

City of Tipton, Iowa

Meeting: Tipton City Council Meeting
Place: Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772
Date/Time: Monday, October 24, 2022, 5:30 p.m.
Web Page: www.tiptoniowa.org
Posted: Friday, October 21, 2022 (Front door of City Hall & City Website)

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

<https://meet.goto.com/628484661>

You can also dial in using your phone.

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

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

Access Code: 628-484-661

Mayor: Bryan Carney

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

A. Call to Order

B. Roll Call

C. 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.

1. Discussion and possible action concerning permission to set up a tent (set up on Friday and tear down on Sunday) on the city owned parking lot area north of the courthouse on Saturday, November 26th, for Small Business Saturday. (*Sally Groves with the Tipton Chamber will be present to talk on this matter.*)

F. Consent Agenda

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

1. Approval – Council Meeting Minutes, October 10, 2022
2. Approval – Library Special Meeting Minutes, August 30, 2022
3. Approval – Library Minutes, September 19, 2022
4. Approval – Library Director’s Report, September 2022

5. Approval – Airport Minutes, October 12, 2022
6. Approval – Investment and Treasurer’s Report, September 2022
7. Approval – Development Director’s Report, October 11, 2022
8. Approval – Downtown Revitalization Incentive Program (DRIP) request, Austin Milligan, DBA: New Body Fitness, 513 Cedar Street
9. Approval – Tipton Revitalization Incentive Program (TRIP) request, KMAC Properties, LLC, Duane Webb, 46 Spruce Street
10. Approval – Claims Register which includes claims paid under the current Purchase Policy

G. City Business

1. Discussion and possible action concerning the proposed construction materials for the new sanitary sewer main and manhole for the Coop project.
2. Discussion and possible action concerning the airport’s cropland bid results, bid award, and authorizing the development and execution of a cropland lease/rental agreement.
3. Ordinance No. 587: Ordinance amending Chapter 69, parking regulations, Section 69.08, No Parking Zones (*Final Reading*)
4. Discussion and possible action concerning Wellmark grant agreement extension for the 4th Street Plaza Project/downtown greenspace.
5. Discussion and possible action concerning donating time and material to the new concession/restrooms at the football field.
6. Discussion and possible action concerning a new lease agreement for the City Development Office (*this is for Linda’s office...no substantial changes except for a new 5-year term*).
7. Discussion and possible action concerning a suggestion about a Mayor/Council work session or special meeting concerning ambulance service coverage goals.

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

1. Mayor’s Report
2. Council Reports
3. Committee Reports
4. City Manager’s Report
5. Department Heads
 - i. Director of Public Works Nash would like to address the council about previewing an item that he would like to have on the November 7th agenda.

I. Adjournment

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

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

October 10, 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: McNeill, Paustian and Helm. Absent: Cummins and Hembry. Also present: Wagner, Armstrong, Lenz, Nash, DuFour, Ratliff, Beck, Walsh, other visitors, and the press.

Agenda:

Motion by McNeill, second by Paustian to approve the agenda with the removal of Item H2 under City Business. Following the roll call vote the motion passed unanimously.

Communications:

1. Irene Wood shared her concerns on the lack of volunteers with the ambulance department.

Proclamation:

1. Domestic Violence Awareness Month – October 2022

Consent Agenda:

Motion by Paustian, second by Helm to approve the consent agenda which includes the September 7th Council Meeting Minutes, September 19th Council Meeting Minutes, October 6th Public Works Update, August 15th Library Minutes, August 2022 Library Director's Report, liquor license renewals for Dollar General and Tavern on the Square, Tipton Revitalization Incentive Program (TRIP) request for Randy Amosson, DBA: RPM Revival, 38 Spruce Street, Tipton Revitalization Incentive Program (TRIP) request for Tipton Country Club, 1143 Cedar Valley Road, Downtown Revitalization Incentive Program (DRIP) reimbursement for Kimberly Leitch, 118 West 5th Street in the amount of \$7,500, Pay Application No. 1 and Change Order No. 1 for the North Avenue Reconstruction Project to All American Concrete in the amount of \$395,786.86, and the following claims list. Following the roll call vote the motion passed unanimously.

AAVANTIS LLC	37X34 PAD AND 6X12 PAD	10307.50
ACCESS SYSTEMS LEASING	COPIER AGREEMENT	1529.85
AFLAC	AFLAC AFTER TAX PY W/HOLDING	1186.62
ALBAUGH PHC INC	RESTROOM REPAIRS	1131.00
APGA	DUES	1311.86
AT&T MOBILITY	WIRELESS	247.36
AUCA CHICAGO LOCKBOX	MATS	247.36
AXA EQUI-VEST PROCESSI	DEF. COMP PRETAX	770.00
BAKER & TAYLOR	BOOKS	2058.16
BANLEACO	COPIERS CONTRACT	105.60
BARRON MOTOR SUPPLY	SHOP SUPPLIES	81.60
BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE PYMT	36400.75
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	63.16
BRAD PECK	TASER BATTERIES	89.88
CAPITAL ONE	OFFICE SUPPLIES	19.77
CEDAR COUNTY REPAIR IN	CHAINSAW MAINTENANCE	118.49
CEDAR COUNTY SOLID WAS	TRANSFER FEES	3814.00
CENTRAL IOWA DISTRIBUT	MISC SUPPLIES	1002.50
CENTRAL PETROLEUM EQUI	GAS PUMPING UNIT REPAIRS	665.93

CINTAS	UNIFORMS	961.53
CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEMENTS	250.00
CITY OF TIPTON FUNDS	ADMINISTRATIVE SERVICES	275472.19
CITY OF TIPTON-REVOLVI	CENTRAL GARAGE REPAY	26937.66
CITY PETTY CASH	CITY PETTY CASH	74.33
CITY UTILITIES	CITY UTILITIES	13906.51
CLARENCE LOWDEN SUN-NE	YOUTH REC	24.40
COLLECTION SERVICES CE	CHILD SUPPORT	193.46
COMPANION CORPORATION	OFFICE SUPPLIES	55.00
COPY SYSTEMS	BASE & COPIES	59.33
D & R PEST CONTROL	D & R PEST CONTROL	239.90
DR DARLENE A EHLERS	AUGUST RENT REISSUE	1000.00
ECIA	REAP GRANT REWRITE	5905.07
ELECTRICAL ENGINEERING	OPERATING SUPPLIES	166.40
ENERGY ECONOMICS INC	GAS METER	1394.43
ERIC STORJOHANN	1 BURIAL	500.00
FIRST ONSITE PROPERTY	CONSTRUCTION REBUILD	42093.19
FLETCHER-REINHARDT CO.	UNDERGROUND SUPPLIES	1802.95
GRASSHOPPER LAWN CARE	MAY	1183.34
H & H AUTO	TIRES #163	256.26
HAWKINS INC	CHEMICALS	1198.15
I.R.S.	FEDERAL WITHHOLDING	42440.72
IA LEIN	TRAINING	200.00
IOWA ASSOCIATION OF	SGEI DUES	2780.43
IOWA DEPT OF NATURAL R	ANNUAL WATER USE FEE	115.00
IOWA ONE CALL	LOCATES	54.00
IOWA PRISON INDUSTRIES	10 STOP SIGNS	488.00
IPERS	IPERS WITHHOLDING, FIRE	27673.05
JOHNSON COUNTY AMBULAN	ALS INTERCEPT	200.00
KIRKWOOD COMMUNITY COL	TRAINING	18.00
KONNIE DAUFELDT	4 SUMMER SHIRTS	63.55
LAWSON PRODUCTS INC	SHOP SUPPLIES	117.99
LECTRONICS INC	INSPECTION	256.29
LIFEMED SAFETY INC	POWERLOADERS	3872.00
LINDE GAS & EQUIPMENT	OXYGEN	349.01
LRS PORTABLES OF IOWA	PORT A POTTIE SERVICE	198.37
MANATTS INC	SIDEWALK OUT FRONT	3187.50
MARCIA MEYERS	OCTOBER RENT	600.00
MELISSA ARMSTRONG	4 FALL/WINTER SHIRTS	421.61
MIDAMERICAN ENERGY COM	OCTOBER CASH REQUEST	72000.00
MIDWEST WHEEL COMPANIE	REPAIR PARTS #21	185.59
MISC. VENDOR	TUCKER BRENNAN:POCUS TRAINING	14075.49

MITCHELL 1	WEB SUBSCRIPTION	271.23
MUNICIPAL SUPPLY INC	MARKING PAINT	199.20
OFFICE EXPRESS	OFFICE SUPPLIES	125.69
OFFICE MACHINE CONSULT	MANAGEMENT SERVICES	2985.00
PENGUIN RANDOM HOUSE L	BOOKS ON CD	90.00
PMMIC INSURANCE	FUEL TANK INSURANCE	1805.00
PRINCIPAL	GTL_VTL INSURANCE	2648.36
QC ANALYTICAL SERVICES	WASTEWATER TESTING	1687.00
RVM LANDSCAPING LLC	SECONDARY SERVICE	
SPAHN & ROSE LUMBER CO	RESTORATION	356.00
SPINUTECH INC	LIGHT PANEL	13.79
STOREY KENWORTHY/MATT	LICENSE, SUPPORT, HOSTING	595.00
T & M CLOTHING CO.	BILLING ENVELOPES	600.00
THOMAS HEATING & AIR	46 SOCCER SHIRTS	345.00
TIPTON ELECTRIC MOTORS	18 FILTERS	180.00
TREASURER, STATE OF IO	REPAIR SHOP COMPRESSOR #195	227.11
TYLER TECHNOLOGIES INC	STATE WITHHOLDING	6680.00
UNUM LIFE INSURANCE CO	UB NOTIFICATION CALLS	22.10
USA BLUE BOOK	LONG TERM DISABILITY PAYROLL	338.48
VEENSTRA & KIMM INC	LAB SUPPLIES	303.16
VERMEER IOWA & N. MISS	NW AREA UTILITY IMPROVEMENTS	3360.88
WENDLING QUARRIES INC	REPAIR PARTS #161	222.98
WINDSTREAM	9.22 TN CLEAN ROCK	794.18
WING PC	MONTHLY SERVICES	1074.85
WM CORPORATE SERVICES	MEDICAL DIRECTOR	500.00
WRIGHT LAWN CARE	DUMPSTER SERVICE	59.89
** TOTAL **	CONTRACT PAY OCT 2022	358.33
FUND TOTALS		629965.32
001 GENERAL GOV		136828.33
110 ROAD USE TA		11294.27
112 TRUST AND A		42923.75
119 Emergency F		2829.58
121 LOCAL OPTIO		25000.00
125 TIF SPECIAL		16185.25
160 ECONOMIC/IN		11164.94
192 FIRE ENTERP		7178.08
317 HWY 38 PROJ		237.21
600 WATER OPERA		22731.07
610 WASTEWATER/		58468.61
630 ELECTRIC OP		160656.25
640 GAS OPERATI		26574.62
660 AIRPORT OPE		11995.93

670 GARBAGE COL	26963.96
740 STORM WATER	1700.29
810 CENTRAL GAR	5023.51
835 ADMINISTRAT	9465.11
860 PAYROLL ACC	52744.56
GRAND TOTAL	629965.32

CITY CREDIT CARD STATEMENT

Card Ttl **7,337.85**

City Card

Travel Training -	Subway, Waxy O'Shea's, Big Whiskey's	46.99
Uniforms/Equipment	Safe Life Defense, Amazon	477.40
Fuel	Casey's, Eugen Eagle Stop	83.72

608.11

Finance Director

Telecommunications	LogMeIn	30.35
Insurance	Iowa Insurance Division	104.13

134.48

Economic Development

Travel Training	Country Inn & Suites, Applebees	268.40
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268.40

Library

Materials	Walmart	193.52
Programming	Walmart, Amazon	114.54
Office Supplies	Amazon	49.90
Miscellaneous	CR Gazette, Amazon, Carson Dellosa Education, Walmart	497.62

855.58

Ambulance

Training	ISU Event Registration, American Heart ShopCPR	443.14
Building Maint & Repair	Walmart	46.95
Telecommunications	JAMF	6.00

16.00

6.00

2.00

Advertising	Facebook	31.20
Equipment/Vehicle Rent	Ebay	117.31
Contract Services	Signnow	60.00
Miscellaneous	Ebay, Walmart	-124.71
Building Maint & Repair	Best Buy, Ebay, Microsoft, B&H Photo	1828.32

2,432.21

Police

Legal Fees	Iowa Judicial Branch	95.00
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Uniforms/Equipment	Galls	202.91	
Miscellaneous	National Band & Tag Company	95.25	
Fuel	Casey's, Eugen Eagle Stop, Signal Food Store, Wilco Fast Break	695.25	
			1,088.41
Public Works			
Travel Training -	The Flying Wienie, The Filling Station	68.64	
Office Supplies	Walmart	81.32	
Fuel	Casey's	103.20	
			253.16
REC / Aquatic Center			
Operating Supplies	Pickleball Company	119.80	
Fuel	Casey's	424.82	
Operating Supplies	Amazon, Walmart, Epic Sports	922.76	
Dues/Fees	Amazon Prime	16.04	
Operating Supplies	Amazon	110.07	
Fuel	Casey's	58.81	
Miscellaneous	SSL Ecomm	45.20	
			1,697.50
			7,337.85
Statement Total			

Payroll Amount for September 2022

\$184,839.13

City Business:

1. Council guidance concerning the Coop's sanitary sewer situation.
Motion by McNeill, second by Paustian that the Coop pay for the line and the City would own the property above it. Following the roll call vote the motion passed unanimously.
2. Item removed until next council meeting.
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"
Motion by Paustian, second by Helm to approve Resolution No. 101022A, the resolution approving application for Urban Revitalization Tax-Exemption filed by Miles (Blake) Willard and Shelley Willard for the "Motel Tipton Project". Following the roll call vote the motion passed unanimously.
4. Ordinance No. 586: An ordinance amending Chapter 106, collection of solid waste, Section 106.08, of the City Code of Ordinances (*Final Reading*)
Motion by Paustian, second by Helm to approve the third and final reading of Ordinance No. 586. Following the roll call vote the motion passed unanimously.
5. Ordinance No. 587: Ordinance amending Chapter 69, parking regulations, Section 69.08, No Parking Zones (*Second Reading*)
Motion by McNeill, second by Paustian to approve the second reading of Ordinance No. 587. Following the roll call vote the motion passed unanimously.
6. Authorizing the city manager to execute an "Iowa Brownfield Redevelopment Program Community Assistance Grant Contract" for the Rhino's Building

Motion by Helm, second by McNeill to authorize 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.)* Following the roll call vote the motion passed unanimously.

7. Selling the fire departments used SCBA's to Bennett Fire Department

Motion by McNeill, second by Helm to approve selling the fire departments used SCBA's to Bennett Fire Department. Following the roll call vote the motion passed unanimously.

8. HVAC replacement at the ambulance building.

Motion by Paustian, second by McNeill to approve HVAC replacement at the ambulance building. Following the roll call vote the motion passed unanimously.

9. Gift of a flag presented by Mrs. Jan Esbeck on behalf of former Mayor Gordon Esbeck to fly with the flag at City Hall.

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

Meeting adjourned at 6:21 p.m.

Mayor _____

Attest: _____
City Clerk

REVENUE RECEIVED

August, 2022

Property Taxes	0.00
Local Option Sales Tax	27,284.33
Licenses & Permits	2,202.50
Use of Money and Property	36,247.41
Intergovernmental	334,101.38
Charge for Services	880,518.85
Special Assessment	0.00
Miscellaneous	116,809.78
Sale of Fixed Assets	0.00
TOTAL	\$1,397,164.25

Tipton Library

Board of Trustees Special Meeting

August 30th, 2022 at 6:30p.m. via Zoom

Meeting was called to order by Dale Jedlicka at 6:30.

Members present- Holly K., Jim M., Jill P., Dale J., and Denise S.

Discussed the retaining wall options from Raptor Turf.

Jim made a motion to accept the Rosetta bid; Jill 2nd; motion passed.

Motion to adjourn at 6:35.

Tipton Library

Board of Trustees Meeting

September 19th, 2022 at 6:30 p.m.

Meeting was called to order by Dale Jedlicka at 6:34.

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

Approval of Agenda- Matt moved to accept; Amanda 2nd; motion passed.

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

Director's Report- Strategic Planning Meeting is set for November 14th. Cedar County Library Association Meeting is scheduled for October 17th at 7:00 p.m. in West Branch. We will be short one employee for at least another 2 weeks. Denise hired an employee, and he will be starting Monday. September children's program will be held Wednesday September 21st at 1:00 p.m. October program will be with Sara titled Creepy Critters.

Education- Code of Ethics-Holly moved to accept; Amanda 2nd; motion passed.

Financial Report- Amanda moved to accept; Jill 2nd; motion passed.

Financial Committee- No report.

Personnel Committee- Director Evaluation-Personnel committee will meet to discuss.

Maintenance committee- None

Friends of the Library- No report.

Old Business- Update on Sidewalks-The sidewalks are partially done and the estimate for the south sidewalk is \$5,000.

