING EMT	137.36
			IPERS WITHHOLDING POLICE	929.80
		PRINCIPAL	GTL_VTL INSURANCE	381.88
			VISION POLICY	239.72
		TREASURER, STATE OF IOWA	STATE WITHHOLDING	3,002.00
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE PYM	1,870.00
		CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEME	200.00
			TOTAL:	24,037.35

===== FUND TOTALS =====		
001	GENERAL GOVERNMENT	92,833.70
110	ROAD USE TAX FUND	1,160.92
125	TIF SPECIAL REVENUE FUND	38,142.10
303	WASTEWATER PROJECT	984,258.43
600	WATER OPERATING	10,231.80
610	WASTEWATER/AKA SEWER REVE	7,252.29
630	ELECTRIC OPERATING	29,016.51
640	GAS OPERATING	9,648.38
660	AIRPORT OPERATING	696.70
670	GARBAGE COLLECTION	9,740.84
740	STORM WATER	425.30
810	CENTRAL GARAGE	7,414.95
835	ADMINISTRATIVE SERVICES	14,440.20
860	PAYROLL ACCOUNT	24,037.35

	GRAND TOTAL:	1,229,299.47

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-TIPTON, IA
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 12/08/2020 THRU 12/18/2020
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 12/08/2020 THRU 12/18/2020

PAYROLL SELECTION

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

PRINT OPTIONS

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

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO

CITY CREDIT CARD STATEMENT		cr	999		1010			Card Ttl	-5,912.13
City Card									
Travel Training -	Zeplins Bar & Grill, Capriottis Sandwich Shop, Saucy Focaccia	dr	001	5	110	1	62980	45.23	
Fuel	Hy-Vee	dr	810	5	899	2	65075	16.92	
							Total Charges		62.15
Finance Director									
Telecommunications	LogMeIn	dr	835	5	899	2	63730	30.35	
Technology	License Renewal - Microsoft	dr	835	5	899	2	64190	864.00	
Technology	License Renewal - Microsoft	dr	001	5	160	2	64190	192.00	
Technology	License Renewal - Microsoft	dr	630	5	820	2	64190	96.00	
Technology	License Renewal - Microsoft	dr	001	5	110	2	64190	96.00	
Technology	License Renewal - Microsoft	dr	001	5	210	2	64190	96.00	
							Total Charges		1,374.35
Library									
Materials	Amazon, Walmart	dr	001	5	410	2	65020	114.77	
Postage/Shipping	USPS	dr	001	5	410	2	65080	20.62	
Miscellaneous	Walmart, Publisher's Weekly	dr	001	5	410	2	65980	270.31	
							Total Charges		405.70
Ambulance									
Training	IA Med, LogMeIn	dr	001	5	160	1	62300	201.40	
Building Maint & Repair	Lenoch & Cilek, Walmart	dr	001	5	160	2	63100	644.66	
Telecommunications	JAMF	dr	001	5	160	2	63730	4.00	
Telecommunications	JAMF	dr	001	5	620	2	63730	16.00	
Telecommunications	JAMF	dr	630	5	820	2	63730	6.00	
Telecommunications	JAMF	dr	640	5	825	2	63730	2.00	
Operating Supplies	Amazon	dr	001	5	160	2	65070	1001.70	
							Total Charges		1,875.76
Fire									
Vehicle Operations	Banner Fire Equipment	dr	001	5	150	2	63310	-239.80	
Operating Supplies	Amazon	dr	001	5	150	2	65070	268.99	
							Total Charges		29.19
Police									
Office Supplies	Best Buy	dr	001	5	110	2	65060	192.59	
Operating Supplies	Sirchie	dr	001	5	110	2	65070	102.38	
Miscellaneous	Walmart	dr	001	5	110	2	65980	45.04	
							Total Charges		340.01
Electric									
Dues/Fees	International Code council	dr	630	5	820	1	62100	115.00	
Op. Equip Maint & Repair	Grainger	dr	630	5	820	2	63500	182.49	
Office Supplies	Thriftbooks	dr	630	5	820	2	65060	20.96	
Operating Supplies	Versalift East, Walmart, Family Foods	dr	630	5	820	2	65070	178.42	
Miscellaneous	American Flags Express	dr	630	5	820	2	65980	46.04	
							Total Charges		542.91
Gas									
Small Tools	Paypal	dr	640	5	825	2	65053	53.39	
							Total Charges		53.39

City One Card Purchases

Statement Date
11/25/2020

12/14/2020 9:43 AM

[illegible]



MECHANICAL CONTRACTORS

Universal Climate Control Inc.

107 10th Ave. S., P.O. Box 5561, Coralville, IA 52241 (319) 354-1636
FAX (319) 354-8728

November 17, 2020

Sheets Design Build
18284 Hwy 64 West
Maquoketa, IA 52060

Attn; Mark Sheets
RE: Tipton Aquatic Center, UCC #5193
Replace Coils on DHU-1

Mark,

To replace the existing coils on DHU- 1 for the above referenced project is as follows:

Coils, expansion valves, coatings	\$14,565.00	
Duct removal/reinstall for coil replacement	\$ 2,867.52	
Tax	\$ 1,220.28	
15% OH&P	<u>\$ 2,797.92</u>	
Subtotal	\$21,450.72	\$ 21,450.72
Crane	\$ 2,000.00	
Kraus P&H	\$ 7,205.00	
10% OH&P	<u>\$ 920.50</u>	
Subtotal	\$10,125.50	<u>\$ 10,125.50</u>
Total		\$ 31,576.22

Total Cost: \$ 31,576.22

NOTE: Pricing does NOT include DHU-2 Air coils replacement or refrigerant leaks in other components. Please contact me if any questions regarding this quotation.

Respectfully Submitted,
Universal Climate Control

Scot Geisler
President

AGENDA ITEM

AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

DATE:	City Council Meeting of December 21, 2020.
AGENDA ITEM:	Discussion/possible action concerning the Airport's next potential land acquisition project: A.) McClure Engineering's agreement for planning and land acquisition services, amendment #6; not to exceed \$15,000. B.) Cook Appraisal's agreement for primary appraisal services; not to exceed \$4,000. C.) Agroval's agreement to do review appraisal; for lump sum of \$1,500.
ACTION:	Approve, deny, or table to get more info.

SYNOPSIS

This synopsis covers an item that has three subparts, but all are necessary to the next possible land acquisition project near the Airport, and all three are ultimately 90% reimbursable by the FAA.

McClure's agreement includes working with FAA reports and FAA personnel. They will also do the necessary survey work and create acquisitions plat(s.)

The FAA's process requires both a primary appraisal and a secondary/review appraisal, so there are proposals for both.

This is the same process that was used for 2020's two most recent purchases.

PREPARED BY: BW

DATE PREPARED: December 17, 2020

Project No. TIP-2513001-06
 Project Name: Amend No. 6 – Planning and Land Acquisition Services
 Project Manager: Jay Pudenz, PE, LEED AP

AIRPORT IMPROVEMENTS Amendment No. 6 Planning and Land Acquisition Services

This Amendment No. 6, made on the _____ day of _____, **2020**, shall amend the original **Agreement dated the 13th day of February, 2013**, by and between **McClure, of Clive, Iowa** (herein referred to as "**Engineer**") and the **City of Tipton, Iowa** (hereinafter referred to as "**Owner**"). Services shall be performed per the fees, terms and conditions outlined in this agreement. The **Engineer** shall provide planning and land acquisition services for the project located at the **Mathews Memorial Airport**.

PROJECT DESCRIPTION:

In anticipation of the future Runway 12/30 at the Mathews Memorial Airport, land needs be acquired to attain the proper approaches and safety areas according to the FAA approved Airport Layout Plan (ALP) drawings.

The City of Tipton worked through the land acquisition process over the past year and were successful in the acquisition of two parcels. The City is now interested in moving forward again with the process for the next phase of land acquisition.

