

City of Tipton, Iowa

**Meeting:** Tipton City Council Work Session  
**Place:** Tipton, Iowa 52772  
**Date/Time:** Monday, October 4, 2021, 5:00 p.m.  
**Web Page:** [www.tiptoniowa.org](http://www.tiptoniowa.org)  
**Posted:** Friday, October 1, 2021 (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/845980053>

You can also dial in using your phone.

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

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Access Code: 845-980-053

Mayor: Bryan Carney

Council at Large:	Abby Cummins-VanScoy	Council At Large:	Jason Paustian
Council Ward #1	Ron Hembry	Council Ward #2	Mike Helm
Council Ward #3	Tim McNeill	City Attorney:	Lynch Dallas, P.C.
City Manager:	Brian Wagner	Gas Utilities Supt:	Adam Fitch
Finance Director:	Melissa Armstrong	Electric Utilities Supt:	Floyd Taber
City Clerk:	Amy Lenz	Water & Sewer Supt:	Brian Brennan
Dir. Of Public Works:	Steve Nash	Ambulance Svc Dir:	Brad Ratliff
Police Chief:	Lisa DuFour	Economic Dev. Dir.	Linda Beck
Park & Recreation:	Adam Spangler	Library Director:	Denise Smith

- A. Call to Order
- B. Roll Call
- C. Agenda Additions/Agenda Approval
- D. Discussion Only: Downtown Greenspace: Discussion concerning Wellmark and Cedar County Foundation grant agreements and financing plan to assist with the development of the "4<sup>th</sup> Street Plaza."
- E. Other Business
- F. 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.

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	October 4, 2021: Council Work Session and Regular Meeting.
<b>AGENDA ITEM:</b>	Downtown Greenspace: Discussion/possible action concerning Wellmark and Cedar County Foundation grant agreements to assist with the development of the “4 <sup>th</sup> Street Plaza.”
<b>ACTION:</b>	Discussion at work session. Possible motion at regular meeting.

**SYNOPSIS**

Please note: Much of this synopsis is the same as was provided for the Sept 13 Council meeting. However, the parts in green font are newly added for the October 4 Work Session at 5:00 p.m. and the Regular Council meeting at 5:30 p.m.

Back in February, the Council authorized us to apply to grant programs for the redevelopment of the downtown greenspace. The project has the working title of the: 4<sup>th</sup> Street Plaza Project.

Our local committee worked with a Wisconsin firm to come up with a concept based on a trickling water feature with low-profile sprayers and colored lights, artificial turf, concrete pads, covered seating, plantings, food truck area, and fencing. Two of the concept drawings are included with this synopsis.

The estimated cost was \$240,000. If two restrooms are added, the total cost would be \$290,000.

Assuming that we might start with port-a-potties, we used \$240,000 as a target amount. The idea was to apply to these grant programs and in the below amounts with the City making up the final \$72,500.

Revenue Estimate	
Cedar County Foundation	\$7,500
Private Donations	\$10,000
Wellmark Foundation	\$75,000
Land/Water Conservation Fund	\$75,000
City of Tipton	\$72,500
<b>Total</b>	<b>\$240,000</b>

As it worked out, we received \$4000 from the Cedar County Foundation and \$25,000 from the Wellmark Foundation. Using the un-updated estimate of \$240,000, the City would have to find a way to provide the remaining \$211,000 to complete the project.

The Council’s upcoming decision concerns the \$25,000 grant offer from Wellmark. They are requiring the City to sign a grant agreement by Nov 3, 2021 on whether to accept their grant. Between



now and Wellmark's due date, we have upcoming Council meetings on Oct 4, Oct 18, and Nov 1. The Council can use any of these upcoming meetings to make its decision. If the Council chooses to accept Wellmark's grant, the grant agreement requires the project to be completed by December 31, 2022.

The question is whether the Council is willing to accept the two grants for \$29,000 while understanding that the City must find a way to come up with the remaining amount and finish the project during 2022.

Toward the **remaining amount of the project**, here are a few options:

1.) One of the grants that we missed on was the "Land and Water Conservation Fund" through the Iowa DNR. We'd be eligible to re-apply for \$75,000. Their application deadline is March 15, 2022. **ECIA (they wrote our 2021 application) checked with the program director to see if we can improve our chances on a re-application in 2022. His response is below:**

*"...I did not receive any comments from the grant reviewers for the Tipton grant, other than one asking if they were going to recirculate the water for the splash pad. The City responded no to this question, but that it would have a push button, timed system to conserve water. If they utilized recirculated water, reviewers may have provided them some additional points in the recycled materials scoring category which is up to 2 points....Expanding upon how the park would be ADA accessible and allow people with disabilities to utilize and access the park could increase the likelihood of receiving more bonus points in the benefit to persons with disabilities/elderly scoring category as well.*

*The only other suggestion I have would be to make sure answers are specific to the project, which in this case is the splash pad park. It's alright to highlight that the park will be accessible by trail, but the answers to the questions should focus on the specific project that funding is being requested for.*

*After reviewing the Tipton application and the individual reviewer scores, the City was very close to being funded. Considering this and the amount of LWCF funding we are currently receiving which allows us to fund most projects up to the 60 pts. funding cut-off, I would recommend that the City reapply next year. Reviewing the scores from the individual reviewers per scoring category should help you and the City see where adjustments to the application could be made. [Emphasis added.]*

*Hope this helps and if you would like to discuss any aspects in more detail, please feel free to give me a call."*

Above, he noted that most projects are funded if they have a minimum score of 60 points. Tipton's 2021 application was just shy of that with 59.6 points.

2.) There's a chance that local donations could occur, but nothing is certain. However, in the Hardacre's case, they've been surprised by the receipt of some initial and sizable contributions.

3.) Since the City must bond (borrow) for the upcoming Hwy 38 project, the remaining cost of this project could be included in the financing. **Toward this option, I asked Melissa to look at funding the project with total costs that assume a starting point for a project consisting of A.) \$240,000 for the base**



project, B.) \$290,000 adding in restrooms, and C.) \$330,000 if we further add the cost to add free public outdoor wireless internet service for Tipton’s Downtown and our Park & Aquatics Center.

The following tables assume two financing scenarios for A., B., and C.

First, each of the three original cost amounts are lessened by the amount of the Wellmark Grant (\$25,000) and the Cedar County Foundation Grant (\$4000). Therefore: \$211,000; \$261,000; and \$301,000.

Second, each of the three amounts are further lessened by another \$75,000 if we successfully re-apply for a DNR Land & Water Conservation Fund Grant next Spring. Therefore, resulting in: \$136,000; \$186,000; and \$226,000.

Maggie/Speer Financial helped with these tables. For each column, Maggie rounded the amount of the debt up to the nearest \$5000.

As you read Melissa’s narrative, please note what she wrote as “Option 2.” This suggests using a small portion of the City’s annual Local Option Sales Tax (LOST) revenue to pay the annual GO debt.

If the Council decides to pursue this project, I would recommend the use of Option 2.

Melissa wrote:

*“The table below shows three different funding scenarios with the original project costs reduced by the amounts of the Wellmark and Cedar County Foundation Grants. The numbers below the funding scenarios are what the estimated principal and interest payments would be based on a ten-year schedule.*

Assumes \$29,000 in grant funds			
Year	Scenario #1 \$215,000	Scenario #2 \$265,000	Scenario #3 \$305,000
1	\$ 25,312.50	\$ 31,537.50	\$ 32,525.00
2	\$ 24,912.50	\$ 31,037.50	\$ 37,025.00
3	\$ 24,512.50	\$ 30,537.50	\$ 36,425.00
4	\$ 24,062.50	\$ 29,975.00	\$ 35,750.00
5	\$ 23,612.50	\$ 29,412.50	\$ 35,075.00
6	\$ 23,112.50	\$ 28,787.50	\$ 34,325.00
7	\$ 22,612.50	\$ 28,162.50	\$ 33,575.00
8	\$ 27,062.50	\$ 32,475.00	\$ 32,750.00
9	\$ 26,375.00	\$ 31,650.00	\$ 36,925.00
10	\$ 25,687.50	\$ 30,825.00	\$ 35,962.50
Total	\$ 247,262.50	\$ 304,400.00	\$ 350,337.50

*The next table shows three different funding scenarios with the original project costs reduced by the amounts of the Wellmark, Cedar County Foundation, and DNR Land & Water Conservation Fund Grants. The numbers below the funding scenarios are what the estimated principal and interest payments would be based on a ten-year schedule.*



Assumes \$104,000 in grant funds			
Year	Scenario #1 \$140,000	Scenario #2 \$190,000	Scenario #3 \$230,000
1	\$ 13,475.00	\$ 19,700.00	\$ 25,700.00
2	\$ 13,275.00	\$ 19,400.00	\$ 25,300.00
3	\$ 18,075.00	\$ 24,100.00	\$ 24,900.00
4	\$ 17,737.50	\$ 23,650.00	\$ 24,450.00
5	\$ 17,400.00	\$ 23,200.00	\$ 29,000.00
6	\$ 17,025.00	\$ 22,700.00	\$ 28,375.00
7	\$ 16,650.00	\$ 22,200.00	\$ 27,750.00
8	\$ 16,237.50	\$ 21,650.00	\$ 27,062.50
9	\$ 15,825.00	\$ 21,100.00	\$ 26,375.00
10	\$ 15,412.50	\$ 20,550.00	\$ 25,687.50
Total	\$161,112.50	\$218,250.00	\$264,600.00

*There are two options that can be used to make the debt payments in either scenario.*

**Option 1**

*Use the tax levy to make the debt payments. This option would have the most impact on the taxpayers.*

**Option 2**

*Use LOST funding to make the debt payments. LOST funds are used for a variety of purposes including 25% for property relief, 25% for a portion of the Economic Development Director budget and 50% for community improvements including street/sewer/park/rec & main street improvements. Last year we received \$366,457 in LOST Funding. \$91,614 (25%) was allocated towards the Economic Development Direct budget, \$91,614 (25%) was allocated towards property relief & \$183,229 was applied towards the debt payment on the 2018 Street Project GO bond. If we were to use LOST funds to make the debt payments for this project, we would take the payment out of the \$183,229 amount. Any excess after the debt repayment is made can still be put towards the 2018 GO bond or kept in LOST of other uses such as HWY 38."*

Going back to my Feb 2020 synopsis, it ended it with these observations:

*To pursue this type of project, we'd like to ask Tipton's citizens to look at the Greenspace in a different way. This can be a tall order because many cities use their greenspace areas as grass lots or pocket parks.*

*Truly, the easiest and least expensive thing to do is nothing at all. But, ultimately, where does that leave us? It certainly doesn't make our downtown more viable.*

*Therefore, the idea behind this project is to try to create an interactive space that attracts people to the downtown and on a repeated basis.*

*The development of the Greenspace is also meant to complement other downtown attractors...*

*...The success of each of these steps should have a catalytic impact on the others—economic, social, and community-oriented.*

*Downtowns like ours need help, and they are worth protecting and revitalizing.*

*In one way of looking at it, downtowns typically offer the highest concentration of a city's local taxable property—and; therefore, generate a large share of the tax base that we use to operate. That, alone, is worth protecting.*

**BW / September 28, 2021**



## **The Wellmark Foundation Grant Agreement**

This Wellmark Foundation Grant Agreement ("Agreement") is made by and between The Wellmark Foundation ("Foundation"), an Iowa nonprofit corporation, and the GRANTEE identified on the signature page (hereinafter, "Grantee").

### RECITALS:

- A. Foundation qualifies as a private foundation under the Internal Revenue Code of 1986 as amended ("Code").
- B. The purpose of this Agreement is to set forth the terms and conditions under which the Foundation has awarded a grant to Grantee.

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

### **Article I Scope**

This Agreement applies to the project submitted by Grantee as a grant application entitled "4th Street Plaza Pocket Park," as more fully described in Grantee's written proposal (Grant ID #2021-02-032) to the Foundation incorporated by this reference as a part of this Agreement ("Grant Project"). This Agreement does not apply to any other project or program of Grantee or the Foundation.

### **Article II Grant Award**

The Foundation agrees to award Grantee the total of \$25,000.00 for the Grant Project to be paid in one (1) payment over the Grant Period defined in Article III at the discretion of the Foundation (\$25,000.00 overall award; \$25,000.00 full grant payment to be made on or about November 8, 2021). The payment shall be made subsequent to the announcement of the Grant Project award and full execution of this Agreement.

All payments hereunder are subject to the terms and conditions of this Agreement and shall be used only for purposes specified in the Grant Project. Grant Project funds shall not be used to reimburse expenses incurred prior to the Foundation's date of acceptance of this Agreement. Any funds that are not used by the end of the next calendar year following the end of the Grant Period shall be transferred back to the Foundation. The process and procedure for the transfer of unexpended funds will be done in accordance with instructions by the Foundation. An unfunded extension of the Grant Period may be granted in writing at the sole discretion of the Foundation.

### **Article III Grantee Responsibilities and Representations**

Grantee shall perform all services and activities as described in the grant application submitted to the Foundation. Grantee also shall comply with such procedures as the Foundation has established, from time to time, as requirements for the Grant Project award and as set forth in its notification of the award and/or posted on the Foundation website ([www.wellmark.com/foundation](http://www.wellmark.com/foundation)), incorporated herein by reference and made a part of this Agreement. The "Grant Period" will be November 8, 2021 through December 31, 2022. Grantee agrees to submit written progress and budget reports to the Foundation every six months during the Grant Period (initial report due July 15, 2022) and a final report upon completion. Grantee agrees to include video or photographs as may be appropriate with the progress reports and agrees to submit other reports that the Foundation may reasonably request. Grantee agrees to permit the Foundation to visit the Grant Project and videotape or photograph the Grant Project.

In carrying out the Grant Project, Grantee shall comply with all applicable laws, regulations, and rules and will not infringe, misappropriate, or violate the intellectual property rights of any third party. At all times during the Grant Period, Grantee shall maintain its tax-exempt status under (and conduct its activities in accordance with) Section 501(c)(3) of the Code unless Grantee is a government entity.

#### **Article IV Changes in Grant Project**

Any changes in the Grant Project (including, without limitation, any changes in the services or activities described in the proposal materials or work plan) require the prior written approval of the Foundation. Failure to obtain prior approval may result in the suspension of the award payments or termination of this Agreement in accordance with Article XI.

#### **Article V Changes in Key Personnel**

Grantee shall provide notice to the Foundation within ten (10) days of any changes in the key personnel performing services for the Grant Project. Such written notice shall include the individual's successor, title and resume.

#### **Article VI Records; Right to Examination and Audit**

Grantee shall maintain adequate accounting records and other records related to the Grant Project. Grantee will permit the Foundation on-site visits and access to examine and audit all records and documents reasonably related to Grantee's obligations under this Agreement. Grantee agrees to ensure the cooperation of its employees, officers, directors and agents in such examination and audit. The Foundation will provide notice to Grantee prior to the performance of an examination and audit and arrange a mutually acceptable time for it.

#### **Article VII Assignment**

This Agreement shall not be assigned by either party without the prior written consent of the other party, which consent shall not be unreasonably withheld. Any assignment not in accordance with this Article VII shall be null and void.

#### **Article VIII Publication by Foundation and Grantee; Rights to Data**

The Foundation may include information about the Grant Project, including any videos or photographs, in its periodic public reports and may make such information available on the [Wellmark.com/foundation](http://Wellmark.com/foundation) website as part of press releases, public reports, presentations, newsletters, tax returns, and other public disclosures.

Grantee may publish the results of the Grant Project subject to the Foundation's prior review and comment. Any materials used by Grantee for the purpose of publicity pursuant to this Agreement shall display the Foundation's designated and approved logo in a manner acceptable to and approved by the Foundation.

In the event activities supported by this Agreement produce original computer programs, writing, sound recordings, pictorial reproductions, drawings or other graphic representations and works of similar nature (the term computer programs includes executable computer programs and supporting data in any form) (collectively, the "**Materials**"), the Foundation reserves the right to use, duplicate and disclose, in whole or in part, the **Materials** in any manner for any purpose whatsoever. Without limiting the foregoing, Grantee hereby grants to the Foundation a non-exclusive, transferable, perpetual, irrevocable, royalty-free, paid-up, worldwide license to use or publish the **Materials** in any manner for any purpose whatsoever.



**Article IX  
Release of Information**

Grantee agrees to provide to the Foundation, upon request, all written program records including, but not limited to, non-identifiable physician and client records, statistical information, board, administrative and financial records, including budget, accounting activities, financial statements and audits reasonably related to the Grant Project.

**Article X  
Remedies for Breach**

In the event Grantee violates or breaches the terms of this Agreement, the Foundation reserves all contractual and legal remedies that are available.