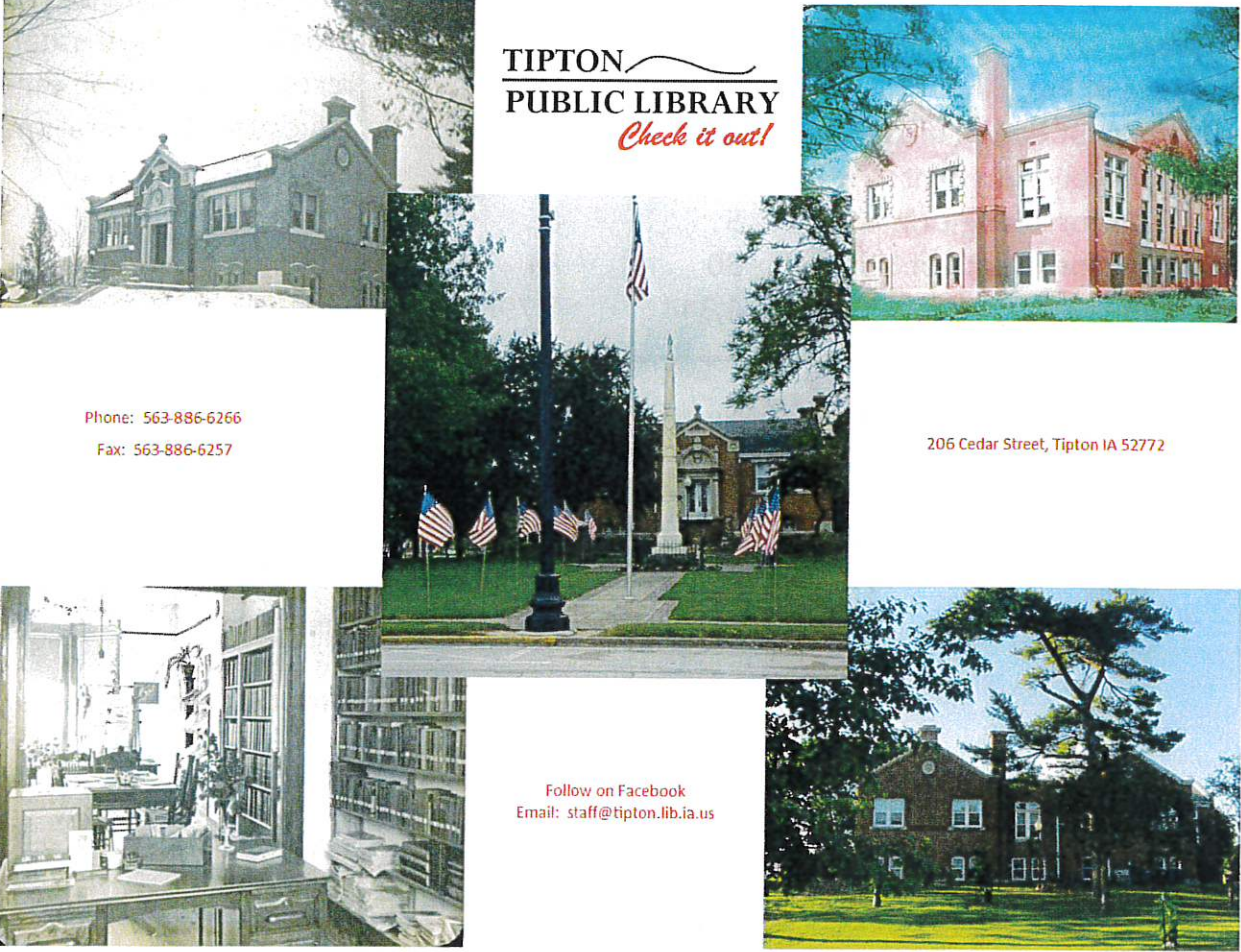
New Business-Reviewed Personnel Policy-Matt moved to accept; Holly 2nd; motion passed. Personnel committee will discuss Director's salary for next fiscal year at their meeting. Reviewed and discussed CIPs. Denise will get an updated estimate on a new boiler from TMI.

Next Meeting- October 17th, 2022 at 6:30

Motion to adjourn by Jill, Amanda 2nd.

Meeting adjourned at 7:01.

September 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

October 2022

Statistics

	Sept.	YTD
Total Circulation	1,180	3,670
Bridges Circ	435	1205
Tipton Residents Circ.	740	2,407
Cedar County Residents Circ.	315	886
Computer Use	68	251
WiFi Usage	89	413
Attendance of Programs	23	36
Transactions for Copies made	98	268
Transactions for Faxes Sent	10	28
Transactions for Keurig Drinks	5	8
Transactions for Friends of Library	30	84
Door Count	1,348	7,792

Circulation

	Sept.	YTD
Adult	367	1,105
Teen	37	120
Children	506	1,567
DVDs	171	656
Audios	45	114
Magazines	4	18



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
James Stratton
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



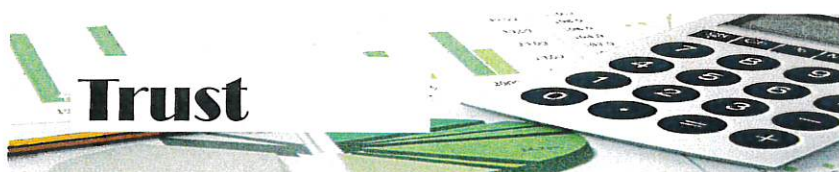
Revenues

	September	YTD
Grants	\$0	\$0
Rural Funding	\$0	\$0
Fines and Fees	\$3.00	\$32.50
Donations	\$38.23	\$52.97
Enrich Iowa	\$0	\$0
Reimbursements	\$1.00	\$1.00
Refunds	\$0	\$0
Miscellaneous	\$198.75	\$498.20
Utilities	\$450.12	\$1,350.32
Total Revenues	\$691.10	\$1,934.99



Expenses

	September	YTD
Staff	\$7,083.42	\$23,972.59
Staff Benefits	\$932.15	\$3,582.94
Materials	\$2,395.48	\$7,366.94
B. Maintenance	\$29.12	\$92.12
G. Maintenance	\$0	\$0
Technology	\$199.00	\$735.24
Programming	\$114.54	\$261.18
Miscellaneous	\$4,311.18	\$18,520.30
Software	\$0	\$0
CIP	\$0	\$0
Total Expenses	\$14,726.58	\$55,232.81



Trust

Trust Fund Revenue- \$52.60

Trust Fund Balance- \$15,700.81

Tipton Airport Committee Meeting

October 12, 2022-5:05 PM at the terminal, Mathews Memorial Airport, Tipton, Iowa.

Max Coppess called the meeting to order with a roll call. Those present: Max Coppess, Scott Pearson, Mike Moes, Rick Sawyer, Jamie Myers and LeAnn Boots. Brian Wagner was present as guest..

Meeting agenda and minutes were read and approved with a motion by LeAnn and a second by Jamie

Unscheduled business

- 1) No unscheduled business

Terminal Grand money.

Austin Moran called in representing McClure Engineering.

Approximate cost to replace the terminal building is expected to be approximately \$360,000

This will be a 95% Federal 5% Local match, application due October 24th.

Motion by Mike, second by LeAnn for McClure to start the grant process. Motion passed.

McClure will send the completed application to Brian to forward to the committee for review.

Ag Rental Ground

No bids received yet, due on October 17th

AIP Land Purchase Progress

Attorney is working on issue with old Railway Easement.

Young Eagles

Chapter 33 flew 30 kids with 9 aircraft

Manager's Report

- 1) 1530 gallons fuel in the tank.
- 2) Aavantis Construction completed the concrete for a final price of \$10,307.50
- 3) CPEC replaced the fuel flow transducer on the fuel pump for a total of \$665.93
- 4) Matt Fields, Cedar County deputy asked that anyone flying around the area watch for a 2022 Chevrolet Silverado, silver in color, with an orange light on top that was stolen from the Jonson County survey department. Cedar County also had one stolen, but it has been recovered and suspect in custody.

Meeting adjourned at 5:58 PM with a motion by LeAnn and a second by Mike.

Respectfully submitted by Scott Pearson.

City of Tipton
MTD Treasurers Report
As of September, 2022

FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	AIR NET CHANGE	M-T-D EXPENSES	A/P CHANGE	ENDING CASH BALANCE	Y-T-D INVESTMENTS	BALANCE WITH INVESTMENTS
001-GENERAL GOVERNMENT	147,993.71	257,510.45	234.36	298,993.03	0	106,276.77	313,968.19	420,244.96
110-ROAD USE TAX FUND	77,477.83	49,658.02	209.51	14,526.37	0	112,399.97	135,639.86	248,039.83
112-TRUST AND AGENCY FUND	-40,337.95	48,650.48	0	42,923.75	0	-34,611.22	0	-34,611.22
119-Emergency Fund	-1,949.32	3,272.78	0	2,829.58	0	-1,506.12	0	-1,506.12
121-LOCAL OPTION TAX	291,274.48	39,107.81	0	25,000.00	0	305,382.29	0	305,382.29
125-TIF SPECIAL REVENUE FUND	55,866.48	21,580.54	0	16,185.25	0	61,261.77	82,496.04	143,757.81
160-ECONOMIC/INDUSTRIAL DEVEL	180,805.89	8,459.40	0	7,500.00	0	181,765.29	13,755.76	195,521.05
168-AQUATIC CENTER CAMPAIGN F	-576,279.12	0	0	0	0	-576,279.12	0	-576,279.12
189-LIBRARY TRUST FUND	15,584.85	31.52	0	0	0	15,616.37	0	15,616.37
190-P S SHARE FUND	41,058.93	268.22	0	0	0	41,327.15	0	41,327.15
192-FIRE ENTERPRISE TRUST	188,008.23	298.97	0	7,178.08	0	181,129.12	0	181,129.12
202-ELECTRIC REVENUE BONDS	229,330.89	379.17	0	0	0	229,710.06	0	229,710.06
203-06 ELECTRIC SUBSTATION RE	550,170.18	19,971.09	0	0	0	570,141.27	0	570,141.27
208-WW/SEWER REVENUE BOND SIN	190,029.39	35,362.03	0	0	0	225,391.42	0	225,391.42
214-GO CP BONDS SERIES 2011A	22,760.91	19,686.97	0	0	0	42,447.88	0	42,447.88
216-GO CP BONDS SERIES 2011B	7,721.57	2,701.37	0	0	0	10,422.94	0	10,422.94
218-GO CP BONDS SERIES 2011C	75,492.28	124.82	0	0	0	75,617.10	0	75,617.10
220-GO BONDS 2013 DEBT SRVC	17,504.74	8,143.17	0	0	0	25,647.91	0	25,647.91
222-GO BOND 2015 DEBT SERVICE	95,232.64	9,811.01	0	0	0	105,043.65	0	105,043.65
224-GO BOND DEBT SERVICE	38,935.72	15,573.08	0	0	0	54,508.80	0	54,508.80
226-GO BOND SERIES 2021	-5,123.22	23,028.73	0	0	0	17,905.51	0	17,905.51
316-GO 2021 CP	1,162,415.72	1,921.89	0	0	0	1,164,337.61	0	1,164,337.61
317-HWY 38 PROJCT	-471,685.40	0	0	237.21	0	-471,922.61	0	-471,922.61
318-ARPA 2021	483,541.64	799.46	0	0	0	484,341.10	0	484,341.10
500-CEMETERY TRUST FUND	12,750.00	361	211	0	0	12,900.00	104,848.52	117,748.52
600-WATER OPERATING	413,527.02	54,488.72	0	61,068.82	0	406,946.92	0	406,946.92
610-WASTEWATER/AKA SEWER REVE	248,397.15	69,259.54	450.57	71,510.97	0	245,695.15	223,897.88	469,593.03
630-ELECTRIC OPERATING	-31,812.16	663,353.03	327.05	608,402.26	0	22,811.56	341,643.69	364,455.25
631-ELECTRIC DEVELOPMENT	9,009.20	14.9	0	0	0	9,024.10	0	9,024.10
632-ELECTRIC RENEWAL/REPLACEM	393,329.41	650.31	0	0	0	393,979.72	0	393,979.72
633-ELECTRIC RESERVE	284,965.85	471.15	0	0	0	285,437.00	146,300.13	431,737.13
634-ELECTRIC BOND/INT RESERVE	115,454.12	528.38	337.49	0	0	115,645.01	167,708.24	283,353.25
640-GAS OPERATING	17,116.56	39,592.03	0	61,490.26	0	-4,781.67	0	-4,781.67
641-GAS D.E.I.	5,569.18	9.21	0	0	0	5,578.39	11,080.46	16,658.85
660-AIRPORT OPERATING	-104,472.46	5,462.15	0	1,271.68	0	-100,281.99	0	-100,281.99
670-GARBAGE COLLECTION	160,354.75	50,012.86	0	54,948.30	0	155,419.31	0	155,419.31
740-STORM WATER	255,059.29	8,737.53	0	3,528.11	0	260,268.71	0	260,268.71
810-CENTRAL GARAGE	-29,300.51	33,823.47	0	17,469.36	0	-12,946.40	0	-12,946.40
820-PSF HEALTH INSURANCE	55,796.15	14,839.04	0	10,455.69	0	60,179.50	0	60,179.50
835-ADMINISTRATIVE SERVICES	-7,129.38	30,856.35	0	41,012.74	0	-17,285.77	0	-17,285.77
860-PAYROLL ACCOUNT	1,269.72	0	0	0	0	1,269.72	0	1,269.72
950-ELECTRIC METER DEPOSITS	4,438.77	898.19	0	375	0	4,961.96	11,080.46	16,042.42
951-WATER METER DEPOSITS	3,372.60	511.04	0	225	0	3,658.64	0	3,658.64
952-GAS METER DEPOSITS	12,105.72	685.95	0	100	0	12,691.67	0	12,691.67
GRAND TOTAL	4,595,632.05	1,540,895.83	1,769.98	1,347,231.46	0	4,787,526.44	1,552,419.23	6,339,945.67

Ending Cash Bal	4,787,526.44
O/S Deposits	-8,778.40
O/S Checks	119,432.25
CC Cleared	2,116.52
CC Outstanding	0.00
Bank Balance	4,900,296.81

CITY OF TIPTON
 FUND BALANCE REPORT
 AS OF: SEPTEMBER 30TH, 2022

	BEGINNING FUND BALANCE	YTD REVENUES	YTD EXPENSES	ENDING FUND BALANCE
001-GENERAL GOVERNMENT	480,362.83CR	670,624.11CR	1,063,235.60	87,751.34CR
110-ROAD USE TAX FUND	195,460.67CR	115,242.73CR	62,663.57	248,039.83CR
112-TRUST AND AGENCY FUND	42,481.07CR	51,678.96CR	128,771.25	34,611.22
119-Emergency Fund	3,484.27CR	3,498.39CR	8,488.78	1,506.12
121-LOCAL OPTION TAX	297,467.29CR	98,319.35CR	90,404.35	305,382.29CR
125-TIF SPECIAL REVENUE FUND	169,024.75CR	23,288.81CR	48,555.75	143,757.81CR
160-ECONOMIC/INDUSTRIAL DEVEL	398,134.07CR	65,811.98CR	268,425.00	195,521.05CR
168-AQUATIC CENTER CAMPAIGN F	576,279.12	0.00	0.00	576,279.12
189-LIBRARY TRUST FUND	14,779.41CR	836.96CR	0.00	15,616.37CR
190-P S SHARE FUND	40,510.59CR	816.56CR	0.00	41,327.15CR
192-FIRE ENTERPRISE TRUST	182,268.38CR	20,395.02CR	21,534.28	181,129.12CR
202-ELECTRIC REVENUE BONDS	228,696.38CR	1,013.68CR	0.00	229,710.06CR
203-06 ELECTRIC SUBSTATION RE	510,630.97CR	59,510.30CR	0.00	570,141.27CR
208-WW/SEWER REVENUE BOND SIN	119,602.63CR	105,788.79CR	0.00	225,391.42CR
208-WW/SEWER REVENUE BOND SIN	119,602.63CR	105,788.79CR	0.00	225,391.42CR
214-GO CP BONDS SERIES 2011A	250.01	42,697.89CR	0.00	42,447.88CR
216-GO CP BONDS SERIES 2011B	2,337.97CR	8,084.97CR	0.00	10,422.94CR
218-GO CP BONDS SERIES 2011C	75,283.41CR	333.69CR	0.00	75,617.10CR
220-GO BONDS 2013 DEBT SRVC	1,272.90CR	24,375.01CR	0.00	25,647.91CR
222-GO BOND 2015 DEBT SERVICE	86,660.10CR	18,383.55CR	0.00	105,043.65CR
224-GO BOND DEBT SERVICE	28,652.44CR	25,856.36CR	0.00	54,508.80CR
226-GO BOND SERIES 2021	15,397.11	33,902.62CR	600.00	17,905.51CR
316-GO 2021 CP	1,159,199.60CR	5,138.01CR	0.00	1,164,337.61CR
317-HWY 38 PROJECT	463,121.65	0.00	8,800.96	471,922.61
318-ARPA 2021	241,519.63CR	242,821.47CR	0.00	484,341.10CR
500-CEMETERY TRUST FUND	116,637.52CR	1,111.00CR	0.00	117,748.52CR
600-WATER OPERATING	570,291.84CR	173,300.48CR	336,645.43	406,946.89CR
610-WASTEWATER/AKA SEWER REVE	476,046.67CR	212,231.35CR	218,684.76	469,593.26CR
630-ELECTRIC OPERATING	567,399.59CR	1,717,974.01CR	1,921,393.42	363,980.18CR
631-ELECTRIC DEVELOPMENT	8,984.27CR	39.83CR	0.00	9,024.10CR
632-ELECTRIC RENEWAL/REPLACEM	392,241.15CR	1,738.57CR	0.00	393,979.72CR
633-ELECTRIC RESERVE	430,477.54CR	1,259.59CR	0.00	431,737.13CR
634-ELECTRIC BOND/INT RESERVE	282,505.43CR	847.82CR	0.00	283,353.25CR
640-GAS OPERATING	76,005.25CR	154,865.22CR	235,652.16	4,781.69
641-GAS D.E.I.	16,634.23CR	24.62CR	0.00	16,658.85CR
660-AIRPORT OPERATING	93,442.72	16,692.94CR	23,532.21	100,281.99
670-GARBAGE COLLECTION	187,382.44CR	156,613.08CR	188,575.91	155,419.61CR
740-STORM WATER	242,942.22CR	26,464.06CR	9,137.57	260,268.71CR
810-CENTRAL GARAGE	62,553.42CR	117,021.91CR	192,521.73	12,946.40
820-PSF HEALTH INSURANCE	58,365.27CR	32,203.65CR	30,389.42	60,179.50CR
835-ADMINISTRATIVE SERVICES	762.64CR	94,046.86CR	112,095.27	17,285.77
860-PAYROLL ACCOUNT	1,305.19CR	0.00	0.00	1,305.19CR
950-ELECTRIC METER DEPOSITS	13,461.87CR	4,295.55CR	1,715.00	16,042.42CR
951-WATER METER DEPOSITS	3,058.58CR	1,295.06CR	695.00	3,658.64CR
952-GAS METER DEPOSITS	9,908.18CR	3,928.49CR	1,145.00	12,691.67CR
GRAND TOTAL FUND BALANCE	6,765,904.68CR	4,440,162.09CR	4,973,662.42	6,232,404.35CR