As with the last phase, this next phase will begin with reviewing the Exhibit A property map and ensuring it is current, reviewing and updating (if needed) the surveys / plats for this next phase of land to be acquired. It will also involve coordinating with City-hired property appraisers to appraise the property to be acquired. Once the appraisals are complete and a fair market value is set, the City will work with the City Attorney to assist with negotiations. Once an agreement is reached with the landowner, the Engineer will prepare a Grant Application to the FAA for funding (90% funding by FAA). Additionally, following closing, the Engineer will set pins for property transition and coordinate the final grant funding with the FAA. All tasks associated with the Land Acquisition process are shown in Task O.

1. The **Owner** shall provide information, which shall set forth the **Owner's** objectives, schedule, constraints, budget with reasonable contingencies and other applicable criteria. (See Exhibit 'C' for **Owner's** responsibilities).
2. The **Engineer** shall provide the following services, including:

Item	Included	Not Included
100. <u>Airport Master Planning and Reports</u>		
1. Preliminary Planning and Reports	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Project Concepts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Capital Improvement Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Evaluation of Alternatives for Improvement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Master Planning Design/Concepts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
200. <u>Existing Conditions</u>		
1. Data Gathering/Inventory	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Existing Condition Drawings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Storm Sewer Televising	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Geographical Information Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Environmental Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Airspace Obstruction Survey	<input type="checkbox"/>	<input checked="" type="checkbox"/>
300. <u>Airport Improvement Program (AIP) Grant Administration</u>		
1. Prepare AIP Grant Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Prepare AIP Sponsor Certifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Prepare AIP Invoice Summary & assist Owner with monthly reimbursement requests	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Prepare AIP Sponsor Quarterly Performance Reports	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Prepare AIP Financial Reports (SF-271 and SF-425 forms)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Update 3-year DBE Program (FY18-FY20)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Prepare Pavement Maintenance Program in accordance with FAA AC 150/5380-7B		
▪ Inventory of existing pavement conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Compilation of current reports (network definition map, DOT pavement condition index report, recent geotechnical report)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Preparation of Program Report (sections include General Information, Inspection Schedule, Pavement Inventory, Inspection Reports, Distress Identification Index, Economic Analysis/Network Priority Ranking, and Program Funding and Programming)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Included	Not Included
400. Preliminary Design		
1. Conduct Project Kickoff Meeting via teleconference. Prepare agenda and distribute minutes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Confirm Scope, Extent and Character of the Project:		
▪ Final Design Criteria	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Field Survey to Determine Existing Conditions (1-4 hour visit by PM and Eng II)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Pre-trip preparation		
• Post trip processing		
▪ Develop Construction Item List	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Review Project Questions and Issues	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Building Layouts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Operation and Maintenance Concepts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Utility Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Project Limits Exhibit	<input type="checkbox"/>	<input checked="" type="checkbox"/>
435. Soil Boring Coordination		
1. Prepare Geotechnical Scope of Work and submit to Geotechnical Firm	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Review Geotechnical Scope/Fee Proposal and coordinate contract approval with Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Coordinate field exploration with Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Review Geotechnical Report and provide comments	<input type="checkbox"/>	<input checked="" type="checkbox"/>
500. Final Design		
A. 30% Design Phase		
1. Prepare 30% "Opinion of Probable Construction Cost" and Project Budget.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Perform 30% QA/QC by Senior Airport Engineer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Furnish 30% Documents.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Conduct 30% Review Meeting at Owner's Location. Prepare agenda and distribute minutes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Prepare Draft CSPP Document	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. 90% Design Phase		
1. Formally Address Owner 30% Comments	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Prepare 90% Project Drawings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Prepare 90% Specifications	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Prepare 90% Engineer's Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Prepare 90% "Opinion of Probable Costs" and Project Budget	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Perform 90% QA/QC by Senior Airport Engineer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Furnish 90% Documents	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Conduct 90% Review Meeting at Owner's Location. Prepare agenda and distribute minutes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Prepare Draft and Final CSPP Document		
▪ Submit Draft CSPP	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Address FAA Draft CSPP comments	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Submit Final CSPP	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Issued for Bid (IFB) Package (100% Phase)		
1. Formally address Owner 90% Comments	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Prepare IFB (100%) Drawings, Specifications, and Bid Documents	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Furnish IFB (100%) Documents	<input type="checkbox"/>	<input checked="" type="checkbox"/>
504. Construction Permits		
1. Erosion Control Plan/Permit		
▪ Apply for NPDES Permit from DNR (Owner will be operator listed on permit). Engineer will not be liable for fines arising from noncompliance with SWPPP. The Owner shall be the Permit holder and shall pay for all costs associated with permit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Prepare Storm Water Pollution Prevention Plan (SWPPP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Iowa DOT Right-of-Way Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. City Permits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. County Permits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other Permits, including Army Corps of Engineers Section 404 Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. File and submit FAA OE/AAA Case Study along with runway offset exhibits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ FAA Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) Form		
590 Land Acquisition		
Phase I Services:		
1. Review and update Exhibit A Property Map as needed to clearly delineate the land to be required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Initiate contact with affected land owners	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Meet individually with each affected land owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Determine willingness to sell	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Report to Council/Staff summary of findings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Consult with the FAA Project Manager to verify that proposed parcels on approved ALP	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Verify environmental requirements of the National Environmental Policy Act (NEPA) are met		
Phase II Services:		
4. Surveys and Plats	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Identify surveys and plats that will be needed for proposed property acquisition	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Update Survey Plats and Legal Descriptions for parcels, if needed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Prepare and submit revised Exhibit 'A' Property Map to Iowa DOT/FAA		

5. Preliminary Title Search <ul style="list-style-type: none"> Identify title search companies Order Preliminary title searches to confirm ownership and encumbrances 6. Appraisals <ul style="list-style-type: none"> Coordinate with appraisal firms to update Appraisals and Review Appraisals 7. Select and negotiate contract for Environmental Site Assessment (ESA) consultant, if required 8. Select and negotiate contract for land acquisition and relocation consultant, if required 9. Conduct a due diligence environmental audit to determine if hazardous material or contamination are present on the subject properties. 10. Prepare relocation plan if there are any persons to be displaced 11. Coordinate appraisals and appraisal review, and approve appraised fair market value. 12. Submit appraisal and review appraisal reports to the FAA for review and acceptance	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Phase III Services: 13. Make written offer of just compensation. <ul style="list-style-type: none"> At initiation of negotiations, provide general notice of the property owner's rights and entitlements on the acquisition of their property and an explanation of the relocation assistance and payment entitlements. Provide notice of relocation eligibility to displaced persons. 14. Negotiate purchase agreements 15. Coordinate Closing / Court Award, Title Conveyance and Scheduled Possession 16. Coordinate Relocation Assistance for displaced persons 17. Coordinate Land Acquisition Parcels and Funding with Iowa DOT/FAA	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
600. Construction Administration 1. Prepare and Distribute Issued for Construction Plans and Specifications. 2. Provide general administration of construction contract as Owner's representative. 3. Prepare Construction Observation Program per FAA guidelines 4. Conduct Preconstruction Conference. Prepare agenda and distribute minutes. 5. Visit site of construction at appropriate stages of construction to observe Contractor's work. 6. Issue interpretations and clarifications of contract documents. 7. Review Shop Drawings. 8. Act as initial interpreter of the requirements of the Contract Documents. 9. Review and process the Contractor's application for payment. 10. Review certified payrolls for prevailing wage rates. 11. Attend Construction Progress Meetings. 12. Conduct Final Inspection. Prepare agenda and distribute minutes.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
602. Advertising, Bidding, Contract Award 1. Assist Owner in advertising for and obtaining bids 2. Conduct Prebid Conference at Owner's location (1 meeting). Prepare agenda and minute 3. Provide Drawings, Specifications, and Bid Documents 4. Issue Addenda to interpret or clarify bid documents. 5. Respond to Bidders questions at discretion of Owner. 6. Attend Bid opening (at Owner's location) (1 meeting) 7. Prepare Bid Tabulation 8. Review Bidders quals, bids, and other documents. Make recommendation for award of contract. 9. Distribute Executed Construction Contracts <ul style="list-style-type: none"> 3 Copies to Contractor 2 Copies to Owner 1 Copy to FAA 1 Copy to Engineer 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
603. Quality Assurance (QA) Material Testing Coordination 1. Coordinate QA Testing between Owner & Contractor in accordance with IDOT/FAA standards 2. Request for Proposal to Testing Firms 3. Review Proposals/Recommendation for Award 4. Provide QA Testing in accordance with Iowa DOT/FAA standards	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
650. Resident Project Representative 1. Provide a Resident Project Representative to be on-site for up to eight (8) hours per day for 35 of 45 working days during construction. The total time is not to exceed 280 hours. (see Exhibit 'D', "A Listing of Duties, Responsibilities and Limitations of Authority of the Resident Project Representative" in the original agreement).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
700. Topographic Survey 1. Research existing survey control network system 2. Establish bearings of centerlines 3. Locate all standard topographic features 4. Collect Cross Sections 5. Collect joint intersections on taxiway and apron taxilane 6. Perform topographic survey in turf areas 7. Process Survey Work into CAD topographic base files	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
760. Construction Staking 1. Establish field construction controls 2. Set Control Points	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

