

City of Tipton, Iowa

Meeting: Tipton City Council Meeting
Place: Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772
Date/Time: Monday, October 10, 2022, 5:30 p.m.
Web Page: www.tiptoniowa.org
Posted: Friday, October 7, 2022 (Front door of City Hall & City Website)

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

https://meet.goto.com/658388141

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

United States: +1 (571) 317-3129

Access Code: 658-388-141

Mayor: Bryan Carney

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

- 1. Domestic Violence Awareness Month (Kristie Fortmann-Doser and Alda Buresh with the Domestic Violence Intervention Program will be present to give an update.)

G. 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 7, 2022
2. Approval – Council Meeting Minutes, September 19, 2022
3. Approval – Public Works Update, October 6, 2022
4. Approval – Library Minutes, August 15, 2022

5. Approval – Library Director’s Report, August 2022
6. Approval – Liquor License Renewal, Dollar General
7. Approval – Liquor License Renewal, Tavern on the Square
8. Approval – Tipton Revitalization Incentive Program (TRIP) request, Randy Amosson, DBA: RPM Revival, 38 Spruce Street
9. Approval – Tipton Revitalization Incentive Program (TRIP) request, Tipton Country Club, 1143 Cedar Valley Road
10. Approval – Downtown Revitalization Incentive Program (DRIP) reimbursement, Kimberly D. Leitch, 118 West 5th Street, \$7,500
11. Approval – Pay Application No. 1 and Change Order No. 1, North Avenue Reconstruction Project, All American Concrete, \$395,786.86
12. Approval – Claims Register which includes claims paid under current Purchase Policy

H. City Business

1. Discussion and possible action requesting Council guidance concerning the Coop’s sanitary sewer situation.
2. Discussion and possible action regarding the following:
 - A.) Request for Council guidance concerning city staffing, primarily the electric utility superintendent position.
 - B.) Request for Council guidance concerning backpay for interim work.
3. Resolution No. 101022A: Resolution approving application for Urban Revitalization Tax-Exemption filed by Miles (Blake) Willard and Shelley Willard for the “Motel Tipton Project”
4. Ordinance No. 586: Ordinance amending Chapter 106, collection of solid waste, Section 106.08, of the City Code of Ordinances (*Final Reading*)
5. Ordinance No. 587: Ordinance amending Chapter 69, parking regulations, Section 69.08, No Parking Zones (*Second Reading*)
6. Discussion and possible action authorizing the city manager to execute an “Iowa Brownfield Redevelopment Program Community Assistance Grant Contract” for the Rhino’s Building. (*This is a 75% DNR/25% local match.*)
7. Discussion and possible action concerning selling the fire departments used SCBA’s to Bennett Fire Department.
8. Discussion and possible action concerning HVAC replacement at the ambulance building.
9. Discussion and possible action accepting the gift of a flag presented by Mrs. Jan Esbeck on behalf of former Mayor Gordon Esbeck with the flag to fly at City Hall.

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

1. Mayor’s Report
2. Council Reports

3. Committee Reports
4. City Manager's Report
5. Department Heads

J. Adjournment

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

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



City of Tipton PROCLAMATION

Whereas, domestic violence, dating violence and stalking affects women, children and men of all racial, cultural and economic backgrounds, causing long-term physical, psychological and emotional harm; and

Whereas, one in three Americans have witnessed an incident of domestic violence; and

Whereas, children who experience domestic violence are at a higher risk for failure in school, mental illness, substance abuse, suicide, and may choose violence as a way to solve problems later in life; and

Whereas, domestic violence in rural communities exists as a hidden, silent and often unrecognized crime that is often underreported; and

Whereas, through the inspiration, courage and persistence of victims of domestic violence, their children and advocates, our communities are learning to recognize the impact of violence in the home and intimate relationships; and

Whereas, the Domestic Violence Intervention Program has worked to end violence in intimate relationships for more than 40 years through the collaborative partnerships of advocates, volunteers, local municipalities, criminal justice, health and human services, faith communities, business leaders and private citizens; and

Whereas, our community's achievements should be commended and we must continue our commitment to respect and support victims of domestic violence and to prevent future violence in our community.

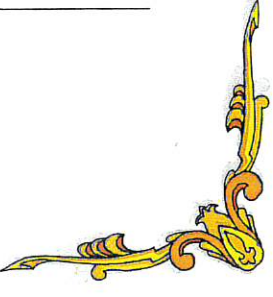
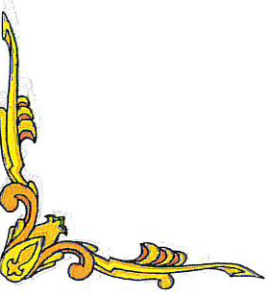
Now, Therefore, I, Bryan Carney, Mayor of Tipton, do hereby proclaim the month of October 2022 as

Domestic Violence Awareness Month

in Tipton, Iowa, and urge all citizens to work together to eliminate domestic violence, dating violence, and stalking from our community.

Bryan Carney, Mayor

Signed in Tipton, Iowa,
this 10th day of October 2022



September 7, 2022
 Tipton Fire Station
 301 Lynn Street
 Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met in regular session at 5:30 p.m. Mayor Carney called the meeting to order. Upon roll being called the following named council members were present: Cummins, Hembry, McNeill, Paustian and Helm. Also present: B. Wagner, Armstrong, Lenz, Nash, B. Brennan, Beck, Adolph, W. Wagner, other visitors, and the press.

Agenda:

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

Communications:

1. Chris Gama with Secret Place Tattoo located at the corner of West 5th Street and Lynn Street would like to block off the street from the alley to West 5th Street for their grand opening from 1:00 p.m. to 5:00 p.m. on Saturday, September 10th.

Motion by Cummins, second by Paustian to approve. Following the roll call vote the motion passed unanimously.

Consent Agenda:

Motion by Cummins, second by Helm to approve the consent agenda which includes the August 22nd Council Meeting Minutes, July/August 2022 Development Director's Report, September 1st Public Works Update, garbage exemption of six empty lots/homes at Country Estates Mobile Home Community, liquor license renewal for Mi Tierra, Downtown Revitalization Incentive Program (DRIP) request, Mike Goetz, DBA: Family Foods, Downtown Revitalization Incentive Program (DRIP) reimbursement, Guillerma Pacheco, DBA: Mi Tierra, \$7,500, mayoral appointment of LuAnn Helm to the Planning and Zoning Commission, mayoral appointment of LuAnn Helm to the Cedar County Economic Development Commission, gas department purchase of Partlow Chart Recorder, and the following claims list. Following the roll call vote the motion passed unanimously.

ACCESS SYSTEMS LEASING	COPIER AGREEMENT	3284.33
AFLAC	AFLAC AFTER TAX PY W/HOLDING	593.31
ALTEC INDUSTRIES INC	REPAIR PARTS #6	569.01
AT&T MOBILITY	WIRELESS	247.36
AUCA CHICAGO LOCKBOX	MATS	144.38
AXA EQUI-VEST PROCESSING O	DEF. COMP PRETAX	385.00
BAKER & TAYLOR	BOOKS	450.97
BARRON MOTOR SUPPLY	STOCK	19.76
BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE PYMT	37454.41
CAPITAL ONE	MISC SUPPLIES	21.75
CEDAR COUNTY ENVIRONMENTAL	POOL INSPECTION	979.00
CEDAR COUNTY REPAIR INC	REPAIR CONCRETE SAW	138.30
CENTRAL IOWA DISTRIBUTING	MISC SUPPLIES	41.00
CINTAS	UNIFORMS	569.22
CITY OF TIPTON	MISC. EMPLOYEE	
CITY OF TIPTON FUNDS	REIMBURSEMENTS	250.00
CITY OF TIPTON-REVOLVING C	1 REBATE	511923.21
CJ COOPER & ASSOCIATES INC	CENTRAL GARAGE REPAY	26273.94
CLIFTON LARSON ALLEN LLP	SPECIMEN	45.00
COLLECTION SERVICES CENTER	AUDIT	16800.00
	CHILD SUPPORT	96.73

COUNTY MATERIALS CORP	OPERATING SUPPLIES	525.00
DINGES FIRE COMPANY	VALVE REPAIR	1633.99
DR DARLENE A EHLERS	SEPTEMBER RENT	500.00
ELECTRICAL ENGINEERING & E	BLDG MAINT SUPPLIES	96.53
ERIC STORJOHANN	4 BURIALS	1300.00
ESBECK MASONRY	DOOR FRAME REPAIR	950.00
FLETCHER-REINHARDT CO.	8 METERS	3424.00
FLUENT IMS	ANNUAL SUBSCRIPTION	427.14
GARDEN & ASSOCIATES INC	STREET IMPROVEMENT ESTIMATES	2699.97
GIERKE ROBINSON COMPANY IN	WARNING TILE	445.06
GRASSHOPPER LAWN CARE DBA	WEED CONTROL	160.00
H & H AUTO	TIRE REPAIR #55	19.00
HARDACRE THEATER	CATALYST BUILDING REMEDIATION	40000.00
HAWKINS INC	CHEMICALS	1576.03
HI LINE INC	OPERATING SUPPLIES	29.00
I.R.S.	FEDERAL WITHHOLDING	21683.00
IOWA ONE CALL	LOCATES	58.50
IPERS	IPERS WITHHOLDING, FIRE	13414.49
KILBURG EQUIPMENT LLC	REPAIR PARTS #35	59.21
KIRKWOOD COMMUNITY COLLEGE	TRAINING	207.00
KLUESNER CONSTRUCTION INC	STREET PATCHING	7910.69
LINDE GAS & EQUIPMENT INC	OXYGEN	68.76
MACQUEEN EQUIPMENT	TRAINING ON PELICAN	500.00
MANATTS INC	OPERATING SUPPLIES	1181.50
MARCIA MEYERS	SEPTEMBER RENT	600.00
MICHEL'S TREE SERVICE	BUCKET TRUCK RENTAL	1950.00
MIDAMERICAN ENERGY COMPANY	SEPTEMBER CASH REQUEST	85000.00
MISC. VENDOR	TIPTON FOOTBALL TEAM MEALS:	8155.54
MITCHELL 1	WEB SUBSCRIPTION	271.23
NILES CHIROPRACTIC	DRUG SCREEN	25.00
OFFICE MACHINE CONSULTANTS	DOMAIN REGISTRATION	210.00
PRINCIPAL	GTL_VTL INSURANCE	843.36
QUADIENT FINANCE USA INC	POSTAGE	2000.00
SENECA COMPANIES	IN GROUND FUEL TANK TEST	3433.75
STORM STEEL	MISC SUPPLIES	126.68
STUART C IRBY CO	RISER	92.91
T & M CLOTHING CO.	UNIFORM ITEMS	469.00
TERRY DURIN COMPANY	UNDERGROUND SUPPLIES	8529.48
THOMPSON TRUCK & TRAILER	REPAIR PARTS #30	3357.81
TIPTON ELECTRIC MOTORS	HOSE AND SWIVELS	226.79
TREASURER, STATE OF IOWA	STATE WITHHOLDING	3366.00
UNUM LIFE INSURANCE COMPAN	LONG TERM DISABILITY PAYROLL	356.97
USA BLUE BOOK	WATER PLANT SUPPLIES	1721.61

VEENSTRA & KIMM INC	NW AREA UTILITY IMPROVEMENTS	753.06
WENDLING QUARRIES INC	29.59 TN WASHED CHIPS	429.06
WESCO RECEIVABLES CORP	5 SINGLE PHASE CABINETS	5590.75
WINDSTREAM	MONTHLY SERVICES	909.57
WING PC	MEDICAL DIRECTOR	500.00
WRIGHT LAWN CARE	CONTRACT PAY SEPT 2022	358.33
** TOTAL **		828432.45
FUND TOTALS		
001 GENERAL GOVERNMENT		102,986.87
110 ROAD USE TAX FUND		16,665.51
112 TRUST AND AGENCY FUND		85,847.50
119 Emergency Fund		5,659.20
121 LOCAL OPTION TAX		50,000.00
125 TIF SPECIAL REVENUE FUND		32,370.50
160 ECONOMIC/INDUSTRIAL DEV		40,000.00
192 FIRE ENTERPRISE TRUST		14,356.20
600 WATER OPERATING		21,526.54
610 WASTEWATER/AKA SEWER REV		93,514.54
630 ELECTRIC OPERATING		238,745.83
640 GAS OPERATING		31,517.68
660 AIRPORT OPERATING		1,242.67
670 GARBAGE COLLECTION		30,104.01
740 STORM WATER		3,006.09
810 CENTRAL GARAGE		7,275.38
835 ADMINISTRATIVE SERVICES		25,867.49
860 PAYROLL ACCOUNT		27,746.44
GRAND TOTAL		828,432.45
Payroll Amount for July 2022		\$204,232.66

City Business:

1. Contract Amendment 1 Proposal for Crooked Creek Trail Route Determination from Origin Design
Motion by Cummins, second by McNeill to approve Contract Amendment 1 Proposal for Crooked Creek Trail Route Determination from Origin Design. Following the roll call vote the motion passed unanimously.
2. Resolution No. 090722A: Resolution setting a public hearing for a proposed private sanitary sewer service line easement requested by the Cedar County Cooperative
Motion by Paustian, second by Helm to approve Resolution No. 090722A, the resolution setting a public hearing on Monday, September 19th, at 5:30 p.m. for a proposed private sanitary sewer service line easement requested by the Cedar County Cooperative. Following the roll call vote the motion passed unanimously.
3. \$100,000 catalyst grant agreement with IEDA for the ground floor of 524 Cedar Street
Motion by Cummins, second by Paustian to approve the \$100,000 catalyst grant agreement with IEDA for the ground floor of 524 Cedar Street. Following the roll call vote the motion passed unanimously.

4. Ordinance No. 585: An ordinance amending the City Code of Ordinances Chapter 168 Zoning Regulations Administration and Enforcement, Section 168.13.1 "Establishment of Planning and Zoning Commission" (*Final Reading*)

Motion by McNeill, second by Helm to pass the third and final reading of Ordinance No. 585. Following the roll call vote the motion passed unanimously.

5. Ordinance No. 586: An ordinance amending Chapter 106, collection of solid waste, Section 106.08, of the City Code of Ordinances (*First Reading*)

Motion by Paustian, second by Helm to approve the first reading of Ordinance No. 586. Following the roll call vote the motion passed unanimously.

6. Garbage exemption for two apartment buildings located at 300 and 310 West 4th Street, Kevin Kofron
Motion by McNeill, second by Helm to table this item. Following the roll call vote the motion passed unanimously.

7. Resolution No. 090722B: Resolution accepting the completion of the "North Avenue Water Main Improvements" (Project) and approving Pay Application No. 5 (release of retainage) according to the contract amendments.
Motion by McNeill, second by Paustian to approve Resolution No. 090722B, the resolution accepting the completion of the "North Avenue Water Main Improvements" (Project) and approving Pay Application No. 5 (release of retainage) according to the contract amendments. Following the roll call vote the motion passed unanimously.

Council member Hembry left the meeting electronically at 6:30 p.m.

8. Upgrades on storm intakes and sanitary manholes on North Avenue
Motion by Paustian, second by McNeill to approve upgrades on storm intakes and sanitary manholes on North Avenue. Change orders will be brought to the next council meeting. Following the roll call vote the motion passed unanimously.

9. Intersection of East 10th Street and North Avenue

Motion by McNeill, second by Paustian to deny and leave asphalt at the intersection of East 10th Street and North Avenue. Motion passed with the following vote:

Aye: Paustian, McNeill, Cummins

Nay: Helm

Absent: Hembry

10. Closed Session pursuant to Iowa Code Section 21.5(1)(j) to discuss the purchase of particular real estate where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property. Motion by McNeill, second by Paustian to adjourn from regular session to closed session at 6:38 p.m. Following the roll call vote the motion passed unanimously.

Roll call to return to regular session:

The council reconvened to regular session from closed session at 6:48 p.m. with the following named Council member's present: Paustian, Helm, McNeill and Cummins. Motion by McNeill, second by Cummins to reconvene to regular session from closed session. Following the roll call vote the motion passed unanimously.

11. Potential action to direct staff to proceed as discussed and directed during the Closed Session
Motion by Cummins, second by McNeill to direct staff to work with the city attorney and proceed as discussed and directed during the Closed Session. 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 Paustian, second by Cummins. Following the roll call vote the motion passed unanimously.

Meeting adjourned at 6:49 p.m.

Mayor _____

Attest: _____
City Clerk

REVENUE RECEIVED**July, 2022**

Property Taxes	13,690.02
Local Option Sales Tax	31,095.67
Licenses & Permits	1,200.00
Use of Money and Property	38,317.33
Intergovernmental	34,036.09
Charge for Services	718,097.52
Special Assessment	163.00
Miscellaneous	112,984.93
Sale of Fixed Assets	0.00
TOTAL	\$949,584.56

September 19, 2022
 Tipton Fire Station
 301 Lynn Street
 Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met in regular session at 5:30 p.m. Mayor Carney called the meeting to order. Upon roll being called the following named council members were present: Cummins, Hembry, McNeill, Paustian and Helm. Also present: Wagner, Armstrong, Lenz, Nash, DuFour, B. Brennan, Beck, Johnson, Walsh, other visitors, and the press.

Agenda:

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

Consent Agenda:

Motion by Cummins, second by Helm to approve the consent agenda which includes the August 10th Airport Minutes, September 13th Public Works Update, August 2022 Investment and Treasurer’s Report, Trunk or Treat on Sunday, October 30th, 1-2:30 p.m., in the park with the street in front of James Kennedy Family Aquatic Center barricaded off, use of parking lot between East 5th Street and the courthouse for the Pumpkin Fest on Thursday, October 26th, 6-7:30 p.m., by the Tipton Ministerial Association, mayoral appointment of Scott Stueland to the City of Tipton’s Development Commission, ballistic vest purchase from Uniform Den in the amount of \$2,497.50 (*city’s part is funded under the police department CIP*), Revolving Loan Fund Application for Todd Foss, DBA: Tadan’s Touch Foundation, 2022 Community Forestry Grant Agreement, and the following claims list. Following the roll call vote the motion passed unanimously.