*** END OF REPORT ***

CITY OF TIPTON
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: SEPTEMBER 30TH, 2022

% OF YEAR COMPLETED: 2

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% BU
<u>001-GENERAL GOVERNMENT</u>							
TOTAL REVENUE	3,208,554.17	648,066.17	3,292,718.91	257,510.45	670,624.11	2,622,094.80	2
TOTAL EXPENDITURES	3,355,386.69	971,713.72	3,371,818.93	298,993.03	1,063,235.60	2,308,583.33	3
REVENUES OVER/(UNDER) EXPENDITURES	(146,832.52)	(323,647.55)	(79,100.02)	(41,482.58)	(392,611.49)	313,511.47	49
<u>110-ROAD USE TAX FUND</u>							
TOTAL REVENUE	400,551.46	133,051.20	400,760.15	49,658.02	115,242.73	285,517.42	2
TOTAL EXPENDITURES	504,590.70	159,112.08	280,014.71	14,526.37	62,663.57	217,351.14	2
REVENUES OVER/(UNDER) EXPENDITURES	(104,039.24)	(26,060.88)	120,745.44	35,131.65	52,579.16	68,166.28	4
<u>112-TRUST AND AGENCY FUND</u>							
TOTAL REVENUE	446,422.00	48,499.22	515,085.00	48,650.48	51,678.96	463,406.04	1
TOTAL EXPENDITURES	446,422.00	111,605.53	515,085.00	42,923.75	128,771.25	386,313.75	2
REVENUES OVER/(UNDER) EXPENDITURES	0.00	(63,106.31)	0.00	5,726.73	(77,092.29)	77,092.29	
<u>119-Emergency Fund</u>							
TOTAL REVENUE	32,143.00	3,626.15	33,955.00	3,272.78	3,498.39	30,456.61	1
TOTAL EXPENDITURES	32,143.00	8,035.78	33,955.00	2,829.58	8,488.78	25,466.22	2
REVENUES OVER/(UNDER) EXPENDITURES	0.00	(4,409.63)	0.00	443.20	(4,990.39)	4,990.39	
<u>121-LOCAL OPTION TAX</u>							
TOTAL REVENUE	369,297.00	87,413.93	300,000.00	39,107.81	98,319.35	201,680.65	3
TOTAL EXPENDITURES	369,297.00	87,135.19	300,000.00	25,000.00	90,404.35	209,595.65	3
REVENUES OVER/(UNDER) EXPENDITURES	0.00	278.74	0.00	14,107.81	7,915.00	(7,915.00)	
<u>125-TIF SPECIAL REVENUE FUND</u>							
TOTAL REVENUE	308,726.00	41,989.43	249,251.00	21,580.54	23,288.81	225,962.19	
TOTAL EXPENDITURES	308,726.00	59,153.25	249,251.00	16,185.25	48,555.75	200,695.25	1
REVENUES OVER/(UNDER) EXPENDITURES	0.00	(17,163.82)	0.00	5,395.29	(25,266.94)	25,266.94	
<u>160-ECONOMIC/INDUSTRIAL DEVEL</u>							
TOTAL REVENUE	144,398.00	35,238.97	98,283.00	8,459.40	65,811.98	32,471.02	6
TOTAL EXPENDITURES	253,809.44	55,000.00	195,000.00	7,500.00	268,425.00	(73,425.00)	13
REVENUES OVER/(UNDER) EXPENDITURES	(109,411.44)	(19,761.03)	(96,717.00)	959.40	(202,613.02)	105,896.02	20
<u>168-AQUATIC CENTER CAMPAIGN F</u>							
<u>189-LIBRARY TRUST FUND</u>							
TOTAL REVENUE	0.00	912.15	0.00	31.52	836.96	(836.96)	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	912.15	0.00	31.52	836.96	(836.96)	

CITY OF TIPTON
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: SEPTEMBER 30TH, 2022

% OF YEAR COMPLETED: 2

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% BU
<u>190-P S SHARE FUND</u>							
TOTAL REVENUE	2,000.00	677.05	2,000.00	268.22	816.56	1,183.44	4
TOTAL EXPENDITURES	<u>2,000.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>	
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	677.05	0.00	268.22	816.56 (	816.56)	
<u>192-FIRE ENTERPRISE TRUST</u>							
TOTAL REVENUE	98,829.48	15,759.02	102,269.04	298.97	20,395.02	81,874.02	1
TOTAL EXPENDITURES	<u>25,000.00</u>	<u>6,250.03</u>	<u>86,137.00</u>	<u>7,178.08</u>	<u>21,534.28</u>	<u>64,602.72</u>	<u>2</u>
REVENUES OVER/ (UNDER) EXPENDITURES	73,829.48	9,508.99	16,132.04 (	6,879.11) (	1,139.26)	17,271.30	
<u>202-ELECTRIC REVENUE BONDS</u>							
TOTAL REVENUE	210,830.00	52,861.53	0.00	379.17	1,013.68 (	1,013.68)	
TOTAL EXPENDITURES	<u>210,830.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	52,861.53	0.00	379.17	1,013.68 (	1,013.68)	
<u>203-06 ELECTRIC SUBSTATION RE</u>							
TOTAL REVENUE	228,300.00	57,395.65	228,360.00	19,971.09	59,510.30	168,849.70	2
TOTAL EXPENDITURES	<u>228,300.00</u>	<u>0.00</u>	<u>228,360.00</u>	<u>0.00</u>	<u>0.00</u>	<u>228,360.00</u>	
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	57,395.65	0.00	19,971.09	59,510.30 (	59,510.30)	
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	417,660.00	104,515.21	419,881.00	35,362.03	105,788.79	314,092.21	2
TOTAL EXPENDITURES	<u>417,660.00</u>	<u>0.00</u>	<u>419,881.00</u>	<u>0.00</u>	<u>0.00</u>	<u>419,881.00</u>	
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	104,515.21	0.00	35,362.03	105,788.79 (	105,788.79)	
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	417,660.00	104,515.21	419,881.00	35,362.03	105,788.79	314,092.21	2
TOTAL EXPENDITURES	<u>417,660.00</u>	<u>0.00</u>	<u>419,881.00</u>	<u>0.00</u>	<u>0.00</u>	<u>419,881.00</u>	
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	104,515.21	0.00	35,362.03	105,788.79 (	105,788.79)	
<u>214-GO CP BONDS SERIES 2011A</u>							
TOTAL REVENUE	218,530.00	43,093.12	222,380.00	19,686.97	42,697.89	179,682.11	1
TOTAL EXPENDITURES	<u>218,530.00</u>	<u>0.00</u>	<u>222,380.00</u>	<u>0.00</u>	<u>0.00</u>	<u>222,380.00</u>	
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	43,093.12	0.00	19,686.97	42,697.89 (	42,697.89)	
<u>216-GO CP BONDS SERIES 2011B</u>							
TOTAL REVENUE	99,918.00	24,990.49	32,210.00	2,701.37	8,084.97	24,125.03	2
TOTAL EXPENDITURES	<u>99,918.00</u>	<u>0.00</u>	<u>32,210.00</u>	<u>0.00</u>	<u>0.00</u>	<u>32,210.00</u>	
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	24,990.49	0.00	2,701.37	8,084.97 (	8,084.97)	
<u>218-GO CP BONDS SERIES 2011C</u>							
TOTAL REVENUE	114,020.00	28,559.97	0.00	124.82	333.69 (	333.69)	
TOTAL EXPENDITURES	<u>114,020.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	28,559.97	0.00	124.82	333.69 (	333.69)	

CITY OF TIPTON
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2022

% OF YEAR COMPLETED: 2

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% BU
<u>220-GO BONDS 2013 DEBT SRVC</u>							
TOTAL REVENUE	98,920.00	24,740.30	97,210.00	8,143.17	24,375.01	72,834.99	2
TOTAL EXPENDITURES	98,920.00	0.00	97,210.00	0.00	0.00	97,210.00	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	24,740.30	0.00	8,143.17	24,375.01 (	24,375.01)	
<u>222-GO BOND 2015 DEBT SERVICE</u>							
TOTAL REVENUE	104,125.00	18,333.96	106,877.00	9,811.01	18,383.55	88,493.45	1
TOTAL EXPENDITURES	104,125.00	0.00	106,877.00	0.00	0.00	106,877.00	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	18,333.96	0.00	9,811.01	18,383.55 (	18,383.55)	
<u>224-GO BOND DEBT SERVICE</u>							
TOTAL REVENUE	178,153.00	29,321.31	178,952.50	15,573.08	25,856.36	153,096.14	1
TOTAL EXPENDITURES	178,153.00	0.00	178,952.50	0.00	0.00	178,952.50	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	29,321.31	0.00	15,573.08	25,856.36 (	25,856.36)	
<u>226-GO BOND SERIES 2021</u>							
TOTAL REVENUE	21,185.00	0.00	247,859.00	23,028.73	33,902.62	213,956.38	1
TOTAL EXPENDITURES	21,185.00	0.00	232,460.00	0.00	600.00	231,860.00	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	15,399.00	23,028.73	33,302.62 (	17,903.62)	21
<u>303-WASTEWATER PROJECT</u>							
TOTAL REVENUE	0.00	879,159.87	0.00	0.00	0.00	0.00	
TOTAL EXPENDITURES	0.00	903,371.03	0.00	0.00	0.00	0.00	
REVENUES OVER/(UNDER) EXPENDITURES	0.00 (	24,211.16)	0.00	0.00	0.00	0.00	
<u>316-GO 2021 CP</u>							
TOTAL REVENUE	0.00	832.47	0.00	1,921.89	5,138.01 (	5,138.01)	
TOTAL EXPENDITURES	0.00 (	44,776.68)	1,156,444.00	0.00	0.00	1,156,444.00	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	45,609.15 (	1,156,444.00)	1,921.89	5,138.01 (	1,161,582.01)	
<u>317-HWY 38 PROJCT</u>							
TOTAL REVENUE	1,506,822.00	132,260.75	4,598,318.00	0.00	0.00	4,598,318.00	
TOTAL EXPENDITURES	1,506,822.00	200,394.64	1,963,188.00	237.21	8,800.96	1,954,387.04	
REVENUES OVER/(UNDER) EXPENDITURES	0.00 (	68,133.89)	2,635,130.00 (	237.21)	8,800.96)	2,643,930.96	
<u>318-ARPA 2021</u>							
TOTAL REVENUE	481,912.00	240,151.63	240,956.00	799.46	242,821.47 (	1,865.47)	10
TOTAL EXPENDITURES	481,912.00	0.00	481,912.00	0.00	0.00	481,912.00	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	240,151.63 (	240,956.00)	799.46	242,821.47 (	483,777.47)	10
<u>500-CEMETERY TRUST FUND</u>							
TOTAL REVENUE	0.00	1,260.15	0.00	361.00	1,111.00 (	1,111.00)	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,260.15	0.00	361.00	1,111.00 (	1,111.00)	

CITY OF TIPTON
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: SEPTEMBER 30TH, 2022

% OF YEAR COMPLETED: 2

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% BU
<u>600-WATER OPERATING</u>							
TOTAL REVENUE	675,200.00	180,578.40	666,001.00	54,488.72	173,300.48	492,700.52	2
TOTAL EXPENDITURES	<u>1,003,050.37</u>	<u>279,527.81</u>	<u>666,001.00</u>	<u>61,068.82</u>	<u>336,645.43</u>	<u>329,355.57</u>	<u>5</u>
REVENUES OVER/(UNDER) EXPENDITURES	(327,850.37)	(98,949.41)	0.00	(6,580.10)	(163,344.95)	163,344.95	
<u>610-WASTEWATER/AKA SEWER REVE</u>							
TOTAL REVENUE	822,738.00	151,147.42	821,438.00	69,259.54	212,231.35	609,206.65	2
TOTAL EXPENDITURES	<u>862,738.44</u>	<u>219,849.41</u>	<u>821,438.00</u>	<u>71,510.97</u>	<u>218,684.76</u>	<u>602,753.24</u>	<u>2</u>
REVENUES OVER/(UNDER) EXPENDITURES	(40,000.44)	(68,701.99)	0.00	(2,251.43)	(6,453.41)	6,453.41	
<u>630-ELECTRIC OPERATING</u>							
TOTAL REVENUE	4,840,212.49	1,377,690.44	4,579,573.40	663,353.03	1,717,974.01	2,861,599.39	3
TOTAL EXPENDITURES	<u>5,101,447.37</u>	<u>1,313,341.36</u>	<u>4,579,572.87</u>	<u>608,402.26</u>	<u>1,921,393.42</u>	<u>2,658,179.45</u>	<u>4</u>
REVENUES OVER/(UNDER) EXPENDITURES	(261,234.88)	64,349.08	0.53	54,950.77	(203,419.41)	203,419.94	1,02
<u>631-ELECTRIC DEVELOPMENT</u>							
TOTAL REVENUE	0.00	3.57	0.00	14.90	39.83	(39.83)	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	3.57	0.00	14.90	39.83	(39.83)	
<u>632-ELECTRIC RENEWAL/REPLACEM</u>							
TOTAL REVENUE	0.00	229.42	0.00	650.31	1,738.57	(1,738.57)	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	229.42	0.00	650.31	1,738.57	(1,738.57)	
<u>633-ELECTRIC RESERVE</u>							
TOTAL REVENUE	0.00	166.16	0.00	471.15	1,259.59	(1,259.59)	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	166.16	0.00	471.15	1,259.59	(1,259.59)	
<u>634-ELECTRIC BOND/INT RESERVE</u>							
TOTAL REVENUE	0.00	403.44	0.00	528.38	847.82	(847.82)	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	403.44	0.00	528.38	847.82	(847.82)	
<u>640-GAS OPERATING</u>							
TOTAL REVENUE	1,918,900.00	159,261.39	1,803,168.00	39,592.03	154,865.22	1,648,302.78	
TOTAL EXPENDITURES	<u>1,924,900.31</u>	<u>235,212.57</u>	<u>1,803,168.00</u>	<u>61,490.26</u>	<u>235,652.16</u>	<u>1,567,515.84</u>	<u>1</u>
REVENUES OVER/(UNDER) EXPENDITURES	(6,000.31)	(75,951.18)	0.00	(21,898.23)	(80,786.94)	80,786.94	
<u>641-GAS D.E.I.</u>							
TOTAL REVENUE	0.00	3.25	0.00	9.21	24.62	(24.62)	
REVENUES OVER/(UNDER) EXPENDITURES	0.00	3.25	0.00	9.21	24.62	(24.62)	
<u>642-GAS RESERVE</u>							

CITY OF TIPTON
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: SEPTEMBER 30TH, 2022