Item		Included	Not Included
800.	<u>Project Closeout</u>		
	1. As-Built Record Drawings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2. Hard Copies (2 copies included with this contract)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	3. Electronic Copies (1 CD included with this contract)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4. Prepare AIP Grant Closeout Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>
850	<u>Project Management and Coordination</u>		
	1. Continual Communication/Coordination with Owner and Airport (phone, email, letters)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2. Provide updates on project schedule	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	3. Provide monthly progress reports to Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4. Maintain documentation of pertinent correspondence (email, letters, telephone logs)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5. Prepare independent fee analysis package	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6. Perform business and contract administration (assume 10 months)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	7. Conduct internal design review meetings (3-people prior 90% submittals)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	8. Coordination between sub-consultants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	9. Other Meetings		
	▪ Special meetings with Council/Staff	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	▪ Public Informational Meetings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	▪ Regulatory Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. Payment to the **Engineer** shall be made on the following basis:

Section 3.1: Basis of Compensation

Item	Description	Time and Materials (NTE)	
<input type="checkbox"/>	100. Preliminary Planning and Reports	\$	
<input type="checkbox"/>	200. Existing Conditions	\$	
<input type="checkbox"/>	205. Geographic Information Systems (GIS)	\$	
<input checked="" type="checkbox"/>	300. Airport Improvement Program (AIP) Grant Administration	\$	
<input type="checkbox"/>	400. Preliminary Design	\$	
<input type="checkbox"/>	435. Soil Boring Coordination	\$	
<input type="checkbox"/>	500. Final Design	\$	
	A. 30% Design	\$	
	B. 90% Design Phase	\$	
	C. Issued for Bid (100%) Phase	\$	
<input type="checkbox"/>	504. Construction Permits	\$	
<input checked="" type="checkbox"/>	590. Land Acquisition	\$	15,000.00
<input type="checkbox"/>	600. Construction Administration	\$	
<input type="checkbox"/>	602. Advertise, Bidding, Contract Award	\$	
<input type="checkbox"/>	603. Quality Assurance Testing Coordination	\$	
<input type="checkbox"/>	650. Resident Project Representative	\$	
<input type="checkbox"/>	700. Topographic Survey	\$	
<input type="checkbox"/>	760. Construction Staking	\$	
<input type="checkbox"/>	800. Project Closeout	\$	
<input type="checkbox"/>	850. Project Management and Coordination	\$	
<input type="checkbox"/>	960. Subconsultants	\$	
TOTAL Time and Materials (NTE*)		\$	15,000.00

4. The **Engineer** shall perform the Services and deliver the related Documents (if any) according to the schedule outlined in Exhibit 'G' Project Schedule. This Agreement represents the entire and integrated Agreement between the **OWNER** and the **ENGINEER**.

	Included	Not Included
Exhibit 'A' Hourly Rate Schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit 'B' Proposed Acquisition Map / Estimated Land Acquisition Cost Summary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit 'C' Owner's Responsibilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit 'D' Duties, Responsibilities and Limitations of Authority of the Resident Project Representative	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhibit 'E' Federal Provisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit 'F' Estimated Costs for Consultant Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhibit 'G' Project Schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>


SPECIAL INSTRUCTIONS:

For the land acquisition phase, the Engineer will not be responsible for landowner negotiations. The Owner will need to consult with a land attorney or licensed real estate agent to assist with that process. The fee is shown as time and materials with a not to exceed limit. The Engineer provide monthly updates on work completed and will not exceed to NTE limit without first consulting with the Owner.

OWNER: City of Tipton, Iowa

ENGINEER: McClure
Clive, Iowa

By: _____

Signed:  _____

Name: _____

Name: _____

Title: _____

Title: _____

McCLURE ENGINEERING COMPANY

STANDARD TERMS AND CONDITIONS

ACCESS TO SITE: The Engineer shall at all times have access to the site to complete his Work.

INFORMATION PROVIDED BY OTHERS: The Engineer shall be entitled to rely upon the accuracy and completeness of data provided by the Owner and shall not assume liability for such data. The Engineer does not practice law, insurance or financing, therefore, the Owner shall furnish all legal, accounting and insurance counseling services as may be necessary to protect themselves at any time during the Project. Owner shall hold Engineer harmless from damages that may arise as a result of inaccuracies of information or data supplied by Owner or others to Engineer.

ADDITIONAL SERVICES: As an Additional Service in connection with changes in the scope of the Engineer's work by the Owner, the Engineer shall prepare Drawings, Specifications and other documentation and data, evaluate Contractor's proposal and provide any other services made necessary by such Change Orders and Construction Change Directives. The Engineer will be entitled to additional compensation to coordinate such changes and schedules shall be adjusted accordingly.

OWNERSHIP AND REUSE OF DOCUMENTS: All documents are instruments of service, and Engineer shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of the Engineer) whether or not the Project is completed.

Owner may make and retain copies of documents for information and reference in connection with the use of the documents on the Project. Engineer grants Owner a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all services relating to preparation of the documents, and subject to the following limitations: (1) Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer; (2) any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and consultants; (3) Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and (4) such limited license to Owner shall not create any rights in third parties.

If Engineer at Owner's request verifies the suitability of the documents, completes them, or adapts them for extensions of the Project or for any other purpose, then Owner shall compensate Engineer at rates or in an amount agreed upon by Owner and Engineer.

OPINIONS OF PROBABLE COSTS: Engineer's opinions (if any) of probable construction costs are to be made on the basis of Engineer's experience, qualifications, and general familiarity with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Engineer. If Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.

BETTERMENT: If a required item or component of the Owner's project should be omitted from Engineer's construction documents, Engineer shall not be responsible for paying the cost required to add such item or component to the extent that such item or component would have been required and included in the original construction documents. In no event will Engineer be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the Owner's project.

SHOP DRAWING REVIEW: If, as part of this Agreement Engineer reviews Contractor submittals, such as shop drawings, product data, samples and other data, as required by Engineer, these reviews and approvals shall be only for the limited purpose of checking for conformance with the design concept and the information expressed in the contract documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. Engineer shall not be responsible for any deviations from the contract documents not brought to the attention of Engineer in writing by the contractor. Engineer shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

CONSTRUCTION OBSERVATION: If, as part of this Agreement, Engineer is providing construction observation services, Engineer shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the Contractor's work and to determine if the work is proceeding in general accordance with the Contract Documents. Engineer shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, schedule, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for the security or safety at the site, nor for any failure of a contractor to comply with laws and regulations applicable to that contractor's furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any contractor.

Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the construction contract documents.

Engineer shall not be responsible for any decision made regarding the construction contract documents, or any application, interpretation, clarification, or modification of the construction contract documents, other than those made by the Engineer or its consultants.

Unless otherwise specified in this Agreement, the Owner has not retained the Engineer to make detailed inspections or to provide exhaustive or continuous project review and observation services.

DESIGN WITHOUT CONSTRUCTION PHASE SERVICES: If Engineer is not retained for construction observation and/or on-site resident observation services, Engineer shall have no

design, shop drawing review, or other obligations during construction, and Owner assumes all responsibility for the application and interpretation of construction contract documents, review and response to contractor claims, construction contract administration, processing of change orders and submittals, revisions to the construction contract documents during construction, construction observation and review, review of contractor's payment applications, and all other necessary construction phase administrative, engineering, and professional services. Owner waives all claims against the Engineer that may be connected in any way to construction phase administrative, engineering, or professional services.

UNDERGROUND UTILITIES: Information for location of underground utilities may come from the Owner, third parties, and/or research performed by the Engineer or its subcontractors. Unfortunately, the information the Engineer must rely on from various utilities and other records may be inaccurate or incomplete. Therefore, the Owner agrees to indemnify and hold harmless the Engineer for all claims, losses, costs and damages arising out of the location of underground utilities provided by the Engineer under this Agreement.

SUBSURFACE CONDITIONS: The Engineer may advise the Owner to conduct soil and/or subsurface testing and analysis to provide information to the Owner, Engineer, and contractor(s) as to the subsurface conditions that may generally be encountered during subsurface construction.

The Engineer cannot warrant or guarantee that the information provided is reflective of all subsurface conditions that may be encountered, or to the extent that subsurface conditions such as soil properties, groundwater, rock, etc., may vary from location to location throughout subsurface construction.

Any unexpected change or unforeseen subsurface conditions (including those that may be caused by weather conditions) will be addressed when encountered and may result in a change in construction price and/or schedule, and the Engineer shall be held harmless from issues arising out of these unseen subsurface conditions.

HAZARDOUS MATERIALS – INDEMNIFICATION: The Engineer is not in the business of making environmental site assessments for purposes of determining the presence of any toxic, hazardous or other environmental damaging substances. The purpose of this provision is to be certain that the Owner is aware of the potential liability if toxic, hazardous or environmental damaging substances are found on or under the property. Engineer makes no representations regarding an environmental site assessment, relies upon Owner to have fully investigated the need and/or scope of such assessment and assumes no responsibility for the determination to make an environmental site assessment on the subject property.

DISPUTE RESOLUTION: Claims, disputes or other matters, involving a value less than \$200,000.00, in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be subject to mediation unless each of the parties mutually agrees otherwise. No mediation arising out of or relating to this Agreement shall include, by consolidation, joinder or in any other manner, an additional person or entity not a party to this Agreement, except by written consent containing a specific reference to this Agreement signed by the Owner, Engineer, and any other person or entity sought to be joined. In no event shall the demand for mediation be made after the date when the institution of legal or equitable proceedings based upon such claim would be barred by the applicable statute of limitations. The award rendered in the mediation shall be non-binding.

TERMINATION: This Agreement may be terminated by either party upon not less than seven days written notice should the other party fail substantially to perform in accordance with the terms of the Agreement through no fault of the party initiating the termination. This Agreement may be terminated by the Owner upon not less than seven days' written notice to the Engineer in the event the Project is permanently abandoned.

Failure of the Owner to make payments to the Engineer in accordance with the Agreement shall be considered substantial non-performance and cause for termination. If the Owner fails to make payment when due the Engineer for services, the Engineer may, upon seven days' written notice to the Owner, suspend performance of services under this Agreement. Unless payment in full is received by the Engineer within seven days of the date of the notice, the suspension shall take effect without further notice. In the event of a suspension of services, the Engineer shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services.

In the event of termination not the fault of the Engineer, the Engineer shall be compensated for services performed prior to termination and all termination expenses. Termination expenses are in addition to compensation for Basic and Additional Services, and include expenses which are directly attributable to termination.

LIMITATION OF LIABILITY: The Engineer's liability shall be limited to \$50,000.00 or the fee for the work performed, whichever is greater, or as specifically agreed to by separate agreement.

PAYMENT: Amounts unpaid 30 days after invoice date shall bear interest from the date payment is due at a rate of 1.5% per month compounded and shall include costs for attorney fees and other collection fees related to collecting fees for service.

WAIVERS: The Owner and the Engineer waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, but only to the extent covered by property insurance during construction. The Owner and Engineer each shall require similar waivers from their contractors, consultants and agents.

ASSIGNMENT: The Owner and Engineer, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither Owner nor Engineer shall assign this Agreement without the written consent of the other.

GOVERNING LAW: Unless otherwise provided, the Agreement shall be governed by the laws of the State of Iowa.

COMPLETE AGREEMENT: This Agreement represents the entire and integrated agreement between the Owner and Engineer and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Engineer. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Engineer.

EXHIBIT 'A'
McCLURE ENGINEERING COMPANY
HOURLY RATE SCHEDULE
(Effective through December 31, 2021*)

<u>PERSONNEL</u>	<u>HOURLY RATE</u>
Principal	\$270 - \$295
Project Manager	\$180 - \$220
Senior Professional	\$180 - \$275
Professional	\$150 - \$180
Junior Professional	\$120 - \$150
Senior Technician	\$130 - \$170
Technician	\$110 - \$130
Landscape Architect	\$120 - \$150
Field Crew Personnel	\$90 - \$120
On-Site Representative	\$110 - \$150
Client/Project Liason	\$130 - \$180
Administrative	\$60 - \$80