Upon notice, the Foundation may suspend this Agreement, in whole or in part, and withhold payment of funds or recoup awarded funds when the Grantee has failed to comply with the terms of this Agreement until a corrective action plan has been submitted and approved by the Foundation. Reasons for suspension of this Agreement may include, but are not limited to, the following:

- a. Delinquency in submitting required reports by established due dates.
- b. Failure to show satisfactory progress in achieving the objectives of the Grant Project or failure to meet the terms and conditions of this Agreement.
- c. Failure to provide adequate management of the Grant Project funds.
- d. Failure to obtain matching funding in the amount and time required in the award notification when such funding was a condition of the grant award.

A suspension shall be in effect until the Grantee has taken corrective action or given evidence satisfactory to the Foundation that corrective action will be taken or until this Agreement is terminated.

Costs incurred by the Grantee during the suspension period shall not be allowed under this Agreement unless expressly authorized in the notice of suspension. Necessary costs that the Grantee could not reasonably avoid during the suspension shall be allowed only if the Grantee had a prior obligation for these expenses.

**Article XI  
Term and Termination**

This Agreement shall commence upon the date of acceptance by the Foundation and shall terminate at the conclusion of the Grant Period. This Agreement may be terminated immediately upon notice (1) if circumstances beyond the control of the Foundation or the Grantee make continuation of this Agreement impossible, or (2) in the event of the Grantee's noncompliance with any term or condition, related rules, regulations or requests or the Grantee has proven unable to fulfill the work and services described in this Agreement.

In the event of such termination, the Grantee shall be reimbursed by the Foundation only for those costs allowable under the award for the Grant Project that are incurred prior to the termination date. Any unexpended funds shall be immediately returned to the Foundation unless otherwise agreed by the Foundation.

**Article XII  
Notices**

Any notice required to be given under this Agreement shall be in writing and deemed delivered when personally delivered, sent by a commercial overnight courier, sent by certified mail, return receipt requested, or

transmitted by electronic means, to the address set forth on the signature page to this Agreement and the Grant Project.

**Article XIII  
Nonwaiver and Invalidity**

Failure of either party to exercise any of such party's rights under this Agreement will not constitute a waiver of such rights in the future. In the event any provision of this Agreement is held invalid, illegal or unenforceable, in whole or in part, the remaining provisions of this Agreement shall not be affected thereby and shall continue to be valid and enforceable.

**Article XIV  
Section Headings and Interpretation**

The Section headings used in this Agreement have been inserted for convenience of reference only and shall not in any manner modify or restrict any of its terms or provisions. This Agreement shall not be construed more strongly against any party regardless of who was more responsible for its preparation.

**Article XV  
Entire Agreement and Amendments**

This Agreements and all attachments hereto constitute the entire Agreement between the parties with respect to the subject matter hereof and any prior agreements, understandings, representations and warranties, whether written or oral in regard to the subject matter hereof, are hereby superseded. No amendment, change or modification of any of the terms, provisions or conditions of this Agreement shall be effective unless such amendment is clearly identified as an amendment to this Agreement, made in writing and signed by authorized personnel of both parties.

**Article XVI  
Governing Law**

This Agreement shall be construed and enforced in accordance with the laws of the State of Iowa without regard to conflict of laws principles.

**Article XVII  
Limitation of Action**

No action, regardless of form, may be brought by either party on any claim arising out of this Agreement more than two years after the claim arose.

**Article XVIII  
Indemnification**

The Grantee shall indemnify and hold Foundation harmless from and against any and all liabilities, losses, damages, costs or expenses, including, but not limited to, reasonable attorneys' fees and legal expenses, incurred by Foundation as a result of a breach of this Agreement by the Grantee or any tortious, unlawful or unauthorized acts or omissions by the Grantee,

**Article XIX  
Consent to Jurisdiction**

Each of the parties hereby irrevocably submits to the exclusive jurisdiction of any United States District Court or Iowa District Court sitting in Des Moines, Iowa in any action or proceeding arising out of or relating to this Agreement, and each party hereby irrevocably agrees that all claims in respect of such action or proceeding shall be heard and determined in either of such courts. Each of the parties irrevocably waives any objection, including without limitation, any objection on the grounds of forum nonconveniens, which it may now or



hereafter have to the bringing of any such action or proceedings in such respective jurisdictions. In addition, the parties agree that neither of them shall commence any action arising out of or relating to this Agreement in any court other than the United States District Court or the Iowa District Court sitting in Des Moines, Iowa.

**Article XX  
Waiver of Jury Trial**

**EACH OF THE PARTIES IRREVOCABLY WAIVES ALL RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT.**

IN WITNESS WHEREOF, THE PARTIES HAVE CAUSED THIS AGREEMENT TO BE EXECUTED IN DUPLICATE COUNTERPARTS, EACH BEING DEEMED AN ORIGINAL, AS OF THE DATE of execution set forth below.

City of Tipton  
(Legal Name of GRANTEE)

42-6005280  
(501(c)(3) Tax Identification Number)

\_\_\_\_\_  
(Street Address)

\_\_\_\_\_  
(City, State and Zip Code)

\_\_\_\_\_  
(email address)

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

Printed Name: \_\_\_\_\_

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

\_\_\_\_\_  
(Date of Execution by Grantee)

The Wellmark Foundation  
1331 Grand Avenue  
Des Moines, Iowa 50309  
WellmarkFoundation@Wellmark.com

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

Printed Name: \_\_\_\_\_

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

\_\_\_\_\_  
(Date of Acceptance by  
The Wellmark Foundation)

**City of Tipton, Iowa**

**Meeting:** Tipton City Council Meeting  
**Place:** Tipton, Iowa 52772  
**Date/Time:** Monday, October 4, 2021, 5:30 p.m.  
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United States: [+1 \(571\) 317-3116](tel:+15713173116)

**Access Code:** 845-980-053

**Mayor:** Bryan Carney

<b>Council at Large:</b>	Abby Cummins-VanScoy	<b>Council At Large:</b>	Jason Paustian
<b>Council Ward #1</b>	Ron Hembry	<b>Council Ward #2</b>	Mike Helm
<b>Council Ward #3</b>	Tim McNeill	<b>City Attorney:</b>	Lynch Dallas, P.C.
<b>City Manager:</b>	Brian Wagner	<b>Gas Utilities Supt:</b>	Adam Fitch
<b>Finance Director:</b>	Melissa Armstrong	<b>Electric Utilities Supt:</b>	Floyd Taber
<b>City Clerk:</b>	Amy Lenz	<b>Water &amp; Sewer Supt:</b>	Brian Brennan
<b>Dir. Of Public Works:</b>	Steve Nash	<b>Ambulance Svc Dir:</b>	Brad Ratliff
<b>Police Chief:</b>	Lisa DuFour	<b>Economic Dev. Dir.</b>	Linda Beck
<b>Park &amp; Recreation:</b>	Adam Spangler	<b>Library Director:</b>	Denise Smith

- 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, September 13, 2021

2. Approval -- Special Council Meeting Minutes, September 23, 2021
3. Approval -- Library Minutes, August 16, 2021
4. Approval -- Library Director's Report, August 2021
5. Approval -- Pay Application No. 4, Triple B Construction, Mulberry Street Project 2021, \$207,943.77
6. Approval -- Trunk or Treat Event, Sunday, October 24<sup>th</sup>, at the City Park, 1:00 p.m.-2:30 p.m. and, designate 'Trick or Treat' on October 31<sup>st</sup>, 5:00 p.m. to 7:00 p.m.
7. Approval - Tipton Revitalization Incentive Program (TRIP) Reimbursement, Dan Kessler, DBA: Grasshopper Lawn Care, \$7,500.00
8. Approval -- One time water and sewer exemption, 109 East 8<sup>th</sup> Street, Lois Moon
9. Approval -- Liquor License for Cedar County Friends of Historic Preservation, DBA: Old Cedar County Jail
10. Approval - Claims Register which includes claims paid under the current purchase policy.

**G. New Business**

1. Resolution No. 100421A: Resolution approving application for Urban Revitalization Tax-Exemption filed by Dane L. Esbeck
2. Resolution No. 100421B: Resolution approving application for Urban Revitalization Tax-Exemption filed by Grasshopper Lawncare/Dan Kessler
3. Discussion and possible action concerning approval of a Tipton Home Loan Fund, Justin Bisinger, 302 West 9<sup>th</sup> Street, \$6,062.00
4. Discussion and possible action concerning Wellmark and Cedar County Foundation grant agreements and financing plan to assist with the development of the "4<sup>th</sup> Street Plaza."
5. Discussion and possible action concerning the Home Base Iowa Program
6. Discussion and possible action concerning 2<sup>nd</sup> Mural for Downtown
7. Discussion and possible action approving a development agreement between the City and the Hardacre Theater Preservation Association for the redevelopment of the Hardacre Theater (movie theater portion) as required by the Catalyst Grant Agreement (\$100,000 award) between the City and the Iowa Economic Development Authority.

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

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

**I. Adjournment**



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

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

September 13, 2021  
Electronic Meeting  
Tipton, Iowa

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

**Agenda:**

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

**Communications:**

Josh Day shared his concerns about unfinished/unconnected sidewalks on Summit Drive and Sand Trap Circle.

**Proclamation:**

1. Careers in Construction Month - October 2021
2. Domestic Violence Awareness Month – October 2021

**Consent Agenda:**

Motion by McNeill, second by Cummins to approve the consent agenda which includes the August 30<sup>th</sup> Council Meeting Minutes, September 3<sup>rd</sup> Special Council Meeting Minutes, August 2021 Investment and Treasurer's Report, August 11<sup>th</sup> Airport Minutes, Pay Application No. 15, Woodruff Construction, Wastewater Treatment Plant Improvements 2018 Project, \$71,907.75, Pay Application No. 3, Triple B Construction, Mulberry Street Project 2021, \$81,913.75, Tipton Revitalization Incentive Program (TRIP) request, Randy Amosson, DBA: RPM Revival, 36 Spruce Street, \$5,680.87, Tipton Revitalization Incentive Program (TRIP) reimbursement, Tipton Country Club, 1143 Cedar Valley Road, \$7,500, St. Mary's liquor license for an event on October 2, 2021, and the following claims list. Following the roll call vote the motion passed unanimously.

ACCESS SYSTEMS LEASING	COPIER AGREEMENT	1387.52
AFLAC	AFLAC AFTER TAX PY W/HOLDING	618.81
AT&T MOBILITY	WIRELESS	247.33
AUCA CHICAGO LOCKBOX	MATS	151.88
AXA EQUI-VEST PROCESSING O	DEF. COMP PRETAX	435.00
BAKER & TAYLOR	BOOKS	477.86
BARRON MOTOR SUPPLY	STOCK PARTS	7.78
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	13.65
CAPITAL ONE	OFFICE & BLDG MAINT SUPPLIES	76.02
CEDAR COUNTY CO-OP	FUEL DISCOUNT	20444.85
CEDAR COUNTY ENGINEER	21 GL DSL	2113.20
CEDAR COUNTY REPAIR INC	SAFETY GLASSES	16.95
CEDAR COUNTY SOLID WASTE	TRANSFER FEES	4162.00
CINTAS LOC	UNIFORMS	989.13
CITY OF TIPTON	SWIMSUIT DEDUCTIONS	103.90
CITY OF TIPTON FUNDS	MISC POLICE REIMB	41.42
CITY OF TIPTON-REVOLVING C	REPAY CENTRAL GARAGE	22868.79
CITY UTILITIES	CITY UTILITIES	17410.38
CLIFTON LARSON ALLEN LLP	AUDIT	5250.00

COLLECTION SERVICES CENTER	CHILD SUPPORT	96.73
COPY SYSTEMS	BASE CHARGE	75.40
CURRY'S TRUCK AND TRAILER	REPAIR FIRE TRUCK 180	10157.77
D & R PEST CONTROL	PEST CONTROL	190.99
EASTERN IOWA LIGHT & POWER	UTILITIES	494.50
ECIA	GENERAL GRANT WRITING	478.50
FAMILY FOODS	MISC SUPPLIES	150.03
FLETCHER-REINHARDT CO.	2 METERS	2327.26
FS3 INC	OPERATING SUPPLIES	307.77
GARDEN & ASSOCIATES INC	MULBERRY STREET	20311.40
GRAINGER	4 CHECK VALVES	196.60
GRASSHOPPER LAWN CARE DBA	CONTRACT PAY 08/16-09/15	2743.33
H & H AUTO	REPAIR PARTS #145	92.50
I.R.S.	FEDERAL WITHHOLDING	20842.25
IMFOA	FALL CONFERENCE	175.00
IPERS	IPERS WITHHOLDING, FIRE	13680.59
JON WALSH	BOOTS	221.49
KELLY TREE FARM LLC	13 TREES FOR FALL PLANTING	1706.65
LATHAM & ASSOCIATES INC	CONSULTING SERVICES	562.50
ELECTRONICS INC	ALARM SERVICE	120.00
MC CLURE ENGINEERING COMPA	PLANNING & LAND ACQUISITION	4355.50
MH EQUIPMENT CO	REPAIR PARTS #21	487.25
MICHELE PISMAN	AUGUST YOGA	50.00
MIDWEST WHEEL COMPANIES	REPAIR PARTS #145	27.92
MISC. VENDOR	DIETZ, JO :US REFUND	1626.96
MITCHELL 1	WEB SUBSCRIPTION	260.80
O'REILLY AUTOMOTIVE INC	SHOP SUPPLIES	8.58
O'ROURKE MOTORS INC	REPAIR PARTS #52	144.84
OFFICE EXPRESS	OFFICE SUPPLIES	162.04
OFFICE MACHINE CONSULTANTS	DOMAIN REGISTRATION	3120.00
ORIGIN DESIGN	CEDAR STREET IMPROVEMENTS	23425.25
OVERDRIVE INC	BRIDGES E-BOOK CONTENT FEE	879.78
PENGUIN RANDOM HOUSE LLC	1 BOOK ON CD	52.50
PRAXAIR DISTRIBUTION INC	OXYGEN	63.12
PRINCIPAL	PRINCIPAL DENTAL POLICY	1742.11
REPUBLIC SERVICES OF IOWA	RECYCLING SORT FEES	128.25
RMB COMPANY INC	AIR UNLOADERS & VALVE	1019.85
RODNEY'S YARD MOWING	ASSEMBLY	1019.85
ROTH ELECTRIC	MOWING	195.00
SHOTTENKIRK	METER MOVE	1523.65
SPINUTECH INC	REPAIR PARTS #52	356.50
THOMAS HEATING & AIR	AUGUST EMAIL MARKETING	25.00
	REPLACE FURNACE CONTROL	
	BOARD	299.90



THOMPSON TRUCK & TRAILER	REPAIR PARTS #29	24.98
TIPTON CONSERVATIVE	MIN,TRKSALE,BIDNTC,PH,ORD,FAC	958.63
TIPTON ELECTRIC MOTORS	RAPID CHARGER KIT	871.29
TIPTON PHARMACY	PHARMACEUTICALS	612.94
TOTAL MAINTENANCE INC	SEPTEMBER SERVICE	497.00
TREASURER, STATE OF IOWA	STATE WITHOLDING	3250.00
WERLING ABSTRACT COMPANY	TITLE REPORT	300.00
WINDSTREAM	MONTHLY SERVICES	152.71
WING PC	MEDICAL DIRECTOR	500.00
** TOTAL **		198870.08
FUND TOTALS		
001 GENERAL GOVERNMENT		53028.56
110 ROAD USE TAX FUND		24729.66
303 WASTEWATER PROJECT		3965.50
316 GO 2021 CP		23725.25
600 WATER OPERATING		5306.55
610 WASTEWATER/AKA SEWER REV		3646.17
630 ELECTRIC OPERATING		31506.58
640 GAS OPERATING		2457.59
660 AIRPORT OPERATING		842.98
670 GARBAGE COLLECTION		8283.60
740 STORM WATER		116.41
810 CENTRAL GARAGE		8476.84
835 ADMINISTRATIVE SERVICES		8015.09
860 PAYROLL ACCOUNT		24769.30
GRAND TOTAL		198870.08

#### **New Business:**

##### 1. Final TIF Report

Maggie Burger with Speer Financial gave an overview on the final TIF Report. Motion by McNeill, second by Helm to approve the final TIF Report. Following the roll call vote the motion passed unanimously.

2. Wellmark and Cedar County Foundation grant agreements to assist with the development of the "4<sup>th</sup> Street Plaza" It is the consensus of the council to hold a Work Session on October 4<sup>th</sup>, at 5:00 p.m., to discuss whether or not the Council is willing to accept two grants.