% OF YEAR COMPLETED: 2

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% BU
<u>660-AIRPORT OPERATING</u>							
TOTAL REVENUE	463,356.77	14,025.04	449,348.00	5,462.15	16,692.94	432,655.06	
TOTAL EXPENDITURES	<u>508,856.55</u>	<u>174,555.56</u>	<u>505,949.80</u>	<u>1,271.68</u>	<u>23,532.21</u>	<u>482,417.59</u>	
REVENUES OVER/(UNDER) EXPENDITURES	(45,499.78)	(160,530.52)	(56,601.80)	4,190.47	(6,839.27)	(49,762.53)	1
<u>670-GARBAGE COLLECTION</u>							
TOTAL REVENUE	587,246.00	153,249.77	605,125.00	50,012.86	156,613.08	448,511.92	2
TOTAL EXPENDITURES	<u>589,746.46</u>	<u>158,817.13</u>	<u>605,125.32</u>	<u>54,948.30</u>	<u>188,575.91</u>	<u>416,549.41</u>	3
REVENUES OVER/(UNDER) EXPENDITURES	(2,500.46)	(5,567.36)	(0.32)	(4,935.44)	(31,962.83)	(31,962.51)	8,38
<u>740-STORM WATER</u>							
TOTAL REVENUE	103,000.00	26,074.82	103,000.00	8,737.53	26,464.06	76,535.94	2
TOTAL EXPENDITURES	<u>103,000.24</u>	<u>60,388.34</u>	<u>103,000.00</u>	<u>3,528.11</u>	<u>9,137.57</u>	<u>93,862.43</u>	
REVENUES OVER/(UNDER) EXPENDITURES	(0.24)	(34,313.52)	0.00	5,209.42	17,326.49	(17,326.49)	
<u>810-CENTRAL GARAGE</u>							
TOTAL REVENUE	434,232.34	90,025.80	419,538.98	33,823.47	117,021.91	302,517.07	2
TOTAL EXPENDITURES	<u>482,594.76</u>	<u>107,802.92</u>	<u>419,538.98</u>	<u>17,469.36</u>	<u>192,521.73</u>	<u>227,017.25</u>	4
REVENUES OVER/(UNDER) EXPENDITURES	(48,362.42)	(17,777.12)	0.00	16,354.11	(75,499.82)	(75,499.82)	
<u>820-PSF HEALTH INSURANCE</u>							
TOTAL REVENUE	100,195.20	20,719.28	115,012.00	14,839.04	32,203.65	82,808.35	2
TOTAL EXPENDITURES	<u>100,195.20</u>	<u>32,678.51</u>	<u>115,012.00</u>	<u>10,455.69</u>	<u>30,389.42</u>	<u>84,622.58</u>	2
REVENUES OVER/(UNDER) EXPENDITURES	0.00	(11,959.23)	0.00	4,383.35	1,814.23	(1,814.23)	
<u>835-ADMINISTRATIVE SERVICES</u>							
TOTAL REVENUE	343,104.00	72,697.73	366,874.16	30,856.35	94,046.86	272,827.30	2
TOTAL EXPENDITURES	<u>343,104.00</u>	<u>112,069.35</u>	<u>366,874.16</u>	<u>41,012.74</u>	<u>112,095.27</u>	<u>254,778.89</u>	3
REVENUES OVER/(UNDER) EXPENDITURES	0.00	(39,371.62)	0.00	(10,156.39)	(18,048.41)	(18,048.41)	
<u>860-PAYROLL ACCOUNT</u>							
<u>950-ELECTRIC METER DEPOSITS</u>							
TOTAL REVENUE	9,000.00	2,571.89	12,000.00	898.19	4,295.55	7,704.45	3
TOTAL EXPENDITURES	<u>9,000.00</u>	<u>1,760.00</u>	<u>12,000.00</u>	<u>375.00</u>	<u>1,715.00</u>	<u>10,285.00</u>	1
REVENUES OVER/(UNDER) EXPENDITURES	0.00	811.89	0.00	523.19	2,580.55	(2,580.55)	
<u>951-WATER METER DEPOSITS</u>							
TOTAL REVENUE	5,000.00	1,136.61	5,000.00	511.04	1,295.06	3,704.94	2
TOTAL EXPENDITURES	<u>5,000.00</u>	<u>805.00</u>	<u>5,000.00</u>	<u>225.00</u>	<u>695.00</u>	<u>4,305.00</u>	1
REVENUES OVER/(UNDER) EXPENDITURES	0.00	331.61	0.00	286.04	600.06	(600.06)	

CITY OF TIPTON
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: SEPTEMBER 30TH, 2022

% OF YEAR COMPLETED: 2

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% BU
<u>952-GAS METER DEPOSITS</u>							
TOTAL REVENUE	9,100.00	1,845.77	7,000.00	685.95	3,928.49	3,071.51	5
TOTAL EXPENDITURES	9,100.00	1,380.00	7,000.00	100.00	1,145.00	5,855.00	1
REVENUES OVER/(UNDER) EXPENDITURES	0.00	465.77	0.00	585.95	2,783.49	2,783.49	
<hr/>							
GRAND TOTAL REVENUES	19,420,240.91	5,009,055.11	21,740,285.14	1,576,257.86	4,440,162.09	17,300,123.05	2
GRAND TOTAL EXPENDITURES	20,438,143.53	5,215,182.53	20,582,697.27	1,347,231.46	4,973,662.42	(15,609,034.85)	2
REVENUES OVER/(UNDER) EXPENDITURES	(1,017,902.62)	(206,127.42)	1,157,587.87	229,026.40	(533,500.33)	1,691,088.20	4

*** END OF REPORT ***

Bank	Cert. Number	Fund Number and Name	Purchased	Time	Rate	Due	Amount	Fund Total	Cashed	Renewed	Interest Earned
Liberty Trust & Savings	11723	001-660 Ambulance Trust	09/04/16	12 mos.	0.40	03/21/23	\$116,461.34			03/21/22	234.36
Liberty Trust & Savings	11643	001-687 Unemployment Trust	10/10/16	12 mos.	0.40	10/22/22	\$77,730.83			10/22/21	
Liberty Trust & Savings	11640	001 City Reserve Fund	10/10/17	12 mos.	0.40	10/22/22	\$119,776.02	\$313,968.19		10/22/21	
Liberty Trust & Savings	11722	110 Road Use Tax	09/04/16	12 mos.	0.40	03/21/23	\$104,111.65			03/21/22	209.51
Liberty Trust & Savings	11742	110 Road Use Tax	10/02/16	12 mos.	0.40	04/26/23	\$31,528.21	\$135,639.86		04/26/22	
Liberty Trust & Savings	11738	125 TIF	03/27/16	12 mos.	0.40	04/15/23	\$82,496.04	\$82,496.04		04/15/22	
Citizens Bank	27941	160 Economic Development	03/27/16	12 mos.	0.75	07/08/23	\$13,755.76	\$13,755.76		07/08/22	
Liberty Trust & Savings	11724	500 Cemetery Trust	09/04/16	12 mos.	0.40	03/21/23	\$104,848.52	\$104,848.52		03/21/22	211.00
Citizens Bank	27963	610 Wastewater/Sewer Operating	11/06/16	12 mos.	0.40	09/16/22	\$223,897.88	\$223,897.88		09/16/22	450.57
Liberty Trust & Savings	11691	630 Electric Operating	06/19/16	12 mos.	0.40	01/18/23	\$113,987.94			01/18/22	
Citizens Bank	27962	630 Electric Operating	11/06/16	12 mos.	0.40	09/16/23	\$112,825.81			09/16/22	227.05
Liberty Trust & Savings	11743	630 Electric Operating	12/16/16	12 mos.	0.40	04/26/23	\$114,829.94	\$341,643.69		04/26/22	
Citizens Bank	27940	633 Electric Reserve	08/12/16	12 mos.	0.75	07/08/23	\$85,961.22			07/08/22	
Liberty Trust & Savings	11744	633 Electric Reserve	10/09/17	12 mos.	0.40	04/26/23	\$60,338.91			04/26/22	
Liberty Trust & Savings	11725	634 Electric Bond & Interest	09/02/17	12 mos.	0.40	03/21/23	\$167,708.24	\$167,708.24		03/21/22	337.49
Liberty Trust & Savings	11641	641 Gas D.E.I.	10/09/17	12 mos.	0.40	10/22/22	\$11,080.46	\$11,080.46		10/22/21	
Liberty Trust & Savings	11642	950 Electric Meter Deposit	10/09/17	12 mos.	0.40	10/22/22	\$11,080.46	\$11,080.46		10/22/21	
Investments Total							\$1,552,419.23	\$1,552,419.23			1669.98



September/October 2022 Directors Report

- Continue to process and assist with DRIP, TRIP, Tax Exemption, and Revolving Loans
- Attended Council meetings
- Attended Hardacre meetings
- Attended Business Growth Board meetings
- Attended Prosperity Iowa Eastern Iowa Board meetings
- Attended Commission meetings
- Attended Chamber meetings, ribbon cuttings and business of the month
- Attended meeting with Mel Pins, Executive Director Brownfield Redevelopment Program
- Working with DC Taylor Roofing. Roof completed and waiting for inspection/warranty paperwork
- Met with Jennifer Walker (ECIA) and Rod Ness CCEDCO
- Met with Jessica Flatt, Recreational Grants Manager regarding the LWCF grant for the green space
- Working on Trunk or Treat
- Working on Small Business Saturday and the Parade of Lights scheduled for November 26th
- Met with Marla Quinn, ECIA
- Was invited and attended Pocket Neighborhood ribbon cutting at Maquoketa on September 27th
- Met with Dan Lange with Lange Sign Group regarding the Hardacre marquee
- Working on Community Guide
- Both murals in the downtown are complete
- Met with Jon Berg, Program Manager, Arts in Community Development regarding the Iowa Great Places Grant
- Met with Prairie Hills staff regarding Sissle-Behrle Trail

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
POLICE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	1,226.29		
			MEDICARE WITHOLDING	208.61		
			MEDICARE WITHOLDING	6.33		
			MEDICARE WITHOLDING	17.86		
			MEDICARE WITHOLDING	1.03		
			MEDICARE WITHOLDING	28.18		
			MEDICARE WITHOLDING	24.79		
			AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.17	
			IPERS	IPERS WITHOLDING EMT	6.97	
				IPERS WITHOLDING POLICE	1,893.98	
			PRINCIPAL	GTL_VTL INSURANCE	27.42	
			VERIZON	Cell, Data service	201.46	
			UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	71.64	
			BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	5,244.76	
				TOTAL:	8,995.49	
		FIRE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	56.45
					MEDICARE WITHOLDING	13.23
	AUREON COMMUNICATIONS			PHONE, INTERNET, CIRCUIT	36.17	
	JOHN DEERE FINANCIAL			OPERATING SUPPLIES	34.72	
	IPERS			IPERS WITHOLDING, FIRE	58.40	
				TOTAL:	198.97	
AMBULANCE	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	364.55		
			MEDICARE WITHOLDING	55.21		
			MEDICARE WITHOLDING	29.87		
			MEDICARE WITHOLDING	0.18		
			AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.17	
			BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	93.07	
			FAMILY FOODS	MISC SUPPLIES	87.39	
			IOWA GEMT PAYMENT PROGRAM	NOV 22 STATE SHARE PAYMENT	3,182.98	
			IPERS	IPERS WITHOLDING EMT	570.32	
			KIRKWOOD COLLEGE TIPTON CENTER	TRAINING	18.00	
			PROGRESSIVE REHABILITATION ASSOCIATES	PRE-WORK SCREEN	78.00	
				PRE-WORK SCREEN	78.00	
			PRINCIPAL	GTL_VTL INSURANCE	8.90	
			THOMAS HEATING & AIR	HVAC REPLACEMENT	6,900.00	
			TIPTON PHARMACY	PHARMACEUTICALS	1,025.69	
			UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	19.69	
			BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,480.76	
		TOTAL:	14,028.78			
STREET DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	181.47		
			MEDICARE WITHOLDING	28.57		
			MEDICARE WITHOLDING	0.39		
			MEDICARE WITHOLDING	1.32		
			MEDICARE WITHOLDING	3.34		
			MEDICARE WITHOLDING	8.01		
			MEDICARE WITHOLDING	0.81		
			CINTAS	UNIFORMS	103.69	
				UNIFORMS	46.61	
			JOHN DEERE FINANCIAL	OPERATING SUPPLIES	53.46	
			IPERS	IPERS REGULAR EMPLOYEES	290.11	
			CEDAR COUNTY REPAIR INC	OPERATING SUPPLIES	94.43	
			PRINCIPAL	GTL_VTL INSURANCE	6.16	
	SPAHN & ROSE LUMBER CO	OPERATING SUPPLIES	24.22			

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			OPERATING SUPPLIES	9.99
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	13.64
		WENDLING QUARRIES INC	70.16 TN ROAD STONE & CHIP	901.41
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,492.79
			TOTAL:	3,260.42
CEMETERY	GENERAL GOVERNMENT	EASTERN IOWA LIGHT & POWER	UTILITIES	11.07
			UTILITIES	22.34
		GRASSHOPPER LAWN CARE DBA ALL STAR TUR	CONTRACT PAY 09/16-10/15	2,916.67
		ERIC STORJOHANN	1 BURIAL	300.00
			TOTAL:	3,250.08
GENERAL ADMINISTRATION	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	145.81
			MEDICARE WITHOLDING	31.10
			MEDICARE WITHOLDING	0.28
			MEDICARE WITHOLDING	0.25
			MEDICARE WITHOLDING	2.37
			MEDICARE WITHOLDING	0.12
		CINTAS	UNIFORMS	11.66
			UNIFORMS	11.66
		IPERS	IPERS REGULAR EMPLOYEES	231.65
		PRINCIPAL	GTL_VTL INSURANCE	2.59
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	11.21
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,538.98
			TOTAL:	1,987.68
LIBRARY	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	188.10
			MEDICARE WITHOLDING	26.16
			MEDICARE WITHOLDING	17.83
		AUCA CHICAGO LOCKBOX	BLDG MAINT SUPPLIES	331.31
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	253.70
		BAKER & TAYLOR	BOOKS	392.48
			BOOKS	103.43
			BOOKS	305.56
			BOOKS	30.88
			BOOKS	95.06
		COPY SYSTEMS	FAX SYSTEM	854.00
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	40.31
		D & R PEST CONTROL	D & R PEST CONTROL	125.00
		GRASSHOPPER LAWN CARE DBA ALL STAR TUR	SEPTEMBER	500.00
		IPERS	IPERS REGULAR EMPLOYEES	286.40
		PRINCIPAL	GTL_VTL INSURANCE	4.54
		SCHUMACHER ELEVATOR COMPANY	MONTHLY MAINTENANCE	246.10
		SPAHN & ROSE LUMBER CO	LIBRARY SIDEWALKS	354.11
			LIBRARY SIDEWALKS	595.14
		TIPTON CONSERVATIVE	HELP WANTED	61.50
		TOTAL MAINTENANCE INC	SEPTEMBER SERVICE	511.00
			OCTOBER SERVICE	511.00
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	8.80
		WINDSTREAM	MONTHLY SERVICES	83.80
			TOTAL:	5,926.21
PARK	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	12.25
			MEDICARE WITHOLDING	1.84
			MEDICARE WITHOLDING	0.90
			MEDICARE WITHOLDING	0.12

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	103.92
		CEDAR COUNTY GARAGE DOORS INC	GARAGE DOOR FOR PARK MOWER	422.50
		IPERS	IPERS REGULAR EMPLOYEES	13.29
		KAY PARK RECREATION	BLDG MAINT SUPPLIES	626.00
		PRINCIPAL	GTL_VTL INSURANCE	0.12
		SPAHN & ROSE LUMBER CO	BLDG MAINT SUPPLIES	194.13
			BLDG MAINT SUPPLIES	20.60
		VERIZON	Cell, Data service	13.78
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	0.66
		CITY UTILITIES	CITY UTILITIES	171.26
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	93.02
			TOTAL:	1,674.39
RECREATION DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	69.71
			MEDICARE WITHHOLDING	16.31
		ACCESS SYSTEMS LEASING	COPIER AGREEMENT	178.71
		IPERS	IPERS REGULAR EMPLOYEES	110.70
		PRINCIPAL	GTL_VTL INSURANCE	2.27
		VERIZON	Cell, Data service	13.78
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	5.52
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	549.08
			TOTAL:	946.08
RED CROSS SWIM	GENERAL GOVERNMENT MISC. VENDOR	KATELYNN COOK	KATELYNN COOK:BSKTBALL REF	30.00
			TOTAL:	30.00
YOUTH RECREATON	GENERAL GOVERNMENT JOHN DEERE FINANCIAL		MISC SUPPLIES	11.33
	MISC. VENDOR	BRODY MARCHIK	BRODY MARCHIK:REF/LINE FLA	75.00
		COLE KIME	COLE KIME:REF FLAG FOOTBAL	60.00
		GARRET FITCH	GARRET FITCH:REF FLAG FOOT	30.00
		GRIFFIN NADERMAN	GRIFFIN NADERMAN:REF FLAG	60.00
		IAN SPANGLER	IAN SPANGLER:REF FLAG FOOT	60.00
		PRESTON DAEDLOW	PRESTON DAEDLOW:REF FLAG F	30.00
		ZACH BINNS	ZACH BINNS:REF FLAG FOOTBA	60.00
		ASHLYNN DOWNS	ASHLYNN DOWNS:REF VB	75.00
		COLBIE SCHULTZ	COLBIE SCHULTZ:REF VB	50.00
		GABRIELLE PAUSTIAN	GABRIELLE PAUSTIAN:REF VB	30.00
		AUSTIN ELLERHOFF	AUSTIN ELLERHOFF:REF FLAG	30.00
		BRODY MARCHIK	BRODY MARCHIK:REF & LINE F	75.00
		GARRET FITCH	GARRET FITCH:REF FLAG FOOT	60.00
		GRIFFIN NADERMAN	GRIFFIN NADERMAN:REF FLAG	60.00
		IAN SPANGLER	IAN SPANGLER:REF FLAG FOOT	30.00
		ISAAC SPANGLER	ISAAC SPANGLER:REF FLAG FT	30.00
		PRESTON DAEDLOW	PRESTON DAEDLOW:REF FLAG F	60.00
		ZACH BINNS	ZACH BINNS:REF FLAG FOOTBA	30.00
		BRODY MARCHIK	BRODY MARCHIK:REF FLAG FTB	30.00
		COLE KIME	COLE KIME:REF FLAG FOOTBAL	30.00
		GRIFFIN NADERMAN	GRIFFIN NADERMAN:REF FLAG	30.00
		IAN SPANGLER	IAN SPANGLER:REF FLAG FOOT	30.00
		PRESTON DAEDLOW	PRESTON DAEDLOW:REF FLAG F	30.00
		ZACH BINNS	ZACH BINNS:REF FLAG FOOTBA	30.00
	HASTY AWARDS		267 MEDALS	643.52
			TOTAL:	1,739.85
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	334.07
			MEDICARE WITHHOLDING	35.44