EQUIPMENT

3D Scanner per Scan	\$30.00
UAV per Flight	\$125.00
Sonar Boat	\$125.00

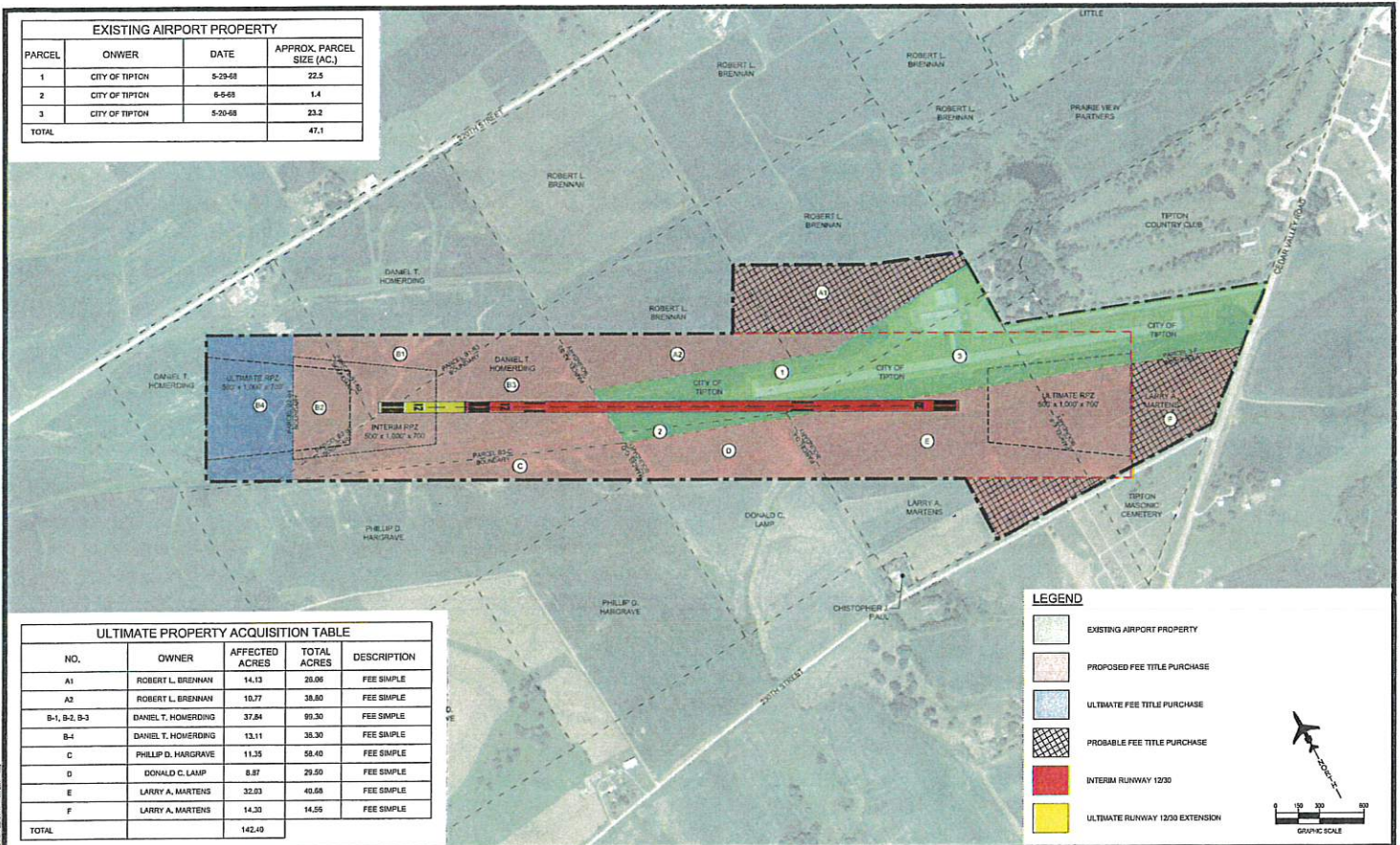
MISCELLANEOUS EXPENSES

Survey Vehicle Mileage	\$0.70/Mile
Automobile Mileage (at current IRS rate)	Current IRS Rate
Printing	Per Contract
Survey Supplies (Hubs, Lath, Paint, Nails, etc.)	Per Contract
Out-of-Pocket Expenses (Meals, Hotels, etc.)	Per Contract

*Rates are subject to change based on billing rates for future years



EXISTING AIRPORT PROPERTY			
PARCEL	OWNER	DATE	APPROX. PARCEL SIZE (AC.)
1	CITY OF TIPTON	5-29-88	22.5
2	CITY OF TIPTON	6-5-88	1.4
3	CITY OF TIPTON	5-20-88	23.2
TOTAL			47.1



ULTIMATE PROPERTY ACQUISITION TABLE				
NO.	OWNER	AFFECTED ACRES	TOTAL ACRES	DESCRIPTION
A1	ROBERT L. BRENNAN	14.13	28.08	FEE SIMPLE
A2	ROBERT L. BRENNAN	10.77	38.80	FEE SIMPLE
B-1, B-2, B-3	DANIEL T. HOMERDING	37.84	99.30	FEE SIMPLE
B-4	DANIEL T. HOMERDING	13.11	35.30	FEE SIMPLE
C	PHILIP D. HARGRAVE	11.35	58.40	FEE SIMPLE
D	DONALD C. LAMP	8.97	29.50	FEE SIMPLE
E	LARRY A. MARTENS	32.83	40.68	FEE SIMPLE
F	LARRY A. MARTENS	14.33	14.55	FEE SIMPLE
TOTAL		142.49		

LEGEND	
	EXISTING AIRPORT PROPERTY
	PROPOSED FEE TITLE PURCHASE
	ULTIMATE FEE TITLE PURCHASE
	PROBABLE FEE TITLE PURCHASE
	INTERIM RUNWAY 12/20
	ULTIMATE RUNWAY 12/20 EXTENSION



DESIGNED BY
S. SMITH
DRAWN BY
T. DOOLEY
CHECKED BY
A. MAYSENT
FIELD BOOK

TIPTON, IOWA
TIP3513001
5/15/2015

McCLURE
ENGINEERING C^o
building strong communities.

1360 NW 121st Street
Clive, IA 50325
515-964-1229
fax 515-964-2370

TIPTON MUNICIPAL AIRPORT
PROPOSED ACQUISITION MAP

SHEET NO.
01
01 OF 03

TIPTON MUNICIPAL MATHIEWS MEMORIAL AIRPORT LAND ACQUISITION COST SUMMARY

November 2018

General Project Costs - Estimated

Consultant	Service	Cost	Cost/Parcel
McClure Engineering	Airspace Analysis	\$5,000.00	\$625.00
McClure Engineering	Land Acquisition Services (Phase I, II, III)	\$52,500.00	\$6,562.50
McClure Engineering	Additional Phase III Land Acquisition Services (Plat Recording, Survey, Exhibit A) - Estimated	\$25,000.00	\$3,125.00
TBD	Legal Services - Estimated	\$25,000.00	\$3,125.00
City of Tipton	Administrative Services	\$2,500.00	\$312.50
TOTAL GENERAL PROJECT COSTS		\$110,000.00	
TOTAL COST PER PARCEL		\$13,750.00	\$13,750.00

Individual Parcel Costs

Parcel Number	Parcel	Acres	Land	Appraisal	Review Appraisal	Title Searches	Relocation Costs	General Costs (From Above)	Farmstead Survey	Total Cost	FAA Share	Local Share
A-1, A-2	Robert L. Brennan	24.90	\$290,200.00	\$1,650.00	\$1,000.00	\$750.00	\$0.00	\$13,750.00	N/A	\$307,350.00	90%	10%
B-1, B-2, B-3	Daniel T. Homending	37.84	\$421,847.30	\$2,450.00	\$1,000.00	\$750.00	\$0.00	\$13,750.00	N/A	\$439,797.30	\$395,817.00	\$43,980.30
C	Philip D. Haggrave	11.35	\$147,000.00	\$2,450.00	\$1,000.00	\$750.00	\$0.00	\$13,750.00	N/A	\$164,950.00	\$148,465.00	\$16,485.00
D	Donald C. Lamp	8.87	\$101,200.00	\$2,000.00	\$1,000.00	\$750.00	\$0.00	\$13,750.00	N/A	\$118,700.00	\$106,830.00	\$11,870.00
E, F	Larry A. Martens	46.33	\$540,380.00	\$1,650.00	\$1,000.00	\$750.00	\$150,000.00	\$13,750.00	N/A	\$707,510.00	\$636,759.00	\$70,751.00
TOTAL		129.29	\$1,500,607.30	\$10,200.00	\$5,000.00	\$3,750.00	\$150,000.00	\$68,750.00	\$0	\$1,738,307.30	\$1,564,476.00	\$173,831.30

Notes / Assumptions

- The above land acquisition project was environmentally cleared (through an Environmental Assessment) in Feb. 2012.
- Environmental clearance is valid for 3 years, meaning an update to the EA will be required (~3 month process).
- The above costs/acre are based on appraisals that were completed in 2014. Appraisals are valid for 1 year and require updating prior to each parcel purchase.
- All above expenses (consultant, legal, appraisal) cannot be reimbursed from the FAA until a land acquisition has been completed.
- The FAA will pay for one appraisal, one environmental assessment, etc. Additional costs to update these items require local funding.