##### 3. Resolution No. 091321A: Resolution approving a bid for the North Avenue Reconstruction Project

Motion by McNeill, second by Helm to approve Resolution No. 091321A, the resolution approving a bid for the North Avenue Reconstruction Project. Following the roll call vote the motion passed unanimously.

4. Request from David Bisbee, DBA: Cedar County Fireworks, to do a movie in the park on Friday, September 24<sup>th</sup> Development Director Linda Beck shared that the movie in the park for Friday, September 24<sup>th</sup>, has been cancelled because it is the same night as Tipton Homecoming. Beck asked for permission from the Council that if the event is rescheduled before the next council meeting, is it okay to email the council about the details and let David Bisbee have the event, subject to the list of rules and regulations that are required to be followed.

##### 5. Replacing the roof at the Lower Shop

Motion by McNeill, second by Cummins to approve the purchase of materials from Spahn and Rose, to replace the roof at the Lower Shop. 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 McNeill, second by Cummins. Following the roll call vote the motion passed unanimously.  
Meeting adjourned at 6:13 p.m.

Mayor \_\_\_\_\_

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

**REVENUE RECEIVED**

**August, 2021**

Property Taxes	0.00
Local Option Sales Tax	30,294.57
Licenses & Permits	1,492.50
Use of Money and Property	24,357.63
Intergovernmental	270,324.14
Charge for Services	730,180.03
Special Assessment	0.00
Miscellaneous	133,374.11
Sale of Fixed Assets	0.00
<b>TOTAL</b>	<b>\$1,190,022.98</b>

September 23, 2021  
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 12:00 p.m. Mayor Pro-tem Cummins called the meeting to order. Upon roll being called the following named council members were present: Cummins, Paustian, Helm and Hembry. Absent: McNeill. Also present: Wagner, Armstrong, Lenz, Taber and other visitors.

**Agenda:**

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

**Reports:**

Electric Superintendent Taber gave an update on unanticipated repairs to be done on Engine 7.

**New Business:**

1. Liquor License for Textile Brewery

Motion by Helm, second by Hembry to approve a liquor license for Textile Brewery, on Saturday, October 2<sup>nd</sup>, for the annual Snaggy Ridge 105 gravel bike race. Following the roll call vote the motion passed unanimously.

2. Waive Council Pay for this Special Meeting

Motion by Helm, second by Paustian to approve waiving the council pay for this special council meeting. 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 Paustian. Following the roll call vote the motion passed unanimously.

Meeting adjourned at 12:06 p.m.

Mayor \_\_\_\_\_

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

Tipton Library  
Board of Trustees Meeting  
August 16, 2021, at 6:30 p.m.

Meeting was called to order by Dale Jedlicka at 6:31

Members present- Sherry H., Holly K., Jim M., Jillian P., Amanda F., Dale J., and Denise S.

Approval of Agenda; Jim moved to accept; Jillian 2<sup>nd</sup>; motion passed

Approval of last meeting minutes- Sherry moved to accept, Amanda 2<sup>nd</sup>; motion passed.

Director's Report-

- Denise will be gone on vacation through Labor Day.
- 2 new employees have been hired.
- Denise working on books in the basement for early out school days.

Education-

- Reviewed planning for the Library's Future

Financial Report- Holly moved to accept; Jim 2<sup>nd</sup>; motion passed

Financial Committee- No report.

Personnel Committee- Denise's evaluation due in September.

Maintenance committee- Steps have been poured. A more detailed instruction needs to be given to the landscaper that is hired about taking care of weeds.

Friends of the Library- Book sale to be held September 15-18th and 24<sup>th</sup> and 25<sup>th</sup>.

Old Business- None

New Business-

- Review of Proctoring Policy -Jim moved to accept; Jillian 2<sup>nd</sup>, motion passed.

-Board Goals: Visit a Comfortable Place- Suggestion to add a gas fireplace in the seating area in 2022 budget. Also, replace wooden chairs in the 2022 budget.

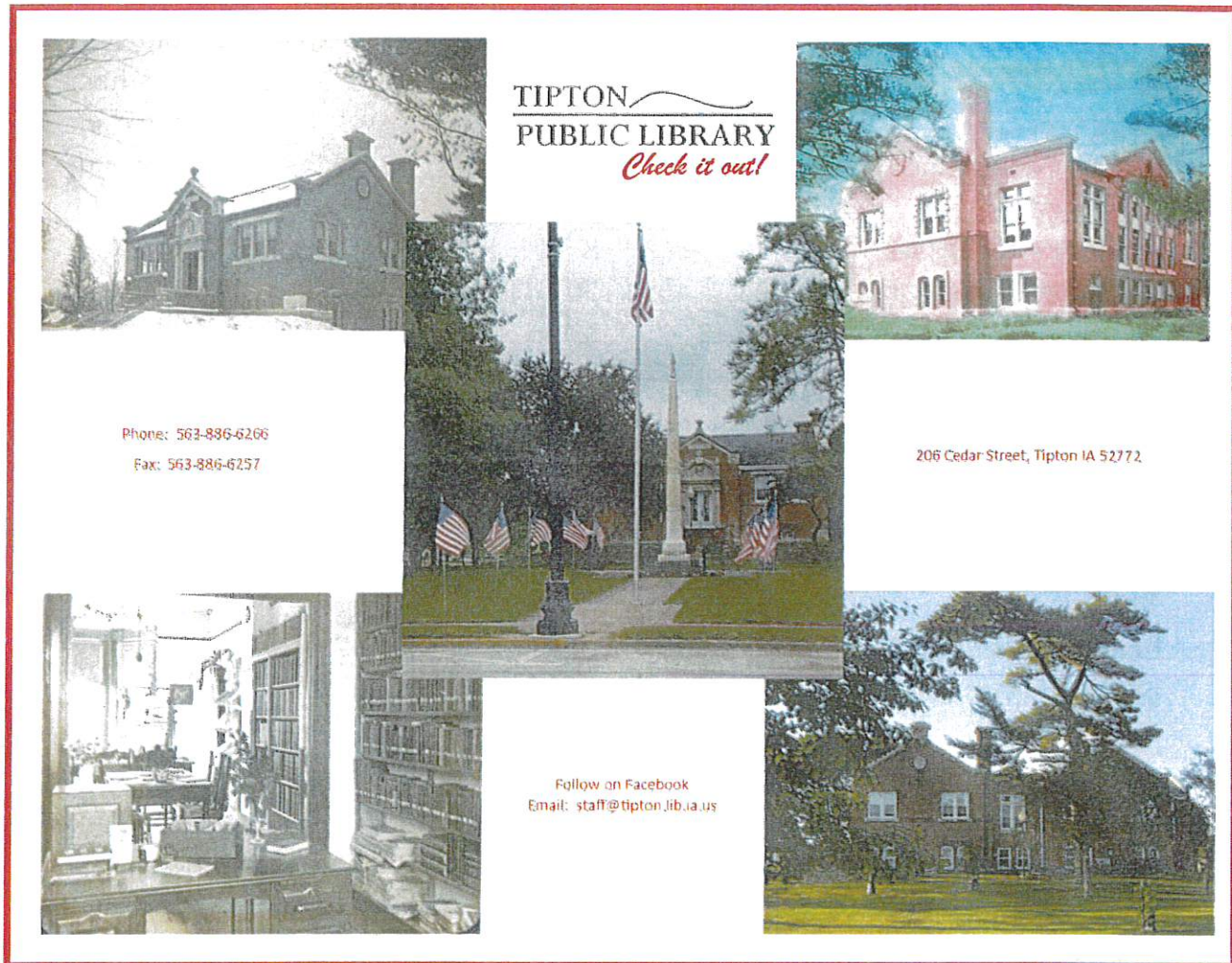
Next Meeting- September 20th at 6:30

Motion to adjourn by Jim.

Meeting adjourned at 6:53.



# August 2021 Director's Report



TIPTON  
PUBLIC LIBRARY  
*Check it out!*

Phone: 563-886-6266  
Fax: 563-886-6257

206 Cedar Street, Tipton IA 52772

Follow on Facebook  
Email: [staff@tipton.lib.ia.us](mailto:staff@tipton.lib.ia.us)

*Prepared by Denise Smith*

*Library Director*

*To*

*Library Board, Mayor, Council Members and City Manager*

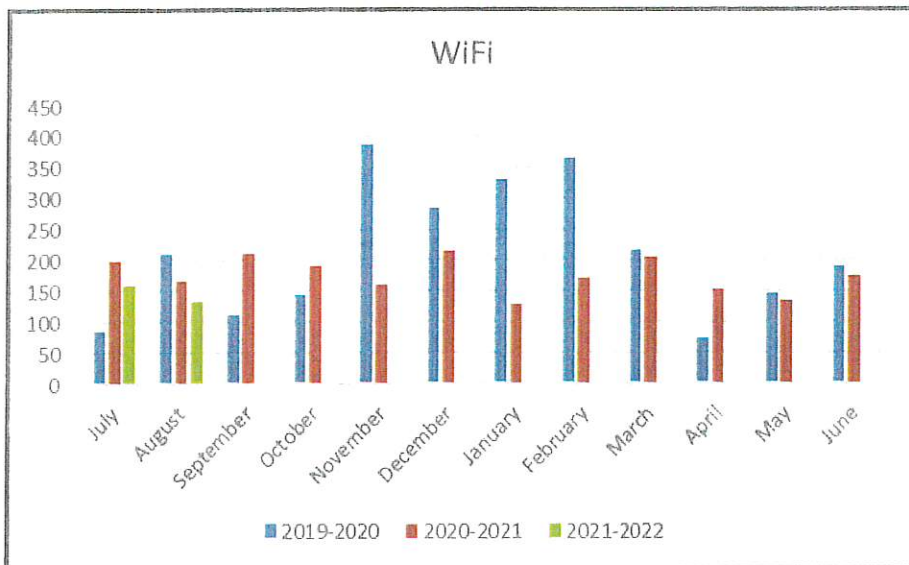
*September 2021*

# Statistics

	Aug.	YTD
Total Circulation	1,380	2,705
Bridges Circ	375	718
Tipton Residents Circ.	861	1,739
Cedar County Residents Circ.	271	570
Computer Use	124	199
WiFi Usage	133	292
Attendance of Programs	40	40
Transactions for Copies made	111	200
Transactions for Faxes Sent	11	19
Transactions for Keurig Drinks	2	8
Transactions for Friends of Library	22	50
Door Count	1,621	3,114

# Circulation

	Aug.	YTD
Adult	381	765
Teen	55	125
Children	736	1,336
DVDs	161	401
CDs	20	31
Magazines	3	6



## MISSION STATEMENT

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

## LIBRARY STAFF

Denise Smith  
Director  
Tryeann Schultz  
Library Assistant  
Amy Wallace  
Library Assistant  
Tanya Demmel  
Library Assistant  
Isaac Nelson  
Library Assistant  
Rachel Plate  
Library Assistant  
Marcie Jedlicka  
Library Assistant Sub  
John Barnum  
Custodian

## LIBRARY BOARD

Dale Jedlicka-President  
Jim McCollough-Vice President  
Sherry Hall  
Matt McCall  
Holly Kerns-Secretary  
Jillian Paustian  
Amanda Fonteyne





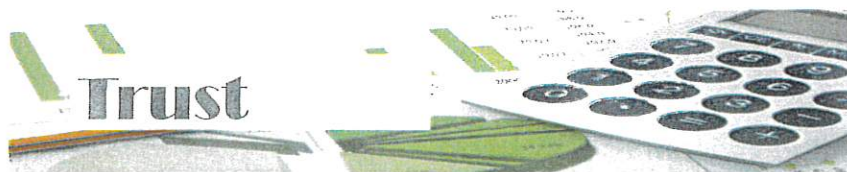
## Revenues

	Aug.	YTD
Grants	\$0	\$0
Rural Funding	\$0	\$0
Fines and Fees	\$14.00	\$38.30
Donations	\$1.50	\$13.25
Enrich Iowa	\$0	\$0
Reimbursements	\$2.00	\$2.00
Refunds	\$0	\$0
Miscellaneous	\$141.80	\$473.45
Utilities	\$440.29	\$880.61
<b>Total Revenues</b>	<b>\$597.59</b>	<b>\$1,407.61</b>



## Expenses

	Aug.	YTD
Staff	\$7,628.62	\$18,730.65
Staff Benefits	\$1,048.05	\$2,548.39
Materials	\$1,529.25	\$2,863.46
B. Maintenance	\$148.40	\$148.40
G. Maintenance	\$0	\$0
Technology	\$199.00	\$664.06
Programing	\$356.83	\$409.85
Miscellaneous	\$2,272.40	\$13,406.41
Software	\$0.00	\$0
CIP	\$0	\$0
<b>Total Expenses</b>	<b>\$13,034.15</b>	<b>\$38,771.22</b>



## Trust

Trust Fund Revenue- \$666.66

Trust Fund Balance- \$12,256.52

**APPLICATION FOR PAYMENT NO. 4**

To: City of Tipton, Iowa (JURISDICTION)  
 From: Triple B Construction Corp. (CONTRACTOR)  
 Contract: Mulberry Street - Water Main & Street Improvement Project - Tipton, Iowa - 2021  
 Project: Mulberry Street - Water Main & Street Improvement Project - Tipton, Iowa - 2021  
 JURISDICTION's Contract No.: \_\_\_\_\_ ENGINEER's Project No.: 5020284  
 For Work Accomplished Through the Date of: 09/24/21

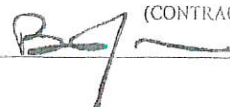
1. Original Contract Price:		\$ 399,085.00
2. Net Change by Change Orders and Written Amendments (+ or -):		\$ 112,940.00
3. Current Contract Price (1 plus 2):		\$ 512,025.00
4. Total Completed and Stored to Date:		\$ 492,606.75
5. Retainage (Per Agreement):		
5% of Completed Work:	\$ 24,630.34	
0% of Stored Material:	\$ -	
Total Retainage:		\$ 24,630.34
6. Total Completed and Stored to Date Less Retainage (4 minus 5):		\$ 467,976.41
7. Less Previous Application for Payments:		\$ 260,482.64
8. <b>DUE THIS APPLICATION (6 MINUS 7)</b>		<b>\$ 207,493.77</b>

Accompanying Documentation:

CONTRACTOR'S Certification:

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

Payment of the above AMOUNT DUE THIS APPLICATION is requested.

Dated: 9/27/21 \_\_\_\_\_ Triple B Construction Corp.  
 (CONTRACTOR)  
 By: 

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated: 9-27-2021 \_\_\_\_\_ Garden & Associates, LTD.  
 (ENGINEER)  
 By: 

Payment of the above AMOUNT DUE THIS APPLICATION is approved.