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE WITHOLDING	42.72
		ACCESS SYSTEMS LEASING	COPIER AGREEMENT	178.72
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	150.44
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	19.96
			BLDG MAINT SUPPLIES	347.14
		MISC. VENDOR KIEFER AQUATICS	KIEFER AQUATICS:CABLE	259.70
		HAWKINS INC	CHEMICALS	707.50
		STATE HYGIENIC LABORATORY	TESTING FEES	13.50
		IPERS	IPERS REGULAR EMPLOYEES	246.10
		PRINCIPAL	GTL_VTL INSURANCE	6.81
		TIPTON CONSERVATIVE	PH,ORD,CROPLAND,LEAF PU,MI	267.00
		VERIZON	Cell, Data service	98.37
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	11.85
		CITY UTILITIES	CITY UTILITIES	4,818.19
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	809.11
			TOTAL:	8,346.62
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	128.44
			MEDICARE WITHOLDING	27.04
			MEDICARE WITHOLDING	3.00
		MISC. VENDOR CHRISTINE BOEVE	CHRISTINE BOEVE:TIGER DRAW	20.00
		IPERS	IPERS REGULAR EMPLOYEES	208.83
		PRINCIPAL	GTL_VTL INSURANCE	4.54
		VERIZON	Cell, Data service	41.34
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	10.15
		CITY UTILITIES	CITY UTILITIES	133.04
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,843.84
			TOTAL:	2,420.22
EXECUTIVE	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	23.25
			MEDICARE WITHOLDING	5.44
		IPERS	IPERS ELECTED OFFICIALS	35.40
			TOTAL:	64.09
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	74.45
			MEDICARE WITHOLDING	4.48
			MEDICARE WITHOLDING	12.51
			MEDICARE WITHOLDING	0.01
			MEDICARE WITHOLDING	0.42
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.91
		IPERS	IPERS REGULAR EMPLOYEES	115.22
		PAUSTIAN CONSTRUCTION INC	BUILDING PERMIT	100.00
		PRINCIPAL	GTL_VTL INSURANCE	0.54
		TIPTON CONSERVATIVE	PH,ORD,CROPLAND,LEAF PU,MI	27.90
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	1.66
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	180.22
			TOTAL:	554.32
BUILDING MAINTENANCE	GENERAL GOVERNMENT I.R.S.		FICA WITHOLDING	11.78
			MEDICARE WITHOLDING	2.75
		AUCA CHICAGO LOCKBOX	MATS	144.38
		CINTAS CORPORATION	FIRST AID SUPPLIES	44.66
		SPAHN & ROSE LUMBER CO	BLDG MAINT SUPPLIES	30.98
			TOTAL:	234.55
STREET DEPARTMENT	ROAD USE TAX FUND	ALL AMERICAN CONCRETE INC	PAY APP NO 1	395,786.86

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	395,786.86
TRAFFIC SERVICE MAINT.	ROAD USE TAX FUND	I.R.S.	FICA WITHOLDING	4.55
			MEDICARE WITHOLDING	0.86
			MEDICARE WITHOLDING	0.08
			MEDICARE WITHOLDING	0.02
			MEDICARE WITHOLDING	0.10
		IPERS	IPERS REGULAR EMPLOYEES	7.41
		PRINCIPAL	GTL_VTL INSURANCE	0.12
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	0.30
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	36.50
			TOTAL:	49.94
SNOW AND ICE REMOVAL	ROAD USE TAX FUND	I.R.S.	FICA WITHOLDING	55.90
			MEDICARE WITHOLDING	10.56
			MEDICARE WITHOLDING	0.42
			MEDICARE WITHOLDING	0.53
			MEDICARE WITHOLDING	1.32
			MEDICARE WITHOLDING	0.25
		IPERS	IPERS REGULAR EMPLOYEES	89.78
		PRINCIPAL	GTL_VTL INSURANCE	1.95
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	4.12
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	454.71
			TOTAL:	619.54
REVOLVING LOAN PRGRM	ECONOMIC/INDUSTRIA	FEHR GRAHAM ENGINEERING & ENVIRONMENTA	PHASE 1 524 CEDAR STREET	2,500.00
		MISC. VENDOR KIMBERLY LEITCH	KIMBERLY LEITCH:DRIP RMBRS	7,500.00
			TOTAL:	10,000.00
WW/AKA SEWER	WASTEWATER PROJECT	RESCO	TRANSFORMER AND BASEMENT	12,080.95-
			TOTAL:	12,080.95-
HWY 38 PROJECT	HWY 38 PROJCT	MISC. VENDOR	CITIZENS SAVINGS BANK	CITIZENS SAVINGS BANK:EASE
			CHRIS & LEAH SORGENFRE	CHRIS & LEAH SORGENFREY:ES
			CONSERVATIVE PUBLISHIN	CONSERVATIVE PUBLISHING:
			CIRCLE P LAND & EQUIPM	CIRCLE P LAND & EQUIPMENT:
			FABIAN & EVELYN MESINA	FABIAN & EVELYN MESINAS:EA
			GOETZ ENTERPRISES	GOETZ ENTERPRISES:EASEMENT
			GUILLERMO PACHECO	GUILLERMO PACHECO:EASEMENT
			JOHN & BONNIE DORNFELD	JOHN & BONNIE DORNFELD:
			LORELEI FALSETTI	LORELEI FALSETTI:EASEMENT
			MOORE CONCEPTS LLC	MOORE CONCEPTS LLC:EASEMEN
			MICK MENTE	MICK MENTE:EASEMENT
			MIKE & SUE O'DONNELL	MIKE & SUE O'DONNELL:EASEM
			ROBERT & NICOLE ROCK	ROBERT & NICOLE ROCK:EASEM
			TOM & LINDA KAALBERG	TOM & LINDA KAALBERG:EASEM
			WILL & CALLIE VALET	WILL & CALLIE VALET:EASEME
			TOTAL:	5,321.14
WATER DISTRIBUTION	WATER OPERATING	I.R.S.	FICA WITHOLDING	272.98
			MEDICARE WITHOLDING	53.74
			MEDICARE WITHOLDING	1.21
			MEDICARE WITHOLDING	4.39
			MEDICARE WITHOLDING	4.51
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.17
		CINTAS	UNIFORMS	10.29

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			UNIFORMS	10.29
		CINTAS CORPORATION	FIRST AID SUPPLIES	77.04
		ECIA	N AVE WATER IMPROVEMENTS	1,477.18
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	34.25
		IPERS	IPERS REGULAR EMPLOYEES	436.84
		PRINCIPAL	GTL_VTL INSURANCE	8.47
		TY STUTZEL	MOW WATER PLANT	120.00
		VERIZON	Cell, Data service	188.22
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	21.75
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	2,255.76
			TOTAL:	5,013.09
WATER BILL/COLLECT	WATER OPERATING	I.R.S.	FICA WITHOLDING	48.26
			MEDICARE WITHOLDING	10.04
			MEDICARE WITHOLDING	0.04
			MEDICARE WITHOLDING	1.21
		IPERS	IPERS REGULAR EMPLOYEES	80.50
		PRINCIPAL	GTL_VTL INSURANCE	2.27
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	4.12
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	793.89
			TOTAL:	940.33
WASTEWATER/AKA SEWER	WASTEWATER/AKA SEW	I.R.S.	FICA WITHOLDING	282.14
			MEDICARE WITHOLDING	56.75
			MEDICARE WITHOLDING	0.08
			MEDICARE WITHOLDING	0.65
			MEDICARE WITHOLDING	4.29
			MEDICARE WITHOLDING	4.24
		STATE HYGIENIC LABORATORY	TESTING FEES	140.50
		IPERS	IPERS REGULAR EMPLOYEES	453.98
		QC ANALYTICAL SERVICES LLC	WASTEWATER TESTING	1,389.00
		PRINCIPAL	GTL_VTL INSURANCE	8.44
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	22.55
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	2,656.63
			TOTAL:	5,019.25
LAGOON	WASTEWATER/AKA SEW	EASTERN IOWA LIGHT & POWER	UTILITIES	1,111.79
			TOTAL:	1,111.79
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING	I.R.S.	FICA WITHOLDING	569.93
			MEDICARE WITHOLDING	86.00
			MEDICARE WITHOLDING	1.41
			MEDICARE WITHOLDING	36.04
			MEDICARE WITHOLDING	8.02
			MEDICARE WITHOLDING	1.83
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.17
		CINTAS	UNIFORMS, SHOP TOWELS, MAT	69.05
			UNIFORMS, SHOP TOWELS, MAT	59.94
			UNIFORMS, SHOP TOWELS, MAT	60.74
			UNIFORMS, SHOP TOWELS, MAT	59.94
		CINTAS CORPORATION	FIRST AID SUPPLIES	120.72
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	27.80
		IPERS	IPERS REGULAR EMPLOYEES	923.45
		MUNICIPAL SUPPLY INC	MARKING PAINT	99.60
		PRINCIPAL	GTL_VTL INSURANCE	14.64
		RESCO	5 TRANSFORMERS	16,852.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TIPTON CONSERVATIVE	PH, ORD, CROPLAND, LEAF PU, MI	102.50
		VERIZON	Cell, Data service	74.35
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	41.11
		CITY UTILITIES	CITY UTILITIES	56.43
			CITY UTILITIES	18.75
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	4,612.27
			TOTAL:	23,933.19
ELECTRIC POWER PLANT	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING	30.17
			MEDICARE WITHOLDING	5.33
			MEDICARE WITHOLDING	0.71
			MEDICARE WITHOLDING	0.71
			MEDICARE WITHOLDING	0.31
		IPERS	IPERS REGULAR EMPLOYEES	48.62
		PRINCIPAL	GTL_VTL INSURANCE	0.79
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	2.08
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	264.87
			TOTAL:	353.59
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING	99.72
			MEDICARE WITHOLDING	19.46
			MEDICARE WITHOLDING	1.10
			MEDICARE WITHOLDING	2.27
			MEDICARE WITHOLDING	0.50
		IPERS	IPERS REGULAR EMPLOYEES	163.30
		PRINCIPAL	GTL_VTL INSURANCE	3.65
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	7.58
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,235.89
			TOTAL:	1,533.47
GAS DISTRIBUTION	GAS OPERATING	I.R.S.	FICA WITHOLDING	420.58
			MEDICARE WITHOLDING	85.32
			MEDICARE WITHOLDING	0.30
			MEDICARE WITHOLDING	4.56
			MEDICARE WITHOLDING	8.20
		ALBAUGH PHC INC	OPERATING SUPPLIES	19.00
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.17
		CINTAS	UNIFORMS, SHOP TOWELS, MAT	32.27
			UNIFORMS, SHOP TOWELS, MAT	32.27
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	18.18
		IPERS	IPERS REGULAR EMPLOYEES	677.62
		PRINCIPAL	GTL_VTL INSURANCE	11.91
		VERIZON	Cell, Data service	82.68
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	28.91
		CITY UTILITIES	CITY UTILITIES	28.33
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	2,418.35
			TOTAL:	3,904.65
GAS BILL/COLLECT	GAS OPERATING	I.R.S.	FICA WITHOLDING	63.33
			MEDICARE WITHOLDING	12.71
			MEDICARE WITHOLDING	0.39
			MEDICARE WITHOLDING	1.56
			MEDICARE WITHOLDING	0.14
		IPERS	IPERS REGULAR EMPLOYEES	104.81
		PRINCIPAL	GTL_VTL INSURANCE	2.67
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	5.14

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	926.33
			TOTAL:	1,117.08
AIRPORT	AIRPORT OPERATING	I.R.S.	FICA WITHHOLDING	13.85
			MEDICARE WITHHOLDING	3.24
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.17
		JOHN DEERE FINANCIAL	MISC SUPPLIES	24.12
		IPERS	IPERS REGULAR EMPLOYEES	21.08
		TIPTON CONSERVATIVE	PH, ORD, CROPLAND, LEAF PU, MI	53.40
			TOTAL:	151.86
GARBAGE COLLECTION	GARBAGE COLLECTION	I.R.S.	FICA WITHHOLDING	188.51
			MEDICARE WITHHOLDING	39.42
			MEDICARE WITHHOLDING	0.14
			MEDICARE WITHHOLDING	0.26
			MEDICARE WITHHOLDING	3.61
			MEDICARE WITHHOLDING	0.56
		CINTAS	UNIFORMS	12.93
			UNIFORMS	12.93
		IPERS	IPERS REGULAR EMPLOYEES	307.39
		PRINCIPAL	GTL_VTL INSURANCE	6.02
		TIPTON CONSERVATIVE	PH, ORD, CROPLAND, LEAF PU, MI	560.70
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	15.01
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,963.70
			TOTAL:	3,111.18
RECYCLING	GARBAGE COLLECTION	I.R.S.	FICA WITHHOLDING	73.10
			MEDICARE WITHHOLDING	9.12
			MEDICARE WITHHOLDING	6.96
			MEDICARE WITHHOLDING	0.57
			MEDICARE WITHHOLDING	0.44
		IPERS	IPERS REGULAR EMPLOYEES	72.02
		PRINCIPAL	GTL_VTL INSURANCE	1.81
		REPUBLIC SERVICES OF IOWA	RECYCLING SORT FEES	680.42
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	3.41
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	646.81
			TOTAL:	1,494.66
STORM WATER	STORM WATER	I.R.S.	FICA WITHHOLDING	21.02
			MEDICARE WITHHOLDING	4.00
			MEDICARE WITHHOLDING	0.26
			MEDICARE WITHHOLDING	0.51
			MEDICARE WITHHOLDING	0.16
		IPERS	IPERS REGULAR EMPLOYEES	33.66
		PRINCIPAL	GTL_VTL INSURANCE	0.88
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	1.67
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	184.45
			TOTAL:	246.61
INT SRVC-OTHER BUSINES	CENTRAL GARAGE	I.R.S.	FICA WITHHOLDING	76.06
			MEDICARE WITHHOLDING	14.35
			MEDICARE WITHHOLDING	1.38
			MEDICARE WITHHOLDING	0.41
			MEDICARE WITHHOLDING	1.66
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.17
		BARRON MOTOR SUPPLY	REPAIR PARTS #67	61.13

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			REPAIR PARTS #29	15.86
		CEDAR COUNTY ENGINEER	29.8 GL DSL	114.14
			675.20 GL DSL	2,513.40
		CENTRAL IOWA DISTRIBUTING INC	SHOP SUPPLIES	92.00
		CINTAS	UNIFORMS	9.27
			UNIFORMS	9.27
		CINTAS CORPORATION	FIRST AID SUPPLIES	43.25
		JOHN DEERE FINANCIAL	SHOP SUPPLIES	67.42
			REPAIR PARTS #75	80.52
		H & H AUTO	MOUNT AND BALANCE #67	120.00
			TIRE DISMOUNT #54	40.00
			TIRES #2 AND #14	1,784.00
			TIRE REPAIR #7	76.00
		IPERS	IPERS REGULAR EMPLOYEES	123.56
		KIMBALL MIDWEST	CRIMPER	66.49
		MIDWEST WHEEL COMPANIES	REPAIR PARTS #185	51.86
			REPAIR PARTS #29	428.48
		O'ROURKE MOTORS INC	REPAIR PARTS #66	1,627.23
		PREMIER PARTS INC	SHOP SUPPLIES, REPAIR PART	201.00
			SHOP SUPPLIES, REPAIR PART	383.34
			SHOP SUPPLIES, REPAIR PART	397.30
		PRINCIPAL	GTL_VTL INSURANCE	2.01
		SHOTTKIRK	REPAIR PARTS #54	231.00
		SPAHN & ROSE LUMBER CO	OPERATING SUPPLIES	13.88
			BLDG MAINT SUPPLIES	746.66
		THOMPSON TRUCK & TRAILER	STOCK PARTS	89.94
		THOMPSON TIRE & RETREAD	REPAIR PARTS #185	1,388.54
			REPAIR PARTS #54	749.16
		VERIZON	Cell, Data service	98.03
		VERMEER IOWA & N. MISSOURI	HYDROVAC REPAIR PARTS	362.86
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	4.91
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	608.63
			TOTAL:	11,237.85
INT SRVC-OTHER BUSINES ADMINISTRATIVE SER I.R.S.			FICA WITHHOLDING	102.98
			MEDICARE WITHHOLDING	21.77
			MEDICARE WITHHOLDING	0.22
			MEDICARE WITHHOLDING	2.10
		ACCESS SYSTEMS LEASING	COPIER AGREEMENT	1,133.37
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	617.96
		CEDAR COUNTY RECORDER	COOP EASEMENTS	62.00
		MISC. VENDOR AMY LENZ	AMY LENZ:WINTER OFFICE TOP	125.53
		IPERS	IPERS REGULAR EMPLOYEES	165.05
		PRINCIPAL	GTL_VTL INSURANCE	4.41
		RODNEY'S YARD MOWING	MOWING	375.00
		TIPTON CONSERVATIVE	PH,ORD,CROPLAND,LEAF PU,MI	378.20
			PH,ORD,CROPLAND,LEAF PU,MI	153.17
		VERIZON	Cell, Data service	566.79
		UNUM LIFE INSURANCE COMPANY OF AMERICA	LONG TERM DISABILITY PAYRO	8.06
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,521.70
			TOTAL:	5,238.31
NON-DEPARTMENTAL	PAYROLL ACCOUNT	I.R.S.	FEDERAL WITHHOLDING	7,469.94
			FICA WITHHOLDING	5,139.70
			MEDICARE WITHHOLDING	1,202.12
		AFLAC	AFLAC AFTER TAX PY W/HOLDI	96.40