AFLAC	AFLAC AFTER TAX PY W/HOLDING	593.31
AUCA CHICAGO LOCKBOX	BLDG MAINT SUPPLIES	475.69
AXA EQUI-VEST PROCESSING O	DEF. COMP PRETAX	385.00
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	912.58
CCL SUPPLY LLC	SHOP SUPPLIES	139.73
CEDAR COUNTY ENGINEER	70.40 GL FUEL	3886.11
CEDAR COUNTY REPAIR INC	REPAIR PARTS	172.21
CEDAR COUNTY SOLID WASTE	TRANSFER FEES	4634.00
CINTAS	SHOP SUPPLIES	925.47
CINTAS CORPORATION	FIRST AID SUPPLIES	185.66
CITIZENS SAVINGS BANK	CD PURCHASE	336723.69
CLARENCE LOWDEN SUN-NEWS &	POOL SCHEDULE	183.00
COLLECTION SERVICES CENTER	CHILD SUPPORT	96.73
CONTROL INSTALLATIONS OF I	REPAIR DOOR AT CITY HALL	1556.57
CUSTOM BUILDERS INC	PICKLEBALL COURTS	38310.00
D & R PEST CONTROL	D & R PEST CONTROL	190.99
DECKER SPORTING GOODS	PAINT	345.00
EASTERN IOWA LIGHT & POWER	UTILITIES	119.47
ELECTRICAL ENGINEERING & E	UNDERGROUND SUPPLIES	2241.00
ERIC STORJOHANN	2 BURIALS	1250.00
FAMILY FOODS	CONCESSIONS	77.95
FLETCHER-REINHARDT CO.	OPERATING SUPPLIES	29.59
GRASSHOPPER LAWN CARE DBA	CONTRACT PAY 08/16-09/15	3594.17
HEYING COMPANY	WHEELS FOR FIELD DRAG	136.00

HI LINE INC	OPERATING SUPPLIES	25.00
I.R.S.	FEDERAL WITHHOLDING	20480.98
IOWA PRISON INDUSTRIES	MEDICAL SUPPLIES	371.80
IPERS	IPERS WITHHOLDING, FIRE	13498.04
JOHN DEERE FINANCIAL	OPERATING SUPPLIES	984.54
KIEFER & ASSOCIATES	CABLE WITH BALL SHANK	259.70
KILBURG EQUIPMENT LLC	REPAIR PARTS #35	439.92
KIRKWOOD COMMUNITY COLLEGE	TRAINING	9.00
KORDICK SURVEYING & ENGINE	DRAINAGE & UTILITY EASEMENT	575.00
LATHAM, ERVIN, VOGNSEN & A	SOLAR FEASIBILITY ANALYSIS	4551.25
ELECTRONICS INC	ALARM SERVICE	120.00
LISA DUFOUR	FUEL SALVAGE CLASS	44.32
LYNCH DALLAS PC	LEGAL SERVICES	6137.64
MANATTS INC	3.25 YD 320 E 4TH ST	1146.75
MIDWEST BREATHING AIR LLC	COMPRESSOR	13794.90
MIDWEST SAFETY COUNSELORS	CALIBRATION	75.00
MISC. VENDOR	SNAP ON:TOOLS	10579.83
MONTICELLO PARKS AND RECRE	5 MEDALS	25.00
MUNICIPAL ELECTRONICS DIVI	RADAR CERTIFICATION	75.00
O'ROURKE MOTORS INC	REPAIR PARTS #66	87.50
OFFICE EXPRESS	OFFICE SUPPLIES	702.97
OFFICE MACHINE CONSULTANTS	COMPUTER SUPPLIES	3701.00
ORIGIN DESIGN	CEDAR STREET TRAIL	15530.50
POWER LINE SUPPLY	UNDERGROUND SUPPLIES	7877.83
PRINCIPAL	PRINCIPAL DENTAL POLICY	2132.49
PROGRESSIVE REHABILITATION	PRE-WORK SCREEN	156.00
REPUBLIC SERVICES OF IOWA	RECYCLING SORT FEES	659.51
ROTH ELECTRIC	ELECTRICAL OUTLETS SERVICED	150.00
SCHUMACHER ELEVATOR COMPAN	MONTHLY MAINTENANCE	246.10
SPAHN & ROSE LUMBER CO	BLDG MAINT SUPPLIES	29.12
SPEER FINANCIAL INC	GENERAL OBLIGATION BONDS	500.00
STATE HYGIENIC LABORATORY	TESTING FEES	581.00
T & M CLOTHING CO.	FLAG FOOTBALL AND VB T-SHIRTS	2082.50
TENNIS SERVICES OF IOWA	PICKLEBALL SUPPLIES	2440.00
THE PARADIGM ALLIANCE INC	2022 FALL MAILING PROGRAM	1146.75
THOMPSON TRUCK & TRAILER	STOCK PARTS	97.80
TIPTON CONSERVATIVE	HELP WANTED	1240.48
TIPTON ELECTRIC MOTORS	SMALL WASHER RENTAL	37.50
TREASURER, STATE OF IOWA	STATE WITHHOLDING	3242.00
TY STUTZEL	MOW WATER PLANT	90.00
ULINE	LAWN/LEAF BAGS	4079.82
WENDLING QUARRIES INC	57.69 TN ROAD STONE	706.71
WINDSTREAM	MONTHLY SERVICES	84.59

ZOLL MEDICAL CORPORATION	MEDICAL SUPPLIES	658.17
** TOTAL **		518617.93
FUND TOTALS		
001 GENERAL GOVERNMENT		99099.70
110 ROAD USE TAX FUND		186.27
160 ECONOMIC/INDUSTRIAL DEV		7500.00
600 WATER OPERATING		1381.05
610 WASTEWATER/AKA SEWER REV		225653.69
630 ELECTRIC OPERATING		131484.09
640 GAS OPERATING		2858.67
670 GARBAGE COLLECTION		10389.92
740 STORM WATER		640.69
810 CENTRAL GARAGE		6442.52
835 ADMINISTRATIVE SERVICES		8413.74
860 PAYROLL ACCOUNT		24567.59
GRAND TOTAL		518617.93

Public Hearing:

1. Public hearing for a proposed private sanitary sewer service line easement as requested by the Cedar County Cooperative

Motion by Cummins, second by Paustian to open the public hearing at 5:43 p.m. Following the roll call vote the motion passed unanimously.

With no written or oral objections, a motion was made by Paustian, second by Cummins to close the public hearing at 5:44 p.m. Following the roll call vote the motion passed unanimously.

City Business:

1. Resolution No. 091922A: Resolution directing the city manager to work with the Cedar County Cooperative to create a written easement agreement consistent with the proposed easement for sanitary sewer service purposes, from the city main across city property as generally described within the body of this resolution.

Motion by Cummins, second by Hembry to deny Resolution No. 091922A. The motion passed with the following vote:

Aye: Cummins, Helm, Paustian, McNeill

Nay: Hembry

2. Authorizing a city "letter of support" for the Tipton Rotary Club's project to replace the city park's north shelter. Motion by Hembry, second by Cummins to approve authorizing a city "letter of support" for the Tipton Rotary Club's project to replace the city park's north shelter. Following the roll call vote the motion passed unanimously.

3. Engineering Services Agreement with Garden and Associates for North Plum Street. Motion by Paustian, second by Helm to approve the Engineering Services Agreement with Garden and Associates for North Plum Street. Following the roll call vote the motion passed unanimously.

4. Change Order for storm intakes on North Avenue. Motion by McNeill, second by Paustian to approve the Change Order for storm intakes on North Avenue with All American Concrete in the amount of \$29,500. Following the roll call vote the motion passed unanimously.

5. Quote to reconstruct the 10th Street/North Avenue intersection. Motion by McNeill, second by Paustian to deny and put in a future project. Following the roll call vote the motion passed unanimously.

6. Industrial Feeder Project material purchase.

Motion by Paustian, second by Helm to approve Industrial Feeder Project material purchase in the amount of \$39,402.84. Following the roll call vote the motion passed unanimously.

7. Ordinance No. 586: An ordinance amending Chapter 106, collection of solid waste, Section 106.08, of the City Code of Ordinances (*Second Reading*)

Motion by Cummins, second by Paustian to approve the second reading of Ordinance No. 586. The motion passed with the following roll call vote:

Aye: Cummins, Helm, Paustian, McNeill

Nay: Hembry

8. Garbage exemption for two apartment buildings located at 300 and 310 West 4th Street, Kevin Kofron
Motion by Cummins, second by McNeill to take off the table. Following the roll call vote the motion passed unanimously.

Motion by Paustian, second by Cummins to deny the garbage exemptions. The motion passed with the following roll call vote:

Aye: Helm, Paustian, Cummins

Nay: McNeill, Hembry

9. Ordinance No. 587: Ordinance amending Chapter 69, parking regulations, Section 69.08, No Parking Zones (*First Reading*)

Motion by McNeill, second by Cummins to approve the first reading of Ordinance No. 587. Following the roll call vote the motion passed unanimously.

10. Authorizing city staff to work on a revised staffing plan that includes a "Director of Utilities" who would oversee electric, water and wastewater.

After much discussion a motion was made by McNeill, second by Paustian to table this item. 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 Paustian. Following the roll call vote the motion passed unanimously.

Meeting adjourned at 6:25 p.m.

Mayor _____

Attest: _____
City Clerk

Memo

To: City Council, Mayor Carney
From: Steve Nash, Public Works
cc: Brian Wagner, City Manager & Melissa Armstrong
Date: October
Re: Weekly Update

Public Works has been focused on the sidewalk at the Library. The guys are laying down the first of 3 sections of the south sidewalk next to E. 2nd. The entire 300 ft. will be replaced in the next 10 days if all goes as planned. That will conclude the concrete work at the Library for this year. Just a note, we haven't been able to get concrete from Manatt's at times. Therefore, we have set up an account with Croell out of West Branch.

Other details that have been addressed are:

- Large storm damaged Sugar Maple on W. 8th removed on 9-23-22
- Continued work with Easement for drainage off the end of Mulberry. Doug Herman has the legal description and will draw up the document for the Fraseur family.
- Easements for the Trail System are being addressed for initial design work with Origin.
- North Ave paving is scheduled for another pour on 10-7-22 and on 10-11-22, according to the E-mail from V&K concerning All American's schedule for the next 2 sections.
- Stevens has completed the seeding on the north end of North Ave. and will be back when All American is finished. The overall restoration work will need to be evaluated next spring to see if additional work is required.
- October 19, 2022, is the date for the next community wide tree planting. It will include 54 trees to be planted on City ROW. The Tree Planting committee is organizing the event.

Tipton Library

Board of Trustees Meeting

August 15th, 2022 at 6:30 p.m.

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

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

Approval of Agenda- Jim moved to accept; Jill 2nd; motion passed.

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

Director's Report- We will be looking for a part time employee. Denise will be on vacation and hours will be posted on Facebook and in the paper. Stories, colors and craft program will be held Thursday, August 18th.

Education- Checklist for Tech Savvy Trustees was reviewed.

Financial Report- Amanda reviewed Denise's payroll and it is all balanced. The fluctuation depends on when sick time and vacation time is taken. The trust should cover the balance of the retaining wall.

Financial Committee- No report.

Personnel Committee- No report.

Maintenance committee- Steve N. has been contacted several times with no response in return regarding the sidewalks. Dale is contacting Raptor Turf to see if we can get different color brick options for retaining wall. Sherry will be contacting the garden club regarding the retaining wall being started September 7th. Sod will be put in by the city from wall down to the sidewalk. John is transitioning the fluorescent bulbs to LED. There was a question of security cameras being an interest and the board agreed it would be a good idea. Denise said she would look into this.

Friends of the Library- No report.

Old Business- None

New Business-Assign Committee Members. Finance Committee: Amanda, Jim and Sherry. Personnel Committee: Holly, Jillian and Matt. Maintenance Committee: Dale.

Reviewed Proctoring Policy- Holly moved to accept, Jim 2nd.

Next Meeting- September 19th, 2022 at 6:30

Motion to adjourn by Holly, Jim 2nd.

Meeting adjourned at 7:01.

August 2022 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

Prepared by Denise Smith

Library Director

To

Library Board, Mayor, Council Members and City Manager

September 2022

Statistics

	Aug.	YTD
Total Circulation	1,234	2,490
Bridges Circ	417	770
Tipton Residents Circ.	830	1,667
Cedar County Residents Circ.	263	571
Computer Use	116	183
WiFi Usage	159	324
Attendance of Programs	23	23
Transactions for Copies made	60	170
Transactions for Faxes Sent	8	18
Transactions for Keurig Drinks	1	3
Transactions for Friends of Library	24	54
Door Count	1,804	3,444

Circulation

	Aug.	YTD
Adult	362	738
Teen	53	83
Children	505	1,061
DVDs	241	485
Audios	50	69
Magazines	2	14



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
Tanya Demmel
Library Assistant
Rachel Plate
Library Assistant
John Barnum
Custodian

LIBRARY BOARD

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



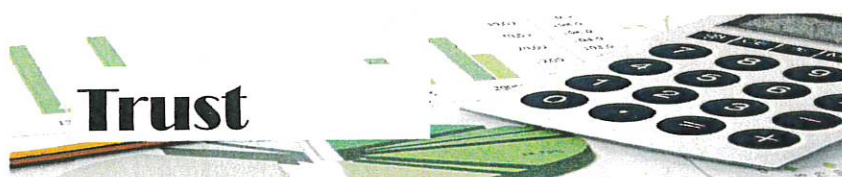
Revenues

	August	YTD
Grants	\$0	\$0
Rural Funding	\$0	\$0
Fines and Fees	\$29.50	\$29.50
Donations	\$.75	\$14.74
Enrich Iowa	\$0	\$0
Reimbursements	\$0	\$0
Refunds	\$0	\$0
Miscellaneous	\$166.05	\$299.45
Utilities	\$900.20	\$900.20
Total Revenues	\$1,067.00	\$1,243.89



Expenses

	August	YTD
Staff	\$7,083.42	\$17,991.98
Staff Benefits	\$1,047.61	\$2,650.79
Materials	\$3,263.72	\$4,971.46
B. Maintenance	\$0	\$0
G. Maintenance	\$0	\$0
Technology	\$199.00	\$536.24
Programming	\$55.86	\$146.64
Miscellaneous	\$2,753.44	\$14,209.12
Software	\$0	\$0
CIP	\$0	\$0
Total Expenses	\$14,403.05	\$40,506.23



Trust

Trust Fund Revenue- \$52.60

Trust Fund Balance- \$15,700.81

Amy Lenz

From: noreply@salesforce.com on behalf of IOWA ABD Licensing Support
<elaps@iowaabd.com>
Sent: Wednesday, September 21, 2022 11:30 AM
To: Amy Lenz
Cc: licensingnotification@iowaabd.com
Subject: Application App-168600 Ready for Review

Hello,

Application Number App-168600 has been set to "Submitted to Local Authority" status and is currently ready for your review.

Corp Name: DOLGENCORP, LLC

DBA: Dollar General Store # 7306

License Number: BC0030095

Application Number: App-168600

Tentative Effective Date: 12/1/2022

License Type: Class C Beer Permit (BC)

Application Type: Renewal

Amendment Type:

Thank you.

Amy Lenz

From: noreply@salesforce.com on behalf of IOWA ABD Licensing Support
<elaps@iowaabd.com>
Sent: Tuesday, October 4, 2022 2:21 PM
To: Amy Lenz
Cc: licensingnotification@iowaabd.com
Subject: Application App-169202 Ready for Review

Hello,

Application Number App-169202 has been set to "Submitted to Local Authority" status and is currently ready for your review.

Corp Name: TOTS, LLC

DBA: Tavern On The Square

License Number: LC0036453

Application Number: App-169202

Tentative Effective Date: 10/16/2022

License Type: Class C Liquor License (LC)

Application Type: Renewal

Amendment Type:

Thank you.

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE:	10/10/2022
AGENDA ITEM:	TRIP Program Request
ACTION:	Motion to approve, deny or table

SYNOPSIS:

Tipton Revitalization Incentive Program (TRIP) Request

Applicant: Randy Amosson DBA: RPM Revival located at 38 Spruce Street

Commission met on 9/22/22 and motioned to approve request from Randy Amosson DBA: RPM Revival to erect 50x105 steel building with foundation and concrete floor on his property at 36 Spruce Street. 45' of the area will be used as a show room and 60' work area.

Total amount of project: \$275,185.62 for a Commercial Grant.

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

Project summary:

1. 50x105 Steel Building with foundation and concrete floor
2. 45' Showroom/display. Showroom has 2 floors. Second floor is office/conference room
First floor is detail and bathroom
60' work area

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

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

MAYOR/COUNCIL ACTION: Approve, deny or Table

ATTACHMENTS: Picture and building plans

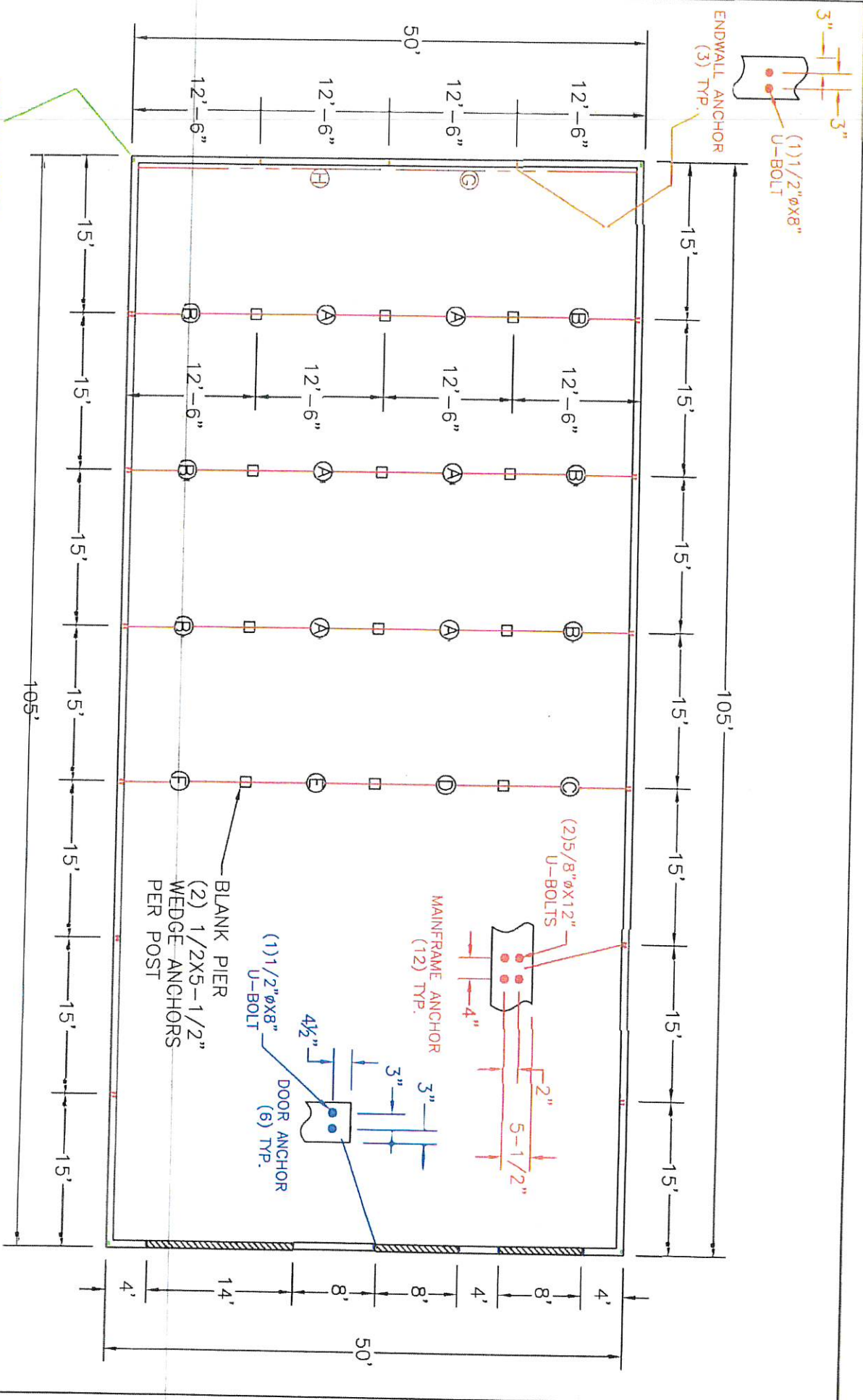
PREPARED BY: Linda Beck

DATE PREPARED: 9/23/2022

Randy Amosson DBS: RPM Revival
TRIP Application

Before Pictures of lot where new building will be located 36 Spruce Street





I hereby certify that this document was prepared by me and the related engineering work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

Paul S. Walker
 Paul S. Walker, P.E.
 Reg. No. 6774
 My license renewal date is December 31, 2018
 Date: 09/29/18
 Pages or Sheets covered by this seal: 31 THRU 34

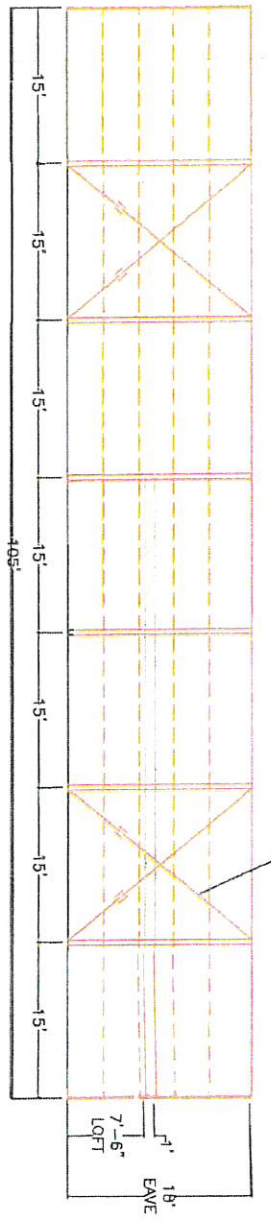


NOTE:
 ALL ANCHOR BOLTS SHALL HAVE 2" OF THREAD EXPOSED ABOVE CONCRETE.