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



NO.	ITEM	UNIT PRICE	CONTRACT QUANTITY	SCHEDULED VALUE	WORK COMPLETED			VALUE OF WORK COMPLETED
					FROM PREVIOUS APPLICATION	THIS PERIOD	TOTAL WORK COMPLETED	
1.	2010-E Excavation, Class 10, Class 12, or Class 13	\$7.00	CY 1,590	\$ 11,130.00	1050.00	660.00	1710.00	\$ 11,970.00
2.	2010-G Subgrade Preparation	\$8.50	SY 7,150	\$ 60,775.00	2700.00	4450.00	7150.00	\$ 60,775.00
3.	3010-F French Compaction Testing	\$4,500.00	LS 1	\$ 4,500.00	0.00		0.00	\$ -
4.	4040-E Storm Sewer Service Stub, PVC, 4"	\$40.00	LF 12	\$ 480.00	7.00		7.00	\$ 280.00
5.	5010-A-1 Water Main, Trenched, C900 PVC, 8"	\$40.00	LF 1,485	\$ 59,400.00	1327.00		1527.00	\$ 61,080.00
6.	5010-E-1 Water Service Stub, Trenched, Type K Copper, 1"	\$30.00	LF 50	\$ 1,500.00	47.30		47.30	\$ 1,419.00
7.	5010-E-1 Water Service Stub, Trenchless, Type K Copper, 1"	\$40.00	LF 550	\$ 22,000.00	545.10		545.10	\$ 21,804.00
8.	5010-E-2 Water Service Corporation, 1"	\$750.00	EA 15	\$ 11,250.00	16.00		16.00	\$ 12,000.00
9.	5010-E-3 Water Services Curb Stop and Box, 1"	\$450.00	EA 15	\$ 6,750.00	16.00		16.00	\$ 7,200.00
10.	5010-999-A Water Main Connection - Connection 1	\$2,500.00	LS 1	\$ 2,500.00	1.00		1.00	\$ 2,500.00
11.	5010-999-A Water Main Connection - Connection 2	\$2,800.00	LS 1	\$ 2,800.00	1.00		1.00	\$ 2,800.00
12.	5010-999-A Water Main Connection - Connection 3	\$2,800.00	LS 1	\$ 2,800.00	1.00		1.00	\$ 2,800.00
13.	5010-999-A Water Main Connection - Connection 4	\$2,900.00	LS 1	\$ 2,900.00	1.00		1.00	\$ 2,900.00
14.	5010-999-A Water Main Connection - Connection 5	\$2,300.00	LS 1	\$ 2,300.00	1.00		1.00	\$ 2,300.00
15.	5020-A Valve, Gate, 8"	\$1,450.00	EA 5	\$ 7,250.00	5.00		5.00	\$ 7,250.00
16.	5020-C Fire Hydrant Assembly	\$4,500.00	EA 2	\$ 9,000.00	2.00		2.00	\$ 9,000.00
17.	5020-I Fire Hydrant Assembly Removal	\$500.00	EA 2	\$ 1,000.00	2.00		2.00	\$ 1,000.00
18.	5999-A Sampling Station	\$2,500.00	LS 1	\$ 2,500.00	1.00		1.00	\$ 2,500.00
19.	6010-E Manhole Adjustment, Minor	\$1,250.00	EA 4	\$ 5,000.00	0.00		0.00	\$ -
20.	7010-A Pavement, PCC, 7" Thick	\$65.00	SY 122	\$ 7,930.00	109.50	12.50	122.00	\$ 7,930.00
21.	7010-E Curb and Gutter, 30" Wide, 6" Thick	\$50.00	LF 485	\$ 24,250.00	363.20	183.50	546.70	\$ 27,335.00
22.	7010-I PCC Pavement Samples and Testing	\$1,300.00	LS 1	\$ 1,300.00	0.00		0.00	\$ -
23.	7010-J Granular Surfacing, Class A Crushed Stone	\$25.00	TON 20	\$ 500.00	17.87		17.87	\$ 446.75
24.	7020-A Pavement, HMA	\$79.00	TON 1,725	\$ 136,275.00	0.00	1725.00	1725.00	\$ 136,275.00
25.	7020-I HMA Pavement Samples and Testing	\$500.00	LS 1	\$ 500.00	0.00	1.00	1.00	\$ 500.00
26.	7030-A Removal of Sidewalk	\$10.00	SY 15	\$ 150.00	9.00		9.00	\$ 90.00
27.	7030-A Removal of Driveway	\$10.00	SY 358	\$ 3,580.00	237.00		237.00	\$ 2,370.00
28.	7050-E Sidewalk, PCC, 4" Thick	\$100.00	SY 9	\$ 900.00	0.00	3.40	3.40	\$ 340.00
29.	7030-H Driveway, Paved, PCC, 6" Thick	\$60.00	SY 436	\$ 26,160.00	163.00	295.70	458.70	\$ 27,522.00
30.	7040-G Milling	\$4.00	SY 6,815	\$ 27,260.00	6815.00		6815.00	\$ 27,260.00
31.	7040-H Pavement Removal	\$20.00	SY 165	\$ 3,300.00	126.00		126.00	\$ 2,520.00
32.	7040-I Curb and Gutter Removal	\$5.00	LF 883	\$ 4,415.00	925.00		925.00	\$ 4,625.00
33.	8030-A Temporary Traffic Control	\$3,500.00	LS 1	\$ 3,500.00	0.50		0.50	\$ 3,500.00
34.	9010-B Hydraulic Seeding, Fertilizing, and Mulching	\$4,500.00	LS 1	\$ 4,500.00	0.00		0.00	\$ -
35.	11,020-A Mobilization	\$37,500.00	LS 1	\$ 37,500.00	0.50		0.50	\$ 28,125.00
36.	COI-1 4" Subdrain	\$11.50	LF 860	\$ 9,890.00	860.00		860.00	\$ 9,890.00
37.	COI-2 Subdrain Connections	\$250.00	EA 3	\$ 750.00	3.00		3.00	\$ 750.00
38.	CO2-1 Intake Replacement	\$3,550.00	EA 1	\$ 3,550.00	1.00		1.00	\$ 3,550.00
TOTALS				\$ 512,025.00				\$ 492,606.75

**AGENDA ITEM**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	10/4/2021
<b>AGENDA ITEM:</b>	Trunk or Treat Event
<b>ACTION:</b>	Motion to approve, deny or table

**SYNOPSIS:** Tipton's Annual Trunk or Treat. Scheduled for Sunday, October 24<sup>th</sup> at the City Park from 1-2:30 p.m. This event is sponsored by The City of Tipton, Tipton Police Department and Tipton Fire Department

Requesting the following:

1. Barricade street in front of James Kennedy Aquatic Center for safety
2. Participation from city departments in decorating a city vehicle(s) and assistance from employees wishing to help with this activity
3. Requesting council designate October 31<sup>st</sup>, 5:00 p.m. to 7:00 p.m., as the traditional 'Trick or Treat' night

**BUDGET ITEM:** None

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

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

**ATTACHMENTS:** None

**PREPARED BY:** Linda Beck

**DATE PREPARED:** 9/15/2021

AGENDA ITEM

AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION

DATE:	10/4/2021
AGENDA ITEM:	TRIP Program Reimbursement
ACTION:	Motion to approve, deny or table

**SYNOPSIS:** Tipton Revitalization Incentive Program (TRIP) Reimbursement request:  
**Applicant:** Dan Kessler DBA: Grasshopper Lawn Care. Amount for Reimbursement: \$7,500.00

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

Re: Dan Kessler DBA: Grasshopper Lawn Care TRIP Commercial Grant Reimbursement

Reimbursement request:

*Applicant: Dan Kessler – DBA: Grasshopper Lawn Care*

- Project Total: \$318,650.00 – Commercial Grant
- Reimbursement amount: \$7,500.00
- Recommendation: The project has met its requirements and is recommended for reimbursement in the above amount of \$7,500.00

**BUDGET ITEM:** 160-5-599-2-64995

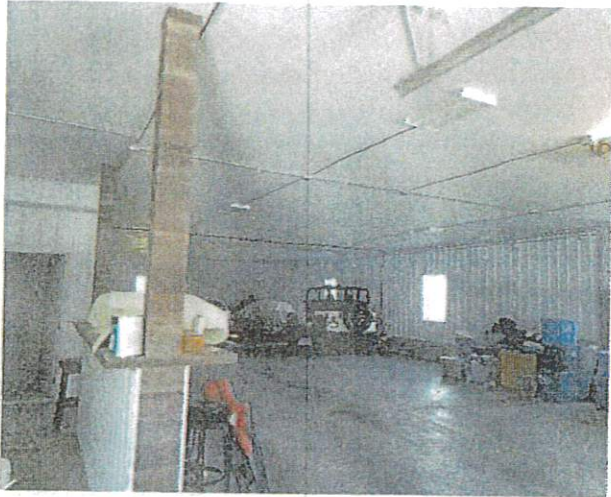
**RESPONSIBLE DEPARTMENT:** Economic Development – Linda Beck

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

**ATTACHMENTS:** Pictures of completed project

Date prepared: 9/28/2021

Grasshopper final photos 2021





RECEIVED SEP 14 2021

9/13/2021

City of Tipton

Attention: City Council:

My city bill went up almost \$350.00 . I'm asking for a water exwmption, as the result of an issue with a toilet running.

Thank you for your assistance.

*Lais Moon*





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

Account Number	Amount Due
05-0160-00	\$365.00
Due Date	After Due Date Pay
10/06/2021	PAID BY DRAFT
Service Address	
109 EAST 8TH ST	

There will be a \$30.00 charge on all returned checks.  
Please return this portion with your payment.  
When paying in person, please bring both portions of this bill.

CRRT AMPUS

LOIS MOON  
109 E 8TH ST  
TIPTON IA 52772

CITY OF TIPTON  
407 Lynn St  
Tipton, IA 52772-1699



Please return this portion with your payment. When paying in person please bring both portions of this bill.

**CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS**

Name		Service Address			Account Number	
LOIS MOON		109 EAST 8TH ST			05-0160-00	
Status	Service Dates		Number of Days	Bill Date	Penalty Date	Due Date
	From	To				
ACTIVE	07/20/2021	08/18/2021	29	09/08/2021	10/07/2021	10/06/2021

PREVIOUS BALANCE 597.29  
PAYMENTS 365.00-  
ADJUSTMENTS 232.29-

**CURRENT BALANCE \$0.00**

CURRENT		PREVIOUS	
DATE	READING	DATE	READING
08/18/2021	82287	07/20/2021	78879
08/18/2021	8902	07/20/2021	8443
08/18/2021	4338	07/20/2021	4330

USAGE		
3408	RESIDENTIAL ELECTR	251.30
	ENERGY ADJ 0.0410	139.89
4590	RESIDENTIAL WATER	177.17
8	RESIDENTIAL GAS	1.56
	GAS COST 1.0100	8.08
4590	RESIDENTIAL SEWER	180.72
	R - GARBAGE 64 GAL	25.75
	R-EL BASIC CHARGE	12.50
	R-WTR BASIC CHARGE	13.00
	R-SWR BASIC CHARGE	13.26
	R-GAS BASIC CHARGE	10.00
	RENEWABLE ENERGY PR	2.50
	STORM WATER FEE -	5.00
	SWR WWTP FLAT FEE	12.00
	SALES TAX	5.15
	WATER EXCISE TAX	10.63
	ACTUAL BILL	868.51
	AMP ADJUSTMENT	503.51-
	RESERVE	642.32-

Wateradj - \$1167.52  
Seweradj - \$170.88  
Total Adj 338.40

ELEC USAGE - PREV YEAR : 3340  
WATER USAGE - PREV YEAR : 260  
GAS USAGE - PREV YEAR : 9

BUDGET BILLING \$365.00

AMOUNT DUE \$365.00

\* DO NOT PAY - PAID BY DRAFT\*

\*\*\*\* CONTINUED ON NEXT PAGE \*\*\*\*

Account Number - 05-0160-00 MOON, LOIS Service Address: 109 EAST 8TH ST

Service: 300 WA RESIDENTIAL WATER Meter: 52619906

Month	Date	Read		Total	Demand		Reading		Occupant
		Previous	Current	Consumption	Read	Consumption	Flag	Source	
Year : 2021 Total 8				4590					
Aug	07/20/2021	8293	8443	1500			Regular	Hand Held	00
Jul	06/18/2021	8270	8293	230			Regular	Hand Held	00
Jun	05/19/2021	8251	8270	190			Regular	Hand Held	00
May	04/19/2021	8229	8251	220			Regular	Hand Held	00
Apr	03/19/2021	8166	8229	630			Regular	Hand Held	00
Mar	02/18/2021	8146	8166	200			Regular	Hand Held	00
Feb	01/18/2021	8124	8146	220			Regular	Hand Held	00
Jan	12/16/2020	8103	8124	210			Regular	Hand Held	00
Year : 2020 Total 12									
Dec	11/17/2020	8083	8103	200			Regular	Hand Held	00
Nov	10/16/2020	8061	8083	220			Regular	Hand Held	00
Oct	09/16/2020	8040	8061	210			Regular	Hand Held	00
Sep	08/17/2020	8014	8040	260			Regular	Hand Held	00
Aug	07/17/2020	7991	8014	230			Regular	Hand Held	00
Jul	06/17/2020	7965	7991	260			Regular	Hand Held	00
Jun	05/18/2020	7941	7965	240			Regular	Hand Held	00
May	04/17/2020	7916	7941	250			Regular	Hand Held	00
Apr	03/18/2020	7897	7916	190			Regular	Hand Held	00
Mar	02/19/2020	7873	7897	240			Regular	Hand Held	00
Feb	01/17/2020	7851	7873	220			Regular	Hand Held	00
Jan	12/18/2019	7829	7851	220			Regular	Hand Held	00
Year : 2019 Total 12									
Dec	11/18/2019	7806	7829	230			Regular	Hand Held	00
Nov	10/18/2019	7784	7806	220			Regular	Hand Held	00
Oct	09/18/2019	7755	7784	290			Regular	Hand Held	00
Sep	08/19/2019	7729	7755	260			Regular	Hand Held	00
Aug	07/19/2019	7704	7729	250			Regular	Hand Held	00
Jul	06/19/2019	7678	7704	260			Regular	Hand Held	00
Jun	05/20/2019	7653	7678	250			Regular	Hand Held	00
May	04/19/2019	7631	7653	220			Regular	Hand Held	00
Apr	03/20/2019	7609	7631	220			Regular	Hand Held	00
Mar	02/19/2019	7589	7609	200			Regular	Hand Held	00
Feb	01/17/2019	7569	7589	200			Regular	Hand Held	00
Jan	12/18/2018	7542	7569	270			Regular	Hand Held	00
Year : 2018 Total 12									
Dec	11/16/2018	7515	7542	270			Regular	Hand Held	00
Nov	10/17/2018	7493	7515	220			Regular	Hand Held	00
Oct	09/17/2018	7467	7493	260			Regular	Hand Held	00
Sep	08/17/2018	7441	7467	260			Regular	Hand Held	00
Aug	07/18/2018	7411	7441	300			Regular	Meter Reading Input	00
Jul	06/18/2018	7384	7411	270			Regular	Hand Held	00
Jun	05/18/2018	7357	7384	270			Regular	Hand Held	00
May	04/18/2018	7333	7357	240			Regular	Hand Held	00
Apr	03/19/2018	7310	7333	230			Regular	Hand Held	00
Mar	02/16/2018	7289	7310	210			Regular	Hand Held	00
Feb	01/17/2018	7268	7289	210			Regular	Hand Held	00
Jan	12/18/2017	7243	7268	250			Regular	Hand Held	00
Year : 2017 Total 12									
Dec	11/17/2017	7220	7243	230			Regular	Hand Held	00
Nov	10/18/2017	7197	7220	230			Regular	Hand Held	00
Oct	09/18/2017	7173	7197	240			Regular	Hand Held	00
Sep	08/18/2017	7151	7173	220			Regular	Hand Held	00
Aug	07/19/2017	7128	7151	230			Regular	Hand Held	00
Jul	06/19/2017	7102	7128	260			Regular	Hand Held	00

250 Average



## Amy Lenz

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**From:** noreply@salesforce.com on behalf of IOWA ABD Licensing Support  
<elaps@iowaabd.com>  
**Sent:** Tuesday, September 21, 2021 2:55 PM  
**To:** Amy Lenz  
**Cc:** licensingnotification@iowaabd.com  
**Subject:** Application App-148264 Ready for Review

Hello,

Application Number App-148264 has been set to "Submitted to Local Authority" status and is currently ready for your review.

Corp Name: Cedar County Friends of Historic Preservation Inc

DBA: Old Cedar County Jail

License Number: WBN001237

Application Number: App-148264

Tentative Effective Date: 11/29/2021

License Type: Class B Native Wine Permit (WBN)

Application Type: Renewal

Amendment Type:

Thank you.