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			AFLAC PY PRETAX WITHHOLDING	466.67
			AFLAC AFTER TAX DEDUCTION	30.24
		AXA EQUI-VEST PROCESSING OFFICE	DEF. COMP PRETAX	435.00
		COLLECTION SERVICES CENTER	CHILD SUPPORT- SPANGLER-96	96.73
		IPERS	IPERS WITHHOLDING, FIRE	38.95
			IPERS ELECTED OFFICIALS	23.59
			IPERS REGULAR EMPLOYEES	3,472.40
			IPERS WITHHOLDING EMT	385.08
			IPERS WITHHOLDING POLICE	1,263.33
		PRINCIPAL	GTL_VTL INSURANCE	330.22
			VISION POLICY	290.84
		TREASURER, STATE OF IOWA	STATE WITHHOLDING	3,226.00
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE PYM	2,260.00
		CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEME	250.00
			TOTAL:	26,477.21

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

001	GENERAL GOVERNMENT	53,657.75
110	ROAD USE TAX FUND	396,456.34
160	ECONOMIC/INDUSTRIAL DEVEL	10,000.00
303	WASTEWATER PROJECT	12,080.95CR
317	HWY 38 PROJCT	5,321.14
600	WATER OPERATING	5,953.42
610	WASTEWATER/AKA SEWER REVE	6,131.04
630	ELECTRIC OPERATING	25,820.25
640	GAS OPERATING	5,021.73
660	AIRPORT OPERATING	151.86
670	GARBAGE COLLECTION	4,605.84
740	STORM WATER	246.61
810	CENTRAL GARAGE	11,237.85
835	ADMINISTRATIVE SERVICES	5,238.31
860	PAYROLL ACCOUNT	26,477.21

	GRAND TOTAL:	544,238.40

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-TIPTON, IA
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 10/11/2022 THRU 10/21/2022
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 10/11/2022 THRU 10/21/2022

PAYROLL SELECTION

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

PRINT OPTIONS

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

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO

CITY CREDIT CARD STATEMENT								cr	999	1010		Card Ttl	-3,303.47
City Card													
Travel Training -	Big Whiskey's,	dr	001	5	110	1	62980	455.50					
Uniforms/Equipment	Merrell	dr	001	5	110	2	64350	107.00					
Uniforms/Equipment	Hoffman Boots	dr	630	5	820	2	64350	444.06					
Fuel	Wilco Fast Break, Signal Food Store	dr	810	5	899	2	65075	83.56					
Total Charges												1,090.12	
Finance Director													
Training	IMFOA	dr	835	5	899	1	62300	129.44					
Telecommunications	LogMeIn	dr	835	5	899	2	63730	30.35					
Postage/Shipping	USPS	dr	835	5	899	2	65080	33.55					
Miscellaneous	Blue Sky	dr	835	5	899	2	65980	30.39					
Total Charges												223.73	
Library													
Materials	Walmart, Amazon	dr	001	5	410	2	65020	176.72					
Programming	Amazon	dr	001	5	410	2	65021	-24.68					
Office Supplies	Demco, Walmart	dr	001	5	410	2	65060	478.52					
Postage/Shipping	USPS	dr	001	5	410	2	65080	3.32					
Total Charges												633.88	
Ambulance													
Training	Ebay, Casey's, Skillpath	dr	001	5	160	1	62300	929.56					
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					
Com Supp	Ebay	dr	001	5	160	2	65065	111.80					
Operating Supplies	North American Rescue	dr	001	5	160	2	65070	14.77					
Miscellaneous	Walmart, Amazon, ADI	dr	001	5	160	2	65980	93.13					
Total Charges												1,179.26	
Fire													
Miscellaneous	Cedar Ridge Dental	dr	001	5	150	2	65980	-1,401.70					
Total Charges												-1,401.70	
Police													
Travel Training -	Muscatine Family Restaurant	dr	001	5	110	1	62980	24.75					
Fuel	Casey's	dr	810	5	899	2	65075	665.93					
Total Charges												690.68	
Public Works													
Operating Supplies	Amazon	dr	001	5	221	2	65070	35.69					
Training	Kirkwood Cont. Education	dr	600	5	810	1	62300	280.00					
Repair Parts	Ebay	dr	810	5	899	2	63321	11.50					
Total Charges												327.19	

AGENDA ITEM

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE:	10/24/2022
AGENDA ITEM:	DRIP Program Request
ACTION:	Motion to approve, deny or table

SYNOPSIS:

Downtown Revitalization Incentive Program (DRIP) request to begin project

Applicant: Austin Milligan DBA: New Body Fitness
Building: 513 Cedar Street

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: \$22,443.72 for a Commercial Grant

Amount suggested to approve by the Commission: \$7,500.00 to begin project and reimbursement after project is completed.

Project Summary:

- Dividing space (where Iowa Photo Co was) into rooms for tanning beds
- Retail space

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

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

MAYOR/COUNCIL ACTION: Approve, deny or Table

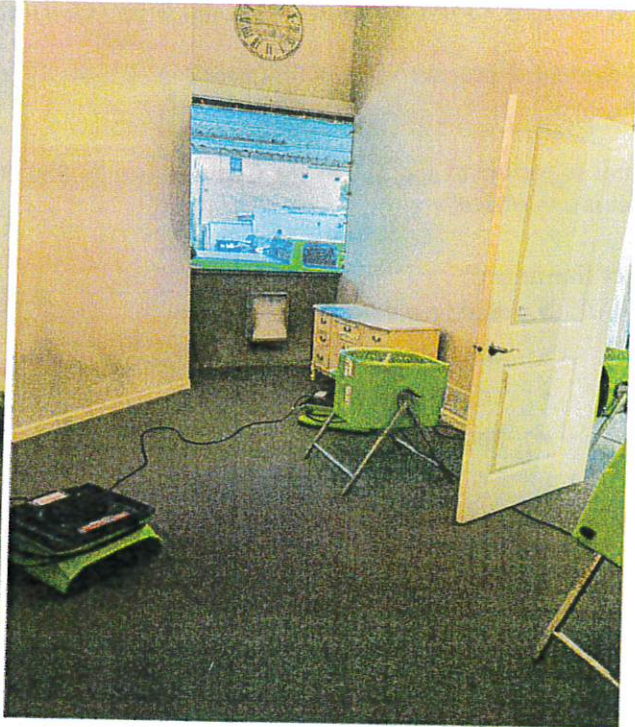
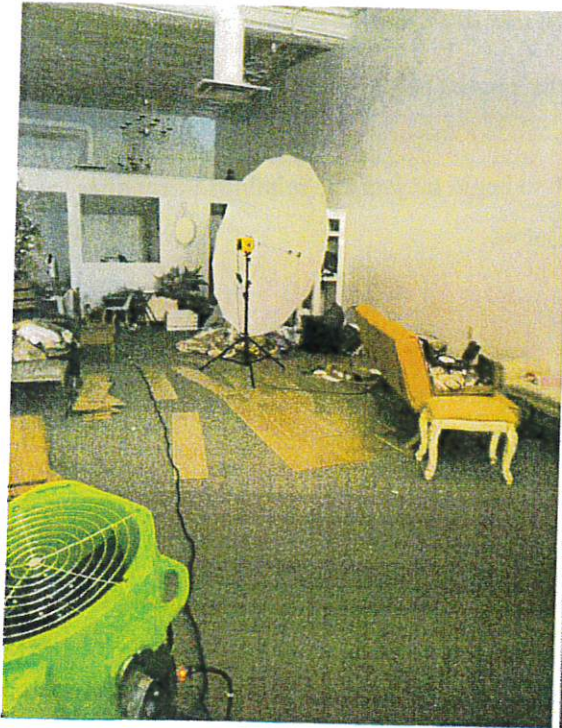
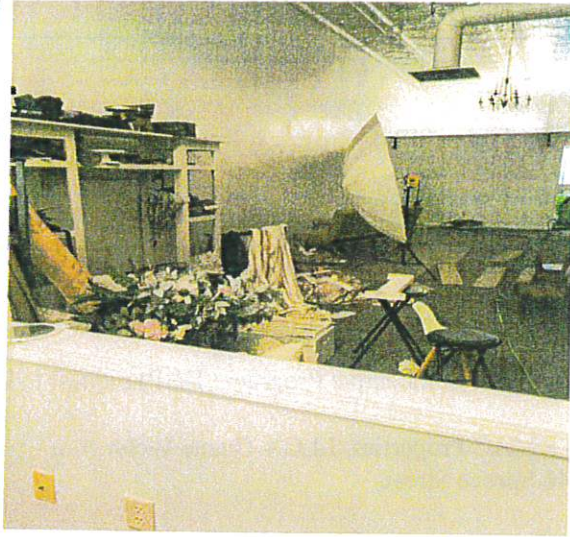
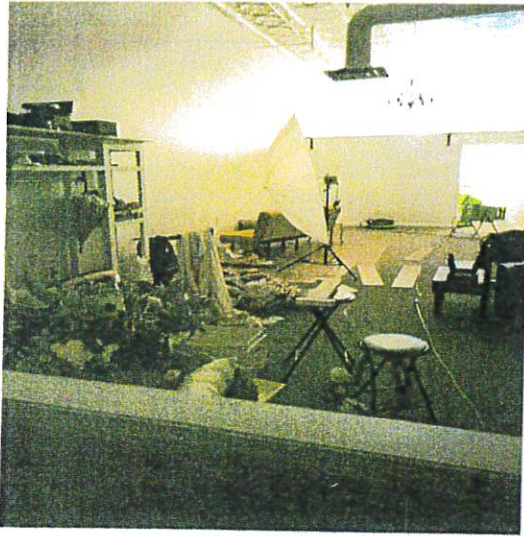
ATTACHMENTS: Pictures

PREPARED BY: Linda Beck

DATE PREPARED: 10/17/2022

New Body Fitness Before pictures

Austin Milligan



AGENDA ITEM

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE:	10/24/2022
AGENDA ITEM:	TRIP Program Request
ACTION:	Motion to approve, deny or table

SYNOPSIS:

Tipton Revitalization Incentive Program (TRIP) request to begin project

Applicant: KMAC Properties, LLC – Duane Webb
Building: 46 Spruce Street

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: \$85,974.00 (turned in estimates in the amount of \$47,503.07) for a Commercial Grant

Amount suggested to approve by the Commission: \$7,500.00 to begin project and reimbursement after project is completed.

Project Summary:

- Build out four offices spaces
- New HVAC system
- Conference room
- Restroom

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

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

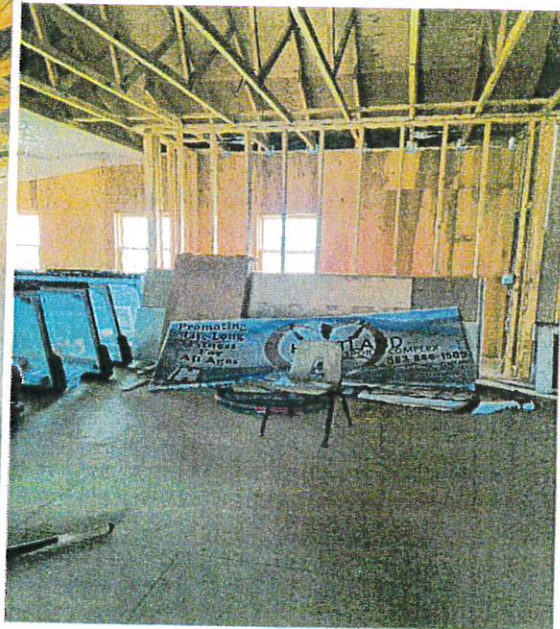
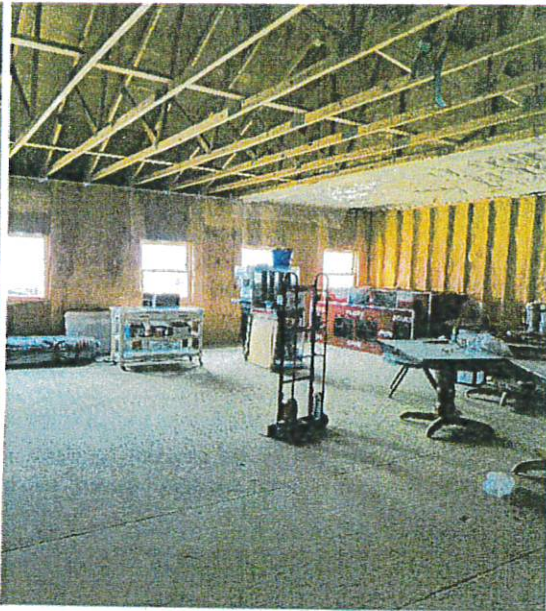
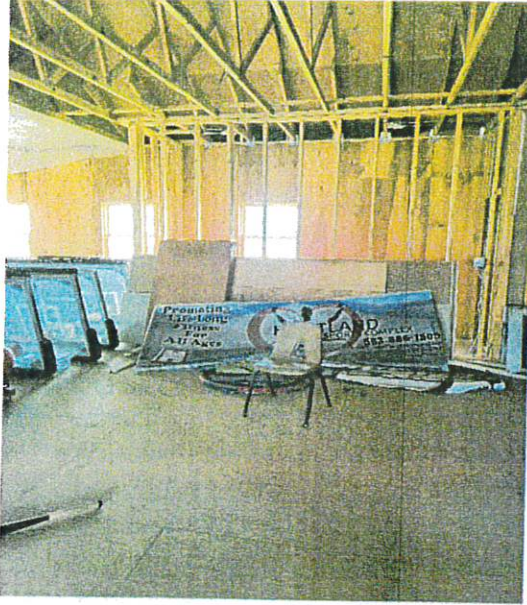
MAYOR/COUNCIL ACTION: Approve, deny or Table

ATTACHMENTS: Pictures

PREPARED BY: Linda Beck

DATE PREPARED: 10/18/2022

KMAC Properties, LLC
46 Spruce Street ~ Tipton
Before Pictures
TRIP Commercial



AGENDA ITEM

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE: 10/18/2022

AGENDA ITEM: Co-op Sewer Line Materials

ACTION: Discussion/Possible Action

SYNOPSIS:

The co-op sewer project while already approved, had not been specific on materials. We want to be sure the council is in favor of the proposed materials. Co-op via Lynch Plumbing is suggesting 6-inch CertaFlo Greenline Locking Joint Pipe from Schimberg Supply. This pipe is SDR 21 rated with .316 wall thickness and 8,200 lb tensile strength. It is designed for directional boring. Weight is 4.19 lbs per foot. They also suggest a standard precast manhole 5 to 8 foot deep with cast iron traffic rated casting top and lid. The manhole would be factory gasket fitted at the pipe exit and would be core drilled and sealed with a link-seal at the pipe entrance. .5 to 1.0% slope will be utilized to cross the park ballfield area. The connection at the existing receiving manhole will be core drilled, link-sealed and fitted with an interior drop pipe if needed.

Pipe spec sheet is attached to this agenda.

Per chapter 11 of Iowa Design Standard this project does not require engineering and permit from IDNR on the basis that this line is dedicated to one entity only, the Co-op. If it were intended this line be available to any other entity or neighbor in future, the opposite is true.

BUDGET ITEM: NA

RESPONSIBLE DEPARTMENT: Sewer/Co-op

MAYOR/COUNCIL ACTION: Yes

ATTACHMENTS: Pipe Spec Sheet

PREPARED BY: Brian Brennan

DATE PREPARED: 10/18/22

CertainTeed

CertaFlo™ GreenLine

New Product - The Next Generation

With CertainTeed's Proven Certa-Lok™ Restrained Joint System

CertainTeed developed the Certa-Lok™ restrained joint system over 30 years ago, and has successfully applied this technology in demanding applications, including Mining, Irrigation, Trenchless sewer and water systems. We now introduce CertaFlo™ GreenLine, the Certa-Lok Integral Bell system that comes in standard green color and shorter lengths for ease of use in trenchless applications such as directional drilling and pipe bursting.

All the Advantages of the Performance Proven Certa-Lok Restrained Joint System...