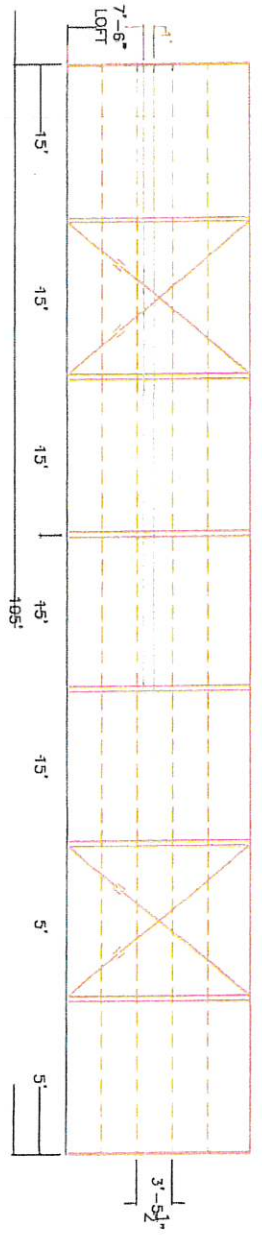


HAWKEYE / MORSE	
SHEET 1 OF 4	
50' X 105'	
DATE: 8/14/18	SCALE: FULL
ELGIN SERVICE CENTER	
DRAWING NUMBER: 12980F	DRG. BY: DPK

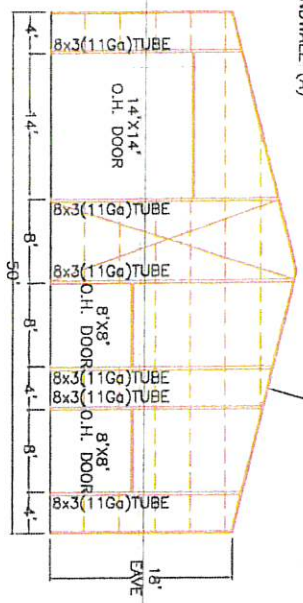
NORTH SIDEWALL



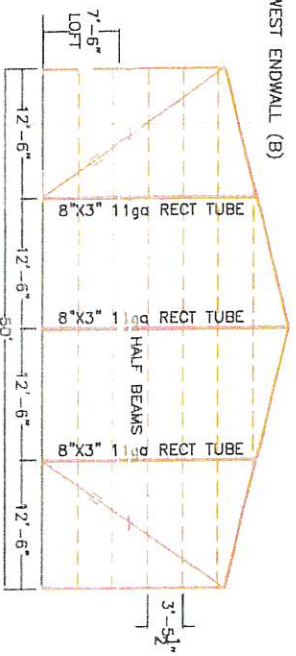
SOUTH SIDEWALL



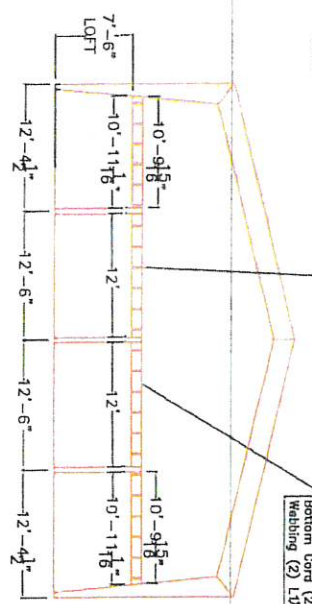
EAST ENDWALL (A)



WEST ENDWALL (B)



LOFT



ENDWALL HEADER TRUSS
Top Cord (2) 1 1/2 x 2 1/2
Bottom Cord (2) 1 1/2 x 2 1/2
Webbing (2) 1 1/2 x 1 1/2

RED-IRON WITH WOOD

NOTE: LESS COVERING, TRIMS AND FASTENERS.

I hereby certify that the drawings on this sheet were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

Kenneth L. Van Winkle, P.E.
No. 27907
Iowa State Board of Professional Engineers
Professional Seal No. 27907
Iowa State Board of Professional Engineers



DELIVERY DATE	
BUILDING COMPLETE	
RAFTERS COMPLETE	
LEGS COMPLETE	
ENDWALL COMPLETE	
MISC. COMPLETE	




HAWKEYE / MORSE	50' X 105' X 18'
DATE: 3/29/18	SCALE: FULL
ELGIN SERVICE CENTER	DWG. NO: 87
DRAWING NUMBER: 12980F Wall	DPK

STRUCTURAL NOTES

1. Design Loads (IBC and IRC 2015)
 - a. Roof live load: 20psf, Mezzanine live load 40 psf
 - b. Roof dead load 5psf, Mezzanine dead load 10 psf, including weight of structure
 - c. Wind load: 1. Wind Speed: 100mph
 2. Wind Exposure: C
 3. Occupancy Category: 1
 4. Wind Importance Factor: 0.87
 5. Snow Load: 1. Ground Snow Load: 20psf
 6. Snow Importance Factor: 1.0
 7. Snow Exposure Category: 2
 8. Snow Exposure Factor (Ce): 0.9 (Fully Exposed) Ref ASCE, Ch. 7, Table 7-2, Exposure C
 9. Snow Thermal Factor (Ct): 1.0 (unheated) Ref. ASCE, Ch. 7, Table 7-3
 10. Seismic Data: 1. Seismic Use Group: 1
 11. Spectral response coefficient:
 - SDS = 0.249
 - SD1 = 0.105
 12. Mapped Spectral Response Coefficients:
 - S1 = .085
 - S2 = .234
 13. Site Class = D
 14. Basic force-resistance system: Ordinary steel braced frame
 15. Base Shear: 4.0 kips
 16. Analysis procedure used: O.B.C. Paragraph 1613.5 - Simplified
 17. Seismic Importance Factor: 1.0 and Occupancy Category: 1
 18. Seismic Design Category: B
2. Foundation spread column footings are designed for 1,500 psf soil bearing. After excavation, contractor shall verify bearing provided, and if necessary, have engineer redesign footings before placing concrete. All sitework, foundations, drainage, fills, etc. shall be accomplished in accordance with standard engineering practices.
 3. Concrete shall be designed, furnished and placed in accordance with the latest ACI specifications.
 - a. Concrete for unexposed foundation work shall meet 3,000 psi minimum in standard 6"x12" test cylinders at 28 days. Concrete for slabs shall meet 3,500 psi. Exterior concrete shall have 6%±1% entrained air and shall meet 4,000 psi minimum.
 - b. Reinforced steel shall be ASTM A-615, Grade 60, designed, detailed, fabricated and erected according to the latest ACI and CRSI specifications.
 - c. Threaded rods shall be fabricated from 50ksi steel & shall meet all ASTM F1554 requirements.
 4. Steel structures shall be designed, detailed, fabricated, and erected in accordance with the latest MBMA and AISI
 - a. Steel shall be ASTM A-572 (50 ksi).
 - b. All welds to be with E70XX electrodes
 - c. Structural bolts to be A325.
 - d. Steel shall have one coat of red chromate paint, shop applied.
 5. Connections shall develop full strength members.
 6. Purfins, roof covering, & wall covering material shall be manufactured & furnished by North Star Metals Mfg., 6850 Edwards Ridge Rd. SE, Ulrichsville, OH 44683. Rake beams & endwall columns to be CEE 8"x2-1/2"x 14 gauge (unless noted otherwise), roof panels shall be 28 gauge Maxrb (80 ksi).
 7. Panel fasteners shall be self-drilling screws with hex heads (painted) with neoprene washers.
 - a. Wind bracing to be 1/2" solid rod with turnbuckles.
 - b. All wood purfins, girts, and door framing shall be No. 1 SYP. All wood in contact with concrete shall be "Pressure Treated". All fasteners and connectors in contact with pressure-treated shall be stainless steel.
 - c. Allowable stress increases of 15% will be permitted for short-term snowloading, 33% for short-term wind loading for steel, & 50% for short-term wind loading for wood.
 8. The structure is designed to be self-supporting and stable after it is fully erected, ensure the contractor's responsibility to determine erection procedure and sequence and to ensure the safety of the building and its components during construction.
 9. Responsibility to conform to the engineer's drawings and specifications is that of the contractor. The engineer certifies that his design is in accordance with current applicable codes and specifications, but does not take responsibility for the contractor's failure to conform to them.
 10. Safety factors have been included in the design of all structural members per AISC-ASD.

I hereby certify that this document was prepared by me and the related engineering work was performed by me or under my direct personal supervision and that I am a duly Licensed Engineer under the laws of the State of Iowa.



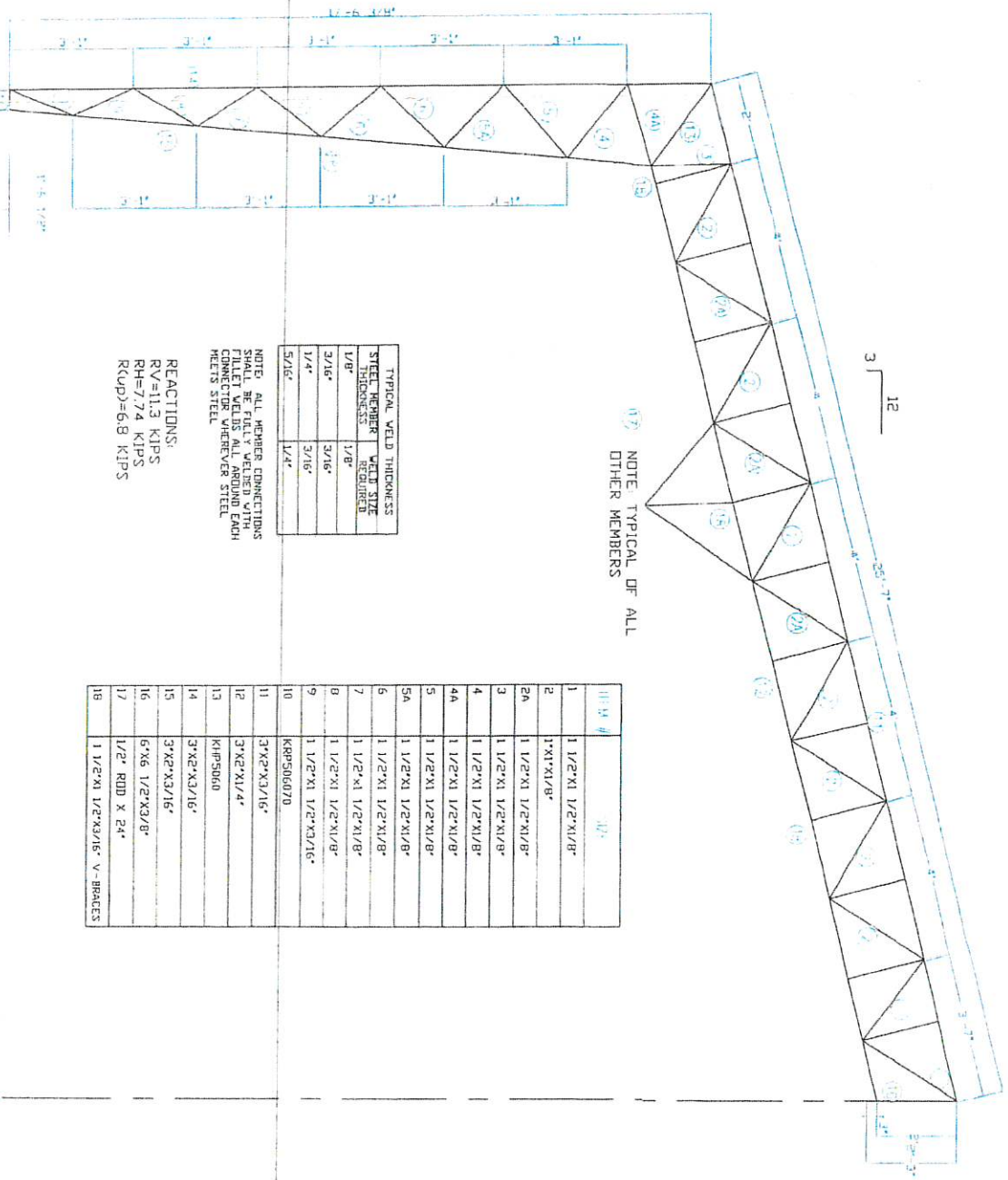
 Randy L. Van Winkle, P.E.
 No. 20,118
 Exp. 2/28/18
 My license renewal date is December 31, 2018
 Date: _____
 Pages or Sheets covered by this seal: _____
 State: IOWA
 City: SL JHERI, S.I.



KB Buildings
INC.

HAWKEYE / MORSE	
STRUCTURAL NOTES	
DATE: 8/14/18	SCALE: FULL
ELGIN SERVICE CENTER	
DRAWING NUMBER: 12980F Noted	DWG. BY: DPK

TYPICAL TRUSS BENT HALF CROSS SECTION
 SCALE: 3/8" = 1'



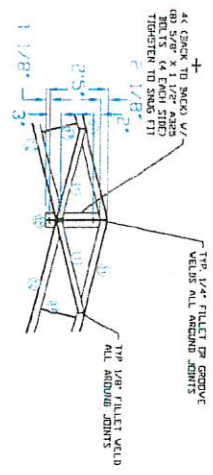
NOTE: TYPICAL OF ALL OTHER MEMBERS

STEEL MEMBER THICKNESS	WELD SIZE	TYPICAL WELD THICKNESS
1/8"	1/8"	1/8"
3/16"	3/16"	3/16"
1/4"	3/16"	3/16"
5/16"	1/4"	1/4"

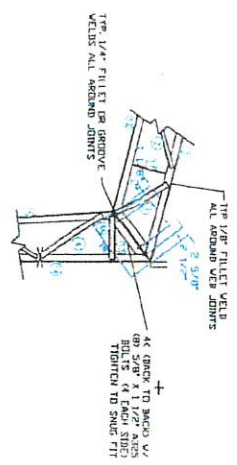
NOTE: ALL MEMBER CONNECTIONS SHALL BE FULLY WELDED WITH 1/8" MINIMUM WELD SIZE. CONNECTOR WHENEVER STEEL MEETS STEEL.

REACTIONS:
 RV=11.3 KIPS
 RH=7.4 KIPS
 R(U/D)=6.8 KIPS

MEM #	MEM
1	1 1/2"x1 1/2"x1/8"
2	1"x1"x1/8"
2A	1 1/2"x1 1/2"x1/8"
3	1 1/2"x1 1/2"x1/8"
4	1 1/2"x1 1/2"x1/8"
4A	1 1/2"x1 1/2"x1/8"
5	1 1/2"x1 1/2"x1/8"
5A	1 1/2"x1 1/2"x1/8"
6	1 1/2"x1 1/2"x1/8"
7	1 1/2"x1 1/2"x1/8"
8	1 1/2"x1 1/2"x1/8"
9	1 1/2"x1 1/2"x3/16"
10	KRP506070
11	3"x2"x3/16"
12	3"x2"x1/4"
13	KRP5060
14	3"x2"x3/16"
15	3"x2"x3/16"
16	6"x6 1/2"x3/8"
17	1/2" RDD X 24"
18	1 1/2"x1 1/2"x3/16" V-BRACES



RIDGE DETAIL
 SCALE: 3/8" = 1'



HAUNCH DETAIL
 SCALE: 3/8" = 1'

HAWKEYE / MORSE

S O X I S

DATE: 8/14/18 SCALE: 3/8" = 1'

ELGIN SERVICE CENTER

BRACING NUMBER: 120801 Frame

DWG BY: SAK

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE:	10/10/2022
AGENDA ITEM:	TRIP Program Request
ACTION:	Motion to approve, deny or table

SYNOPSIS:

Tipton Revitalization Incentive Program (TRIP) Request

Applicant: Tipton Country Club (Shane Boeve and Chris Pruess)
Building location: 1143 Cedar Valley Road

Commission corresponded via email (but couldn't legally vote). However, there weren't any objections via email to proceed with granting approval with this project. The Commission is asking the City Council to make final decision regarding this application.

Total amount of project: \$13,700.00 for a Commercial Grant

Amount suggested to approve by the Commission: \$6,850.00 reimbursement once project is complete.

Project summary: Commercial Grant

- Pour concrete in 4 handicap parking places that are currently graveled to be compliant with ADA regulations

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

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

MAYOR/COUNCIL ACTION: Approve, deny or Table

ATTACHMENTS: Picture

PREPARED BY: Linda Beck

DATE PREPARED: 10/5/2022

Tipton Country Club
Concrete Project
Before Picture



AGENDA ITEM

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE:	10/10/2022
AGENDA ITEM:	DRIP Program Reimbursement
ACTION:	Motion to approve, deny or table

**SYNOPSIS: Downtown Revitalization Incentive Program (DRIP) Reimbursement request:
Applicant: Kimberly D. Leitch located at 118 W. 5th Street. Reimbursement amount: \$7,500.00**

The Commission Board met on 9/22/2022 and motioned to approve request from Kimberly D. Leitch for apartment renovation located at 118 W. 5th Street.

Total project amount: \$46,276.23. Commission suggested the approved of \$7,500.00 for reimbursement.