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT			
POLICE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	1,061.83			
			MEDICARE WITHOLDING	194.98			
			MEDICARE WITHOLDING	6.70			
			MEDICARE WITHOLDING	16.25			
			MEDICARE WITHOLDING	12.92			
			MEDICARE WITHOLDING	4.67			
			MEDICARE WITHOLDING	12.80			
			AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	48.12		
			INTOXIMETERS INC	OPERATING SUPPLIES	125.00		
			IOWA LAW ENFORCEMENT ACADEMY	TRAINING	250.00		
			IPERS	IPERS WITHOLDING POLICE	1,305.65		
			OFFICE EXPRESS	OFFICE & MISC SUPPLIES	70.67		
			PRINCIPAL	GTL_VTL INSURANCE	23.40		
			VERIZON	Cell, Data service	201.55		
			CAPITAL ONE	OFFICE & MISC SUPPLIES	21.97		
			UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	70.84		
			CITY OF TIPTON FUNDS	Repay Admin Services	1,267.08		
				PSF payment	79.11		
			CITY UTILITIES	City Hall	3.84		
			CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	3,838.40		
			BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	5,848.48		
				TOTAL:	14,464.26		
		FIRE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	53.86	
					MEDICARE WITHOLDING	12.62	
					AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	48.12
					JOHN DEERE FINANCIAL	OPERATING SUPPLIES	26.76
					IPERS	IPERS WITHOLDING, FIRE	58.40
					CITY OF TIPTON FUNDS	Repay Admin Services	308.40
					CITY UTILITIES	CITY UTILITIES	715.42
						CITY UTILITIES	41.53
	CITY OF TIPTON-REVOLVING CENTRAL GARAG			vehicle/equipment charges	957.68		
				TOTAL:	2,222.79		
AMBULANCE	GENERAL GOVERNMENT I.R.S.				FICA WITHOLDING	240.23	
					MEDICARE WITHOLDING	29.53	
					MEDICARE WITHOLDING	26.66	
			AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	48.12		
			BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	57.22		
				MEDICAL SUPPLIES	44.42		
			JOHN DEERE FINANCIAL	BLDG MAINT SUPPLIES	52.45		
			IPERS	IPERS WITHOLDING EMT	373.90		
			JOHNSON COUNTY AMBULANCE SERVICE	ALS INTERCEPT	200.00		
				ALS INTERCEPT	200.00		
				ALS INTERCEPT	200.00		
			KIRKWOOD COMMUNITY COLLEGE	TRAINING	15.00		
			MEDIC EMS	ALS SUPPORT	200.00		
			PCC	BILLING	689.44		
			PRINCIPAL	GTL_VTL INSURANCE	3.90		
			CAPITAL ONE	OFFICE & MISC SUPPLIES	100.34		
			UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	10.50		
			WING PC	MEDICAL DIRECTOR	500.00		
			CITY OF TIPTON FUNDS	Repay Admin Services	699.28		
				PSF payment	888.65		
				TRANSFERS	1,388.33		
			CITY UTILITIES	CITY UTILITIES	384.72		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CITY UTILITIES	34.38
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,358.33
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	<u>983.25</u>
			TOTAL:	8,728.65
STREET DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	218.81
			MEDICARE WITHOLDING	36.82
			MEDICARE WITHOLDING	0.73
			MEDICARE WITHOLDING	0.27
			MEDICARE WITHOLDING	2.42
			MEDICARE WITHOLDING	10.13
			MEDICARE WITHOLDING	0.81
		BITUMINOUS MATERIALS & SUPPLY INC	OPERATING SUPPLIES	605.48
		CINTAS LOC	UNIFORMS	125.18
			UNIFORMS	51.92
		IPERS	IPERS REGULAR EMPLOYEES	346.57
		MANATTS INC	OPERATING SUPPLIES	199.50
		PRINCIPAL	GTJ_VTL INSURANCE	6.65
		SPAHN & ROSE LUMBER CO	OFFICE, OPER, & BLDG MAINT S	164.16
			OFFICE, OPER, & BLDG MAINT S	15,541.87
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	17.67
		CITY OF TIPTON FUNDS	Central Stores services pa	3,751.77
			PSF payment	66.16
			TRANSFERS	25,752.00
		CITY UTILITIES	CITY UTILITIES	15.00
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	4,545.32
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	<u>1,925.89</u>
			TOTAL:	53,385.13
SIDEWALKS	GENERAL GOVERNMENT MANATTS INC		OPERATING SUPPLIES	233.44
			OPERATING SUPPLIES	386.25
		CITY OF TIPTON FUNDS	Central Stores services pa	<u>30.94</u>
			TOTAL:	650.63
TREES	GENERAL GOVERNMENT CEDAR COUNTY REPAIR INC		OPERATING SUPPLIES	82.95
		TIPTON GREENHOUSE & FLORIST	39 TREES (LIONS GRANT)	6,823.50
			WATER BAGS FOR TREES	103.96
		CITY OF TIPTON FUNDS	Central Stores services pa	<u>44.65</u>
			TOTAL:	7,055.06
CEMETERY	GENERAL GOVERNMENT ERIC STORJOHANN		1 BURIAL	500.00
			1 BURIAL	<u>550.00</u>
			TOTAL:	1,050.00
GENERAL ADMINISTRATION	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	145.63
			MEDICARE WITHOLDING	22.91
			MEDICARE WITHOLDING	0.52
			MEDICARE WITHOLDING	0.04
			MEDICARE WITHOLDING	10.45
			MEDICARE WITHOLDING	0.14
		CINTAS LOC	UNIFORMS	7.69
			UNIFORMS	7.69
		IPERS	IPERS REGULAR EMPLOYEES	229.16
		PRINCIPAL	GTJ_VTL INSURANCE	2.39
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	11.67
		CITY OF TIPTON FUNDS	Central Stores services pa	<u>787.11</u>

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PSF payment	73.57
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,856.54
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	<u>1,571.90</u>
			TOTAL:	4,727.41
LIBRARY	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	217.38
			MEDICARE WITHOLDING	9.81
			MEDICARE WITHOLDING	25.80
			MEDICARE WITHOLDING	15.23
		AUCA CHICAGO LOCKBOX	BLDG MAINT SUPPLIES	301.73
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	362.54
		BAKER & TAYLOR	BOOKS	300.37
			BOOKS	314.98
			BOOKS	305.03
			BOOKS	310.60
		BANLEACO	COPIERS CONTRACT	105.60
		COPY SYSTEMS	BASE CHARGE	75.40
		JOHN DEERE FINANCIAL	MISC SUPPLIES	6.41
		GRASSHOPPER LAWN CARE DBA ALL STAR TUR	AUGUST	341.67
		ORIGIN DESIGN	LIBRARY STEPS	846.00
			LIBRARY STEPS	238.50
			LIBRARY STEPS	243.00
			LIBRARY STEPS	516.00
			LIBRARY STEPS	48.00
		DIVISION OF LABOR/SAFETY	ELEVATOR PERMIT	175.00
		IPERS	IPERS REGULAR EMPLOYEES	305.27
		PENGUIN RANDOM HOUSE LLC	BOOK ON CD	30.00
			BOOK ON CD	22.50
		PRINCIPAL	GTL_VTL INSURANCE	3.90
		SCHUMACHER ELEVATOR COMPANY	MONTHLY MAINTENANCE	238.93
		THE GAZETTE	ANNUAL SUBSCRIPTION	462.80
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	8.80
		CITY UTILITIES	CITY UTILITIES	<u>563.79</u>
			TOTAL:	6,395.04
PARK	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	38.51
			MEDICARE WITHOLDING	1.13
			MEDICARE WITHOLDING	7.12
			MEDICARE WITHOLDING	0.75
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	44.91
		IPERS	IPERS REGULAR EMPLOYEES	12.65
		PRINCIPAL	GTL_VTL INSURANCE	0.10
		VERIZON	Cell, Data service	13.82
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	0.65
		CITY OF TIPTON FUNDS	Repay Admin Services	107.25
			PSF payment	4.58
		CITY UTILITIES	CITY UTILITIES	173.57
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	311.11
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	<u>93.07</u>
			TOTAL:	809.22
RECREATION DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	66.64
			MEDICARE WITHOLDING	15.59
		IPERS	IPERS REGULAR EMPLOYEES	105.42
		PRINCIPAL	GTL_VTL INSURANCE	1.95
		VERIZON	Cell, Data service	13.82



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	5.52
		CITY OF TIPTON FUNDS	Repay Admin Services	74.06
			PSF payment	3.95
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	121.49
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	539.23
			TOTAL:	947.67
YOUTH RECREATION	GENERAL GOVERNMENT	ACTION SERVICES INC	PORT A POTTIE SERVICES	250.00
		DECKER SPORTING GOODS	5 CASES OF PAINT	340.00
		MISC. VENDOR	ASHLEY KELTING:FLAG FTBL	30.00
			RACHEL LEVIEN:FLAG FTBALL	30.00
			STACIE LUEPKER:FLAG FTBL	30.00
			ADDISON BUNGE:REF VOLLEYBA	25.00
			ADRIANA STUMBO:REF VOLLEYB	15.00
			ANNA WHITLATCH:REFUND VLYB	30.00
			CLAIRE MONTGOMERY:REF VLYB	45.00
			GRACE HODGES:REF VOLLEYBAL	45.00
			IZZY HIMES:REF VOLLEYBALL	15.00
			MOLLY CHAPMAN:REF VOLLEYBA	37.50
			SAM HORMAN:REF VOLLEYBALL	25.00
			AVA BOLDT:REF VOLLEYBALL	37.50
			BRODY MARCHIK:REF FLAG FTB	90.00
			CARTER HERMISTON:REF FLAG	30.00
			COLE KIME:REF FLAG FOOTBAL	90.00
			GRIFFIN NADERMAN:REF FLAG	45.00
			PRESTON DAEDLOW:REF FLAG F	60.00
			SKYLER SCHMIDT:REF FLAG FT	30.00
			ZACH BINNS:REF FLAG FOOTBA	60.00
		T & M CLOTHING CO.	298 T-SHIRTS	2,086.00
			TOTAL:	3,446.00
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	270.08
			MEDICARE WITHOLDING	33.14
			MEDICARE WITHOLDING	30.02
		ALBAUGH PHC INC	RESTROOM REPAIRS	114.95
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	162.39
		MISC. VENDOR	KATELYNN COOK:REFUND SWIM	40.00
		STATE HYGIENIC LABORATORY	TESTING	13.50
		IPERS	IPERS REGULAR EMPLOYEES	238.35
		KRAUS FOSTERS LLC	REPLACE EXHAUST FAN	2,225.00
		LOWDEN PLUMBING & HEATING CO	REPLACE FIVE SHOWERS	4,152.09
		MICHELE PISMAN	SEPTEMBER YOGA	48.00
		PRINCIPAL	GTL_VTL INSURANCE	5.85
		VERIZON	Cell, Data service	137.86
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	11.80
		CITY OF TIPTON FUNDS	Repay Admin Services	753.61
			PSF payment	11.85
		CITY UTILITIES	CITY UTILITIES	4,075.92
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	34.00
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	539.22
			TOTAL:	12,897.63
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	122.69
			MEDICARE WITHOLDING	28.69
		LINDA BECK	MILEAGE REIMBURSEMENT	63.28
		JOHN DEERE FINANCIAL	MISC SUPPLIES	21.98

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		IPERS	IPERS REGULAR EMPLOYEES	198.89
		MARCIA MEYERS	OCTOBER RENT	600.00
		OFFICE EXPRESS	OFFICE SUPPLIES	63.57
		PRINCIPAL	GTL_VTL INSURANCE	3.90
		VERIZON	Cell, Data service	41.45
		CAPITAL ONE	OFFICE & MISC SUPPLIES	19.52
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	10.15
		CITY OF TIPTON FUNDS	PSF payment	22.49
		CITY UTILITIES	CITY UTILITIES	79.49
			CITY UTILITIES	57.75
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	<u>1,834.55</u>
			TOTAL:	3,168.40
EXECUTIVE	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	140.43
			MEDICARE WITHOLDING	32.86
		IPERS	IPERS ELECTED OFFICIALS	<u>141.13</u>
			TOTAL:	314.42
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	70.82
			MEDICARE WITHOLDING	4.63
			MEDICARE WITHOLDING	11.91
			MEDICARE WITHOLDING	0.01
			MEDICARE WITHOLDING	0.02
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	37.22
		IPERS	IPERS REGULAR EMPLOYEES	109.75
		LYNCH DALLAS PC	LEGAL SERVICES	255.00
		PRINCIPAL	GTL_VTL INSURANCE	0.47
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	1.67
		CITY OF TIPTON FUNDS	Repay Admin Services	272.05
			PSF payment	34.52
		CITY UTILITIES	City Hall	221.58
			City Hall	7.04
			CITY UTILITIES	2,042.34
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	<u>177.69</u>
			TOTAL:	3,246.72
BUILDING MAINTENANCE	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	5.42
			MEDICARE WITHOLDING	1.27
		AUCA CHICAGO LOCKBOX	MATS	151.88
		CINTAS CORPORATION	FIRST AID SUPPLIES	74.64
		GIERKE ROBINSON COMPANY INC	CITY HALL WALL REPAIR	133.65
		OFFICE EXPRESS	OFFICE & MISC SUPPLIES	<u>39.95</u>
			TOTAL:	406.81
AMBULANCE TRUST	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	TRANSFERS	<u>1,388.33</u>
			TOTAL:	1,388.33
TRANSFER-COMM/LOCAL AC	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	TRANSFERS	<u>1,666.67</u>
			TOTAL:	1,666.67
STREET DEPARTMENT	ROAD USE TAX FUND	GARDEN & ASSOCIATES INC	REVISE STREET IMPROVEMENT	2,078.36
			MULBERRY STREET	8,347.19
		TRIPLE B CONSTRUCTION CORPORATION	PAY APP NO 3	68,328.75
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	<u>2,259.11</u>
			TOTAL:	81,013.41

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
TRAFFIC SERVICE MAINT.	ROAD USE TAX FUND	I.R.S.	FICA WITHHOLDING	4.73		
			MEDICARE WITHHOLDING	0.94		
			MEDICARE WITHHOLDING	0.16		
			MEDICARE WITHHOLDING	0.01		
		IPERS	IPERS REGULAR EMPLOYEES	7.58		
			PRINCIPAL	GTL_VTL INSURANCE	0.10	
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	0.29		
			CITY OF TIPTON FUNDS	Central Stores services pa	46.27	
		CITY UTILITIES	PSF payment	0.24		
			CITY UTILITIES	49.50		
			BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	34.84	
					TOTAL:	144.66
		SNOW AND ICE REMOVAL	ROAD USE TAX FUND	I.R.S.	FICA WITHHOLDING	66.26
MEDICARE WITHHOLDING	14.13					
MEDICARE WITHHOLDING	0.79					
MEDICARE WITHHOLDING	0.09					
IPERS	MEDICARE WITHHOLDING			0.18		
	IPERS REGULAR EMPLOYEES			0.31		
PRINCIPAL	IPERS REGULAR EMPLOYEES			105.15		
	UNUM LIFE INSURANCE COMPANY OF AMERICA			GTL_VTL INSURANCE	2.09	
CITY OF TIPTON FUNDS	LONG TERM DISABILITY PAYRO			5.23		
	CITY OF TIPTON-REVOLVING CENTRAL GARAG			Central Stores services pa	603.13	
BLUE CROSS/BLUE SHIELD	PSF payment			14.63		
	vehicle/equipment charges			1,326.78		
	BCBS HEALTH INS PY CITY			542.81		
			TOTAL:	2,681.58		
STREET CLEANING	ROAD USE TAX FUND	CITY OF TIPTON FUNDS	Central Stores services pa	114.54		
			CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	834.09	
					TOTAL:	948.63
TRANSFER/OTHER SOURCES	ROAD USE TAX FUND	CITY OF TIPTON FUNDS	TRANSFERS	2,666.67		
			TOTAL:	2,666.67		
TRANSFERS/OTHER SOURCE TRUST AND AGENCY F	CITY OF TIPTON FUNDS	TRANSFERS	37,201.83			
		TOTAL:	37,201.83			
TRANSFER	Emergency Fund	CITY OF TIPTON FUNDS	TRANSFERS	2,678.58		
			TOTAL:	2,678.58		
TRANSFERS/OTHER SOURCE LOCAL OPTION TAX	CITY OF TIPTON FUNDS	TRANSFERS	18,519.67			
		TOTAL:	18,519.67			
TRANSFERS/OTHER SOURCE TIF SPECIAL REVENUE	CITY OF TIPTON FUNDS	TRANSFERS	10,633.17			
		TRANSFERS	9,084.58			
		TOTAL:	19,717.75			
REVOLVING LOAN PRGRM	ECONOMIC/INDUSTRIA	TIPTON COUNTRY CLUB	TRIP REIMBURSEMENT	7,500.00		
			TOTAL:	7,500.00		
TRANSFERS/OTHER SOURCE FIRE ENTERPRISE TR	CITY OF TIPTON FUNDS	TRANSFERS	2,083.33			
		TOTAL:	2,083.33			
W/AKA SEWER	WASTEWATER PROJECT WOODRUFF CONSTRUCTION LLC	PAY APP NO 15	71,907.75			
		TOTAL:	71,907.75			