Additional Estimated Local Funding Required to restart the process

Item	Cost	Schedule
Environmental Assessment	\$10,000 to \$15,000	3 months
Update appraisal	\$2,500 per parcel	3 months
Update review appraisal	\$1,250 per parcel	3 months
Update Phase 1 ESA (diff than	\$1,500 per parcel	1 month
Year 1 Add'l Local Expenses	\$25,500	Assume 2 parcels
Year 2 Add'l Local Expenses	\$15,750	Assume 3 parcels
Year 3 Add'l Local Expenses	\$10,500	Assume 2 parcels
Year 4 Add'l Local Expenses	\$10,500	Assume 2 parcels



EXHIBIT 'C'

OWNER'S RESPONSIBILITIES

OWNER shall do the following in a timely manner so as not to delay the services of the **ENGINEER**.

1. Designate in writing a person to act as **OWNER'S** representative with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define **OWNER'S** policies and decisions with respect to **ENGINEER'S** services for the project.
2. Provide all criteria and full information as to **OWNER'S** requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any budgetary limitations; and furnish copies of all design and construction standards, which **OWNER** will require to be included in the drawings and specifications.
3. Assist **ENGINEER** by placing at **ENGINEER'S** disposal all available information pertinent to the Project, including previous reports and any other data relative to design or construction of the Project.
4. Arrange for access to make all provisions for the **ENGINEER** to enter upon public and private property as required for the **ENGINEER** to perform services under this Agreement.
5. Examine all studies, reports, sketches, drawings, specifications, proposals and other documents presented by the **ENGINEER**, obtain advice of an attorney, insurance counselor and other consultants as **OWNER** deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of the **ENGINEER**.
6. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary completion of the Project.
7. Attend the Prebid Conference, Bid opening, Preconstruction Conferences, Construction Progress Meetings and other job related meetings and Substantial Completion Inspection and Final Payment Inspection.
8. Give prompt written notice to the **ENGINEER** whenever the **OWNER** observes or otherwise becomes aware of any development that affects the scope or timing of the **ENGINEER'S** services, or any defect or non-conformance in the work of any Contractor.
9. Retain all records relating to project cost, including supporting documents, for a period of three (3) years following payment by the FAA and/or Iowa DOT, and to make such records and documents available to DOT personnel for audit.

EXHIBIT 'E'

FEDERAL CONTRACT PROVISIONS

FEDERAL CONTRACT PROVISIONS FOR A/E AGREEMENTS

ALL REFERENCES MADE HEREIN TO "CONTRACTOR", "PRIME CONTRACTOR", "BIDDER", "OFFEROR", AND "APPLICANT" SHALL PERTAIN TO THE ARCHITECT/ENGINEER (A/E).

ALL REFERENCES MADE HEREIN TO "SUBCONTRACTOR", "SUB-TIER CONTRACTOR" OR "LOWER TIER CONTRACTOR" SHALL PERTAIN TO ANY SUBCONSULTANT UNDER CONTRACT WITH THE A/E.

~~ALL REFERENCES MADE HEREIN TO "SPONSOR" AND "OWNER" SHALL PERTAIN TO THE STATE, CITY, AIRPORT AUTHORITY OR OTHER PUBLIC ENTITY EXECUTING CONTRACTS WITH THE A/E.~~

ACCESS TO RECORDS AND REPORTS

Reference: 2 CFR § 200.333, 2 CFR § 200.336, and FAA Order 5100.38

The contractor must maintain an acceptable cost accounting system. The contractor agrees to provide the Sponsor, the Federal Aviation Administration, and the Comptroller General of the United States or any of their duly authorized representatives access to any books, documents, papers, and records of the contractor which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts and transcriptions. The contractor agrees to maintain all books, records and reports required under this contract for a period of not less than three years after final payment is made and all pending matters are closed.

CIVIL RIGHTS – GENERAL

Reference: 49 USC § 47123

The contractor agrees that it will comply with pertinent statutes, Executive Orders and such rules as are promulgated to ensure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.

This provision binds the contractor and sub-tier contractors from the bid solicitation period through the completion of the contract. This provision is in addition to that required of Title VI of the Civil Rights Act of 1964.

CIVIL RIGHTS – TITLE VI ASSURANCE

Reference: 49 USC § 47123 and FAA Order 1400.11

A) Title VI Solicitation Notice

The (Name of Sponsor), in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

B) Title VI Clauses for Compliance with Nondiscrimination Requirements

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

- 1) **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
- 2) **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.
- 3) **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Nondiscrimination Acts and Authorities on the grounds of race, color, or national origin.
- 4) **Information and Reports:** The contractor will provide all information and reports required by the Nondiscrimination Acts and Authorities, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the sponsor or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.
- 5) **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the sponsor will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:
 - a. Withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. Cancelling, terminating, or suspending a contract, in whole or in part.
- 6) **Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Nondiscrimination Acts and Authorities, and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the sponsor or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the sponsor to enter into any litigation to protect the interests of the sponsor. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

C) Title VI List of Pertinent Nondiscrimination Authorities

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees to comply with the following non- discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- 49 CFR part 21 (Non-discrimination in Federally-Assisted Programs of The Department of Transportation—Effectuation of Title VI of The Civil Rights Act of 1964);
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations at 49 CFR parts 37 and 38;
- The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

DISADVANTAGED BUSINESS ENTERPRISE

Reference: 49 CFR part 26

Contract Assurance (§ 26.13) - The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy, as the recipient deems appropriate.

Prompt Payment (§26.29) - The prime contractor agrees to pay each subcontractor under this prime contract for satisfactory performance of its contract no later than thirty (30) calendar days from the receipt of each payment the prime contractor receives from the Sponsor. The prime contractor agrees further to return retainage payments to each subcontractor within thirty (30) calendar days after the subcontractor's work is satisfactorily completed. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of the Sponsor. This clause applies to both DBE and non-DBE subcontractors.

ENERGY CONSERVATION REQUIREMENTS

Reference: 2 CFR § 200, Appendix II (H)

Contractor and each subcontractor agree to comply with mandatory standards and policies relating to energy efficiency as contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6201 et seq).

FEDERAL FAIR LABOR STANDARDS ACT (FEDERAL MINIMUM WAGE)

Reference: 29 USC § 201, et seq.

All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part time workers.

The Consultant has full responsibility to monitor compliance to the referenced statute or regulation. The Consultant must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Wage and Hour Division.

OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970

Reference: 20 CFR part 1910

All contracts and subcontracts that result from this solicitation incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. Contractor must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The Contractor retains full responsibility to monitor its compliance and their subcontractor's compliance with the applicable requirements of the Occupational Safety and Health Act of 1970 (20 CFR Part 1910). Contractor must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

RIGHT TO INVENTIONS

Reference: 2 CFR § 200 Appendix II (F) and 37 CFR §401

Contracts or agreements that include the performance of experimental, developmental, or research work must provide for the rights of the Federal Government and the Owner in any resulting invention as established by 37 CFR part 401, Rights to Inventions Made by Non-profit Organizations and Small Business Firms under Government Grants, Contracts, and Cooperative Agreements. This contract incorporates by reference the patent and inventions rights as specified within in the 37 CFR §401.14. Contractor must include this requirement in all sub-tier contracts involving experimental, developmental or research work.

SEISMIC SAFETY

Reference: 49 CFR part 41

In the performance of design services, the Consultant agrees to furnish a building design and associated construction specification that conform to a building code standard which provides a level of seismic safety substantially equivalent to standards as established by the National Earthquake Hazards Reduction Program (NEHRP). Local building codes that model their building code after the current version of the International Building Code (IBC) meet the NEHRP equivalency level for seismic safety. At the conclusion of the design services, the Consultant agrees to furnish the Owner a "certification of compliance" that attests conformance of the building design and the construction specifications with the seismic standards of NEHRP or an equivalent building code.

TAX DELINQUENCY AND FELONY CONVICTION

Reference: Sections 415 and 416 of Title IV, Division L of the Consolidated Appropriations Act, 2014 (Pub. L. 113-76) and DOT Order 4200.6

Certification - The applicant represents that it is not a corporation that has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability. A tax delinquency is any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted, or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.