Project Summary:

Renovation of 2nd story apartment located at 118 W. 5th Street

BUDGET ITEM: 160-5-599-2-64996

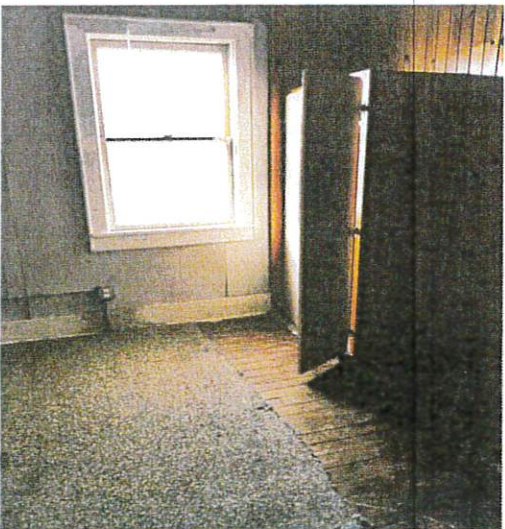
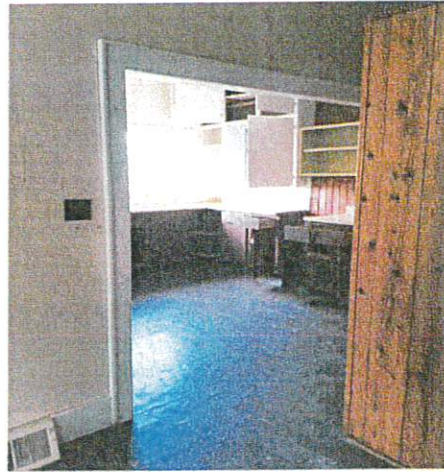
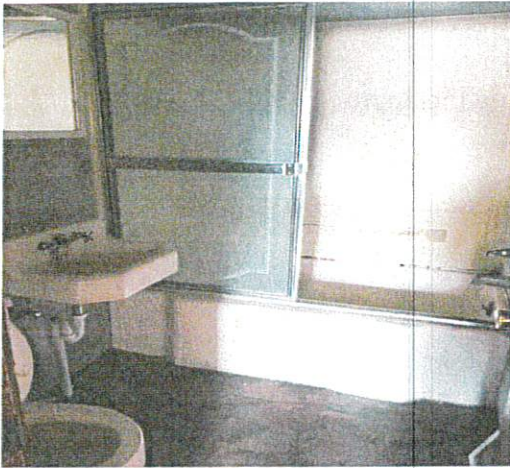
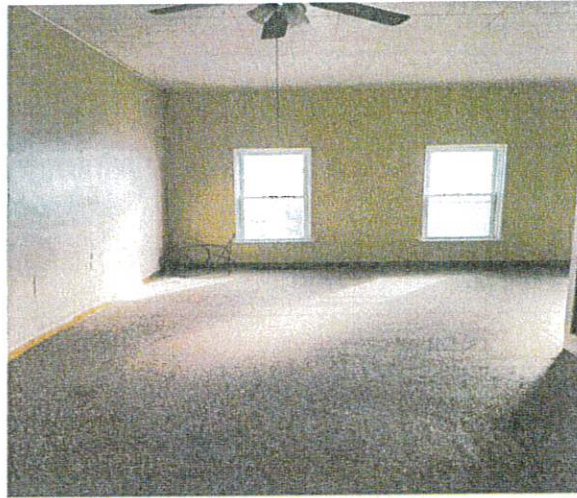
RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

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

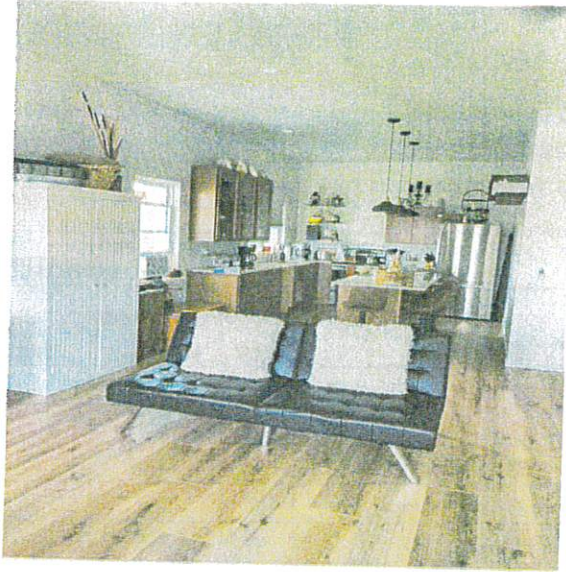
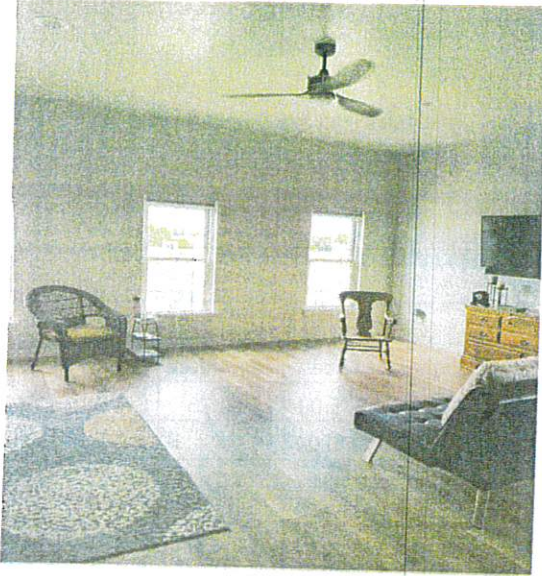
ATTACHMENTS: Pictures of before and after

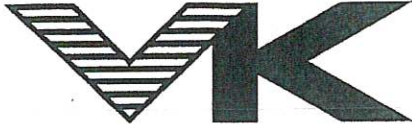
Date prepared: 9/27/2022

Kimberly D Leitch
DRIP Before pictures – 118 West 5th Street



Kimberly Leitch
Finished Downtown Apartment pictures
118 W. 5th Street





VEENSTRA & KIMM INC.

2600 University Parkway, Suite 1
Coralville, Iowa 52241

319.466.1000 // 888.241.8001
www.v-k.net

September 29, 2022

PAY ESTIMATE NO. 1
NORTH AVENUE RECONSTRUCTION
TIPTON, IOWA

All American Concrete, Inc.
1489 Highway 6
West Liberty, IA 52776

Contract Amount \$535,235.50
Contract Date May 9, 2022
Pay Period Sept. 1, 2022 - Sept. 29, 2022

BID ITEMS							
	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1.1	Cl 10 Excavation	CY	935	\$ 25.00	\$ 23,375.00	701.25	\$ 17,531.25
1.2	Removal of Sidewalk	SY	4	\$ 60.00	\$ 240.00	4	\$ 240.00
1.3	Removal of Pavement	SY	5,612	\$ 8.00	\$ 44,896.00	5,692	\$ 45,536.00
1.4	Removal of Curb & Gutter	LF	925	\$ 14.00	\$ 12,950.00	925	\$ 12,950.00
1.5	Geo Grid (Tx-160)	SY	800	\$ 7.50	\$ 6,000.00		\$ -
1.6	Stabilizing Material	CY	534	\$ 69.50	\$ 37,113.00		\$ -
1.7	Modified Subbase	CY	935	\$ 50.50	\$ 47,217.50	701	\$ 35,400.50
1.8	2.5 Curb & Gutter	LF	925	\$ 50.00	\$ 46,250.00	1,035	\$ 51,750.00
1.9	Traffic Control	LS	1	\$ 8,300.00	\$ 8,300.00	75%	\$ 6,225.00
1.10	Construction Survey	LS	1	\$ 7,100.00	\$ 7,100.00	75%	\$ 5,325.00
1.11	Mobilization	LS	1	\$ 20,000.00	\$ 20,000.00	100%	\$ 20,000.00
1.12	Seeding & Fertilization	LS	1	\$ 4,000.00	\$ 4,000.00		\$ -
2.1	7" PCC Pavement	SY	5,612	\$ 49.50	\$ 277,794.00	4,180	\$ 206,910.00
Contract Price:					\$ 535,235.50		\$ 401,867.75

MATERIALS STORED SUMMARY			
Description	# of Units	Unit Price	Extended Cost
Total			\$ -

SUMMARY			
		Total Approved	Total Completed
Contract Price		\$ 535,235.50	\$ 401,867.75
Approved Change Order (list each)	Change Order No. 1	\$ 29,500.00	\$ 14,750.00
Revised Contract Price		\$ 564,735.50	\$ 416,617.75

Stored
 Total Earned \$ 416,617.75
 Retainage (5%) \$ 20,830.89
 Total Earned Less Retainage \$ 395,786.86

Total Previously Approved (list each)		

Total Previously Approved \$ -
Amount Due This Request \$ 395,786.86

Percent Complete 74%

The amount \$395,786.86 is recommended for approval for payment in accordance with the terms of the contract.

Prepared By: All American Concrete, Inc. Signature: <u>Jodi Simon</u> Name: <u>Jodi Simon</u> Title: <u>Vice President</u> Date: <u>9-30-22</u>	Recommended By: Veenstra & Kimm, Inc. Signature: <u>[Signature]</u> Name: <u>Eric Gould</u> Title: <u>Engineer</u> Date: <u>September 29, 2022</u>	Approved By: Tipton, Iowa Signature: _____ Name: _____ Title: _____ Date: _____
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VEENSTRA & KIMM INC.

2600 University Parkway, Suite 1
Coralville, Iowa 52241

319.466.1000 // 888.241.8001
www.v-k.net

September 29, 2022

CHANGE ORDER NO. 1

NORTH AVENUE RECONSTRUCTION
TIPTON, IOWA

Change Order No. 1 is for the following modifications to the project:

- 1. Additional equipment, materials and labor to replace the existing storm intakes at the intersection of North Avenue and East 11th Street including 3 SW-504 and 1 SW-501. LS \$ 29,500.00

Total: \$ 29,500.00

Change Order No. 1 increases the contract amount by \$ 29,500.00.

ALL AMERICAN CONCRETE, INC.

CITY OF TIPTON, IOWA

By Jodi Simon

By _____

Title Vice President

Title _____

Date 9-30-22

Date _____

VEENSTRA & KIMM, INC.

ATTEST:

By [Signature]

By _____

Title Project Engineer

Title _____

Date September 29, 2022

Date _____

V&K Job No. 5893/1

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
POLICE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	1,153.12		
			FICA WITHOLDING	1,097.98		
			MEDICARE WITHOLDING	203.78		
			MEDICARE WITHOLDING	4.80		
			MEDICARE WITHOLDING	25.24		
			MEDICARE WITHOLDING	10.89		
			MEDICARE WITHOLDING	5.22		
			MEDICARE WITHOLDING	19.75		
			MEDICARE WITHOLDING	217.12		
			MEDICARE WITHOLDING	0.56		
			MEDICARE WITHOLDING	6.68		
			MEDICARE WITHOLDING	1.16		
			MEDICARE WITHOLDING	29.59		
			MEDICARE WITHOLDING	1.68		
			IA LEIN	TRAINING	200.00	
			IPERS	IPERS WITHOLDING EMT	5.04	
				IPERS WITHOLDING POLICE	1,753.86	
				IPERS WITHOLDING POLICE	1,695.29	
			OFFICE EXPRESS	OFFICE SUPPLIES	25.49	
			OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00	
			BRAD PECK	TASER BATTERIES	89.88	
			PRINCIPAL	GTL_VTL INSURANCE	27.36	
				PRINCIPAL DENTAL POLICY	189.90	
			UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	71.51	
			CITY OF TIPTON FUNDS	Repay Admin Services	2,554.67	
				PSF payment	2,331.24	
			CITY UTILITIES	City Hall	3.84	
	CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	3,264.31			
	BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	5,251.50			
		TOTAL:	20,440.46			
FIRE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	56.45		
			FICA WITHOLDING	56.45		
			MEDICARE WITHOLDING	13.23		
			MEDICARE WITHOLDING	13.23		
			D & R PEST CONTROL	D & R PEST CONTROL	40.00	
			IPERS	IPERS WITHOLDING, FIRE	58.40	
				IPERS WITHOLDING, FIRE	58.40	
			ELECTRONICS INC	ALARM SERVICE	30.00	
			OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00	
			THOMAS HEATING & AIR	18 FILTERS	180.00	
			CITY OF TIPTON FUNDS	Repay Admin Services	487.53	
			CITY UTILITIES	CITY UTILITIES	843.58	
				CITY UTILITIES	65.53	
			CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	1,211.03	
				TOTAL:	3,312.83	
		AMBULANCE	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	335.97
					FICA WITHOLDING	776.45
	MEDICARE WITHOLDING			59.23		
	MEDICARE WITHOLDING			19.26		
	MEDICARE WITHOLDING			0.08		
	MEDICARE WITHOLDING			55.56		
	MEDICARE WITHOLDING			101.21		
	MEDICARE WITHOLDING			24.83		
	AT&T MOBILITY			WIRELESS	247.36	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	63.16
		CENTRAL IOWA DISTRIBUTING INC	MISC SUPPLIES	672.50
		MISC. VENDOR TUCKER BRENNAN	TUCKER BRENNAN:POCUS TRAIN	225.00
		D & R PEST CONTROL	D & R PEST CONTROL	35.00
		IPERS	IPERS WITHHOLDING EMT	520.27
			IPERS WITHHOLDING EMT	1,193.59
		JOHNSON COUNTY AMBULANCE SERVICE	ALS INTERCEPT	200.00
		KIRKWOOD COMMUNITY COLLEGE	TRAINING	9.00
			TRAINING	9.00
		LIFEMED SAFETY INC	POWERLOADERS	3,572.00
			MEDSYSTEM REPAIR	300.00
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00
		LINDE GAS & EQUIPMENT INC	OXYGEN	279.28
			OXYGEN	69.73
		PRINCIPAL	GTL_VTL INSURANCE	8.96
			PRINCIPAL DENTAL POLICY	63.30
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	19.82
		WING PC	MEDICAL DIRECTOR	500.00
		CITY OF TIPTON FUNDS	Repay Admin Services	1,428.34
			PSF payment	1,372.52
			TRANSFERS	1,425.00
		CITY UTILITIES	CITY UTILITIES	370.08
			CITY UTILITIES	33.08
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	1,531.57
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,991.76
			TOTAL:	17,711.91
STREET DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	177.91
			FICA WITHHOLDING	236.24
			MEDICARE WITHHOLDING	31.90
			MEDICARE WITHHOLDING	0.37
			MEDICARE WITHHOLDING	1.13
			MEDICARE WITHHOLDING	7.56
			MEDICARE WITHHOLDING	0.64
			MEDICARE WITHHOLDING	33.83
			MEDICARE WITHHOLDING	0.06
			MEDICARE WITHHOLDING	6.11
			MEDICARE WITHHOLDING	6.48
			MEDICARE WITHHOLDING	8.33
			MEDICARE WITHHOLDING	0.42
		CINTAS	UNIFORMS	46.60
			UNIFORMS	46.60
			UNIFORMS	46.60
		IOWA ASSOCIATION OF	SGEI DUES	556.09
		IPERS	IPERS REGULAR EMPLOYEES	283.84
			IPERS REGULAR EMPLOYEES	375.63
		PRINCIPAL	GTL_VTL INSURANCE	6.17
			PRINCIPAL DENTAL POLICY	45.61
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	13.38
		WENDLING QUARRIES INC	54.82 TN ROAD STONE	671.55
		CITY OF TIPTON FUNDS	CENTRAL STORES	1,713.92
			PSF payment	1,023.48
			TRANSFERS	10,535.50
		CITY UTILITIES	CITY UTILITIES	15.00
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	2,164.11
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,511.31

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	19,566.37
SIDEWALKS	GENERAL GOVERNMENT CITY OF TIPTON FUNDS		CENTRAL STORES	32.70
			TOTAL:	32.70
TREES	GENERAL GOVERNMENT MISC. VENDOR	JO ANN CROCK	JO ANN CROCK:SUPPLIES&MILE	207.90
		CITY OF TIPTON FUNDS	CENTRAL STORES	51.82
			TOTAL:	259.72
CEMETERY	GENERAL GOVERNMENT ERIC STORJOHANN		1 BURIAL	500.00
			TOTAL:	500.00
GENERAL ADMINISTRATION	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	144.44
			FICA WITHOLDING	151.17
			MEDICARE WITHOLDING	31.83
			MEDICARE WITHOLDING	0.05
			MEDICARE WITHOLDING	1.76
			MEDICARE WITHOLDING	0.15
			MEDICARE WITHOLDING	28.33
			MEDICARE WITHOLDING	0.04
			MEDICARE WITHOLDING	0.95
			MEDICARE WITHOLDING	5.99
			MEDICARE WITHOLDING	0.06
		CINTAS	UNIFORMS	11.66
			UNIFORMS	11.66
			UNIFORMS	11.66
		IPERS	IPERS REGULAR EMPLOYEES	229.69
			IPERS REGULAR EMPLOYEES	241.36
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00
		PRINCIPAL	GTL_VTL INSURANCE	2.61
			PRINCIPAL DENTAL POLICY	29.25
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	11.29
		CITY OF TIPTON FUNDS	CENTRAL STORES	863.18
			PSF payment	544.30
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	883.93
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,545.77
			TOTAL:	4,950.13
LIBRARY	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	192.75
			FICA WITHOLDING	179.72
			MEDICARE WITHOLDING	10.46
			MEDICARE WITHOLDING	18.91
			MEDICARE WITHOLDING	15.70
			MEDICARE WITHOLDING	26.16
			MEDICARE WITHOLDING	15.87
		BAKER & TAYLOR	BOOKS	366.66
			BOOKS	274.76
			BOOKS	305.17
			BOOKS	64.42
			BOOKS	239.27
			BOOKS	242.88
			BOOKS	243.47
			BOOKS	321.53
		BANLEACO	COPIERS CONTRACT	105.60
		COMPANION CORPORATION	OFFICE SUPPLIES	55.00
		COPY SYSTEMS	BASE & COPIES	59.33

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		GRASSHOPPER LAWN CARE DBA ALL STAR TUR	MAY	341.67
			JUINE	341.67
			JULY	500.00
		IPERS	IPERS REGULAR EMPLOYEES	293.49
			IPERS REGULAR EMPLOYEES	273.65
		MANATTS INC	SIDEWALK OUT FRONT	764.50
			SIDEWALK	923.50
			SIDEWALK	576.00
			SIDEWALK	923.50
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00
		PENGUIN RANDOM HOUSE LLC	BOOKS ON CD	60.00
			BOOK ON CD	30.00
		PRINCIPAL	GTL_VTL INSURANCE	4.54
		SPAHN & ROSE LUMBER CO	LIGHT PANEL	13.79
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	8.80
		WINDSTREAM	MONTHLY SERVICES	166.62
		CITY UTILITIES	CITY UTILITIES	471.42
			TOTAL:	8,629.81
PARK	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	36.76
			FICA WITHOLDING	25.68
			MEDICARE WITHOLDING	1.87
			MEDICARE WITHOLDING	6.63
			MEDICARE WITHOLDING	0.10
			MEDICARE WITHOLDING	1.58
			MEDICARE WITHOLDING	4.06
			MEDICARE WITHOLDING	0.36
		IPERS	IPERS REGULAR EMPLOYEES	13.28
			IPERS REGULAR EMPLOYEES	13.28
		PRINCIPAL	GTL_VTL INSURANCE	0.12
			PRINCIPAL DENTAL POLICY	1.59
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	0.65
		CITY OF TIPTON FUNDS	Repay Admin Services	192.10
			PSF payment	30.01
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	443.63
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	93.01
			TOTAL:	864.71
RECREATION DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	69.71
			FICA WITHOLDING	68.75
			MEDICARE WITHOLDING	16.31
			MEDICARE WITHOLDING	16.08
		IPERS	IPERS REGULAR EMPLOYEES	110.70
			IPERS REGULAR EMPLOYEES	110.70
		PRINCIPAL	GTL_VTL INSURANCE	2.27
			PRINCIPAL DENTAL POLICY	15.83
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	5.52
		CITY OF TIPTON FUNDS	Repay Admin Services	146.71
			PSF payment	3.95
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	48.12
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	549.08
			TOTAL:	1,163.73
YOUTH RECREATON	GENERAL GOVERNMENT	CLARENCE LOWDEN SUN-NEWS & ADVERTISER	YOUTH REC	24.40
		IRS PORTABLES OF IOWA	PORT A POTTIE SERVICE	198.37
		T & M CLOTHING CO.	46 SOCCER SHIRTS	345.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	567.77
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	383.39
			FICA WITHOLDING	312.28
			MEDICARE WITHOLDING	35.44
			MEDICARE WITHOLDING	54.22
			MEDICARE WITHOLDING	35.32
			MEDICARE WITHOLDING	37.71
		ALBAUGH PHC INC	RESTROOM REPAIRS	270.00
			RESTROOM REPAIRS	861.00
		ELECTRICAL ENGINEERING & EQUIPMENT CO	OPERATING SUPPLIES	40.40
		MISC. VENDOR KIEFER AQUATICS	KIEFER AQUATICS:REEL,FITTI	115.44
		D & R PEST CONTROL	D & R PEST CONTROL	55.00
		IPERS	IPERS REGULAR EMPLOYEES	257.59
			IPERS REGULAR EMPLOYEES	262.88
		LECTRONICS INC	INSPECTION	136.29
			ALARM SERVICE	30.00
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00
		PRINCIPAL	GTL_VTL INSURANCE	6.81
			PRINCIPAL DENTAL POLICY	47.47
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	11.85
		CITY OF TIPTON FUNDS	Repay Admin Services	1,369.55
			PSF payment	11.85
		CITY PETTY CASH	CITY PETTY CASH	17.75
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	48.13
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	809.11
			TOTAL:	5,408.48
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	128.44
			FICA WITHOLDING	127.52
			MEDICARE WITHOLDING	30.04
			MEDICARE WITHOLDING	29.82
		IPERS	IPERS REGULAR EMPLOYEES	208.83
			IPERS REGULAR EMPLOYEES	208.83
		LECTRONICS INC	ALARM SERVICE	30.00
		MARCIA MEYERS	OCTOBER RENT	600.00
		OFFICE EXPRESS	OFFICE SUPPLIES	25.99
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00
		PRINCIPAL	GTL_VTL INSURANCE	4.54
			PRINCIPAL DENTAL POLICY	31.65
		SPINUTECH INC	EMAIL MARKETING	25.00
		CAPITAL ONE	OFFICE SUPPLIES	19.77
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	10.15
		CITY OF TIPTON FUNDS	PSF payment	7.90
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,843.84
			TOTAL:	3,531.32
EXECUTIVE	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	170.81
			MEDICARE WITHOLDING	39.97
		IPERS	IPERS ELECTED OFFICIALS	167.57
			TOTAL:	378.35
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	74.46
			FICA WITHOLDING	74.24
			MEDICARE WITHOLDING	4.49
			MEDICARE WITHOLDING	12.51