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT			
GO 2021 CP	GO 2021 CP	MISC. VENDOR	ARHC PHTIPIA01 LLC	ARHC PHTIPIA01 LLC:EASEMEN	547.01		
			CUSTOM BUILDERS	CUSTOM BUILDERS:EASEMENT	181.81		
			QUINCY SCHOTT	QUINCY SCHOTT:EASEMENT	100.00		
		ORIGIN DESIGN	BUILD GRANT, CEDAR STREET	259.00			
			TOTAL:	1,087.82			
WATER DISTRIBUTION	WATER OPERATING	I.R.S.	FICA WITHOLDING	293.86			
			MEDICARE WITHOLDING	65.12			
			MEDICARE WITHOLDING	1.85			
			MEDICARE WITHOLDING	0.09			
		AUREON COMMUNICATIONS	MEDICARE WITHOLDING	1.66			
			PHONE, INTERNET, CIRCUIT	48.12			
			UNIFORMS	7.64			
		CINTAS LOC	UNIFORMS	7.64			
			N AVE WATER IMPROVEMENTS	78.74			
		ECIA	OPERATING SUPPLIES	97.84			
		JOHN DEERE FINANCIAL	TESTING	40.50			
		STATE HYGIENIC LABORATORY	IPERS REGULAR EMPLOYEES	467.99			
		IPERS	OPERATING SUPPLIES	233.44			
		MANATTS INC	GTL_VTL INSURANCE	8.36			
		PRINCIPAL	PAY APP NO 3	13,585.00			
		TRIPLE B CONSTRUCTION CORPORATION	Cell, Data service	124.35			
		VERIZON	LONG TERM DISABILITY PAYRO	24.40			
		UNUM LIFE INSURANCE COMPANY OF AMERICA	Repay Admin Services	1,272.36			
		CITY OF TIPTON FUNDS	PSF payment	232.38			
		CITY UTILITIES	City Hall	3.84			
			CITY UTILITIES	564.86			
			CITY UTILITIES	702.55			
			CITY UTILITIES	1,075.69			
			vehicle/equipment charges	614.03			
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	BCBS HEALTH INS PY CITY	2,429.93			
		BLUE CROSS/BLUE SHIELD	TOTAL:	21,982.24			
		WATER BILL/COLLECT	WATER OPERATING	I.R.S.	FICA WITHOLDING	46.57	
					MEDICARE WITHOLDING	10.75	
					MEDICARE WITHOLDING	0.15	
				MISC. VENDOR	DEBRA BIXLER	DEBRA BIXLER:OFFICE APPARE	21.93
					IPERS	IPERS REGULAR EMPLOYEES	76.68
				PRINCIPAL	GTL_VTL INSURANCE	1.96	
UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO			4.12			
CITY OF TIPTON FUNDS	Repay Admin Services			105.29			
BLUE CROSS/BLUE SHIELD	PSF payment			944.18			
	BCBS HEALTH INS PY CITY			769.41			
	TOTAL:			1,981.04			
TRANSFER/OTHER SOURCES	WATER OPERATING			CITY OF TIPTON FUNDS	TRANSFERS	4,200.00	
					TRANSFERS	347.08	
					TOTAL:	4,547.08	
NON-DEPARTMENTAL	WASTEWATER/AKA SEW LIBERTY TRUST & SAVINGS BANK		CD PURCHASE W/ OPERATING	223,004.97			
			TOTAL:	223,004.97			
WASTEWATER/AKA SEWER	WASTEWATER/AKA SEW	I.R.S.	FICA WITHOLDING	286.97			
			MEDICARE WITHOLDING	62.21			
			MEDICARE WITHOLDING	0.16			
			MEDICARE WITHOLDING	1.79			

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE WITHOLDING	1.69
			MEDICARE WITHOLDING	1.30
		MISC. VENDOR DEBRA BIXLER	DEBRA BIXLER:OFFICE APPARE	21.92
		HAWKINS INC	CHEMICALS	741.81
		STATE HYGIENIC LABORATORY	TESTING	100.00
			TESTING FEES	500.00
		IPERS	IPERS REGULAR EMPLOYEES	459.31
		QC ANALYTICAL SERVICES LLC	WASTEWATER TESTING	1,270.18
		PRINCIPAL	GTL_VTL INSURANCE	7.65
		SPAHN & ROSE LUMBER CO	OFFICE, OPER, & BLDG MAINT S	419.38
		TRIPLE B CONSTRUCTION CORPORATION	GROUNDS MAINTENANCE	525.00
			ROAD WORK TO SAGR PLANT	1,101.02
			SANITARY REPAIR	6,161.13
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	23.46
		VEENSTRA & KIMM INC	NW AREA UTILITY IMPROVEMEN	1,550.00
			NW AREA UTILITY IMPROVEMEN	3,950.00
			NW AREA UTILITY IMPROVEMEN	3,950.00
		CITY OF TIPTON FUNDS	Repay Adm Services	650.89
			PSE payment	717.95
		CITY UTILITIES	City Hall	3.84
			CITY UTILITIES	2,309.01
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	3.28
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	2,668.03
			TOTAL:	27,467.98
TRANSFER/OTHER SOURCES WASTEWATER/AKA SEW CITY OF TIPTON FUNDS			TRANSFERS	3,900.00
			TRANSFERS	35,097.92
			TOTAL:	38,997.92
ELECTRIC DISTRIBUTION ELECTRIC OPERATING I.R.S.			FICA WITHOLDING	914.19
			MEDICARE WITHOLDING	195.24
			MEDICARE WITHOLDING	4.89
			MEDICARE WITHOLDING	4.05
			MEDICARE WITHOLDING	9.41
			MEDICARE WITHOLDING	0.21
		AURON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	48.12
		BARRON MOTOR SUPPLY	OPERATING SUPPLIES	14.86
		CEDAR COUNTY TREASURER	TAXES	178.00
			TAXES	150.00
			TAXES	178.00
			TAXES	36,012.00
		CINTAS LOC	CLEANING SERVICES	89.88
			UNIFORMS, SHOP TOWELS, MAT	117.57
			UNIFORMS, SHOP TOWELS, MAT	55.06
			UNIFORMS, SHOP TOWELS, MAT	114.17
			UNIFORMS, SHOP TOWELS, MAT	46.94
			UNIFORMS, SHOP TOWELS, MAT	117.57
			UNIFORMS, SHOP TOWELS, MAT	55.06
		CINTAS CORPORATION	FIRST AID SUPPLIES	91.43
		DR DARLENE A EHLERS	OCTOBER RENT	500.00
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	85.71
		FLETCHER-REINHARDT CO.	OVERHEAD SUPPLIES	43.87
			UNDERGROUND SUPPLIES	542.17
		IPERS	IPERS REGULAR EMPLOYEES	1,465.99
		JONES COUNTY TREASURER	TAXES	288.00
		LOUISA COUNTY TREASURER	TAXES	8,549.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MUSCATINE COUNTY TREASURER	TAXES	1,906.00
		O'REILLY AUTOMOTIVE INC	OPERATING SUPPLIES	39.58
		PRINCIPAL	GTL_VTL INSURANCE	22.34
		RESCO	UNDERGROUND SUPPLIES	2,484.54
			OVERHEAD SUPPLIES	2,439.87
			OVERHEAD SUPPLIES	1,046.46
		TIPTON ELECTRIC MOTORS	6 28 VOLT BATTERIES	1,083.38
		VERIZON	Cell, Data service	280.93
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	71.72
		WASHINGTON COUNTY TREASURER	TAXES	451.00
		CITY OF TIPTON FUNDS	Repay Admin Services	5,149.36
			PSF payment	650.65
			1 REBATE	150.00
		CITY UTILITIES	City Hall	4.80
			CITY UTILITIES	21.62
			CITY UTILITIES	34.56
			CITY UTILITIES	317.26
			CITY UTILITIES	18.75
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,998.79
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	5,550.99
			TOTAL:	73,593.99
ELECTRIC POWER PLANT	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING	82.16
			MEDICARE WITHOLDING	16.94
			MEDICARE WITHOLDING	0.25
			MEDICARE WITHOLDING	2.03
		JOHN DEERE FINANCIAL	SMALL TOOLS	47.68
			OPERATING SUPPLIES	183.07
		IPERS	IPERS REGULAR EMPLOYEES	132.94
		PREMIER PARTS INC	POWER PLANT SUPPLIES	272.84
		EMMC INSURANCE	FUEL TANK INSURANCE	1,765.00
		PRINCIPAL	GTL_VTL INSURANCE	1.84
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	6.61
		CITY OF TIPTON FUNDS	Repay Admin Services	509.71
			PSF payment	28.20
		CITY UTILITIES	CITY UTILITIES	176.79
			CITY UTILITIES	15.00
			CITY UTILITIES	15.00
			CITY UTILITIES	1,010.20
			CITY UTILITIES	813.63
			CITY UTILITIES	32.00
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	240.82
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	426.83
			TOTAL:	5,779.54
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING	127.59
			MEDICARE WITHOLDING	26.04
			MEDICARE WITHOLDING	0.76
			MEDICARE WITHOLDING	3.04
		MISC. VENDOR DEBRA BIXLER	DEBRA BIXLER:OFFICE APPARE	21.93
		IPERS	IPERS REGULAR EMPLOYEES	206.23
		PRINCIPAL	GTL_VTL INSURANCE	3.88
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	10.13
		CITY OF TIPTON FUNDS	Repay Admin Services	192.96
			PSF payment	956.21
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	168.57



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	<u>1,188.85</u>
			TOTAL:	2,906.19
LOUISA GENERATING STAT ELECTRIC OPERATING MIDAMERICAN ENERGY COMPANY			Est cash request	15,750.00
			Est cash request	26,100.00
			Est cash request	450.00
			Est cash request	<u>2,700.00</u>
			TOTAL:	45,000.00
TRANSFER/OTHER SOURCES ELECTRIC OPERATING CITY OF TIPTON FUNDS			TRANSFERS	35,594.17
			TRANSFERS	<u>7,308.93</u>
			TOTAL:	43,903.10
TRANSFER/OTHER SOURCES ELECTRIC DEVELOPME CITY OF TIPTON FUNDS			TRANSFERS	<u>25,593.33</u>
			TOTAL:	25,593.33
GAS DISTRIBUTION	GAS OPERATING	I.R.S.	FICA WITHOLDING	394.80
			MEDICARE WITHOLDING	77.32
			MEDICARE WITHOLDING	1.26
			MEDICARE WITHOLDING	3.87
			MEDICARE WITHOLDING	8.63
			MEDICARE WITHOLDING	1.26
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	48.12
		CINTAS LOC	CLEANING SERVICES	22.47
			UNIFORMS, SHOP TOWELS, MAT	30.62
			UNIFORMS, SHOP TOWELS, MAT	50.00
			UNIFORMS, SHOP TOWELS, MAT	30.62
		JOHN DEERE FINANCIAL	SERVICE LINE SUPPLIES	32.94
		IPERS	IPERS REGULAR EMPLOYEES	627.73
		IOWA STATE FIRE MARSHAL DIVISION	TANK REGISTRATION RENEWAL	20.00
		PRINCIPAL	GTL_VTL INSURANCE	10.30
		STUART C IRBY CO	SERVICE LINE SUPPLIES	87.16
			SERVICE LINE SUPPLIES	647.09
			SERVICE LINE SUPPLIES	533.48
		VERIZON	Cell, Data service	82.90
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	43.69
		CITY OF TIPTON FUNDS	Repay Admin Services	3,240.98
			PSF payment	198.74
		CITY UTILITIES	City Hall	4.80
			CITY UTILITIES	105.76
			CITY UTILITIES	28.20
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	327.91
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	<u>2,338.07</u>
			TOTAL:	8,998.72
GAS BILL/COLLECT	GAS OPERATING	I.R.S.	FICA WITHOLDING	61.21
			MEDICARE WITHOLDING	13.03
			MEDICARE WITHOLDING	0.28
			MEDICARE WITHOLDING	1.01
		MISC. VENDOR DEBRA BIXLER	DEBRA BIXLER:OFFICE APPARE	21.93
		IPERS	IPERS REGULAR EMPLOYEES	100.10
		PRINCIPAL	GTL_VTL INSURANCE	2.29
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	5.14
		CITY OF TIPTON FUNDS	Repay Admin Services	117.25
			PSF payment	944.97
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	853.19

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	2,120.40
GAS PEAK SHAVING PLANT	GAS OPERATING	CITY UTILITIES	CITY UTILITIES	84.31
			TOTAL:	84.31
TRANSFER/OTHER SOURCES	GAS OPERATING	CITY OF TIPTON FUNDS	TRANSFERS	12,016.00
			TOTAL:	12,016.00
AIRPORT	AIRPORT OPERATING	I.R.S.	FICA WITHOLDING	13.80
			MEDICARE WITHOLDING	3.23
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	48.12
		JOHN DEERE FINANCIAL	MISC SUPPLIES	5.77
		IPERS	IPERS REGULAR EMPLOYEES	21.00
		M & K ELECTRIC	REPAIR RUNWAY LIGHTS	48.00
		WRIGHT LAWN CARE	CONTRACT PAY OCT 2021	358.33
		CITY UTILITIES	CITY UTILITIES	115.51
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	131.75
			TOTAL:	745.51
TRANSFER/OTHER SOURCES	AIRPORT OPERATING	CITY OF TIPTON FUNDS	TRANSFERS	347.08
			TOTAL:	347.08
GARBAGE COLLECTION	GARBAGE COLLECTION	I.R.S.	FICA WITHOLDING	186.08
			MEDICARE WITHOLDING	42.37
			MEDICARE WITHOLDING	0.26
			MEDICARE WITHOLDING	0.12
			MEDICARE WITHOLDING	0.51
			MEDICARE WITHOLDING	0.24
		CINTAS LOC	UNIFORMS	8.25
			UNIFORMS	8.25
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	23.97
		MISC. VENDOR DEBRA BIXLER	DEBRA BIXLER:OFFICE APPARE	21.92
		IPERS	IPERS REGULAR EMPLOYEES	302.20
		PRINCIPAL	GTL_VTL INSURANCE	5.35
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	15.58
		CITY OF TIPTON FUNDS	Repay Admin Services	756.27
			Central Stores services pa	2,918.64
			PSF payment	758.81
		CITY UTILITIES	City Hall	3.84
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,799.24
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,973.63
			TOTAL:	8,825.53
RECYCLING	GARBAGE COLLECTION	I.R.S.	FICA WITHOLDING	80.01
			MEDICARE WITHOLDING	9.31
			MEDICARE WITHOLDING	8.92
			MEDICARE WITHOLDING	0.49
		IPERS	IPERS REGULAR EMPLOYEES	68.59
		PRINCIPAL	GTL_VTL INSURANCE	1.56
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	3.42
		CITY OF TIPTON FUNDS	PSF payment	91.51
		CITY UTILITIES	CITY UTILITIES	26.91
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,199.49
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	629.48
			TOTAL:	2,119.69

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT			
TRANSFER OUT/SINKING F GARBAGE COLLECTION CITY OF TIPTON FUNDS			TRANSFERS	3,266.67			
			TRANSFERS	1,794.58			
			TOTAL:	5,061.25			
STORM WATER	STORM WATER	I.R.S.	FICA WITHOLDING	26.68			
			MEDICARE WITHOLDING	5.99			
			MEDICARE WITHOLDING	0.05			
			MEDICARE WITHOLDING	0.03			
			MEDICARE WITHOLDING	0.14			
			ACTION SEWER & SEPTIC SERVICE INC	JETTING STORM SEWER TO OPE	373.75		
			IPERS	IPERS REGULAR EMPLOYEES	42.20		
			MANATTS INC	OPERATING SUPPLIES	560.25		
			PRINCIPAL	GTL_VTL INSURANCE	1.02		
			UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	2.35		
			CITY OF TIPTON FUNDS	Repay Admin Services	201.51		
				PSF payment	12.10		
			CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	0.32		
			BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	241.53		
				TOTAL:	1,467.92		
			OTHER SOURCES	STORM WATER	CITY OF TIPTON FUNDS	TRANSFERS	586.67
						TRANSFERS	97.58
TOTAL:	784.25						
INT SRVC-OTHER BUSINES CENTRAL GARAGE		I.R.S.	FICA WITHOLDING	78.92			
			MEDICARE WITHOLDING	15.63			
			MEDICARE WITHOLDING	2.62			
			MEDICARE WITHOLDING	0.19			
			AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	48.12		
			CINTAS LOC	UNIFORMS	8.04		
				UNIFORMS	8.04		
			CINTAS CORPORATION	FIRST AID SUPPLIES	67.24		
			JOHN DEERE FINANCIAL	SHOP SUPPLIES	61.35		
				REPAIR PARTS #21	19.12		
			IPERS	IPERS REGULAR EMPLOYEES	126.36		
			JP GLASS & MORE	ROCK CHIP REPAIR	74.90		
			MITCHELL 1	WEB SUBSCRIPTION	260.80		
			PREMIER PARTS INC	SHOP SUPPLIES	15.48		
				STOCK PARTS	317.75		
				REPAIR PARTS	218.68		
			PRINCIPAL	GTL_VTL INSURANCE	1.72		
			SHOTTENKIRK	REPAIR PARTS #67	31.12		
				REPAIR PARTS #67	103.78		
				REPAIR PARTS #67	70.89		
			STAR EQUIPMENT LTD	HYDRAULIC FILTERS #20	94.40		
			THOMPSON TRUCK & TRAILER	REPAIR PARTS #35	51.92		
				REPAIR PARTS #21	28.76		
				REPAIR PARTS #21	2,691.38		
				REPAIR PARTS #21	546.88		
			TITAN MACHINERY INC	REPAIR PARTS #18	636.00		
			VERIZON	Cell, Data service	198.08		
			UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	4.89		
			CITY OF TIPTON FUNDS	Repay Admin Services	867.84		
				PSF payment	3.95		
			CITY UTILITIES	CITY UTILITIES	265.67		
				CITY UTILITIES	32.00		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CITY UTILITIES	53.45
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	<u>580.84</u>
			TOTAL:	6,493.05
INT SRVC-OTHER BUSINES ADMINISTRATIVE SER I.R.S.			FICA WITHHOLDING	99.21
			MEDICARE WITHHOLDING	22.85
			MEDICARE WITHHOLDING	0.35
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	633.19
		CLIFTON LARSON ALLEN LLP	AUDIT	6,300.00
		COMMUNITY INSURANCE SERVICES	INSURANCE	2,440.00
		IPERS	IPERS REGULAR EMPLOYEES	158.15
		LYNCH DALLAS PC	LEGAL SERVICES	1,382.04
			LEGAL SERVICES	2,497.00
			LEGAL SERVICES	1,852.20
		QUADIENT FINANCE USA INC	POSTAGE FOR METER	2,000.00
		OFFICE EXPRESS	OFFICE & MISC SUPPLIES	174.50
		PRINCIPAL	GTL_VTL INSURANCE	3.78
		POSTAL SOURCE	INK CARTRIDGE	279.95
		SPINUTECH INC	LICENSE, SUPPORT, HOSTING	570.00
		SPEER FINANCIAL INC	TIF SERVICES	350.00
		VERIZON	Cell, Data service	567.33
		WAPSI VALLEY ARCHAEOLOGY INC	PHASE 1 POCKET PARK 401 CE	3,537.17
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	8.06
		WINDSTREAM	MONTHLY SERVICES	863.84
		CITY OF TIPTON FUNDS	PSF payment	7.66
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	9.17
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	<u>1,474.26</u>
			TOTAL:	25,230.71
NON-DEPARTMENTAL	PAYROLL ACCOUNT	I.R.S.	FEDERAL WITHHOLDING	7,533.26
			FICA WITHHOLDING	5,415.37
			MEDICARE WITHHOLDING	1,266.55
		AFLAC	AFLAC AFTER TAX PY W/HOLDI	117.40
			AFLAC PY PRETAX WITHHOLDING	393.23
			AFLAC AFTER TAX DEDUCTION	108.18
		AXA EQUI-VEST PROCESSING OFFICE	DEF. COMP PRETAX	435.00
		COLLECTION SERVICES CENTER	CHILD SUPPORT- SEANGLER-96	96.73
		IPERS	IPERS WITHHOLDING, FIRE	38.95
			IPERS ELECTED OFFICIALS	94.05
			IPERS REGULAR EMPLOYEES	3,940.78
			IPERS WITHHOLDING EMT	249.39
			IPERS WITHHOLDING POLICE	870.91
		PRINCIPAL	GTL_VTL INSURANCE	430.52
			VISION POLICY	290.28
		CITY OF TIPTON FUNDS	MISC POLICE REIMB	41.42
		TREASURER, STATE OF IOWA	STATE WITHHOLDING	3,321.00
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE PYM	1,975.00
		CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEME	<u>275.00</u>
			TOTAL:	26,893.02