Certification - The applicant represents that it is not a corporation that was convicted of a criminal violation under any Federal law within the preceding 24 months. A felony conviction means a conviction within the preceding twenty four (24) months of a felony criminal violation under any Federal law and includes conviction of an offense defined in a section of the U.S. code that specifically classifies the offense as a felony and conviction of an offense that is classified as a felony under 18 U.S.C. § 3559.

TRADE RESTRICTION CERTIFICATION

Reference: 49 USC § 50104 and 49 CFR part 30

By submission of an offer, the Offeror certifies that with respect to this solicitation and any resultant contract, the Offeror:

- a) is not owned or controlled by one or more citizens of a foreign country included in the list of countries that discriminate against U.S. firms as published by the Office of the United States Trade Representative (U.S.T.R.);
- b) has not knowingly entered into any contract or subcontract for this project with a person that is a citizen or national of a foreign country included on the list of countries that discriminate against U.S. firms as published by the U.S.T.R; and
- c) has not entered into any subcontract for any product to be used on the Federal on the project that is produced in a foreign country included on the list of countries that discriminate against U.S. firms published by the U.S.T.R.

This certification concerns a matter within the jurisdiction of an agency of the United States of America and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18, United States Code, Section 1001.

The Offeror/Contractor must provide immediate written notice to the Owner if the Offeror/Contractor learns that its certification or that of a subcontractor was erroneous when submitted or has become erroneous by reason of changed circumstances. The Contractor must require subcontractors provide immediate written notice to the Contractor if at any time it learns that its certification was erroneous by reason of changed circumstances.

Unless the restrictions of this clause are waived by the Secretary of Transportation in accordance with 49 CFR 30.17, no contract shall be awarded to an Offeror or subcontractor:

- a) who is owned or controlled by one or more citizens or nationals of a foreign country included on the list of countries that discriminate against U.S. firms published by the U.S.T.R. or
- b) whose subcontractors are owned or controlled by one or more citizens or nationals of a foreign country on such U.S.T.R. list or
- c) who incorporates in the public works project any product of a foreign country on such U.S.T.R. list;

Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by this provision. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

The Offeror agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification without modification in all lower tier subcontracts. The contractor may rely on the certification of a prospective subcontractor that it is not a firm from a foreign country included on the list of countries that discriminate against U.S. firms as published by U.S.T.R, unless the Offeror has knowledge that the certification is erroneous.

This certification is a material representation of fact upon which reliance was placed when making an award. If it is later determined that the Contractor or subcontractor knowingly rendered an erroneous certification, the Federal Aviation Administration may direct through the Owner cancellation of the contract or subcontract for default at no cost to the Owner or the FAA.

VETERAN'S PREFERENCE

Reference: 49 USC § 47112(c)

In the employment of labor (excluding executive, administrative, and supervisory positions), the contractor and all sub-tier contractors must give preference to covered veterans as defined within Title 49 United States Code Section 47112. Covered veterans include Vietnam-era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns (as defined by 15 U.S.C. 632) owned and controlled by disabled veterans. This preference only applies when there are covered veterans readily available and qualified to perform the work to which the employment relates.

PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$3,500

DISTRACTED DRIVING

Reference: Executive Order 13513 and DOT Order 3902.10

In accordance with Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving" (10/1/2009) and DOT Order 3902.10 "Text Messaging While Driving" (12/30/2009), the FAA encourages recipients of Federal grant funds to adopt and enforce safety policies that decrease crashes by distracted drivers, including policies to ban text messaging while driving when performing work related to a grant or sub-grant.

In support of this initiative, the Owner encourages the Contractor to promote policies and initiatives for its employees and other work personnel that decrease crashes by distracted drivers, including policies that ban text messaging while driving motor vehicles while performing work activities associated with the project. The Contractor must include the substance of this clause in all sub-tier contracts exceeding \$3,500 and involve driving a motor vehicle in performance of work activities associated with the project.

PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$10,000

TERMINATION OF CONTRACT

Reference: 2 CFR § 200 Appendix II (B)

Termination for Convenience

The Owner may, by written notice to the Consultant, terminate this Agreement for its convenience and without cause or default on the part of Consultant. Upon receipt of the notice of termination, except as explicitly directed by the Owner, the Contractor must immediately discontinue all services affected.

Upon termination of the Agreement, the Consultant must deliver to the Owner all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete.

Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services.

Owner further agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

Termination by Default

Either party may terminate this Agreement for cause if the other party fails to fulfill its obligations that are essential to the completion of the work per the terms and conditions of the Agreement. The party initiating

the termination action must allow the breaching party an opportunity to dispute or cure the breach.

The terminating party must provide the breaching party [7] days advance written notice of its intent to terminate the Agreement. The notice must specify the nature and extent of the breach, the conditions necessary to cure the breach, and the effective date of the termination action. The rights and remedies in this clause are in addition to any other rights and remedies provided by law or under this agreement.

a) Termination by Owner: The Owner may terminate this Agreement in whole or in part, for the failure of the Consultant to:

- 1) Perform the services within the time specified in this contract or by Owner approved extension;
- 2) Make adequate progress so as to endanger satisfactory performance of the Project;
- 3) Fulfill the obligations of the Agreement that are essential to the completion of the Project.

Upon receipt of the notice of termination, the Consultant must immediately discontinue all services affected unless the notice directs otherwise. Upon termination of the Agreement, the Consultant must deliver to the Owner all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete.

Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services.

Owner further agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

If, after finalization of the termination action, the Owner determines the Consultant was not in default of the Agreement, the rights and obligations of the parties shall be the same as if the Owner issued the termination for the convenience of the Owner.

b) Termination by Consultant: The Consultant may terminate this Agreement in whole or in part, if the Owner:

- 1) Defaults on its obligations under this Agreement;
- 2) Fails to make payment to the Consultant in accordance with the terms of this Agreement;
- 3) Suspends the Project for more than [180] days due to reasons beyond the control of the Consultant.

Upon receipt of a notice of termination from the Consultant, Owner agrees to cooperate with Consultant for the purpose of terminating the agreement or portion thereof, by mutual consent. If Owner and Consultant cannot reach mutual agreement on the termination settlement, the Consultant may, without prejudice to any rights and remedies it may have, proceed with terminating all or parts of this Agreement based upon the Owner's breach of the contract.

In the event of termination due to Owner breach, the Engineer is entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all justified reimbursable expenses incurred by the Consultant through the effective date of termination action. Owner agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$25,000

DEBARMENT AND SUSPENSION

Reference: 2 CFR part 180 (Subpart C), 2 CFR part 1200, and DOT Order 4200.5

By submitting a bid/proposal under this solicitation, the bidder or offeror certifies that at the time the bidder or offeror submits its proposal that neither it nor its principals are presently debarred or suspended by any Federal department or agency from participation in this transaction.

The successful bidder, by administering each lower tier subcontract that exceeds \$25,000 as a "covered transaction", must verify each lower tier participant of a "covered transaction" under the project is not presently debarred or otherwise disqualified from participation in this federally assisted project. The successful bidder will accomplish this by:

- 1) Checking the System for Award Management at website: <https://www.sam.gov>.
- 2) Collecting a certification statement similar to the Certificate Regarding Debarment and Suspension (Bidder or Offeror), above.
- 3) Inserting a clause or condition in the covered transaction with the lower tier contract

If the FAA later determines that a lower tier participant failed to tell a higher tier that it was excluded or disqualified at the time it entered the covered transaction, the FAA may pursue any available remedy, including suspension and debarment.

PROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$100,000

CONTRACT WORKHOURS AND SAFETY STANDARDS ACT REQUIREMENTS

Reference: 2 CFR § 200 Appendix II (E)

1) Overtime Requirements.

No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic, including watchmen and guards, in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

2) Violation; Liability for Unpaid Wages; Liquidated Damages.