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE WITHOLDING	0.01
			MEDICARE WITHOLDING	0.18
			MEDICARE WITHOLDING	0.24
			MEDICARE WITHOLDING	4.30
			MEDICARE WITHOLDING	12.51
			MEDICARE WITHOLDING	0.01
			MEDICARE WITHOLDING	0.57
		FIRST ONSITE PROPERTY RESTORATION	CONSTRUCTION REBUILD	42,093.19
		IPERS	IPERS REGULAR EMPLOYEES	115.24
			IPERS REGULAR EMPLOYEES	115.22
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00
		PRINCIPAL	GTL_VTL INSURANCE	0.53
			PRINCIPAL DENTAL POLICY	3.79
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	1.66
		CITY OF TIPTON FUNDS	Repay Admin Services	651.43
			PSF payment	9.53
		CITY PETTY CASH	CITY PETTY CASH	7.85
		CITY UTILITIES	City Hall	156.22
			City Hall	7.04
			CITY UTILITIES	2,325.99
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	180.23
			TOTAL:	46,050.44
BUILDING MAINTENANCE	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	11.57
			FICA WITHOLDING	12.81
			MEDICARE WITHOLDING	2.71
			MEDICARE WITHOLDING	2.99
		AUCA CHICAGO LOCKBOX	MATS	144.38
			MATS	102.98
		D & R PEST CONTROL	D & R PEST CONTROL	35.00
		ELECTRONICS INC	ALARM SERVICE	30.00
		OFFICE EXPRESS	OFFICE SUPPLIES	25.49
			TOTAL:	367.93
AMBULANCE TRUST	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	TRANSFERS	1,425.00
			TOTAL:	1,425.00
TRANSFER-COMM/LOCAL AC	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	TRANSFERS	1,666.67
			TOTAL:	1,666.67
STREET DEPARTMENT	ROAD USE TAX FUND	CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	3,287.73
			TOTAL:	3,287.73
TRAFFIC SERVICE MAINT.	ROAD USE TAX FUND	I.R.S.	FICA WITHOLDING	4.12
			FICA WITHOLDING	4.32
			MEDICARE WITHOLDING	0.84
			MEDICARE WITHOLDING	0.10
			MEDICARE WITHOLDING	0.02
			MEDICARE WITHOLDING	0.88
			MEDICARE WITHOLDING	0.01
			MEDICARE WITHOLDING	0.05
			MEDICARE WITHOLDING	0.07
		IOWA PRISON INDUSTRIES	10 STOP SIGNS	488.00
		IPERS	IPERS REGULAR EMPLOYEES	6.81
			IPERS REGULAR EMPLOYEES	6.92
		PRINCIPAL	GTL_VTL INSURANCE	0.13

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PRINCIPAL DENTAL POLICY	0.95
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	0.33
		CITY OF TIPTON FUNDS	CENTRAL STORES	20.22
			PSF payment	0.24
		CITY UTILITIES	CITY UTILITIES	35.71
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	41.15
			TOTAL:	610.87
SNOW AND ICE REMOVAL	ROAD USE TAX FUND	I.R.S.	FICA WITHOLDING	53.87
			FICA WITHOLDING	72.90
			MEDICARE WITHOLDING	11.59
			MEDICARE WITHOLDING	0.12
			MEDICARE WITHOLDING	0.58
			MEDICARE WITHOLDING	0.30
			MEDICARE WITHOLDING	12.61
			MEDICARE WITHOLDING	0.06
			MEDICARE WITHOLDING	2.21
			MEDICARE WITHOLDING	2.03
			MEDICARE WITHOLDING	0.14
		IPERS	IPERS REGULAR EMPLOYEES	86.86
			IPERS REGULAR EMPLOYEES	115.68
		PRINCIPAL	GTL_VTL INSURANCE	1.95
			PRINCIPAL DENTAL POLICY	14.15
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	4.18
		CITY OF TIPTON FUNDS	CENTRAL STORES	646.46
			PSF payment	309.51
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	1,930.89
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	456.25
			TOTAL:	3,722.34
STREET CLEANING	ROAD USE TAX FUND	CITY OF TIPTON FUNDS	CENTRAL STORES	170.74
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	835.92
			TOTAL:	1,006.66
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	42,923.75
			TOTAL:	42,923.75
TRANSFER	Emergency Fund	CITY OF TIPTON FUNDS	TRANSFERS	2,829.58
			TOTAL:	2,829.58
TRANSFERS/OTHER SOURCE LOCAL OPTION TAX		CITY OF TIPTON FUNDS	TRANSFERS	25,000.00
			TOTAL:	25,000.00
TRANSFERS/OTHER SOURCE TIF SPECIAL REVENU		CITY OF TIPTON FUNDS	TRANSFERS	6,940.25
			TRANSFERS	9,245.00
			TOTAL:	16,185.25
REVOLVING LOAN PRGRM	ECONOMIC/INDUSTRIA MISC. VENDOR	TODD FOSS	TODD FOSS:REVOLVING LOAN F	11,164.94
			TOTAL:	11,164.94
TRANSFERS/OTHER SOURCE FIRE ENTERPRISE TR		CITY OF TIPTON FUNDS	TRANSFERS	7,178.08
			TOTAL:	7,178.08

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
HWY 38 PROJECT	HWY 38 PROJCT	MISC. VENDOR M & A MCCALL LLC	M & A MCCALL LLC:EASEMENT	237.21
			TOTAL:	237.21
WATER DISTRIBUTION	WATER OPERATING	I.R.S.	FICA WITHOLDING	280.84
			FICA WITHOLDING	334.58
			MEDICARE WITHOLDING	60.99
			MEDICARE WITHOLDING	1.54
			MEDICARE WITHOLDING	1.36
			MEDICARE WITHOLDING	0.33
			MEDICARE WITHOLDING	1.48
			MEDICARE WITHOLDING	63.30
			MEDICARE WITHOLDING	1.97
			MEDICARE WITHOLDING	5.88
			MEDICARE WITHOLDING	5.97
			MEDICARE WITHOLDING	1.12
		CINTAS	UNIFORMS	10.29
			UNIFORMS	10.29
			UNIFORMS	10.29
		ECIA	N AVE WATER IMPROVEMENTS	2,421.92
		HAWKINS INC	CHEMICALS	1,198.15
		IOWA ASSOCIATION OF	SGEI DUES	556.09
		IOWA DEPT OF NATURAL RESOURCES	ANNUAL WATER USE FEE	115.00
		IOWA ONE CALL	LOCATES	18.00
		IPERS	IPERS REGULAR EMPLOYEES	448.44
			IPERS REGULAR EMPLOYEES	536.45
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00
		PRINCIPAL	GTL_VTL INSURANCE	8.27
			PRINCIPAL DENTAL POLICY	57.19
		USA BLUE BOOK	LAB SUPPLIES	303.16
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	21.39
		CITY OF TIPTON FUNDS	Repay Admin Services	2,868.57
			PSF payment	949.74
		CITY UTILITIES	City Hall	3.84
			CITY UTILITIES	663.69
			CITY UTILITIES	807.47
			CITY UTILITIES	1,163.98
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	334.12
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	2,190.87
			TOTAL:	15,655.57
WATER BILL/COLLECT	WATER OPERATING	I.R.S.	FICA WITHOLDING	48.26
			FICA WITHOLDING	48.23
			MEDICARE WITHOLDING	10.17
			MEDICARE WITHOLDING	1.12
			MEDICARE WITHOLDING	10.96
			MEDICARE WITHOLDING	0.28
			MEDICARE WITHOLDING	0.04
		IPERS	IPERS REGULAR EMPLOYEES	80.51
			IPERS REGULAR EMPLOYEES	80.50
		STOREY KENWORTHY/MATT PARROTT	BILLING ENVELOPES	120.00
		PRINCIPAL	GTL_VTL INSURANCE	2.28
			PRINCIPAL DENTAL POLICY	15.83
		TYLER TECHNOLOGIES INC	UB NOTIFICATION CALLS	7.36
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	4.12
		CITY OF TIPTON FUNDS	Repay Admin Services	184.91
			PSF payment	1,144.11

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	793.90
			TOTAL:	2,552.58
TRANSFER/OTHER SOURCES WATER OPERATING		CITY OF TIPTON FUNDS	TRANSFERS	4,166.67
			TRANSFERS	356.25
			TOTAL:	4,522.92
WASTEWATER/AKA SEWER	WASTEWATER/AKA SEW I.R.S.		FICA WITHOLDING	289.41
			FICA WITHOLDING	316.34
			MEDICARE WITHOLDING	62.43
			MEDICARE WITHOLDING	1.54
			MEDICARE WITHOLDING	1.18
			MEDICARE WITHOLDING	1.31
			MEDICARE WITHOLDING	1.22
			MEDICARE WITHOLDING	63.19
			MEDICARE WITHOLDING	1.98
			MEDICARE WITHOLDING	2.99
			MEDICARE WITHOLDING	4.88
			MEDICARE WITHOLDING	0.94
		MISC. VENDOR CORE & MAIN	CORE & MAIN:MANHOLE CASTIN	1,925.00
		IOWA ASSOCIATION OF	SGEI DUES	556.07
		IPERS	IPERS REGULAR EMPLOYEES	464.88
			IPERS REGULAR EMPLOYEES	510.59
		CEDAR COUNTY REPAIR INC	OPERATING SUPPLIES	31.95
			OPERATING SUPPLIES	16.00
		STOREY KENWORTHY/MATT PARROTT	BILLING ENVELOPES	120.00
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00
		QC ANALYTICAL SERVICES LLC	WASTEWATER TESTING	1,687.00
		PRINCIPAL	GTL_VTL INSURANCE	8.35
			PRINCIPAL DENTAL POLICY	58.77
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	22.41
		VEENSTRA & KIMM INC	NW AREA UTILITY IMPROVEMEN	395.00
			NW AREA UTILITY IMPROVEMEN	2,965.88
		CITY OF TIPTON FUNDS	Repay Admin Services	1,177.26
			PSF payment	1,170.85
		CITY UTILITIES	City Hall	3.84
			CITY UTILITIES	3,686.43
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	935.69
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	2,628.89
			TOTAL:	19,311.27
TRANSFER/OTHER SOURCES WASTEWATER/AKA SEW		CITY OF TIPTON FUNDS	TRANSFERS	3,866.67
			TRANSFERS	35,290.67
			TOTAL:	39,157.34
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING	746.41
			FICA WITHOLDING	647.94
			MEDICARE WITHOLDING	151.68
			MEDICARE WITHOLDING	5.48
			MEDICARE WITHOLDING	6.60
			MEDICARE WITHOLDING	10.80
			MEDICARE WITHOLDING	131.34
			MEDICARE WITHOLDING	5.45
			MEDICARE WITHOLDING	2.05
			MEDICARE WITHOLDING	9.63
			MEDICARE WITHOLDING	3.08

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CINTAS	UNIFORMS, SHOP TOWELS, MAT	83.22
			UNIFORMS, SHOP TOWELS, MAT	59.94
			UNIFORMS, SHOP TOWELS, MAT	64.39
			UNIFORMS, SHOP TOWELS, MAT	59.94
			UNIFORMS, SHOP TOWELS, MAT	180.74
			UNIFORMS, SHOP TOWELS, MAT	59.94
		DR DARLENE A EHLERS	AUGUST RENT REISSUE	500.00
			OCTOBER RENT	500.00
		FLETCHER-REINHARDT CO.	UNDERGROUND SUPPLIES	1,211.24
			UNDERGROUND SUPPLIES	591.71
		IOWA ASSOCIATION OF	SGEI DUES	556.09
		IOWA ONE CALL	LOCATES	18.00
		IPERS	IPERS REGULAR EMPLOYEES	1,196.23
			IPERS REGULAR EMPLOYEES	1,053.31
		CEDAR COUNTY REPAIR INC	CHAINSAW MAINTENANCE	70.54
		MUNICIPAL SUPPLY INC	MARKING PAINT	99.60
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00
		PRINCIPAL	GTL_VTL INSURANCE	18.94
			PRINCIPAL DENTAL POLICY	101.91
		RVM LANDSCAPING LLC	SECONDARY SERVICE RESTORAT	356.00
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	53.34
		WENDLING QUARRIES INC	9.22 TN CLEAN ROCK	122.63
		CITY OF TIPTON FUNDS	Repay Admin Services	9,736.83
			PSF payment	2,028.86
		CITY UTILITIES	City Hall	4.80
			CITY UTILITIES	289.06
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	1,590.15
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	4,782.17
			TOTAL:	27,309.04
ELECTRIC POWER PLANT	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING	30.15
			FICA WITHOLDING	29.98
			MEDICARE WITHOLDING	7.05
			MEDICARE WITHOLDING	6.84
			MEDICARE WITHOLDING	0.17
		D & R PEST CONTROL	D & R PEST CONTROL	37.45
			D & R PEST CONTROL	37.45
		IPERS	IPERS REGULAR EMPLOYEES	48.62
			IPERS REGULAR EMPLOYEES	49.23
		PMMIC INSURANCE	FUEL TANK INSURANCE	1,805.00
		PRINCIPAL	GTL_VTL INSURANCE	0.80
			PRINCIPAL DENTAL POLICY	5.58
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	2.08
		CITY OF TIPTON FUNDS	Repay Admin Services	731.11
			PSF payment	40.54
		CITY UTILITIES	CITY UTILITIES	325.47
			CITY UTILITIES	1,184.30
			CITY UTILITIES	715.42
			CITY UTILITIES	32.00
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	191.58
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	171.44
			TOTAL:	5,452.26
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING	108.25
			FICA WITHOLDING	103.31
			MEDICARE WITHOLDING	23.86

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE WITHOLDING	0.19
			MEDICARE WITHOLDING	1.27
			MEDICARE WITHOLDING	23.16
			MEDICARE WITHOLDING	0.29
			MEDICARE WITHOLDING	0.28
			MEDICARE WITHOLDING	0.43
		IPERS	IPERS REGULAR EMPLOYEES	176.57
			IPERS REGULAR EMPLOYEES	170.25
		STOREY KENWORTHY/MATT PARROTT PRINCIPAL	BILLING ENVELOPES	120.00
			GTL_VTL INSURANCE	3.90
			PRINCIPAL DENTAL POLICY	25.59
		TYLER TECHNOLOGIES INC	UB NOTIFICATION CALLS	7.37
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	8.26
		CITY OF TIPTON FUNDS	Repay Admin Services	340.80
			PSF payment	1,200.53
		CITY PETTY CASH	CITY PETTY CASH	24.37
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	134.11
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,120.35
			TOTAL:	3,593.14
		LOUISA GENERATING STAT ELECTRIC OPERATING MIDAMERICAN ENERGY COMPANY	Est cash request	25,200.00
			Est cash request	41,760.00
			Est cash request	720.00
			Est cash request	4,320.00
			TOTAL:	72,000.00
		TRANSFER/OTHER SOURCES ELECTRIC OPERATING CITY OF TIPTON FUNDS	TRANSFERS	25,946.67
			TRANSFERS	19,030.00
			TRANSFERS	7,325.14
			TOTAL:	52,301.81
		GAS DISTRIBUTION	FICA WITHOLDING	423.53
		GAS OPERATING	FICA WITHOLDING	421.32
		I.R.S.	MEDICARE WITHOLDING	82.69
			MEDICARE WITHOLDING	5.60
			MEDICARE WITHOLDING	1.96
			MEDICARE WITHOLDING	8.82
			MEDICARE WITHOLDING	83.59
			MEDICARE WITHOLDING	2.13
			MEDICARE WITHOLDING	4.65
			MEDICARE WITHOLDING	8.17
		APGA	DUES	1,311.86
		CINTAS	UNIFORMS, SHOP TOWELS, MAT	32.27
			UNIFORMS, SHOP TOWELS, MAT	32.27
			UNIFORMS, SHOP TOWELS, MAT	32.27
		ELECTRICAL ENGINEERING & EQUIPMENT CO	OPERATING SUPPLIES	126.00
		ENERGY ECONOMICS INC	GAS METER	1,394.43
		IOWA ASSOCIATION OF	SGEI DUES	556.09
		IOWA ONE CALL	LOCATES	18.00
		IPERS	IPERS REGULAR EMPLOYEES	682.10
			IPERS REGULAR EMPLOYEES	677.62
		MUNICIPAL SUPPLY INC	MARKING PAINT	99.60
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00
		PRINCIPAL	GTL_VTL INSURANCE	11.90
			PRINCIPAL DENTAL POLICY	51.30
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	28.91

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CITY OF TIPTON FUNDS	Repay Admin Services	5,511.81
			PSF payment	38.81
		CITY UTILITIES	City Hall	4.80
			CITY UTILITIES	96.35
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	406.56
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	<u>2,354.10</u>
			TOTAL:	14,708.51
GAS BILL/COLLECT	GAS OPERATING	I.R.S.	FICA WITHOLDING	63.34
			FICA WITHOLDING	63.21
			MEDICARE WITHOLDING	13.70
			MEDICARE WITHOLDING	1.12
			MEDICARE WITHOLDING	14.38
			MEDICARE WITHOLDING	0.28
			MEDICARE WITHOLDING	0.12
		IPERS	IPERS REGULAR EMPLOYEES	104.81
			IPERS REGULAR EMPLOYEES	105.11
		STOREY KENWORTHY/MATT PARROTT	BILLING ENVELOPES	120.00
		PRINCIPAL	GTL_VTL INSURANCE	2.67
			PRINCIPAL DENTAL POLICY	18.61
		TYLER TECHNOLOGIES INC	UB NOTIFICATION CALLS	7.37
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	5.16
		CITY OF TIPTON FUNDS	Repay Admin Services	211.57
			PSF payment	1,144.90
		CITY PETTY CASH	CITY PETTY CASH	24.36
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	<u>879.61</u>
			TOTAL:	2,780.32
GAS PEAK SHAVING PLANT	GAS OPERATING	CITY UTILITIES	CITY UTILITIES	<u>73.79</u>
			TOTAL:	73.79
TRANSFER/OTHER SOURCES	GAS OPERATING	CITY OF TIPTON FUNDS	TRANSFERS	<u>9,012.00</u>
			TOTAL:	9,012.00
AIRPORT	AIRPORT OPERATING	I.R.S.	FICA WITHOLDING	13.85
			MEDICARE WITHOLDING	3.24
		AAVANTIS LLC	37X34 PAD AND 6X12 PAD	10,307.50
		CENTRAL PETROLEUM EQUIPMENT COMPANY	GAS PUMPING UNIT REPAIRS	665.93
		IPERS	IPERS REGULAR EMPLOYEES	21.08
		WRIGHT LAWN CARE	CONTRACT PAY OCT 2022	358.33
		CITY UTILITIES	CITY UTILITIES	136.08
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	<u>133.67</u>
			TOTAL:	11,639.68
TRANSFER/OTHER SOURCES	AIRPORT OPERATING	CITY OF TIPTON FUNDS	TRANSFERS	<u>356.25</u>
			TOTAL:	356.25
GARBAGE COLLECTION	GARBAGE COLLECTION	I.R.S.	FICA WITHOLDING	187.86
			FICA WITHOLDING	197.25
			MEDICARE WITHOLDING	40.87
			MEDICARE WITHOLDING	1.01
			MEDICARE WITHOLDING	1.86
			MEDICARE WITHOLDING	0.13
			MEDICARE WITHOLDING	41.20
			MEDICARE WITHOLDING	0.02
			MEDICARE WITHOLDING	1.06