- Designed for trenchless applications.
- Lightweight, easy to handle and assemble.
- Corrosion resistant.
- No solvent cements or butt fusion equipment required.
- Allows users to connect one joint at a time — eliminating the need to string out fused pipe in confined spaces.
- Eliminates the costs associated with fusible pipe products.

...Now Available for Sewer Applications

- 10' & 20' lengths facilitate rapid assembly and allow the use of smaller pit sizes.
- Light green color makes camera inspection of sewers easier.
- Holds grade thanks to PVC's superior stiffness.
- Compatible with existing Certa-Lok installations.
- Provides system continuity with PVC pipe commonly used in sewer applications.
- Conforms with ASTM D2241.

**High Impact Strength
for Trenchless Applications
such as Pipe Bursting and
Directional Drilling**

CertainTeed

Quality made certain. Satisfaction guaranteed.

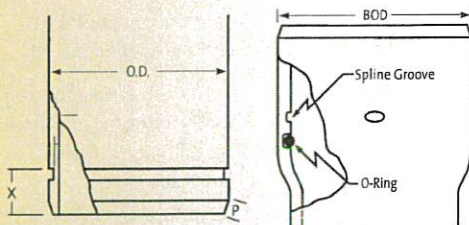
CertaFlo™ GreenLine

The next generation in PVC restrained joint piping systems from the industry leader.

Dimensions, Weights and Performance Data											
LAYING LENGTH	SIZE	SDR	O.D.	MIN. WALL	APPROX. MIN. I.D.	ALLOWABLE TENSILE LOAD. LBS.*	BOD	X	P	APPROX. WEIGHT LBS/FT	PART NUMBER
10'	4"	21	4.500	.214	3.824	6,500	5.15	3.000	0.125	1.98	266409
	6"	21	6.625	.316	5.608	8,200	7.55	3.000	0.188	4.19	266416
	8"	21	8.625	.411	7.303	15,500	9.80	3.163	0.625	7.28	266423
	10"	26	10.750	.413	9.690	18,500	11.75	3.500	0.656	8.93	266454
	12"	26	12.750	.490	11.468	22,000	13.95	3.500	0.656	12.56	266478
20'	8"	21	8.625	.411	7.303	15,500	9.80	3.163	0.625	7.01	266447
	10"	26	10.750	.413	9.690	18,500	11.75	3.500	0.656	8.73	266461
	12"	26	12.750	.490	11.468	22,000	13.95	3.500	0.656	12.29	266485

* Straight-pull, with 2:1 safety factor

Note: All dimensions are in inches unless otherwise noted and are subject to normal manufacturing tolerances.



Product Packaging						
LAYING LENGTH	SIZE	SDR	PACKAGING FEET PER FAST-PAK	FAST-PAKS PER TRUCKLOAD	FEET PER TRUCKLOAD	WEIGHT PER TRUCKLOAD LBS
10'	4"	21	290	56	16,240	32,155
	6"	21	200	40	8,000	33,520
	8"	21	140	24	3,360	24,461
	10"	26	80	32	2,560	22,856
	12"	26	80/40	24/8	2,240	28,142
20'	8"	21	280	16	4,480	31,405
	10"	26	160	16	2,560	22,356
	12"	26	160/80	12/4	2,240	27,526

BUILDING RESPONSIBLY WITH PVC PIPE

- PVC resin starts with two simple building blocks: chlorine (57%) from common salt, a plentiful **inexhaustible raw material**, and ethylene (43%) from natural gas. Most of the natural gas utilized to manufacture ethylene is domestically produced, which **reduces consumption of imported oil products**.
- PVC Pipe manufacturing is an extremely efficient process. The ability to immediately return scrap and off-specification materials (regrind) directly into the manufacturing process results in **virtually no manufacturing waste**.
- PVC Pipes are completely **recyclable** and **consume less energy to produce** than alternative pipes.
- Smooth and corrosion resistant PVC lowers flow losses and **reduces energy costs** for pumping water.
- Durability and long life: The number of recorded failures in PVC pipes is low compared to other materials (AWWA Research Foundation, 2005) – **valuable water resources are conserved**.
- Considering equipment utilization and reduced traffic disruption, trenchless construction methods using restrained-joint PVC pipes result in **significantly lower carbon outputs** compared to conventional open-cut methods.
- PVC is often used to pump reclaimed, treated wastewater for applications such as irrigation of parks – **conserves highly treated, expensive drinking water**.

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Valley Forge, PA 19482

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CertainTeed

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	Council meeting of October 24, 2022.
AGENDA ITEM:	Discussion and possible motion concerning the Airport's cropland bid results, a bid award, and authorizing the development and execution of a cropland lease/rental agreement.
ACTION:	Approve, deny, or table to allow more consideration of the topic.

SYNOPSIS

On Oct 17, we had a bid opening for a cropland lease of 20 acres around the Airport's runway.

I've attached the bid results and a copy of the bidding document that we used which includes a highlighted diagram of the area that's available under this bid process.

We ran a box ad twice in the paper. The bid document asked for the bidders' proposed rental amounts of each of the next three years. The best bid amount would be based on the total of the three years added together. Another item was added for bidders to propose (but only if they wished to do so) something extra that might add value to their proposals.

We received two bids. These are the bid amounts over the three years:

Joe Fogg	\$12,000
Bobby Kaufmann	\$16,000

As a point of comparison, the current renter, over 3 years, paid \$8640.

Fogg offered to maintain the fence line—removing volunteer tree,s for example. Kaufmann (when I followed up with him) clarified that he'd do that, too.

This agenda item asks for the Council to name a bid awardee and allow for the development and execution of a three-year cropland lease agreement.

PREPARED BY: BW

DATE PREPARED: Oct 19, 2022

September 15, 2022

To: Interested Bidders

Project: Request for Bids: Cropland Rental abutting the Matthews Memorial (Tipton) Airport.

**Public Bid Notice
Cropland Rental
City of Tipton**

The City of Tipton will accept sealed bids from those interested in renting and farming +/- 20 acres of cropland near and abutting the Airport Runway. The rental period will be for three (3) years and will expire on March 1, 2026. Bids shall be due at City Hall by 11:00 a.m. on October 17, 2022 in sealed envelopes that are marked "Airport Cropland Rental Bid." The City reserves the right to reject all bids, waive formalities, and make a decision that best suits the interests of the citizens of Tipton. More complete bid information (including the official bid form and diagram of the rentable area) is available at City Hall, 407 Lynn St, Tipton, IA, 563-886-6187 or citymanager@tiptoniowa.org

In addition to what is stated in the box above, these General Instructions apply:

- 1.) The successful bidder will be required to sign a "Farm Lease" agreement for the cash rental of a 20-acre area that is available under this bid process. The lease will not last past March 1, 2026 unless renewed by the mutual written consent of the City and the renter.
- 2.) The Bid Form breaks out your bid for each of the three years of the lease. For each year, rental payments will be made in equal halves that are due by March 1 and November 1 of each respective year. Accordingly, the first year's rent payments will be due by March 1, 2023 and November 1, 2023.
- 3.) The Bid Form requires you to add up the total of all three years. The City will use this total amount to help determine the successful bidder.
- 4.) Renter may grow low-growing crops such as beans, small grains, or hay. Corn is not allowed.
- 5.) After the award of a bid, but before signing the "Farm Lease" agreement, the successful bidder must provide the City with a certificate of insurance that lists the City of Tipton as an additional insured. This coverage must remain in force during the entire rental period. This coverage shall include comprehensive general liability and property damage with a combined single limit of not less than \$1 million per each occurrence. The renter will be required to agree to a "hold harmless" that releases the City from any liability involving the rental of City property. Bidders shall take the cost of insurance coverage into consideration when formulating their bids.

- 6.) The land is being rented on an "as is" basis with no guarantee or warranty of any kind.
- 7.) A diagram of the subject property is attached.
- 8.) Your bid shall be good through November 10, 2022. The City Council's first opportunity to award a bid will be at its meeting on October 24, 2022.
- 9.) Bidders are encouraged to view the proposed rental property before submitting a bid.
- 10.) Unless the bidder is already known to us, the City reserves the right not to award a contract to any bidder who does not furnish evidence (such as references) of prior applicable experience and current capabilities needed to pursue the farming of this parcel.
- 11.) Questions about your bid can be directed to Brian Wagner, City Manager, at 563-886-6187 or citymanager@tiptoniowa.org
- 12.) You must use the City's attached bid form to submit your bid.
- 13.) Please note... The bid form allows potential bidders the opportunity to add an additional offer or proposal that might be considered as a factor that adds value to your bid. An example of this might include grass, weed, or volunteer tree maintenance adjacent to the rental area. Therefore, depending on the types of proposals we receive (if any,) the value of a given proposal could cause a bidder with a lower total dollar bid to be the successful bidder.

BID FORM
Cropland Rental
City of Tipton

Note: Your bid shall be stated as the total dollar amount that you are bidding for each year and then the total of all three years of the lease period.

Your Bid on the +/- 20 Acre Rental Area:

Year 1 (March 1, 2023 to March 1, 2024:)	\$ _____.
Year 2 (March 1, 2024 to March 1, 2025:)	\$ _____.
Year 3 (March 1, 2025 to March 1, 2026:)	\$ _____.
TOTAL for all 3 years:	\$ _____.

Optional: In addition to your bid, if you want to add any other proposals or offers (per #13 in the bidding instructions,) please state them below with as much detail as possible. At the City's sole discretion, the City may take such additional proposals into consideration as factors that may add value to your bid. If you wish to make such a proposal, please state it here:

"By signing below, I am stating that I understand and agree with the requirements of the City's bidding document.

Your signature and printed name:

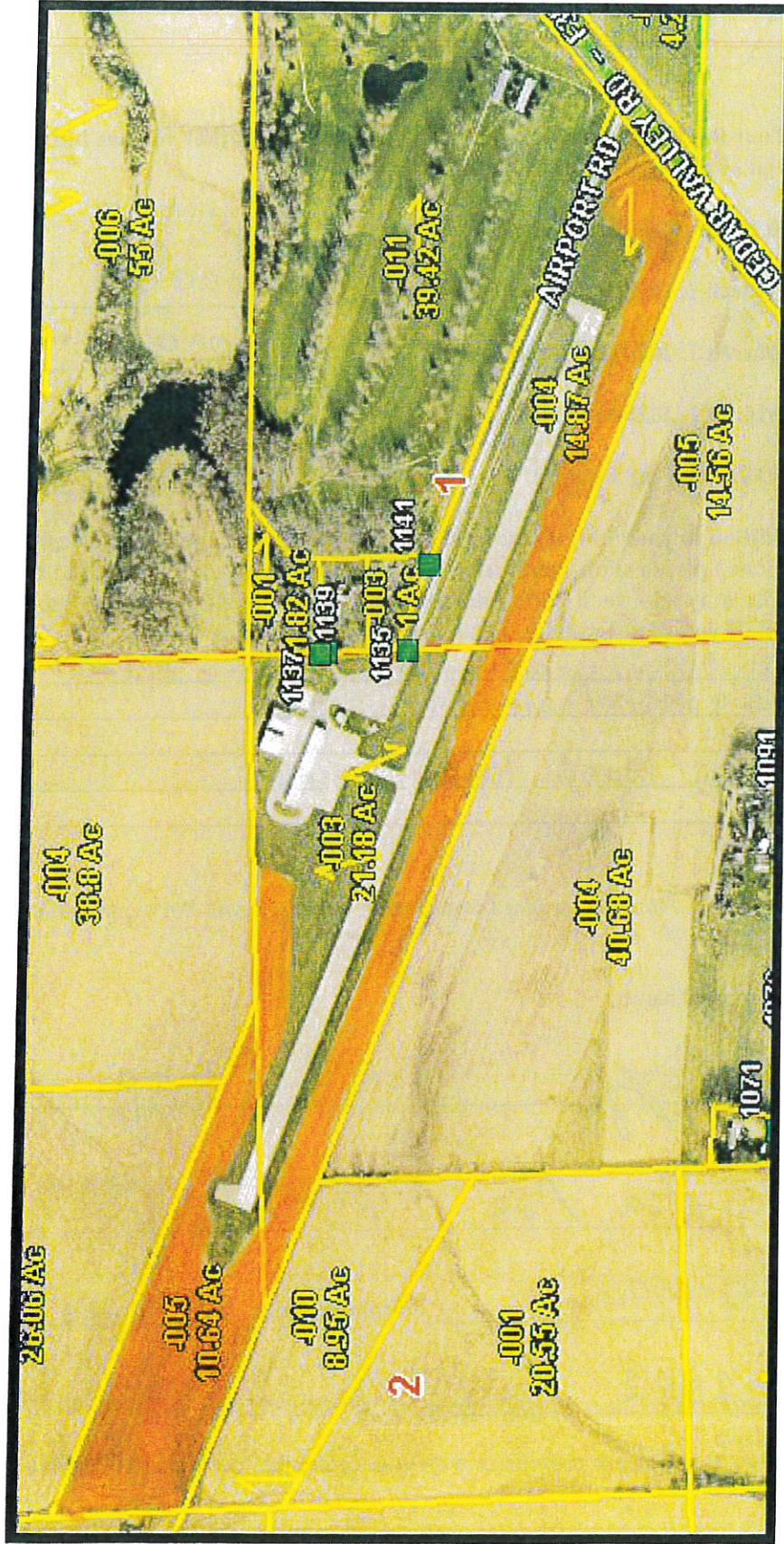
Address/City:

Phone #: _____ Email address: _____

Date: _____

**If you are not known to us, please provide us with your references per Item #10 of the bidding instructions.

Diagram of Leased Area
(Highlighted below)



BID FORM
Cropland Rental
City of Tipton

Note: Your bid shall be stated as the total dollar amount that you are bidding for each year and then the total of all three years of the lease period.

Your Bid on the +/- 20 Acre Rental Area:

Year 1 (March 1, 2023 to March 1, 2024:)	\$ <u>4,000</u> .
Year 2 (March 1, 2024 to March 1, 2025:)	\$ <u>4,000</u> .
Year 3 (March 1, 2025 to March 1, 2026:)	\$ <u>4,000</u> .
TOTAL for all 3 years:	\$ <u>12,000</u> .

Optional: In addition to your bid, if you want to add any other proposals or offers (per #13 in the bidding instructions,) please state them below with as much detail as possible. At the City's sole discretion, the City may take such additional proposals into consideration as factors that may add value to your bid. If you wish to make such a proposal, please state it here:

Will cut trees out of fence lines & treat with tordon
mow and control weeds

#10 Steve Nash knows me

"By signing below, I am stating that I understand and agree with the requirements of the City's bidding document.

Your signature and printed name:

Joe C. Fogg Joe C. Fogg

Address/City:

1046 Eureka Ave Tipton, Ia 52772

Phone #: 563-349-0905

Email address: 1570joe@gmail.com

Date: 10-14-2022

**If you are not known to us, please provide us with your references per Item #10 of the bidding instructions.

BID FORM
Cropland Rental
City of Tipton

Note: Your bid shall be stated as the total dollar amount that you are bidding for each year and then the total of all three years of the lease period.

Your Bid on the +/- 20 Acre Rental Area:

Year 1 (March 1, 2023 to March 1, 2024:)	\$ <u>5000</u>
Year 2 (March 1, 2024 to March 1, 2025:)	\$ <u>5500</u>
Year 3 (March 1, 2025 to March 1, 2026:)	\$ <u>5500</u>
TOTAL for all 3 years:	\$ <u>16,000</u>

Optional: In addition to your bid, if you want to add any other proposals or offers (per #13 in the bidding instructions,) please state them below with as much detail as possible. At the City's sole discretion, the City may take such additional proposals into consideration as factors that may add value to your bid. If you wish to make such a proposal, please state it here:

Will take care of anything needed

"By signing below, I am stating that I understand and agree with the requirements of the City's bidding document.

Your signature and printed name:

Bobby Kaufman Bobby Kaufmann

Address/City:

1527-330th St. Winton, IA 52778

Phone #: 563-260-3355

Email address: bob_kaufmann@hotmail.com

Date: 10/16/22

**If you are not known to us, please provide us with your references per Item #10 of the bidding instructions.



FARM LEASE – FIXED CASH RENT

THIS LEASE ("Lease") is made between City of Tipton, Iowa ("Landlord"), whose address for the purpose of this Lease is 407 Lynn Street, Tipton, IA 52772 and Bobby Kaufmann ("Tenant"), whose address for the purpose of this Lease is 1527 330th Street, Wilton, Iowa 52778.

THE PARTIES AGREE AS FOLLOWS:

- 1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in Cedar County, Iowa (the "Real Estate"):

The available farmland located on property owned by the City of Tipton immediately surrounding the Tipton Airport, as otherwise depicted on the attached Exhibit A.

and containing 22.50 total acres, more or less, with possession by Tenant for a term of 1 year(s) to commence March 1, 2023, and end on February 28, 2024. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

The following housing, building, and storage structures on the Real Estate are reserved to Landlord:

STRUCTURE	PURPOSE
none	

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

Total annual cash rent of payable, as follows:

Year 1 (March 1, 2023, to February 28, 2024): \$5,000.00

Year 2 (March 1, 2024, to February 28, 2025): \$5,500.00

Year 3 (March 1, 2025, to February 28, 2026): \$5,500.00

All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 100% Landlord 0% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.