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
===== FUND TOTALS =====				
001	GENERAL GOVERNMENT			126,970.84
110	ROAD USE TAX FUND			87,454.95
112	TRUST AND AGENCY FUND			37,201.83
119	Emergency Fund			2,678.58
121	LOCAL OPTION TAX			18,519.67
125	TIF SPECIAL REVENUE FUND			19,717.75
160	ECONOMIC/INDUSTRIAL DEVEL			7,500.00
192	FIRE ENTERPRISE TRUST			2,083.33
303	WASTEWATER PROJECT			71,907.75
316	GO 2021 CF			1,087.82
600	WATER OPERATING			28,510.36
610	WASTEWATER/AKA SEWER REVE			289,490.87
630	ELECTRIC OPERATING			171,102.82
631	ELECTRIC DEVELOPMENT			25,593.33
640	GAS OPERATING			23,219.43
660	AIRPORT OPERATING			1,092.59
670	GARBAGE COLLECTION			16,006.47
740	STORM WATER			2,252.17
810	CENTRAL GARAGE			6,493.05
835	ADMINISTRATIVE SERVICES			25,230.71
860	PAYROLL ACCOUNT			26,893.02
-----				
GRAND TOTAL:				991,087.34
-----				



CITY CREDIT CARD STATEMENT		cr	999		1010			Card Ttl	-6,040.86
<b>Finance Director</b>									
Miscellaneous	Amazon	M	001	5	299	2	65980	17.32	
Miscellaneous	Amazon	dr	630	5	820	2	65980	18.07	
Telecommunications	LogMeln	dr	835	5	899	2	63730	30.35	
Furniture / Fixtures	Walmart, Office Depot	dr	835	5	899	3	67210	528.19	
								<b>Total Charges</b>	<b>593.93</b>
<b>City Manager</b>									
Dues/Fees	Iowa League of Cities	dr	835	5	899	1	62100	150.00	
								<b>Total Charges</b>	<b>150.00</b>
<b>Community Development</b>									
Postage/Shipping	USPS	dr	001	5	525	2	65080	25.50	
								<b>Total Charges</b>	<b>25.50</b>
<b>Library</b>									
Training	Iowa Library Association	dr	001	5	410	1	62300	220.00	
Materials	Amazon	dr	001	5	410	2	65020	72.93	
Office Supplies	Walmart	dr	001	5	410	2	65060	27.15	
Postage/Shipping	USPS	dr	001	5	410	2	65080	9.95	
Miscellaneous	Walmart, Amazon	dr	001	5	410	2	65980	60.16	
								<b>Total Charges</b>	<b>390.19</b>
<b>Ambulance</b>									
Training	Costco, Best Buy	dr	001	5	160	1	62300	608.41	
Travel Training	Panera Bread	dr	001	5	160	1	62980	21.37	
Building Maint & Repair	Home Depot, Lenoach & Cilek, Walmart	dr	001	5	160	2	63100	310.54	
Op Equip Maint & Repair	Ebay	dr	001	5	160	2	63500	57.76	
Telecommunications	JAMF	dr	001	5	160	2	63730	6.00	
		dr	001	5	620	2	63730	16.00	
		dr	630	5	820	2	63730	6.00	
		dr	640	5	825	2	63730	2.00	
Equipment/Vehicle Rent	<b>E/C 7/16 - Ebay</b>	dr	001	5	160	2	64150	-20.32	
Miscellaneous	Sueppels Florist, SignNow, Harbor Freight	dr	001	5	160	2	65980	152.44	
	Office Max	dr	001	5	160	3	67280	192.59	
Building Maint. & Repair	<b>E/C 7/16 - Ebay</b> , Ebay	dr	810	5	899	2	63100	20.32	
								<b>Total Charges</b>	<b>1,373.11</b>
<b>Fire</b>									
Miscellaneous	Walmart	dr	001	5	150	2	65980	31.78	
								<b>Total Charges</b>	<b>31.78</b>
<b>Police</b>									
Travel Training -	American Airlines	dr	001	5	110	1	62980	124.20	
Uniforms/Equipment	Galls	dr	001	5	110	2	64350	319.98	
Postage/Shipping	USPS	dr	001	5	110	2	65080	11.25	
								<b>Total Charges</b>	<b>455.43</b>
<b>Electric</b>									
Technology	Adobe Inc.	dr	630	5	820	2	64190	190.67	
Uniforms/Equipment	Quality Cobbler	dr	630	5	820	2	64350	257.87	
Miscellaneous	Global Industrial	dr	630	5	820	2	65980	280.22	
								<b>Total Charges</b>	<b>728.76</b>



RESOLUTION NO. 100421A

RESOLUTION APPROVING APPLICATION FOR URBAN REVITALIZATION  
TAX-EXEMPTION FILED BY DANE L. ESBECK

WHEREAS, the City Council for the City of Tipton has declared the entire City as an Urban Revitalization Area; and,

WHEREAS, this allows persons who make taxable improvements to commercial or industrial property the option of a ten-year, graduated tax-exemption on the new improvements as long as the work increases the assessed value of the property by at least 15%. The exemption schedule appears below:

Year:	Exemption from taxation on value added:	Year:	Exemption from taxation on value added:
1	80%	6	40%
2	70%	7	30%
3	60%	8	30%
4	50%	9	20%
5	40%	10	20%

NOW, THEREFORE, Be It Resolved, the City Council of the City of Tipton does hereby approve the following application for an Urban Revitalization Tax-Exemption, subject to the approval of the Cedar County Assessor.

1.) Dane L. Esbeck, 120 East 5<sup>th</sup> Street, Tipton, IA 52772

PASSED AND APPROVED this 4<sup>th</sup> day of October 2021.

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

ATTEST:

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

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution \_\_\_\_\_ which was passed by the Tipton City Council this 4<sup>th</sup> day of October 2021.

---

Amy Lenz, City Clerk

**Application for Tax Abatement / Tax-Exemption  
Urban Revitalization Plan  
City of Tipton**

**Properties with improvements made after January 1, 2019 are eligible**

Feel free to use additional sheets of paper to elaborate on any information requested in the application.

**Your contact information...**

Name of Title Holder or  
Contract Buyer:

ESbeck Dane L (Contract Williams 1/2 Int)

Mailing Address:

1315 Hwy 130 Tipton IA 52772

Telephone (and Fax:)

319 551-2922

Email Address:

desbeck1979@gmail.com

**Please tell us about the property for which you are applying.**

Address of Property for  
this Application:

120 - E 5<sup>th</sup> St Tipton

Property's Legal Description or  
attach a copy of the deed:

Tipton Lot 2 BLK 11

Existing Property Use:

Residential  Multifamily Residential  
 Commercial  Industrial  Vacant

Proposed Use of Property:

Office space

Which are you applying for:

Prior approval of your project.  
 Approval of a project that's already completed.

What is the nature of your  
proposed taxable improvements?

New construction?  Addition?  General Improvements?



Please specify the types of  
Improvements:

Update electrical, plumbing, heating,  
open up space remove walls, Make bathroom  
Ada compliant.

Estimated or Actual Date of  
Project Completion:

September 1<sup>st</sup> 2021

Estimated or Actual Cost of  
Improvements:

\$20,000

### About the tax-exemption program...

It is available to property owners that do improvements that increase the taxable value of their properties by at least 10% for residential properties and by at least 15% for multi-residential, commercial, and industrial properties. The program applies to both new and existing buildings. The tax-exemptions apply only to the new improvements. Also, tax-exemptions can't be used incompatibly with TIF.

For which tax-exemption benefit are you applying?

Residential properties: The benefit is a 7-year, 100% tax-exemption on the new taxable improvements.

Multi-residential properties of 3 or more units: The benefit is a 10-year, 100% tax-exemption on the new taxable improvements.

Commercial properties: This 10-year graduated exemption schedule is used on the new taxable improvements:

For the first year, an exemption from taxation on 80% of the actual value added.  
For the second year, an exemption from taxation on 70% of the actual value added.  
For the third year, an exemption from taxation on 60% of the actual value added.  
For the fourth year, an exemption from taxation on 50% of the actual value added.  
For the fifth year, an exemption from taxation on 40% of the actual value added.  
For the sixth year, an exemption from taxation on 40% of the actual value added.  
For the seventh year, an exemption from taxation on 30% of the actual value added.  
For the eighth year, an exemption from taxation on 30% of the actual value added.  
For the ninth year, an exemption from taxation on 20% of the actual value added.  
For the tenth year, an exemption from taxation on 20% of the actual value added.

Industrial properties: There's a choice.

A 3-year, 100% exemption, or...

The same 10-year graduated schedule as used for commercial properties.

### Applicant's Certification.

I/We certify that I/we understand and agree with the requirements of this program and that the information submitted herein is true and accurate to the best of my (our) knowledge. I/We also agree to provide additional information if needed for this application process.

**IMPORTANT:** This application must be filed with the City Council by **February 1** (which, in turn, must file it with the Cedar County Assessor by March 1) of the year in which the property claimed for exemption is assessed for taxation.

Signature of Applicant: Don Edson Date: 4-1-21

Signature of Co-Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



### City Council

This application was:  Approved  Declined.

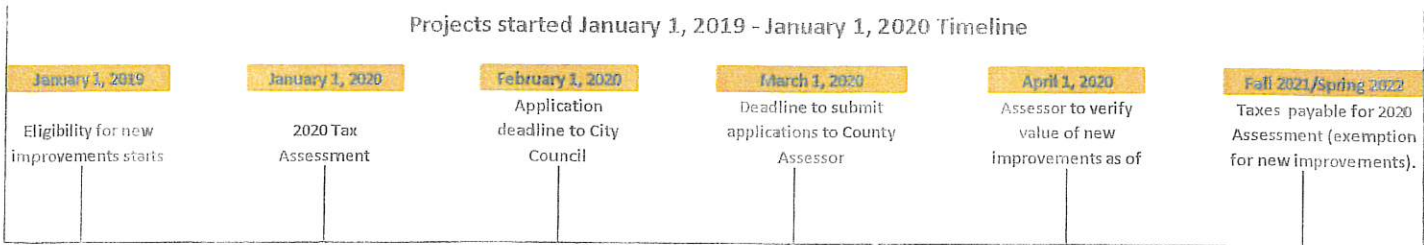
If declined, what was the reason: \_\_\_\_\_

Date of Council's decision: 7/12/2021

Attested by the City Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

### Application Timeline

Projects started January 1, 2019 - January 1, 2020 Timeline



\*Any application received after February 1, 2020 will not be eligible for the tax-exemption benefit until the 2021 tax assessment that is payable in the Fall 2022/Spring 2023

Dane Esbeck building located at 122 E 5<sup>th</sup> Street

Before



After



RESOLUTION NO. 100421B

RESOLUTION APPROVING APPLICATION FOR URBAN REVITALIZATION  
TAX-EXEMPTION FILED BY GRASSHOPPER LAWNCARE / DAN KESSLER

WHEREAS, the City Council for the City of Tipton has declared the entire City as an Urban Revitalization Area; and,

WHEREAS, this allows persons who make taxable improvements to commercial or industrial property the option of a ten-year, graduated tax-exemption on the new improvements as long as the work increases the assessed value of the property by at least 15%. The exemption schedule appears below:

Year:	Exemption from taxation on value added:	Year:	Exemption from taxation on value added:
1	80%	6	40%
2	70%	7	30%
3	60%	8	30%
4	50%	9	20%
5	40%	10	20%

NOW, THEREFORE, Be It Resolved, the City Council of the City of Tipton does hereby approve the following application for an Urban Revitalization Tax-Exemption, subject to the approval of the Cedar County Assessor.

- 1.) Grasshopper Lawncare / Dan Kessler, 403 West 10<sup>th</sup> Street, Tipton, IA 52772

PASSED AND APPROVED this 4<sup>th</sup> day of October 2021.

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

ATTEST:

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

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution \_\_\_\_\_ which was passed by the Tipton City Council this 4<sup>th</sup> day of October 2021.

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



**Application for Tax Abatement / Tax-Exemption  
Urban Revitalization Plan  
City of Tipton**

**Properties with improvements made after January 1, 2019 are eligible**

Feel free to use additional sheets of paper to elaborate on any information requested in the application.

**Your contact information...**

Name of Title Holder or  
Contract Buyer:

Grasshopper Lawn care / Dan KESSIER

Mailing Address:

P.O. Box 22 Tipton

Telephone (and Fax:)

563 889 2635

Email Address:

grasshopper.tipton@gmail.com

**Please tell us about the property for which you are applying.**

Address of Property for  
this Application:

403 W. 10th

Property's Legal Description or  
attach a copy of the deed:

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

Existing Property Use:

Residential     Multifamily Residential  
 Commercial     Industrial     Vacant

Proposed Use of Property:

business

Which are you applying for:

Prior approval of your project.  
 Approval of a project that's already completed.

What is the nature of your  
proposed taxable improvements?

New construction?     Addition?     General Improvements?



Please specify the types of  
Improvements:

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Estimated or Actual Date of  
Project Completion:

8/21

Estimated or Actual Cost of  
Improvements:

\$ 450,000

### About the tax-exemption program...

It is available to property owners that do improvements that increase the taxable value of their properties by at least 10% for residential properties and by at least 15% for multi-residential, commercial, and industrial properties. The program applies to both new and existing buildings. The tax-exemptions apply only to the new improvements. Also, tax-exemptions can't be used incompatibly with TIF.

For which tax-exemption benefit are you applying?

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Multi-residential properties of 3 or more units: The benefit is a 10-year, 100% tax-exemption on the new taxable improvements.