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE WITHOLDING	3.70
			MEDICARE WITHOLDING	0.09
		CEDAR COUNTY SOLID WASTE	TRANSFER FEES	3,814.00
		CINTAS	UNIFORMS	12.93
			UNIFORMS	12.93
			UNIFORMS	12.93
		IPERS	IPERS REGULAR EMPLOYEES	306.48
			IPERS REGULAR EMPLOYEES	320.78
		STOREY KENWORTHY/MATT PARROTT	BILLING ENVELOPES	120.00
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00
		PRINCIPAL	GTL_VTL INSURANCE	6.05
			PRINCIPAL DENTAL POLICY	42.34
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	15.00
		WM CORPORATE SERVICES INC	DUMPSTER SERVICE	59.89
		CITY OF TIPTON FUNDS	Repay Admin Services	1,419.20
			CENTRAL STORES	2,975.52
			PSF payment	931.12
		CITY UTILITIES	City Hall	3.84
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	4,476.42
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,960.66
			TOTAL:	17,164.14
RECYCLING	GARBAGE COLLECTION I.R.S.		FICA WITHOLDING	73.09
			FICA WITHOLDING	74.14
			MEDICARE WITHOLDING	9.12
			MEDICARE WITHOLDING	6.96
			MEDICARE WITHOLDING	1.01
			MEDICARE WITHOLDING	8.82
			MEDICARE WITHOLDING	6.96
			MEDICARE WITHOLDING	1.56
		IPERS	IPERS REGULAR EMPLOYEES	72.02
			IPERS REGULAR EMPLOYEES	72.02
		PRINCIPAL	GTL_VTL INSURANCE	1.81
			PRINCIPAL DENTAL POLICY	12.66
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	3.41
		CITY OF TIPTON FUNDS	PSF payment	169.16
		CITY UTILITIES	CITY UTILITIES	25.74
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	2,984.28
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	646.81
			TOTAL:	4,169.57
TRANSFER OUT/SINKING F	GARBAGE COLLECTION CITY OF TIPTON FUNDS		TRANSFERS	3,466.67
			TRANSFERS	400.00
			TRANSFERS	1,763.58
			TOTAL:	5,630.25
STORM WATER	STORM WATER	I.R.S.	FICA WITHOLDING	21.11
			FICA WITHOLDING	31.98
			MEDICARE WITHOLDING	4.66
			MEDICARE WITHOLDING	0.09
			MEDICARE WITHOLDING	0.10
			MEDICARE WITHOLDING	0.09
			MEDICARE WITHOLDING	5.17
			MEDICARE WITHOLDING	1.18
			MEDICARE WITHOLDING	1.04
			MEDICARE WITHOLDING	0.11

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		IPERS	IPERS REGULAR EMPLOYEES	33.72
			IPERS REGULAR EMPLOYEES	50.63
		PRINCIPAL	GTL_VTL INSURANCE	0.84
			PRINCIPAL DENTAL POLICY	6.09
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	1.62
		CITY OF TIPTON FUNDS	Repay Admin Services	301.23
			PSF payment	189.85
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	92.54
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	171.49
			TOTAL:	913.54
OTHER SOURCES	STORM WATER	CITY OF TIPTON FUNDS	TRANSFERS	686.67
			TRANSFERS	100.08
			TOTAL:	786.75
INT SRVC-OTHER BUSINES CENTRAL GARAGE		I.R.S.	FICA WITHOLDING	68.87
			FICA WITHOLDING	73.27
			MEDICARE WITHOLDING	14.08
			MEDICARE WITHOLDING	1.61
			MEDICARE WITHOLDING	0.44
			MEDICARE WITHOLDING	14.68
			MEDICARE WITHOLDING	0.21
			MEDICARE WITHOLDING	0.83
			MEDICARE WITHOLDING	1.16
			MEDICARE WITHOLDING	0.29
		BARRON MOTOR SUPPLY	SHOP SUPPLIES	43.80
			SHOP SUPPLIES	37.80
		CENTRAL IOWA DISTRIBUTING INC	SHOP SUPPLIES	330.00
		CINTAS	UNIFORMS	9.27
			UNIFORMS	9.27
			SHOP SUPPLIES	84.30
			UNIFORMS	9.27
		MISC. VENDOR SNAP ON	SNAP ON:LOCKING RATCHET	200.00
		H & H AUTO	TIRES #163	256.26
		IPERS	IPERS REGULAR EMPLOYEES	113.63
			IPERS REGULAR EMPLOYEES	117.29
		LAWSON PRODUCTS INC	SHOP SUPPLIES	117.99
		MIDWEST WHEEL COMPANIES	REPAIR PARTS #21	185.59
		MITCHELL 1	WEB SUBSCRIPTION	271.23
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00
		PRINCIPAL	GTL_VTL INSURANCE	2.26
			PRINCIPAL DENTAL POLICY	16.14
		TIPTON ELECTRIC MOTORS	REPAIR SHOP COMPRESSOR #19	227.11
		VERMEER IOWA & N. MISSOURI	REPAIR PARTS #161	222.98
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	5.57
		CITY OF TIPTON FUNDS	Repay Admin Services	1,341.48
			PSF payment	3.95
		CITY UTILITIES	CITY UTILITIES	267.08
			CITY UTILITIES	32.00
			CITY UTILITIES	59.04
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	685.76
			TOTAL:	5,023.51
INT SRVC-OTHER BUSINES ADMINISTRATIVE SER		I.R.S.	FICA WITHOLDING	103.24
			FICA WITHOLDING	102.72
			MEDICARE WITHOLDING	16.70

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE WITHOLDING	0.28
			MEDICARE WITHOLDING	7.16
			MEDICARE WITHOLDING	12.23
			MEDICARE WITHOLDING	0.17
			MEDICARE WITHOLDING	11.62
		ACCESS SYSTEMS LEASING	COPIER AGREEMENT	1,529.85
		ECIA	REAP GRANT REWRITE	1,000.00
			CREDIT APPS RHINOS BLDG	2,000.00
			PEI DUES	483.15
		IPERS	IPERS REGULAR EMPLOYEES	165.44
			IPERS REGULAR EMPLOYEES	164.64
		KONNIE DAUFELDT	4 SUMMER SHIRTS	63.55
		MELISSA ARMSTRONG	4 FALL/WINTER SHIRTS	64.20
			MILEAGE REIMBURSEMENT	111.25
			HOTEL REIMBURSEMENT	246.16
		OFFICE EXPRESS	OFFICE SUPPLIES	48.72
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	199.00
		PRINCIPAL	GTL_VTL INSURANCE	4.41
			PRINCIPAL DENTAL POLICY	30.70
		SPINUTECH INC	LICENSE, SUPPORT, HOSTING	570.00
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	8.07
		WINDSTREAM	MONTHLY SERVICES	908.23
		CITY OF TIPTON FUNDS	PSF payment	82.76
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL GARAGE REPAY	9.17
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,521.69
			TOTAL:	9,465.11
NON-DEPARTMENTAL	PAYROLL ACCOUNT	I. R. S.	FEDERAL WITHHOLDING	7,393.95
			FEDERAL WITHHOLDING	7,672.51
			FICA WITHHOLDING	5,451.98
			FICA WITHHOLDING	5,640.78
			MEDICARE WITHHOLDING	1,275.11
			MEDICARE WITHHOLDING	1,319.26
		AFLAC	AFLAC AFTER TAX PY W/HOLDI	96.40
			AFLAC AFTER TAX PY W/HOLDI	96.40
			AFLAC PY PRETAX WITHHOLDING	466.67
			AFLAC PY PRETAX WITHHOLDING	466.67
			AFLAC AFTER TAX DEDUCTION	30.24
			AFLAC AFTER TAX DEDUCTION	30.24
		AXA EQUI-VEST PROCESSING OFFICE	DEF. COMP PRETAX	385.00
			DEF. COMP PRETAX	385.00
		COLLECTION SERVICES CENTER	CHILD SUPPORT- SPANGLER-96	96.73
			CHILD SUPPORT- SPANGLER-96	96.73
		IPERS	IPERS WITHHOLDING, FIRE	38.95
			IPERS WITHHOLDING, FIRE	38.95
			IPERS ELECTED OFFICIALS	111.65
			IPERS REGULAR EMPLOYEES	3,678.65
			IPERS REGULAR EMPLOYEES	3,751.79
			IPERS WITHHOLDING EMT	350.40
			IPERS WITHHOLDING EMT	796.15
			IPERS WITHHOLDING POLICE	1,169.86
			IPERS WITHHOLDING POLICE	1,130.80
		PRINCIPAL	GTL_VTL INSURANCE	330.22
			PRINCIPAL DENTAL POLICY	996.15
			VISION POLICY	297.32
		TREASURER, STATE OF IOWA	STATE WITHHOLDING	3,301.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			STATE WITHHOLDING	3,379.00
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE PYM	2,220.00
		CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEME	250.00
			TOTAL:	52,744.56

===== FUND TOTALS =====

001	GENERAL GOVERNMENT	136,828.33
110	ROAD USE TAX FUND	11,294.27
112	TRUST AND AGENCY FUND	42,923.75
119	Emergency Fund	2,829.58
121	LOCAL OPTION TAX	25,000.00
125	TIF SPECIAL REVENUE FUND	16,185.25
160	ECONOMIC/INDUSTRIAL DEVEL	11,164.94
192	FIRE ENTERPRISE TRUST	7,178.08
317	HWY 38 PROJCT	237.21
600	WATER OPERATING	22,731.07
610	WASTEWATER/AKA SEWER REVE	58,468.61
630	ELECTRIC OPERATING	160,656.25
640	GAS OPERATING	26,574.62
660	AIRPORT OPERATING	11,995.93
670	GARBAGE COLLECTION	26,963.96
740	STORM WATER	1,700.29
810	CENTRAL GARAGE	5,023.51
835	ADMINISTRATIVE SERVICES	9,465.11
860	PAYROLL ACCOUNT	52,744.56

	GRAND TOTAL:	629,965.32

CITY CREDIT CARD STATEMENT		cr	999		1010			Card Ttl	-7,337.85
City Card									
Travel Training -	Subway, Waxy O'Shea's, Big Whiskey's	dr	001	5	110	1	62980	46.99	
Uniforms/Equipment	Safe Life Defense, Amazon	dr	001	5	110	2	64350	477.40	
Fuel	Casey's, Eugen Eagle Stop	dr	810	5	899	2	65075	83.72	
							Total Charges		608.11
Finance Director									
Telecommunications	LogMeIn	dr	835	5	899	2	63730	30.35	
Insurance	Iowa Insurance Division	dr	835	5	899	2	64080	104.13	
							Total Charges		134.48
Economic Development									
Travel Training	Country Inn & Suites, Applebees	dr	001	5	525	1	62980	268.40	
							Total Charges		268.40
Library									
Materials	Walmart	dr	001	5	410	2	65020	193.52	
Programming	Walmart, Amazon	dr	001	5	410	2	65021	114.54	
Office Supplies	Amazon	dr	001	5	410	2	65060	49.90	
Miscellaneous	CR Gazette, Amazon, Carson Dellosa Education, Walmart	dr	001	5	410	2	65980	497.62	
							Total Charges		855.58
Ambulance									
Training	ISU Event Registration, American Heart ShopCPR	dr	001	5	160	1	62300	443.14	
Building Maint & Repair	Walmart	dr	001	5	160	2	63100	46.95	
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	
Advertising	Facebook	dr	001	5	160	2	64020	31.20	
Equipment/Vehicle Rent	Ebay	dr	001	5	160	2	64150	117.31	
Contract Services	Signnow	dr	001	5	160	2	64910	60.00	
Miscellaneous	Ebay, Walmart	dr	001	5	160	2	65980	-124.71	
Building Maint & Repair	Best Buy, Ebay, Microsoft, B&H Photo	dr	001	5	650	2	63100	1,828.32	
							Total Charges		2,432.21
Police									
Legal Fees	Iowa Judicial Branch	dr	001	5	110	2	64110	95.00	
Uniforms/Equipment	Galls	dr	001	5	110	2	64350	202.91	
Miscellaneous	National Band & Tag Company	dr	001	5	110	2	65980	95.25	
Fuel	Casey's, Eugen Eagle Stop, Signal Food Store, Wilco Fast Break	dr	810	5	899	2	65075	695.25	
							Total Charges		1,088.41
Public Works									
Travel Training -	The Flying Wienie, The Filling Station	dr	600	5	810	1	62980	68.64	
Office Supplies	Walmart	dr	810	5	899	2	65060	81.32	
Fuel	Casey's	dr	810	5	899	2	65075	103.20	
							Total Charges		253.16

RESOLUTION NO. 101022A

RESOLUTION APPROVING APPLICATION FOR URBAN REVITALIZATION
TAX-EXEMPTION FILED BY MILES (BLAKE) WILLARD AND SHELLEY WILLARD
FOR THE "MOTEL TIPTON PROJECT"

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.) Miles (Blake) Willard and Shelley Willard, Motel Tipton, 111 South Street, Tipton, IA 52772

PASSED AND APPROVED this 10th day of October 2022.

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 10th day of October 2022.

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:

Miles (Blake) & Shelley Willard

Mailing Address:

111 E. South Street, Tipton, IA 52772

Telephone (and Fax):

(319) 855-8400

Email Address:

admin@moteltipton.com

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

Address of Property for
this Application:

111 E. South Street, Tipton, IA 52772

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

See attached

Existing Property Use:

Residential Multifamily Residential
 Commercial Industrial Vacant

Proposed Use of Property:

motel

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:

See Attached.

Estimated or Actual Date of Project Completion:

July 15, 2022 with ongoing improvements - such as flooring -

Estimated or Actual Cost of Improvements:

\$250,000-

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:  Date: September 27/2022

Signature of Co-Applicant:  Date: September 27/2022

#####

City Council

This application was: Approved Declined.

If declined, what was the reason: _____

Date of Council's decision: _____

Attested by the City Clerk: _____ Date: _____

Application Timeline

Projects started January 1, 2019 - January 1, 2020 Timeline					
January 1, 2019	January 1, 2020	February 1, 2020	March 1, 2020	April 1, 2020	Fall 2021/Spring 2022
Eligibility for new improvements starts	2020 Tax Assessment	Application deadline to City Council	Deadline to submit applications to County Assessor	Assessor to verify value of new improvements as of	Taxes payable for 2020 Assessment (exemption for new improvements).

*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

COPY



Book 1637 Page 336-338

Document 2022 739 Pages 3
Date 3/03/2022 Time 2:09:29PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$145.60
Rev Stamp# 12 DOV# 80

\$ 22.00 pd.

MELISSA BAHNSEN, RECORDER
CEDAR COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: Curt A. Oppel, Stanley, Lande & Hunter, 201 W. 2nd Street, Davenport, IA 52801, Phone: (563) 324-1000

Taxpayer Information: Tipinn, LLC, 111 E. South St., Tipton, IA 52772

Return Document To: Christopher L. Surls, P.O. Box 390, Tipton, IA 52772

Grantors: LT&SB, LLC, an Iowa Limited Liability Company

Grantees: Tipinn, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

BOOK 1637 PAGE 336

EXHIBIT "A"

Parcel R located in the Northeast Quarter of the Southwest Quarter of Section 6, Township 80 North, Range 2, West of the 5th Principal Meridian, Tipton, Cedar County, Iowa, as shown in Plat Book K on page 127 in the Cedar County Recorder's Office.

Specific Types of Improvements for Motel Tipton

The motel property was built in 1973. On March 1, 2022 the property was purchased and is solely owned by Shelley and Blake Willard. They are operating as a business entity as TIPINN, LLC. They have invested an additional \$250,000 to renovate the property plus, secure key systems such as an on-line reservation system, fiber optic internet, CCTV - security systems, etc.

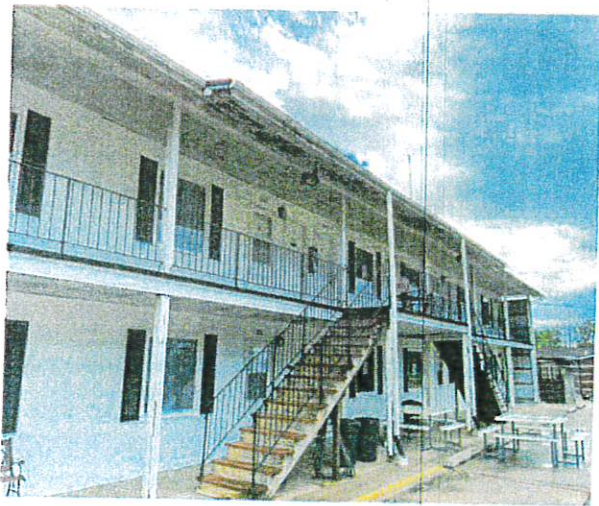
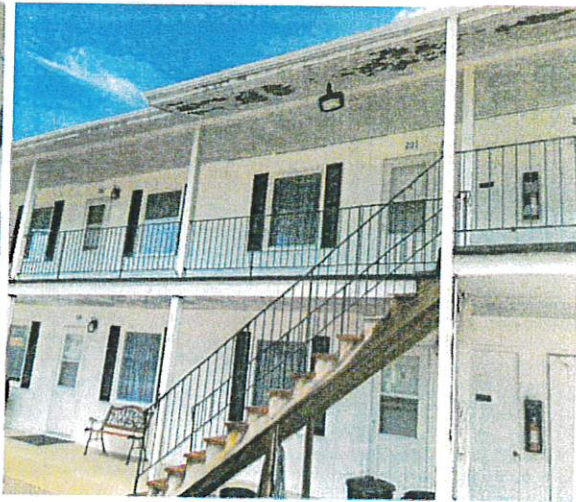
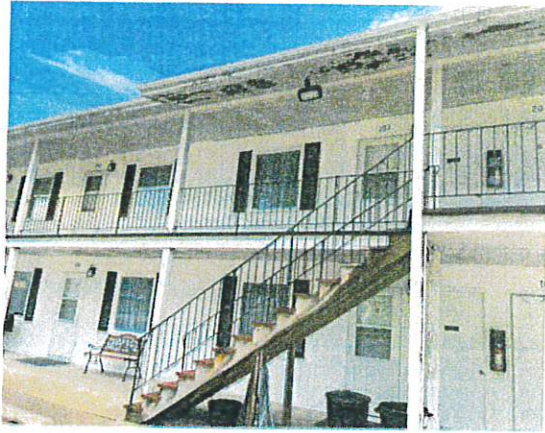
The Motel Tipton offers quality lodging in the form of a 13-room boutique motel which currently includes; 3 Standard Single Queen rooms, 6 Standard Double Queen rooms, 4 Deluxe King rooms and 1 Deluxe Double Queen Room. Plus 2 living quarters in the walk-out basement area. The property is on 2.56 acres and in addition to the motel has three (3) out buildings/garages in the back of the property.

From March 1 – July 15, 2022, major repairs and renovations were completed in order for the motel to provide an upscale accommodation that will be a "place of pride" within the Tipton community. Due to the damage from the boiler leak in January 2022, four (4) rooms the 2 living quarters in the walk-out basement have been completely renovated.