In the event of any violation of the clause set forth in paragraph (1) above, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph 1 above, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph 1 above.

3) Withholding for Unpaid Wages and Liquidated Damages.

The Federal Aviation Administration or the Sponsor shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any monies payable on account of work performed by the contractor or subcontractor under any such contract or any

other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph 2 above.

4) Subcontractors.

The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraphs 1 through 4 and also a clause requiring the subcontractor to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs 1 through 4 of this section.

LOBBYING AND INFLUENCING FEDERAL EMPLOYEES

Reference: 31 U.S.C. § 1352 – Byrd Anti-Lobbying Amendment; 2 CFR part 200, Appendix II (J); and 49 CFR part 20, Appendix A

The bidder or offeror certifies by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

- 1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Bidder or Offeror, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- 2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- 3) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

P

ROVISIONS APPLICABLE TO CONTRACTS EXCEEDING \$150,000

BREACH OF CONTRACT TERMS

Reference: 2 CFR § 200 Appendix II (A)

Any violation or breach of terms of this contract on the part of the contractor or its subcontractors may result in the suspension or termination of this contract or such other action that may be necessary to enforce the rights of the parties of this agreement.

The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder are in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available by law.

CLEAN AIR AND WATER POLLUTION CONTROL

Reference: 2 CFR § 200 Appendix II (G)

Contractor agrees to comply with all applicable standards, orders, and regulations issued pursuant to the Clean Air Act (42 U.S.C. § 740-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251-1387). The Contractor agrees to report any violation to the Owner immediately upon discovery. The Owner assumes responsibility for notifying the Environmental Protection Agency (EPA) and the Federal Aviation Administration.

Contractor must include this requirement in all subcontracts that exceeds \$150,000.

EXHIBIT 'G'

PROJECT SCHEDULE

MATHEWS MEMORIAL AIRPORT PLANNING AND LAND ACQUISITION SERVICES

Phase II:

Review and update Exhibit A	January 2021
Review and update Surveys / Plats	January 2021
Update appraisals and review appraisals	January 2021-March 2021*
Submit appraisal and review appraisal reports to FAA	March 2021*
Receive FAA Approval on appraisal and review appraisal reports	March 2021*

Phase III:

Make written offer of just compensation	TBD**
Negotiate purchase Agreements	TBD**
Finalize Purchase Agreements	TBD**
Land Acquisition Closings	TBD**
Finalize Land Grants	TBD**

*Speed of the appraisals and review of the appraisals will be contingent on the speed and direction from the City.

**Completion of Phase III land acquisition will be based on the speed and direction of the City. All tasks shown in Phase III to be completed by the City Attorney except for land grant application and agreement, which the Engineer will assist with.

December 17, 2020

Brian Wagner
City Manager- City of Tipton
407 Lynn Street
Tipton, Iowa 52772

Subject: A fee and time necessary to complete one appraisal on the Tipton Airport Project in Tipton, Iowa.

Dear Mr. Wagner:

Thank you for your inquiry regarding the appraisals of the properties noted above. Assuming our terms and conditions are acceptable, Cook Appraisal, LLC will be preparing this assignment on the above captioned properties. The purpose of the inspections and appraisals are to estimate the market value of the property. The legal interests appraised would be the fee simple interest.

In consideration for the completion and delivery of one hard copy and one pdf copy of each report, the fee will no more than **\$4,000**. The completion date would be no later than **6 to 8 weeks** with receipt of information requested and signed authorization to proceed. Any additional consulting services and/or cost are to be agreed in writing between us before proceeding and will be billed at \$250.00 per hour.

The bid will be considered be null and void, unless signed within 14 days from the date of this letter.

We would appreciate obtaining the following information to assist us in preparing and completing these appraisals:

- The name and phone number of a contact person(s) to discuss plans should I have any questions and to schedule an inspection of the properties.
- A copy of the acquisition plats

The appraisals will be prepared in accordance with the Uniform Standards of Professional Appraisal Practice. Furthermore, the appraisals shall be prepared for and our professional fee billed to **The City of Tipton**. The appraisals are intended only for your use, which may include parties reasonably involved in the transaction. They may be shared with the property owners at your discretion. They are not available for public distribution in whole or in part without our written permission. Attached to this authorization is a copy of our statement of *Assumptions and Limiting Conditions*. Please sign the acknowledgment of this letter and return to us within 14 days.

December 17, 2020

Mr. Wagner:

Page 2

We look forward to undertaking this assignment for you.

Sincerely,

Cook Appraisal, LLC



Dennis G. Cronk, MAI, AI-GRS

DGC/rcg

ACKNOWLEDGMENT:

Subject: A fee and time necessary to complete one appraisal on the Tipton Airport Project in Tipton, Iowa.

I hereby acknowledge receipt and understand the Assumptions and Limiting Conditions attached to this letter.
I accept and agree to the above stated terms and conditions.

(Signature)

(Date)

ASSUMPTIONS AND LIMITING CONDITIONS

It is the understanding of both parties that the said fee, in full, will be due and payable at the date of delivery of the completed product. Furthermore, it is understood that the appraisal report will be subject to the attached underlying Assumptions and Limiting Conditions. In the event further efforts are necessary to collect any of the unpaid fees, you agree to pay all legal costs. The "unpaid balance more than 30 days" is subject to a finance charge of 1.5 percent per month or \$5.00 which ever is greater.

General Conditions

The date of value to which the opinions expressed in this report apply is set forth in the Letter of Transmittal. The appraiser assumes no responsibility for economic or physical factors occurring at some later date, which may affect the opinions herein stated.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although, such matters may be discussed in the report.

No opinion as to title is rendered. Data on ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions, except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

Maps, plats, and exhibits included herein are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

No opinion is expressed as to the value of subsurface oil, gas, or mineral rights and that the property is not subject to surface entry for the exploration or removal of such materials, except as is expressly stated.

The contract for the appraisal of said premises is fulfilled by the signer upon the delivery of this appraisal executed. Disclosure of the contents of this appraisal report are governed by the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which he is connected; or any reference to the Appraisal Institute and the MAI or SRA designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communications without the prior written consent and approval of the undersigned. This consent and approval does not apply to government agencies which disclose appraisals and appraised values through their normal business functions.

Hazardous Material

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.

For Court or Hearing Testimony

Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal unless such arrangements are made a reasonable time in advance.

Because the date of value used herein is not the date of trial, the appraiser reserves the right to consider and evaluate additional data that becomes available between the date of this report and the date of trial and to make any adjustment to the value opinions that may be required.

For Title Report Nonavailability

Because no title report was made available to the appraiser, he/she assumes no responsibility for such items of record not disclosed by his/her normal investigation.

For Questionable Soil or Geologic Conditions

No detailed soil studies covering the subject property were available to the appraiser. Therefore, premises as to soil qualities employed in this report are not conclusive, but have been considered consistent with information available to the appraiser.

For Improved Property

The appraiser has personally inspected the subject property and finds no obvious evidence of structural, mechanical, or roof deficiencies, except as stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

Because no termite inspection report was available, the appraiser assumes no evidence of termite damage or infestation unless so stated.

No consideration has been given in this appraisal to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.

For Proposed Construction

The plans and specifications furnished by the client and builder are assumed to show the intent of the builder, but the appraiser assumes no responsibility for their correctness or for undisclosed modifications.

Plans and Specifications

This appraisal report is based in part on plans, specifications, and documentation provided to the appraiser. The general plans and specifications are considered to be a part of this real estate appraisal report. The appraiser is assuming that the project will be constructed in a professional workmanlike manner in accordance with the general specifications provided. Any significant deviation from the plans and specifications is considered to invalidate this appraisal report. Also, the proposed project is to be built in accordance with the minimum building standards or code of the applicable jurisdiction in which the subject property is to be constructed.