Commercial properties: This 10-year graduated exemption schedule is used on the new taxable improvements:

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- For the third year, an exemption from taxation on 60% of the actual value added.
- For the fourth year, an exemption from taxation on 50% of the actual value added.
- For the fifth year, an exemption from taxation on 40% of the actual value added.
- For the sixth year, an exemption from taxation on 40% of the actual value added.
- For the seventh year, an exemption from taxation on 30% of the actual value added.
- For the eighth year, an exemption from taxation on 30% of the actual value added.
- For the ninth year, an exemption from taxation on 20% of the actual value added.
- For the tenth year, an exemption from taxation on 20% of the actual value added.

Industrial properties: There's a choice.

A 3-year, 100% exemption, or...

The same 10-year graduated schedule as used for commercial properties.

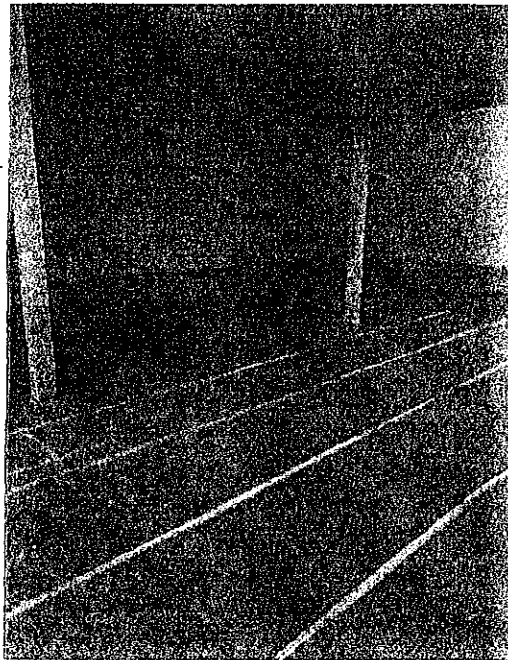
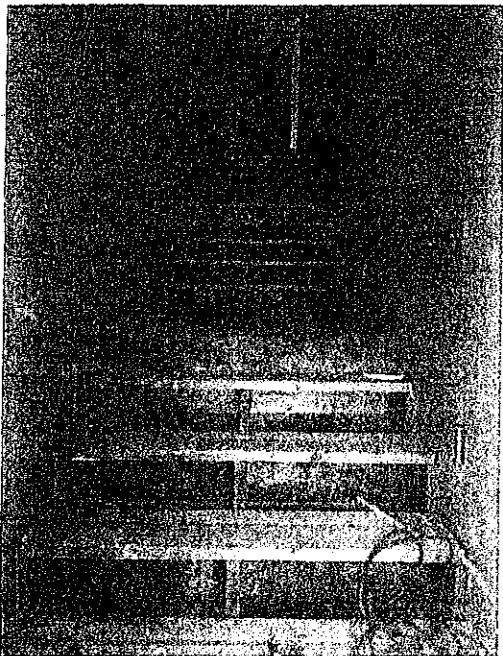
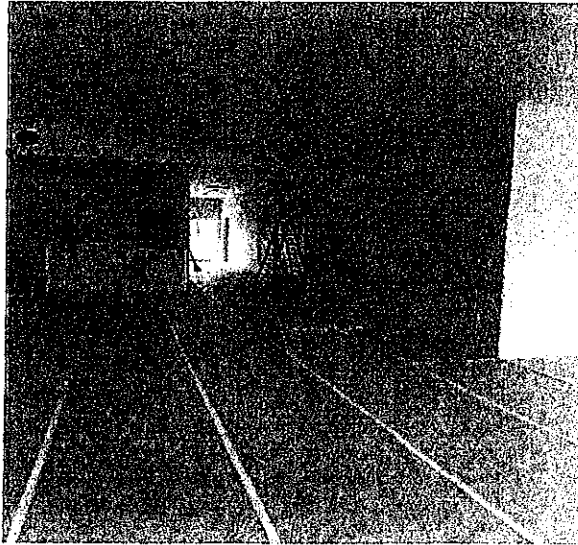


Grasshopper Dan Kessler

Pictures



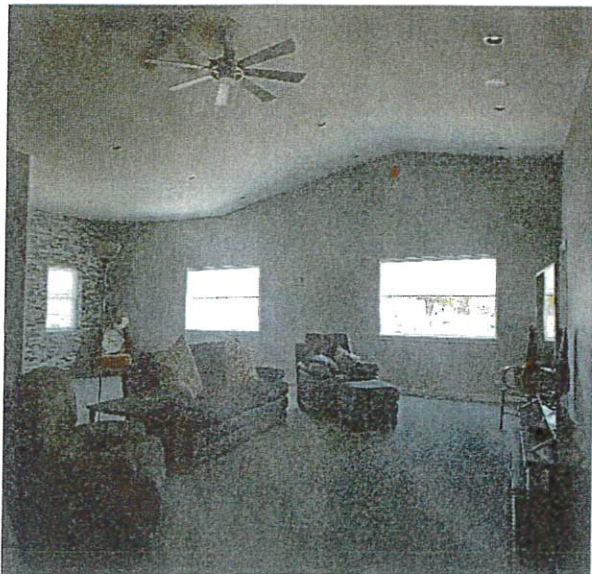
Grasshopper – Dan Kessler  
TRIP Pictures







Grasshopper final photos 2021



AGENDA ITEM

AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION

DATE:	10/4/2021
AGENDA ITEM:	Approval of Tipton Home Loan Fund Application
ACTION:	Motion to approve, deny or table

SYNOPSIS: Tipton Resident Justin Bisinger located at 302 West 9<sup>th</sup> Street applied for a Tipton Home Loan. This program has been offered to residents that meet the program guidelines. Justin is installing a heat pump air conditioning system at his residence. Total project cost: \$6,062.00.

***Due to the COVID-19 Pandemic, the Commission is following the guidelines of social distancing and therefore cancelled their meeting and corresponded via email (but couldn't legally vote). However, there weren't any objections to approve Tipton Home Loan request from Justin Bisinger via email. The Commission is asking the City Council to make final decision regarding this application.***

Laura Hembry with US Bank was contacted regarding this application and had no concerns for approval. Terms of this application are listed below.

1. Loan amount of \$4,546.40 – Justin is contributing 25% of the required match
2. .5% interest rate
3. Payback in seven years with monthly installments
4. Loan agreement and personal guarantee to be drawn up by Tipton's City Attorney
5. Justin's wife, Emma Frimml-Bisinger will be a co-signer on this loan as an additional guarantee
6. Collateral includes title of 1996 Ford F250 Super Cab Truck and 1999 horse trailer
7. Payments will begin on December 1, 2021

BUDGET ITEM: 160-5-599-2-64997

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

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

ATTACHMENTS: None

PREPARED BY: Linda Beck

DATE PREPARED: 9/17/2021

**AGENDA ITEM**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	10/4/2021
<b>AGENDA ITEM:</b>	Home Base Iowa Program
<b>ACTION:</b>	Move to Approve, Deny or Table

**SYNOPSIS:**



The City of Tipton is officially a Home Base Iowa Community. As part of this program, I would like the Mayor and City Council to consider how our community can welcome this qualifying Veteran to Tipton. A suggestion is a welcome packet. I'd like the Mayor/council consider the following:

- Waive the registration fee for water, sewer and electric (\$15 each) for a total savings of \$45
- 4 – Free day pass at the Aquatic Center valued at \$20
- I will collect special discounts/certificates from our local businesses to add to the Veteran Welcome packet

Cedar County Board of Supervisors allocated \$7,000.00 for this FY. \$1,000 will be given to seven Veterans to buy a home as part of the down payment. Patty Hamann will work with the Veteran to ensure they meet qualifying guidelines. The Veteran can't be a current Cedar County resident but moved here from another area outside of Cedar County. Once approval is given by Patty she will notify Rod Ness, CCEDCO. Rod will inform my office that a qualifying Veteran has moved to Tipton to receive the Welcome packet.

Currently there is one qualifying Veteran who recently moved to Tipton. To date three Veterans have moved to Cedar County.

Cedar County has made this program a first come first serve program.

**BUDGET ITEM:** N/A

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

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

**ATTACHMENTS:** None

**PREPARED BY:** Linda Beck

**DATE PREPARED:** 9/15/2021





September 24, 2021

Re: Home Base Iowa Cedar County

To the Mayor and City Council,

We are very happy to announce the strong response to our new Home Base Iowa Cedar County program. We already have 5 applicants in the funnel.

For the communities that have already decided to participate with incentives, Cedar County Economic Development Commission thanks you. For those who have not decided on their incentive and are interested in participating, please forward on to us a description of benefits available from their cities and/or businesses. We would then get that information to the applicant to encourage them to make your community their new home.

While this is a new process for all of us, and we will adjust the process as needed, here is an outline how it will go:

- The applicant, when they hear about the program, will fill out an application that is available at the Cedar County Veterans Affairs department (Patty Hamann). Patty will make sure the veteran has all the necessary documentation to qualify.
- Then the application will go before the CCEDCO board for final approval.
- Once approved the city that the applicant is moving into will then be notified that the veteran will be moving or has moved into their community- PLEASE LET US KNOW YOUR DESIGNATED CONTACT PERSON (Name and email). We will encourage the Veteran to make contact with that person but also suggest the City Designate reach out to the Veteran.
- The CCEDCO director will notify Patty Hamann when approved as well as the city contact person.
- The check will then be sent from the Auditor's office to them or be available at the Veteran's Affairs office.

Once again as a reminder, the goal is that through economic development targeting new Veterans residents to Cedar County we are supplying quality workers for our businesses. We encourage current Veteran residents to visit the County Veterans Affairs office to access additional State and Federal benefits.

Sincerely

A handwritten signature in black ink, appearing to read "Rod J. Ness".

Rod J. Ness, Executive Director

Cedar County Economic Development Commission

**AGENDA ITEM**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	10/4/2021
<b>AGENDA ITEM:</b>	2 <sup>nd</sup> Mural for Downtown
<b>ACTION:</b>	Approve, deny or table

- **SYNOPSIS:** Request approval to move forward to submit Iowa Cultural Affairs ARP Grant application with assistance of grant writer, Jennifer Walker ECIA. This grant (if awarded) pays for artist only not materials.
- Currently working with US Bank to place a mural on the westside of their bank building (corner of Cedar and 5<sup>th</sup> Street). Mural will be approximately 14' x 12' and be attached to building. Mural is painted on panels.
- Sean Tyler, MFA candidate at University of Iowa is the artist. She has done several community murals.
- Committee members: Christine Boeve, Ann Jennings and three Tipton HS students: Anistyn Oxley, Caitlyn Daisy, and Isabel Smock.

**Approximate breakdown in cost:**

Sean Tyler, Artist	Artist Fee: \$2,500.00 Materials: \$853.00	\$3,353.00
Dane Esbeck	Scissor Lift rental and fee to assist in attaching mural: \$350.00	\$350.00
Chris Sorgenfrey	Flashing cost: \$300.00	\$300.00
Spahn & Rose additional materials:	Concrete Screws, SDS drill bit, flat boring bit - \$71.28	\$71.28
<b>Approximate Total Cost:</b>		<b>\$4,074.28</b>

- If grant is awarded the estimate cost for this project: **\$1,574.28**

**BUDGET ITEM: 001-5-525-2-65120**

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

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

**ATTACHMENTS: N/A**

**PREPARED BY: Linda Beck**

**DATE PREPARED: 9/23/2021**

## DEVELOPMENT AGREEMENT

(Reference: IEDA Grant Agreement #21-CTBF-033,  
2021 Community Catalyst and Building Remediation Grant)

WHEREAS, this Development Agreement ("Agreement") is effective as of September 13, 2021 by and between the CITY OF TIPTON, IOWA ("City") and the HARDACRE THEATER PRESERVATION ASSOCIATION; and

WHEREAS, the City submitted a grant application to the Iowa Economic Development Authority ("IEDA") for a Community Catalyst Building Remediation Grant for a proposed Project located at the Hardacre Theater, 112 E 5<sup>th</sup> Street, Tipton, Iowa and to be completed at this property by the Developer, its owner; and

WHEREAS, the Grant application was approved for this project by IEDA and accepted by the City upon the terms and conditions set out by IEDA; and

WHEREAS, the Developer, as owner of the property, accepts the grant upon the terms and conditions set out in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the Parties agree as follows:

1. **PROJECT.** "Project" means the activities and other obligations to be performed or accomplished by the City and the Developer as described in this Agreement, in the Scope of Work set out herein and, in the application, submitted through IowaGrants.gov.

2. **PROJECT COMPLETION PERIOD.** The "Project Completion Period" commences with the Date of Award Letter from IEDA, June 28, 2021 and ends with the Project Completion Date set out in the grant, June 28, 2023.

3. **COSTS TO BE REIMBURSED.** The costs to be reimbursed under this agreement are those costs that are directly related to the Project, as set out in Section 261-45.2 of Iowa Administrative Code. Those costs specifically do not include expenditures for furnishings, appliances, accounting services, legal services, loan origination and other financing costs, syndication fees and related costs, developer fees, or the costs associated with selling or renting dwelling units whether incurred before or after completion of the Project.

4. **PRIOR EXPENSES.** No expenditures made prior to the Date of Award Letter may be included as Project Costs.

5. **MAINTENANCE OF INSURANCE.** The Developer shall maintain the project property in good repair and condition, ordinary wear and tear excepted, and shall not suffer or commit waste or damage upon the project property. The Developer shall pay for and maintain insurance in an amount not less than the full insurable value of the project property. The Developer shall name the City and the IEDA as mortgagees and/or an additional loss payee(s). The Developer shall provide the City with a copy of each and every insurance policy in effect.

6. **SCOPE OF WORK.** The Project involve the restoration of the movie theater portion of the building with construction activities that will include a new mechanical system, plumbing, ADA-compatible restrooms, electrical wiring, and the main portion of a new sprinkler system as more specifically described in the City's Grant application.



7. **WORK RESPONSIBILITIES.** Subject to the terms of this Agreement, Developer will be solely responsible for completing all work on the Project. Neither party will be considered an agent of the other for purposes of this Project, and each will hold harmless and indemnify the other for any damages suffered by any person or entity as a result of its own or its agents' acts or failures to act in performance of its obligations under this Agreement.

8. **FINANCIAL OBLIGATION.** In addition to the Grant funding the parties agree to the following financial commitments.

The City shall commit an amount of approximately \$33,000 that remains from an initial \$200,000 upfront grant that will be repaid to the City by way of tax-increment financing (TIF.)

The Developer shall commit to covering any expenses exceeding the Grant funds and City commitment. Any additional amounts necessary to complete the project shall be the responsibility of the Developer.

9. **ASSIGNMENT OF AGREEMENT.** The Parties may not assign, transfer or convey in whole or in part this Agreement, without the consent of each Party. Consent shall not be unreasonably withheld.

10. **WRITING REQUIRED.** No change, modification, or termination of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed by the Parties.

11. **PAYMENT PROCEDURES FOR GRANT FUNDS.** Payment under the Grant shall be made on a reimbursement basis. Requests for reimbursement shall be submitted at two points in the Project. The first request shall be made at the Project Mid-Point after costs directly related to the Project are equal or greater than 60% of the Grant Fund. The final request for reimbursement shall be made within thirty (30) days of the Project Completion Date. Each request for reimbursement will include reports of the work completed, including photographs of the Project. Payments will be made to Developer within thirty (30) days of the receipt by the City of funds from the IEDA.

12. **MISCELLANEOUS.**

a Any publications or media releases related to the Project will contain the following. This Project is Sponsored in Part by the Iowa Economic Development Authority and the City of Tipton.

b The City's obligation to provide funds is contingent on funds being available to the City from the IEDA under the Community Catalyst Grant Program. Developer will hold the City harmless from any damage Developer sustains as a result of funds for the Project being unavailable through the Community Catalyst Grant Program.

c If the City's agreement with IEDA is modified in any way, this Agreement will be similarly modified, if necessary, to comply with or carry out the obligations of the IEDA agreement. Developer will hold the City harmless from any damage. Developer sustains as a result of modifications to the City's agreement with IEDA over which the City has no control.

d The City's Mayor, City Council members, and employees, and their immediate family members will not be paid for any work they perform on the Project through contracts with the Developer unless that work was contracted through a competitive bidding process.

11 ENTIRE AGREEMENT. This Agreement contains the entire understanding between the City and the Developer with respect to the Project contained herein.

IN WITNESS WHEREOF the parties have executed this Agreement at Tipton, Cedar County, Iowa, the day and year first stated.

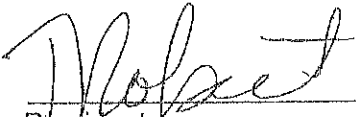
**City of Tipton**

BY. \_\_\_\_\_  
Mayor

ATTEST.

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

**Hardacre Theater Preservation Association**

BY.  \_\_\_\_\_  
President