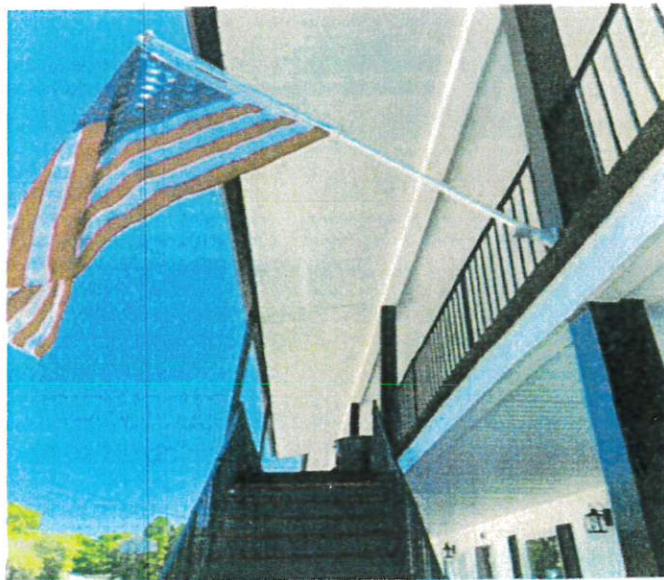
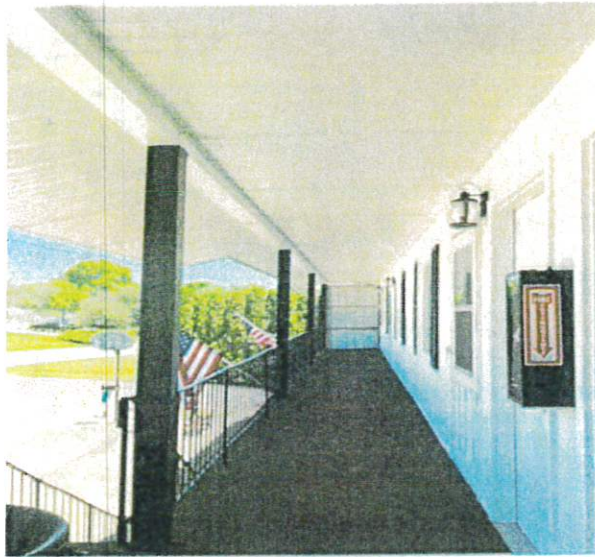
The 2022 improvements include:

- Complete renovations of the two (2) Living Quarters includes; 1 Managers Suite that is the 2 bedroom/2 bath & 1 Owners Suite that is the 1 bedroom/1 bath. Renovations include; new concrete epoxy floors, repairs from water damage such as insulation, drywall, paint, trim/baseboards, shower heads, plumbing repairs, new tall toilets with bidets, kitchen/bathroom sinks/vanities
- New interior lighting in Manager's Suite
- New patio French door in Manager's Suite
- 2,000 square feet of new interior fire rated ceiling in Manager's Suite
- New Air Conditioning in Managers Suite – value of \$4000
- Complete renovations/repairs in the 4 damaged rooms such as; new electrical & electrical panel boxes, new plumbing with walk-in showers, tall toilets with bidets, new vinyl plank flooring, new insulation/drywall/paint, barn door between bedroom & bathroom. These four (4) rooms have been converted to Deluxe King rooms.
- One of the 4 renovated rooms will be an ADA "Accessible" room – with grab bars in the bathroom, an electric fireplace, ADA smoke alarm, proper bed height, etc.
- Repair Room 105 completely with new plumbing, new walk-in shower with shower doors, new flooring, some electrical, new AC unit and made into a Deluxe Double Queen room
- ALL bathrooms have new low-flow toilets, bidets and low-flow water saver shower heads
- 5 rooms & Office have been upgraded to commercial grade luxury plank flooring
- Update electrical and new lights with LED light bulbs
- Installation of free fiber optic high speed wireless internet system
- Installation of Blink Security System
- Upgraded high efficiency gas boiler unit and converted to glycol in September, 2022
- Repaired water system including new pump, sensor and thermostat
- New water softener system installed in September, 2022
- New water filter system on washer
- 4 new A/C units
- Repaired, refurbished and painted the metal railing and stairs
- Painted the exterior of the motel with quality paint
- New aluminum soffits, fascia and gutter, plus aluminum post wraps,
- New exterior lighting
- Repaired the "red" Motel light/sign on the top of the building
- New concrete pad and gazebo for dedicated smoking area

Motel Tipton 111 East South Street
Before Photos

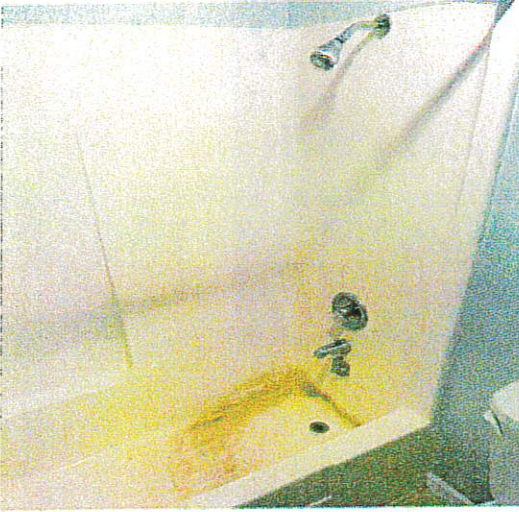
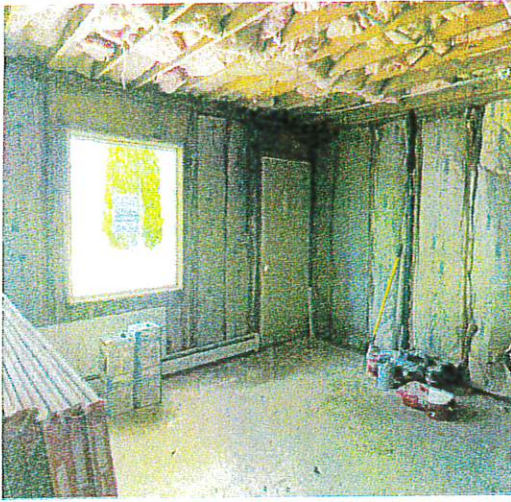


Motel Tipton after photos

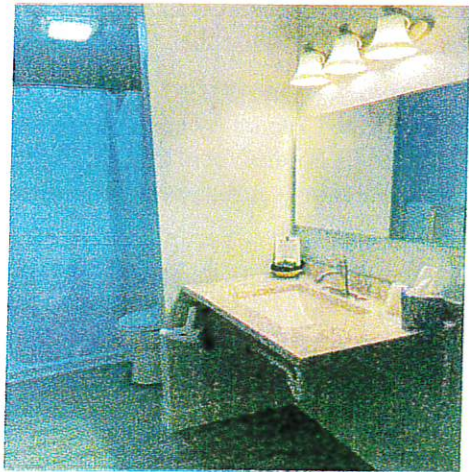
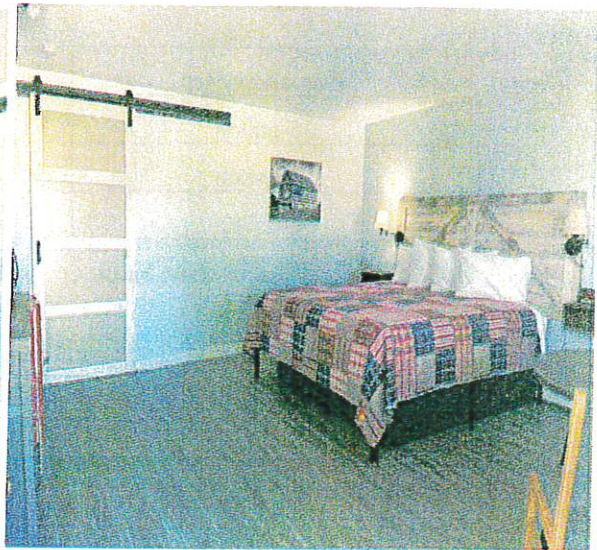
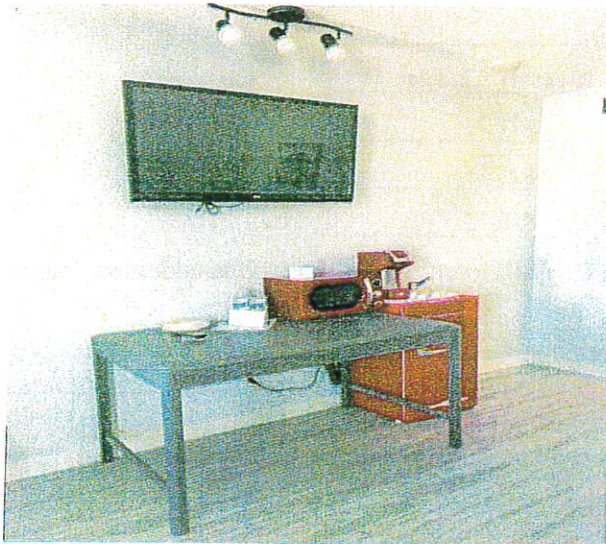




Motel Tipton Before Interior Pictures



Motel Tipton After Interior Pictures



ORDINANCE NO. 586

AN ORDINANCE AMENDING CHAPTER 106, COLLECTION OF SOLID WASTE, SECTION 106.08, OF THE CITY CODE OF ORDINANCES

SECTION 1. *Purpose.* The purpose of this ordinance is to amend the ordinance regarding the collection and disposal rates within the service territory of the City of Tipton.

SECTION 2. *Amendment.* Chapter 106.08 is hereby amended as follows:

106.08 COLLECTION FEES. The collection and disposal of solid waste as provided by this chapter are declared to be beneficial to the property served or eligible to be served and there shall be levied and collected fees therefor in accordance with the following:

(Goreham vs. Des Moines, 1970, 179 NW 2nd, 449)

1. Schedule of Fees. The fees for solid waste collection and disposal service, used or available, are:
 - A. Residential and Commercial Non-Dumpster. Each residential and commercial non-dumpster premises shall be billed at a rate that coincides with the size of container used in accordance with the following:

Container Size	Monthly Charge
35-gallon	\$21.75
64-gallon	\$25.75
96-gallon	\$29.75

Additional solid waste must be placed in a City of Tipton garbage bag. One additional bag will be allowed per week.

B. Multiple-Family Dwellings. All multiple-family dwellings under 35 rental units shall have the tenant billed at the rate that coincides with the smallest container size unless a larger container is requested by the tenant. The owner of each multiple-family dwelling (35 rental units or more with 50% of the occupants below poverty level) shall be billed at the rate that coincides with the size of container used that is placed.

C. Commercial, Institutional and Industrial Dumpster Fees. The fees for commercial, institutional and industrial establishments using a dumpster shall be the amount charged to the City by the contracted collector for the specific address plus an 8% administrative fee.

D. Where there is a multiple utility billing in the same name and one of the locations does not produce any solid waste, then, upon filing of a written request, the Council by specific action may exempt the second location from the service fee. If one of the units is considered a Multiple-Family Dwelling, the unit must be vacant for a minimum of six months before a garbage exemption request can be made.

2. Payment of Bills. All fees are due and payable under the same terms and conditions provided for payment of a combined service account as contained in Section 92.04 of this Code of Ordinances. Solid waste collection service may be discontinued in accordance with the provisions contained in Section 92.05 if the combined service account becomes delinquent, and the provisions contained in Section 92.08 relating to lien notices shall also apply in the event of a delinquent account.

SECTION 3. *Repealer.* All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4. *Severability.* If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 5. *Effective Date.* This ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this ____ day of _____, 2022.

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 Ordinance No. _____ which was passed by the Tipton City Council this ____ day of _____, 2022 and published in the Tipton Conservative this ____ day of _____, 2022.

Amy Lenz, City Clerk

ORDINANCE NO. 587

AN ORDINANCE AMENDING CHAPTER 69, PARKING REGULATIONS,
SECTION 69.08, NO PARKING ZONES

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TIPTON, IOWA:

SECTION 1. *Amendment.* Section 69.08 of the City of Tipton Code of Ordinances is hereby amended by adding "22." to the list of "No Parking" locations and reading as follows:

22. *Lemon Street, on the west side, between 6th Street and 7th Street.*

SECTION 2. *Repealer.* All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3. *Severability.* If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. *Effective date.* This ordinance shall be in effect after its final passage, approval, and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2022.

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 Ordinance No. _____ which was passed by the Tipton City Council this _____ day of _____, 2022 and published in the Tipton Conservative this _____, 2022.

Amy Lenz, City Clerk

Amy Lenz

From: Brian Wagner, City of Tipton
Sent: Thursday, October 6, 2022 4:30 PM
To: Amy Lenz
Cc: Melissa Armstrong; Linda Beck
Subject: FW: DNR Grant Contract for Asbestos Removal at 524 Cedar St.
Attachments: ACMabatementGrantContractDNR-524CedarSt.doc

Amy,

Please print the below email for the Council's Oct 10 agenda, followed by the attached asbestos removal grant agreement for the Rhinos Building.

Let's go with: Discussion and possible action authorizing the city manager to execute an "Iowa Brownfield Redevelopment Program Community Assistance Grant Contract" for the Rhinos Building. *(This is a 75% DNR / 25% local match.)*

Thanks,
Brian

From: Pins, Mel <mel.pins@dnr.iowa.gov>
Sent: Thursday, October 6, 2022 12:06 PM
To: Linda Beck <lbeck@tiptoniowa.org>; Brian Wagner, City of Tipton <citymanager@tiptoniowa.org>
Cc: Douglas Herman <dherman@lynchdallas.com>
Subject: DNR Grant Contract for Asbestos Removal at 524 Cedar St.

Linda and Brian,

Thanks for submitting your letter of request for consideration of any asbestos abatement cost-share reimbursement grant from the Iowa DNR Brownfield Redevelopment Program. With your proper environmental "all appropriate inquiry" being completed timely prior to acquisition (through the updated Phase I ESA), you are now eligible as a property owner for assistance with environmental clean up costs at the site, and specifically with this asbestos abatement project.

Attached is a drafted grant contract to provide budget approval of up to 75% of the anticipated asbestos abatement costs (abatement and permit - no consideration can be given for removal of junk/items) The first 4 pages of the grant contract are relative to your project, and the rest is boiler plate state grant contract language.

If all looks good to you, have Brian sign where indicated on the last page, and return to me by email. If you can affix his signature in Word, you can do that, or you can convert it to PDF and have him insert a signature. Or, print out the last page, have him sign/date physically, and scan that page as a PDF, and I'll then reassemble here. I'll then have it signed here, and upon DNR final signature I will let you know you can proceed with the intended work within the contract. I'll then return a fully executed copy of the grant contract to you for your records, along with instructions on how to submit reimbursement when the work is completed.

I look forward to working with you on this next step of rehabilitation of the building at this important location in the City of Tipton!

PS - my Magic 8 Ball tells me there may be some other good news related to financial assistance considerations for this building.. but stay tuned....

Sincerely,



iowadnr.gov

Mel Pins | Executive Officer
Brownfield Redevelopment Program
Solid Waste and Contaminated Sites Section
Iowa Department of Natural Resources
P: 515-729-4616

502 E. 9th Street, Des Moines, IA 50319





**IOWA BROWNFIELD
REDEVELOPMENT PROGRAM
COMMUNITY ASSISTANCE GRANT
CONTRACT**

**IOWA DEPARTMENT OF
NATURAL RESOURCES**



Contractor: City of Tipton

Contract Number: 23-7540-09-B

Contract Title: Asbestos Abatement – 542 Cedar St.

Contract Amount: \$14,850.00– price not to exceed

Federal Tax ID Number 42-6005280

Federal DUNS Number: 051100113

Contractor Officer: Brian Wagner, City Manager

Contractor Email Address: citymanager@tiptoniowa.org

DNR Project Officer: Mel Pins, 515-729-4616
Land Quality Bureau

Distribution Copies: Copy One – IDNR
Copy Two – Contractor

Time of Performance:	October 15, 2022 – December 31, 2022
Time of Final Documentation:	February 1, 2023
Term of Contract:	March 1, 2023

**Submit Reporting Forms and
Claim Vouchers To:** Mel Pins
Land Quality Bureau
Iowa Department of Natural Resources
502 E. 9th Street
Des Moines, Iowa 50319-0034

Issue Payment To: City of Tipton
407 Lynn St.
Tipton, IA 52772

SPECIAL CONDITIONS AND GENERAL CONDITIONS

The Contractor shall deliver all information and complete all tasks detailed in the Special Conditions. The rights and obligations of the parties to this Contract shall be subject to and governed by the Special Conditions, the General Conditions, and the Appendices. To the extent of any inconsistency between the Special Conditions, the General Conditions, and the Appendices and any specifications or other conditions that are made a part of this Contract by reference or otherwise, the provisions of the Special Conditions and the General Conditions shall control. To the extent of any inconsistency between the Special Conditions and the General Conditions, the provisions of the Special Conditions shall control.

SPECIAL CONDITIONS

ARTICLE I. IDENTIFICATION OF PARTIES, PROJECT, AND PROJECT AREA

This Contract is by and between the City of Tipton (hereinafter referred to as the Contractor) and the Iowa Department of Natural Resources (hereinafter referred to as the Department) for the purpose of assisting in cost-share reimbursement for activities to conduct the proper removal and disposal of noted, regulated asbestos containing material (ACM) from the building at the project area, hereinafter referred to as *the Project*. The *Project Area* is, at a minimum, defined as the commercial building located at 524 Cedar St., parcel# 0480-11-06-108-001-0, within the City of Tipton, and comprising .062 acres, within Cedar County, Iowa. It is the intent of the Contractor to remove the ACM to facilitate resale and renovation of the building for economic redevelopment. The ACM at the project site presents a potential environmental and public health hazard.

ARTICLE II. DESIGNATION OF OFFICIALS

- 2.1 **Department.** The Deputy Director of the Department shall execute any changes in the terms, conditions, or amounts specified in this Contract. Mel Pins shall negotiate on behalf of the Department and, subject to the approval of the Deputy Director, make any changes to this Contract.
- 2.2 **Contractor.** The Contractor Officer is authorized to execute any changes in the terms, conditions, or amounts specified in this Contract.
- 2.3 **Key Contract Personnel.**

Mel Pins, Executive Officer, Iowa Department of Natural Resources,
515-729-4616

Brian Wagner, Administrator, City of Tipton
563-886-6187

ARTICLE III. TIME OF PERFORMANCE, TERM OF CONTRACT

- 3.1 **Time of Performance.** The Contractor shall commence work under this Contract on the beginning date and complete contract tasks by the ending date, as set forth in this Contract unless changed by mutual written agreement. Contract tasks include all actions and/or submittals required of the Contractor in accordance with this agreement. This contract shall not cover work, costs, or other expenses not referenced within this contract.
- 3.2 **Term of Contract.** The Contract remains open for the *Term of Contract* as stated on the title page of this Contract. The Contract and all obligations of the Department contained herein may be terminated upon the occurrence of one of the following: a) the Contract is terminated due to any default under *Section 11* of the General Conditions; or b) no claims for reimbursement are submitted prior to the *Term of Contract*.

ARTICLE IV. SCOPE OF WORK

- 4.1 **Project Description.** The Contractor shall retain the services of a certified asbestos supervisor and licensed asbestos workers for the proper containment, removal, and disposal of asbestos containing materials (ACMs) within structures at the project site. Upon completion of documentation of proper ACM disposal, the DNR will reimburse the Contractor 75% of the ACM abatement project costs, up to a maximum value of the contract as indicated herein.
- 4.2 **Permitting and Quality Assurance.** The Contractor shall ensure that the certified asbestos supervisor and workers inspector conducts all ACM removal and disposal activities in accordance with Federal and State Laws and regulations, including but not limited to:
1. Title 29 Code of Federal Regulations Section 1910.1001, General Industry Standard for Asbestos.
 2. Title 29 Code of Federal Regulations Section 1926.1101, Construction Industry Standard for Asbestos.
 3. Title 29 Code of Federal Regulations Section 1910.134, General Industry Standard for Respiratory Protection.
 4. Title 29 Code of Federal Regulations Section 1910.2, Access to Employee Exposure and Medical Records.
 5. Title 29 Code of Federal Regulations Section 1910.1200, Hazard Communication Rule.
 6. Title 40 Code of Federal Regulations Part 61 Subpart A and Subpart M (revised Subpart B), National Emissions Standard of Hazardous Air Pollutants.
 7. Iowa Administrative Code Section 530 Chapter 81 & 82, Asbestos Control Procedures.

- 8. Title 49 Code of Federal Regulations Part 171-180, Department of Transportation, Transportation of Hazardous Waste.

The most recent edition of any relevant regulations, standard, document or code shall be in effect. Where conflict among the requirements or with these Specifications exists, the most stringent requirements shall be utilized.

- 4.3 **Milestones:** The contractor shall accomplish the activities listed in the Project Milestones by the assigned date. If changes are required, the contractor must contact the Department in writing and receive approval of the amendment in writing.

PROJECT MILESTONES

Completion Date	Activity
December 31, 2022	No later than this date the asbestos removal and disposal activities must be completed, per applicable codes, and with appropriate notifications for such work
February 1, 2023	Submit copies of expenses/invoices related to the ACM removal, including copies of all hazardous waste manifests and landfill scale tickets pertaining to disposal of ACM at an approved landfill.

- 4.4 **Project Budget:** The Department agrees to reimburse the Contractor for the costs of the ACM removal and disposal activities incurred for the Project in the amounts stated in the PROJECT BUDGET as outlined on this page, not to exceed the *Contract Amount* indicated on the title page of this Contract.

PROJECT BUDGET			
ITEM	DNR AWARD	GRANTEE COST SHARE	TOTAL COST
Asbestos Removal & Disposal Fees	\$14,850.00 (75%)	\$4,950.00 (25%)	\$19,800.00

- 4.5 **Budget Amendments:** The Contractor shall request any budget deviations between any existing budget line items. The Contractor shall provide the Department a written request of the proposed budget deviation. The proposed revised budget can not exceed the contract award amount as identified on the title page of the contract and local match requirements must be maintained. This written notice shall include:
 - a) a statement of the reason(s) the budget deviation is requested and the impact on the intent of the project;

- b) a revised budget indicating affected budget line items

The Department will respond in writing to the request. Expenses can not occur relating to the revised budget until the Contractor receives an approval letter from the Department.

4.6 **Claim Submittal Procedure:**

The Contractor shall submit:

- a) A request letter stating that the expenses have been incurred, the amount of the expenses, and that the Contractor is requesting reimbursement payment per the terms of the contract.
- b) Copy of the ACM waste manifests and disposal receipts that note the amount or quantity in cubic yards, or weight, of ACM removed.
- c) Copy of the invoice received for the ACM abatement by the environmental consulting firm used by the Contractor

Claim submittals should be sent to:

Mel Pins
Iowa Department of Natural Resources
Wallace State Office Building
502 E. 9th Street
Des Moines, Iowa 50319-0034

Claims must be submitted within forty-five (45) days of the date of the oldest attached invoice. Only one claim, based on the value of the contract and all work completed therein, shall be submitted. No partial claims or partial draws shall be submitted for reimbursement.

Claims shall be made only on items listed in the project budget outlined in section 4.5 of this contract.

4.7 **Funding.** The Department will process claims for payment within thirty (30) working days provided:

- a) all required documentation is attached;
- b) all Contractor requirements (including local, state, and federal statutes, ordinances, rules, and regulations), to date, are completed to the satisfaction of the Department; and
- c) The Contractor is accomplishing *Project Milestones* identified in *Article IV* to the satisfaction of the Department. If any of these conditions is not met, the Department will notify the Contractor of the deficiencies and the Department may return the canceled claim voucher to the Contractor. A new claim voucher may be submitted to the Department for payment once Contract requirements are met.

ARTICLE V. REVIEW OF WORK

The Department or its advisors shall have the right to review and observe at any time, completed work or work in progress on the Project.

- 5.1 **Milestones:** Milestone activities must be met by the assigned date. If the assigned date needs to be amended, prior written Department approval must be received. Failure to accomplished milestones by contracted or amended dates may result in any or all of the following:
1. Claims based on such work not completed will not be paid by the Department, or;
 2. The Department terminates the Contract and declares the entire unpaid grant balance to be non-claimable by the contractor.
- 5.2 **Budget:** Execution of this Contract is certification that existing in-kind local match, as represented in the project budget is true, correct, and accurate. Falsely represented in-kind local match may result in any or all of the following:
1. The Department terminates the Contract and declares the entire unpaid of grant balance to be non-claimable by the contractor, and previous claims paid by the department shall be refunded by the contractor.
- 5.3 **Project Failure.** In the event that the Project fails or ceases operations as originally proposed during the *Term of Contract* and without prior Department approval the Department may:
1. The grant portion of the award will revert to a zero interest loan.
 2. The Department terminates the Contract and declares the entire paid or awarded grant balance and costs of collection immediately due and payable.
 3. The Department may repossess all nonexpendable tangible personal property used in the performance of this Contract.
- 5.4 Funding for this Project is subject to the continued financial support of the State of Iowa. If the State discontinues funding, this Contract may be terminated or amended by the Department.
- 5.5 Ninety (90) days after the end of the Time of Performance the Department shall de-obligate any un-used award monies from the Project.

ARTICLE VI. INSURANCE

- 6.1 The Contractor shall submit to the Department a copy of the Contractor's Certificate of Insurance and a written statement to attest that the Contractor holds an adequate level of insurance to insure items funds. This documentation shall be submitted before the time of purchase of grant and/or loan funded items unless approved by the DNR Project Officer.
- 6.2 The Department or its advisors shall have access for the purpose of examination of any insurance policy and associated records regarding insurance coverage of any item purchased or constructed using funds under this Contract.
- 6.3 The Contractor shall maintain an adequate level of insurance for the period set forth under *Term of Contract*.

GENERAL CONDITIONS

SECTION 1. ENTIRE AGREEMENT

This Contract with all attachments and references constitutes the entire Agreement between the Department and the Contractor with respect to the subject matter hereof, and the Contractor acknowledges that it is entering into the Contract solely on the basis of the terms and conditions herein contained and not in reliance upon any representative statement, inducement or promise, whether oral or written, not contained herein.

SECTION 2. AMENDMENT

The Department or the Contractor may initiate an amendment to this Contract. Any amendment is effective only if in writing and agreed to by the Department and the Contractor. The amendment shall be effective as of the date it is agreed upon, unless otherwise specified in the amendment.

SECTION 3. AVAILABILITY OF DATA

All information and data obtained by the Contractor in connection with the Contract shall be made available to the Department. Such information and data shall become the property of the Department except that which is necessary for the patent or copyright purposes of the Contractor.

SECTION 4. ASSUMPTION OF RISK AND LIABILITIES

The Contractor shall assume all risks and liabilities in connection with the performance of the Contract and shall be responsible for all claims, demands, action or causes of action of whatever nature or character arising out of or by reason of the execution or performance of the work provided for herein, except to the extent caused by the State of Iowa. The Contractor shall indemnify and hold harmless the Department, its employees, agents or representatives, and the State of Iowa from all claims, demands, actions or causes of actions, arising out of or by reason of the execution or performance of the work provided for herein, and shall be responsible for all attorney fees, costs and expenses incurred by the Department, its employees, agents or representatives and the State of Iowa, except to the extent caused by the State of Iowa.

SECTION 5. TRANSFER OF WORK

The Contractor shall not transfer or assign any part or portion of the work on the Contract without the prior written consent of the Department.

SECTION 6. REVIEW OF WORK

The Department shall have the right to review and observe, at any time, completed work or work in progress on the Contract.

SECTION 7. COMPLIANCE REQUIREMENTS

The contractor shall comply with all local, state, and federal statutes, ordinances, and rules or other requirements applicable to the establishment and operation of the contractor's facility.

SECTION 8. ACCOUNTS AND RECORDS

- 8.1 The Contractor agrees to maintain books, documents, and other records pertaining to all costs and expenses incurred and revenues acquired during this Contract to the extent and in such detail as will properly reflect all costs, direct and indirect, of labor, materials, equipment, supplies and services, and other costs and expenses of whatever nature for which reimbursement is claimed. The Contractor shall be prepared to support charges for salaries and wages by time, attendance and payroll records.
- 8.2 The Department, State Auditor, or any of their duly appointed representatives, shall have access for the purpose of audit and examination to any books, documents, papers and records of the Contractor which are pertinent at all reasonable times during the period of retention provided for in Sections 8.3, 8.4, and 8.5 below and shall have the right to make copies of excerpts or make other transcriptions thereof, subject to the provisions of 199 Iowa Administrative Code Section 1.9 and Iowa Code Chapter 22.
- 8.3 All records in the possession of the Contractor pertaining to this Contract shall be retained by the Contractor for the period of five (5) years beyond the ending date set forth under *Term of Contract*.
- 8.4 Records relating to any litigation or claim arising out of the performance of this Contract, or costs or expenses of this Contract to which exception has been taken as a result of inspection or audit, shall be retained by the Contractor until such litigation, claim, or exception has been finally settled or until five years from the ending date of *Term of Contract* has expired, whichever occurs later.
- 8.5 The Contractor, in maintaining Contract expenditure accounts and records and reports, shall make any necessary adjustments to reflect refunds, credits, underpayments or overpayments, as well as any adjustments resulting from any administrative reviews and audits by the United States or by the State of Iowa or by the Contractor. Such adjustments shall be set forth in the financial reports filed with the Department.

SECTION 9. UNALLOWABLE COSTS

The following costs are unallowable under this Contract:

- a) Legal expenses for the prosecution of claims against the Department, the State of Iowa, the Federal Government, or any subdivision thereof;
- b) The difference in costs between first class air accommodations and less than first class air accommodations, unless less than first class air accommodations are not available;
- c) Bad debts (any losses arising from uncollectible accounts and other claims and related costs);
- d) Contingencies (contributions to a contingency reserve or any similar provision for unforeseen events);
- e) Contributions or donations;
- f) Entertainment (costs of amusements, social activities, and incidental costs relating thereto, such as meals, beverages, lodgings, rentals, transportation, and gratuities);
- g) Fines and penalties (costs relating from violations of, or failure to comply with federal, state and local laws and regulations);

- h) Other financial costs (interest on borrowings -- however represented, bond discounts, costs of financing and refinancing operations, and legal and professional fees paid in connection therewith);
- i) Insurance premiums and other costs associated with insuring items purchased using loan funds;
- j) Office equipment such as furniture and computers, etc.

SECTION 10. TERMINATION OF CONTRACT

- 10.1 Termination for cause - The Department may terminate this Contract in whole or in part, at any time before the expiration date, whenever the Department has determined that the Contractor has materially failed to comply with the conditions of the Contract. The Department shall promptly notify the Contractor in writing of the determination and reasons for the termination, together with the effective date. Payments made to the Contractor or recoveries by the Department under Contracts terminated for cause shall be in accord with the legal rights and liabilities of the parties.
- 10.2 Termination for convenience - The Department or Contractor may terminate the Contract in whole or in part when both parties agree that the continuation of the Contract would not produce beneficial results commensurate with the future expenditure of funds. The two parties shall agree upon the termination conditions, including the effective date and, in the case of partial termination, the portion to be terminated. The Contractor shall not incur new obligations for the terminated portion after the effective date and shall cancel as many outstanding obligations as possible. The Contractor shall prepare and deliver to the Department copies of a final report, within sixty (60) days, summarizing the work performed and the results obtained to date, together with such information and items which, if the Contract had been completed, would have been required to be furnished to the Department.

SECTION 11. PERSONNEL

- 11.1 Selection - The Contractor represents that it has, or will secure, all personnel required in performing the work and services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the Department.
- 11.2 Qualification - All of the work and services required hereunder will be performed by the contractor or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services.
- 11.3 Change of Key Personnel - Any individual specified by name under the article Key Personnel within the Special Conditions herein is considered essential to the work and services to be performed. If for any reason substitution for a specified individual becomes necessary, the contractor shall provide immediate written notification of such to the Department. The Contractor shall provide the name and resume of qualifications for the replacement individual. Any replacement shall be subject to the approval of the Department.

SECTION 12. EFFECT OF INVALIDITY

If any of the provisions herein shall be in conflict with the laws of the State of Iowa, or shall be declared to be invalid by any court of record in this state, such invalidity shall be construed to affect only such portions as are declared invalid or in conflict with the law and such remaining portions of the Contract shall remain in effect and shall be construed as if such invalid or conflicting portions were not contained herein.

SECTION 13. LITIGATION

- 13.1 The Contractor agrees to pay the cost of any litigation arising from failure of the contractor to comply with the conditions or terms of this Contract or resulting from the negligence or incompetence of the Contractor. In carrying out the provisions of the Contract or in exercising any power or authority otherwise, it is understood that in such matters the Department acts for the State.
- 13.2 The venue for any cause of action based upon this Contract by either party to this Contract, shall be in Polk County, Iowa, and the law of the State of Iowa shall apply.

SECTION 14. ASSURANCE

- 14.1 The Contractor shall not discriminate against any employee or applicant for employment because of race, creed, color, religion, national origin, sex, age, political belief, or handicap, in its employment practices. Such employment practices may include, but are not limited to, recruitment, recruitment advertising, hiring, layoff or termination, promotion, demotion, transfer, rates of pay, training and participation in upward mobility programs, or other forms of compensation and use of facilities.
- 14.2 The Contractor will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding a notice advising the labor union or representative of the Contractor's commitments under this nondiscrimination clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- 14.3 The Contractor will comply with all relevant provisions of the Iowa Civil Rights Act and Iowa Code 19B.7, Iowa Executive Order #15 of 1973, and Title VI of the Civil Rights Act of 1964 (PL 88-352). The Contractor shall furnish all information and reports requested by the department and will permit access to its payroll and employment records by the Department or the Department's grantor agency for purposes of investigation to ascertain compliance with this nondiscrimination clause consistent with Iowa Code Chapter 22. The contractor may be required to make available upon request its Affirmative Action Program containing goals and time deadline. Any breach of the above provisions shall be regarded as a material breach of Contract and justification for termination for cause.
- 14.4 In the event of the Contractor's noncompliance with the nondiscrimination clauses of this Contract, this Contract may be canceled, terminated or suspended in whole or in part and the Contractor may be declared ineligible for further action, and such sanctions may be imposed and remedies invoked, as provided by the Iowa Civil Rights Act, Chapter 216, Code of Iowa, as heretofore and hereinafter amended, or as otherwise provided by law.

SECTION 15. CONTINGENT FEES

The Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Contractor, to solicit or secure this Contract, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Contractor, any fee, gift, or any other consideration, contingent upon or resulting from the award or making of this Contract. For breach or violation of this warranty, the Department shall have the right to annul this Contract without liability or, in its discretion, to deduct from the Contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

SECTION 16. OFFICERS NOT TO BENEFIT

No officer or employee of the State shall participate in any decision relating to this Contract that affects his or her personal interest or the interest of any corporation, partnership, or association in which he or she is directly or indirectly interested; or have any interest, direct or indirect, in this Contract or the proceeds thereof.

CONTRACT SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Contract.

CITY OF TIPTON

IOWA DEPARTMENT OF NATURAL RESOURCES

By: _____

By: _____

Name: Brian Wagner

Name: Edmund J. Tormey

Title: City Manager

Title: Administrator
Environmental Services Division

Date: _____

Date: _____

AGENDA ITEM:

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE:	10/10/2022
AGENDA ITEM:	Discussion and possible action concerning selling the fire departments used SCBA's to Bennett fire department.
ACTION:	Motion to Approve, Deny or Table

SYNOPSIS:

Bennett fire department is interested in purchasing 10 of our used SCBA's. These SCBA's are no longer used by TFD and would deplete our surplus. Bennett can't afford new packs and only has a few functioning packs currently. These packs would serve them until they can be replaced with new. These are our oldest air packs and are valued at \$2,000.

PREPARED BY: Sean Paustian, Fire Chief

DATE PREPARED: 10/04/22

Amy Lenz

From: Brian Wagner, City of Tipton
Sent: Monday, October 3, 2022 4:37 PM
To: Brad Ratliff
Cc: Melissa Armstrong; Amy Lenz
Subject: RE: 2022 Heating and air replacement ambulance service
Attachments: 2022 Heating and air replacement ambulance service.docx; 2022 HVAC Replacement Thomas.pdf

Brad,

I had Melissa look at the revisions. She said: This is fine, although it will require a Budget Amendment since it was an expense that should have occurred last FY.

Amy—Could you put this on the next Council agenda?

Thanks,
Brian

From: Brad Ratliff <tiptonambulance@tiptoniowa.org>
Sent: Monday, October 3, 2022 11:43 AM
To: Brian Wagner, City of Tipton <citymanager@tiptoniowa.org>
Subject: 2022 Heating and air replacement ambulance service

Round two. I already had the line number but I added a supporting paragraph that describes the funding mechanism for this project. Thoughts?

Brad

AGENDA ITEM: *(City Hall will fill in this blank)*

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE:	10/5/2022
AGENDA ITEM:	HVAC Replacement - Ambulance
ACTION:	Council consideration, Motion to approve HVAC Quote. Roll call vote to approve, amend, table or deny.

SYNOPSIS:

For the last two years, our ambulance building has had numerous issues with heating (on the office side.) We have required frequent unscheduled maintenance to get it by. We thought this would resolve the issues, however they have continued to repeat themselves. Per our vendor, the furnace is so old that the manufacture no longer makes parts for it. Our vendor, Thomas Heating and Air has recommended that we replace both the HVAC unit and the outside air conditioner. The unit is original to the building (early 1980's).

Right now, seems to be the perfect time to complete this project, the weather throughout the day hours has been stable and there is little concern for temperature fluctuation which could affect our medications and temperature-controlled equipment and it appears that the required parts are readily available.

I recommend that the council approve the quote provided by Thomas Heating and Air. The expense will be covered by our CIP plan.

This project would be entirely funded using our CIP fund. We have been budgeting for flooring replacement, however this seems like a more pressing issue as it is directly linked to our operational readiness

BUDGET ITEM: 001-5-160-3-67980

RESPONSIBLE DEPARTMENT: Ambulance

MAYOR/COUNCIL ACTION: Consideration, motion and roll call vote to approve, table or deny.

ATTACHMENTS: Thomas Heating and Air Quote

PREPARED BY: Brad Ratliff

DATE PREPARED: 9/15/2022

Thomas Heating & Air
202 Sand Trap Circle
Tipton, IA 52772 US
563-886-4900
kelly.thomas20@gmail.com

Estimate

ADDRESS

Tipton Ambulance
407 Lynn Street
Tipton, IA 52772

ESTIMATE # 1423
DATE 03/24/2022

ACTIVITY	QTY	RATE	AMOUNT
15 HVAC Amana/Goodman 60,000 BTU 96.1% High Efficiency Furnace	1	2,475.00	2,475.00
15 HVAC Amana/Goodman 2.5 Ton A/C	1	2,275.00	2,275.00
15 HVAC Amana/Goodman 2.5 Ton Coil	1	900.00	900.00
15 HVAC Materials to install new furnace, A/C and coil	1	250.00	250.00
Labor Installed new furnace, A/C and coil	1	1,000.00	1,000.00

TOTAL **\$6,900.00**

Accepted By

Accepted Date