- 3. **LANDLORD'S LIEN AND SECURITY INTEREST.** As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal

property kept or used on the real estate that is not exempt from execution. Tenant shall also sign any additional forms required to validate the security interest in government program payments.

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

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

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

4. **INPUT COSTS AND EXPENSES.** Tenant shall prepare the Real Estate and plant such crops in a timely fashion. Tenant shall only be entitled to pasture or till those portions of the Real Estate designated by Landlord. All machinery, inputs equipment, and labor, necessary to carry out the terms of this lease shall be furnished by and at the expense of the Tenant. Tenant agrees to furnish, at Tenant's cost, all labor, equipment and application for all fertilizer, lime, trace minerals and chemicals.
5. **PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS.** Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis. In the event Tenant fails to do so, Landlord reserves the right, personally or by designated agents, to enter upon the Real Estate and properly care for and harvest all growing crops, charging the cost of the care and harvest to the Tenant, as part of the Rent. Tenant shall timely control all weeds, including noxious weeds, weeds in the fence rows, along driveways and around buildings throughout the premises. Tenant shall comply with all terms of any Natural Resource and Conservation Service (NRCS) conservation plan and any other required environmental plans for the real estate. Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, the maintenance of existing watercourses, waterways, ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate. Tenant shall investigate and report all broken or inoperative tile lines to Landlord. Repairs and maintenance of tile will be paid for by: Tenant. Upon request from the Landlord, Tenant shall by August 15 of each lease year provide to the Landlord a written listing showing all crops planted, including the acres of each crop planted, fertilizers, herbicides and insecticides applied showing the place of application, the name and address of the applicator, the type of application and the quantity of such items applied on the lease premises during such year.

Tenant shall distribute upon the poorest tillable soil on the Real Estate, unless directed otherwise by Landlord, all of the manure and compost from the farming operation suitable to be used. Tenant may take any part of the aboveground part of a plant associated with a crop, at the time of harvest or after the harvest, until the farm tenancy terminates.

Tenant may use these materials upon the Real Estate for grazing livestock managed by Tenant but shall protect the real estate and all trees, vines, and shrubbery from injury by Tenant's cropping operations or livestock.

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

6. **ENVIRONMENTAL.**

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

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

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

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

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

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

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur, and shall be responsible to follow all applicator's licensing requirements. Tenant shall install and maintain safety check valves for injection of any chemicals and/or fertilizers into an irrigation system (injection valve only, not main well check valve). Tenant shall properly post all

fields (when posting is required) whenever chemicals are applied by ground or air. Tenant shall haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements. Tenant shall not dispose of waste oil, tires, batteries, paint, other chemicals or containers anywhere on the premises. Solid waste may not be disposed of on the premises. Dead livestock may not be buried on the premises. If disposal of solid waste or burial of dead animals is permitted as stated in the previous two sentences, the disposal or burial shall be in compliance with all applicable environmental laws. Tenant shall not use waste oil as a means to suppress dust on any roads on or near the premises. No underground storage tanks, except human waste septic systems that meet current codes, rules, and regulations, shall be maintained on the premises.

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

In the absence of selection of an alternative where choices are provided in this paragraph 6b, the choice of the words "may not" shall be presumed unless that presumption is contrary to applicable environmental laws and regulations.

7. **TERMINATION OF LEASE.** This Lease shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Lease. If renewed, the tenancy shall terminate on March 1 of the year following, provided that the tenancy shall not continue because of an absence of notice in the event there is a default in the performance of this Lease. All notices of termination of this Lease shall be as provided by law.
8. **POSSESSION AND CONDITION AT END OF TERM.** At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord \$12.00 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.
9. **LANDLORD'S RIGHT OF ENTRY AND INSPECTION.** In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes. Landlord retains the right to use or lease the Real Estate for hunting, fishing, or other recreational purposes, but such use shall not interfere with the regular operation of the farm and notice of entry shall be provided to Tenant three (3) days prior to entry for such purposes. Tenant may not use the Real Estate for hunting, fishing, or recreational purposes.
10. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.
11. **REPAIRS.** Tenant shall maintain the fences on the Real Estate in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the

- materials to the repair site without charge to Landlord. If a fence must be totally replaced Landlord will pay one-half of the labor.
12. **IMPROVEMENTS.** All buildings, fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the erection that the Tenant may remove the improvement at the end of the lease.
 13. **WELL, WATER AND SEPTIC SYSTEMS.** Tenant shall maintain all well, water and septic systems on the Real Estate in good repair at Tenant's expense except damage caused by windstorm or weather. Tenant shall not be responsible for replacement or installation of well, water and septic systems on the Real Estate, beyond ordinary maintenance expenses. Landlord does not guarantee continuous or adequate supplies of water for the Real Estate.
 14. **EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD.** No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.
 15. **NO AGENCY.** Unless otherwise provided in writing, Tenant is not an agent of the Landlord.
 16. **HOUSING.** This lease does not include any housing.
 17. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.
 18. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.
 19. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.
 20. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 7, which shall be governed by the Code of Iowa.
 21. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.
 22. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.
 23. **CHOICE OF LAW.** This Lease shall be construed under the laws of the State of Iowa.
 24. **INSURANCE/TAXES.** Landlord will pay all real estate taxes and maintain insurance on Landlord's interest in the Real Estate. Tenant shall insure its interest in the Real Estate and maintain liability insurance.
 25. **MEDIATION.** The parties agree to mediate any dispute prior to litigation.
 26. **ADDITIONAL PROVISIONS.**
 - a. See Addendum "A" attached hereto for additional provisions and Tenant obligations.

- b. Tenant shall, within the first year of this agreement, cut down trees in the existing fence line and treat with Tordon (or similar material). The tenant will further mow and control weeds in and along the fence line.

DATED: _____.

TENANT:

LANDLORD:

Bobby Kaufmann Tenant

Bryan Carney, Mayor,
City of Tipton, Iowa, Landlord

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA)
)SS
COUNTY OF CEDAR)

This record was acknowledged before me on _____, by
Bobby Kaufmann.

Signature of Notary Public

CORPORATE ACKNOWLEDGMENT

STATE OF IOWA)
)SS
COUNTY OF CEDAR)

This record was acknowledged before me on _____,
by _____ as _____ of City
of Tipton, Iowa.

Signature of Notary Public

Addendum "A"

1. Tenant shall not cross or travel on the runway or taxiway at any time except to access the areas between the runway and taxiway and in those circumstances tenant may cross the TAXIWAY only, and shall be responsible for clearing the taxiway of any and all mud, rocks, or other debris that are tracked onto the runway by said crossings.
2. Tenant shall not travel on taxiway with equipment due to the fact that mud/debris left on taxiway can be very hazardous to aircraft.
3. Any gates used to access airport property must be closed and locked at the end of each day.
4. Farm equipment, motor vehicles, bales, or similar items or "structures" shall never be left within 250 feet of the runways or within a 100' radius of the automated weather observation system equipment. (AWOS)
5. If any damage to airport equipment occurs it shall be reported to Airport Manager as soon as it is practical to do so. If the Airport Manager cannot be contacted and notified within four (4) hours the City Manager or the Police Department must then be contacted.
6. Tenant may plant hay/alfalfa on any of the acres that are allowed to be row crop planted in their discretion. (If the land may be planted with corn or beans it may also be planted with alfalfa.)
7. Tenant shall spray weeds along all fence rows at least once annually and manage weed growth at all times.
8. Tenant recognizes that Aircraft always have the right-of-way. When farming in the areas off the end of the runways and in the area of the cross-wind runway the Tenant shall remain cognizant of the fact that aircraft may be approaching to land or take off. In that circumstance, the Tenant agrees to vacate those areas so as to not be a hazard to aircraft or self.
9. Tenant shall never leave equipment between the runway and taxiway and bales of hay shall be removed from said area as soon as possible.
10. The parties to this lease recognize that they may not agree on the exact acreage determinations set forth within the lease and acknowledge that the rental amount has been agreed to as a lump sum payment not tied to the actual acres.
11. The parties agree that the areas subject to this lease located between the runway and taxiway cannot be planted with beans, corn or another row crop. The parties further agree that the allowable alfalfa crop planted in those areas will need to be rotated, or killed off from time to time, so that a new alfalfa crop may be planted. Because row crop rotation is not allowed, the Landlord has agreed to waive the rent in those areas during planting seasons that an alfalfa crop is not growing. The plan being to kill off one of the three areas per year over a period of time, with the plan to plant a new alfalfa crop in the year following the year in which it was killed off and rotated with a different non row-crop planting/crop.
12. The parties further agree that Tenant shall provide Landlord with proof of liability insurance by delivery to the Landlord of a Certificate of Farm Liability Insurance showing liability coverage in the minimum amount of \$1,000,000.
13. To the extent the following provisions are not covered above, they shall also apply:

720.10(1) Obstruction-free area.

a. The following areas of the airport shall be free of any obstructions with the exception of operational and frangible equipment that is essential for operation of the airport:

- (1) Within 30 feet of runway edge markers along the entire length of a nonpaved runway.
- (2) Within 125 feet of the centerline of a paved runway.
- (3) Within 200 feet of the end of any paved runway.
- (4) In no case shall a building be closer than 50 feet from a prepared runway surface. If buildings are on both sides of a runway, they shall be no closer than 125 feet from the runway centerline.

b. An object of natural growth, terrain, or permanent or temporary construction within the areas listed in paragraph “*a*” of this subrule shall be removed by the sponsor.

c. The following areas of the airport shall be free of all agricultural activities (i.e., crops or farm equipment) in excess of 8 inches in height:

- (1) Within 50 feet of paved runway surfaces and 200 feet from paved runway ends.
- (2) Within 60 feet of a nonpaved runway centerline.
- (3) Within a 100-foot radius of automated weather observing system equipment.

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

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	Council meeting of October 24, 2022.
AGENDA ITEM:	Discussion and possible action concerning Wellmark grant agreement extension for the 4 th Street Plaza Project/downtown greenspace.
ACTION:	Approve, deny, or table to allow more consideration of the topic.

SYNOPSIS

As the Mayor and Council might recall, the City was awarded about \$105,000 from three grant programs for the downtown greenspace project which is estimated to cost \$240,000.

One of the three grant programs comes from the Wellmark Foundation. In our case, they awarded us \$25,000.

But, the largest of the grant programs, for \$75,000, has a two-step approval. One is the DNR which approved us months ago. The other is the National Park Service which isn't estimated to approve us until sometime in June 2023.

The agenda item is a grant extension agreement from Wellmark that gives us a two-year extension or until Dec 31, 2025 to complete the project.

It was nice of them to give us two more years. But, I hope we won't need that much time to finish the project.

PREPARED BY: BW

DATE PREPARED: Oct 19, 2022



GRANT AMENDMENT 2022

Date of Request: 09/15/2022
Organization: City of Tipton, Iowa
Project Title: 4th Street Plaza Pocket Park
Grantee Number: 2021-02-032
Primary Contact: Brian Wagner
Email: CityManager@TiptonIowa.org
Type of amendment: Timeline Extension

Explanation or reason why amendment is needed:

The project, as outlined in the grant application, requires a timeline extension to be fully implemented and benefit the intended audience as desired.

Amendment terms:

Timeline extension is provided as needed. Grantee has until 12/31/2025 to fully implement the project and report on the results.

Progress reports are requested to be received by February 15 and October 15th of each year until 2025, with the final project report to be received by February 15, 2026. If project is complete prior to these dates, no additional reports are required after the submission of the final project report

Report template can be found at:

<https://www.wellmark.com/foundation/grants/grant-information/grantee-resources>

Grantee Signature:

Date:

Grantee Name, Title, Organization:

Foundation Signature: *Gina Rooney*

Date: 10/11/22

Foundation Name, Title: Gina Rooney, Foundation Manager

AGENDA ITEM

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE:	10/24/2022
AGENDA ITEM:	High School Concession Stand
ACTION:	Discussion/Possible Action

SYNOPSIS: This is for the Council and Mayor to discuss about donating time and material to the new concession/restrooms at the football field. The electric department will need to move the current primary wires that run from the transformer on the home side to the transformer on the visitor side. This new building will be over part of the existing wire and will require a larger electrical service.

We will intercept the current wire and move it out of new proposed site and set a new transformer with basement approximately 10 feet from building. This new transformer will be only for this new building.

I would like to add that the city should have a discussion with the school about having the restrooms available to the park and public, this might go over well with this donation I'm proposing.

Any electric service wire and digging will still be on the project contractor. The conduit for the service can be put in at the same time we are moving wire and installing equipment.

Transformer w/ basement + connections on primary wire: estimated \$5000

BUDGET ITEM: No

RESPONSIBLE DEPARTMENT: Electric

MAYOR/COUNCIL ACTION: Discussion and Possible Approval

ATTACHMENTS: none

PREPARED BY: Jon Walsh

DATE PREPARED: 10/20/2022

LEASE - BUSINESS PROPERTY - SHORT FORM

THIS LEASE, made and entered into this ____ day of September, 2022, by and between Marcia F. Meyers ("Landlord"), whose address, for the purpose of this lease, is 864 Hwy 38, Tipton, IA, 52772, and the City of Tipton, Iowa ("Tenant"), whose address for the purpose of this lease is 407 Lynn Street, Tipton, IA, 52772.

The parties agree as follows:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate, situated in Cedar County, Iowa:

The ground floor of the commercial building located at 417 Cedar Street, Tipton, IA 52772, situated on real estate legally described as follows: The North 20 feet of the South 49 feet of Lot 4, Block 19, Tipton, Cedar County, Iowa.

together with all improvements thereon, and all rights, easements and appurtenances thereto belonging, for a term beginning on October 1, 2022, and ending on September 30, 2027, upon the condition that Tenant performs as provided in this lease.

After the end of the five year term (September 30, 2027), if the Tenant is in compliance with the terms of this lease, this lease shall automatically renew for successive one year terms unless either Landlord or Tenant has given the other a written notice of termination at least 60 days prior to the end of the then existing term. After the initial five year term both the Landlord and Tenant agree that either party has the right to cancel the lease with at least sixty days notice prior to the end of the then existing term without penalty or recourse from the other party.

2. **RENT.** Tenant agrees to pay Landlord as rent \$ 600.00 per month, in advance commencing on October 1, 2022, and on the 1st day of each month thereafter, during the term of this lease. Rent for any partial month shall be prorated as additional rent. Tenant shall also pay: all utilities.

All sums shall be paid at the address of Landlord, or at such other place as Landlord may designate in writing. Delinquent payments shall draw interest at 9 % per annum.

Tenant shall also pay Landlord a security deposit in the amount of \$600.00 at the time the first rental payment is due. The security deposit shall be returned to Tenant thirty days following termination of the lease less any documented damages.

3. **LATE CHARGES.** LESSEE shall pay a late charge in the amount of fifty Dollars (\$50.00) for any rent payment not made within 5 days after the due date, to cover the extra expense involved in handling late payments, this charge is in addition to any other rights or remedies of LESSOR

4. **POSSESSION.** Tenant shall be entitled to possession on the first day of the lease term, and shall yield possession to Landlord at the termination of this lease. SHOULD

LANDLORD BE UNABLE TO GIVE POSSESSION ON SAID DATE, TENANT'S ONLY DAMAGES SHALL BE A PRO RATA ABATEMENT OF RENT.

5. **USE.** Tenant shall use the premises only for Office space for the Tipton Economic Development Commission. Tenant may use the premises for additional uses with the prior permission of Landlord.

6. CARE AND MAINTENANCE.

(a) Tenant takes the premises as is, except as herein provided.

(b) Landlord shall keep the following in good repair: roof, exterior walls, foundation, sewer, plumbing, heating, wiring, air conditioning, plate glass, windows and window glass, Landlord shall not be liable for failure to make any repairs or replacements unless Landlord fails to do so within a reasonable time after written notice from Tenant. Landlord shall also provide for the periodic cleaning of the front windows. A reasonable time shall be deemed as within one week, unless the damage makes the premises uninhabitable, then the repair shall be within 48 hours unless the parties agree otherwise in writing.

(c) Tenant shall maintain the premises in a reasonable safe, serviceable, clean and presentable condition, and except for the repairs and replacements provided to be made by Landlord in subparagraph (b) above, shall make all repairs, replacements and improvements to the premises, INCLUDING ALL CHANGES, ALTERATIONS OR ADDITIONS ORDERED BY ANY LAWFULLY CONSTITUTED GOVERNMENT AUTHORITY DIRECTLY RELATED TO TENANT'S USE OF THE PREMISES. Tenant shall make no structural changes or alterations without the prior written consent of Landlord. Unless otherwise provided, and if the premises include the ground floor, Tenant agrees to remove all snow and ice and other obstructions from the sidewalk on or abutting the premises, except as follows: Landlord will provide for snow removal on the front sidewalk for as long as Ron Laing will provide the service and rear parking area for as long as Brandon Paul, provided however that Tenant will remain responsible for the monitoring of icy patches on the front sidewalk area and the treatment and removal of the same. If Ron Laing and/or Brandon Paul no longer provide snow removal services, Landlord shall provide written notice to Tenant and Tenant shall assume this responsibility.

7. **UTILITIES AND SERVICES.** Tenant shall pay for all utilities and services which may be used on the premises, except the following to be furnished by Landlord: NONE. Landlord shall not be liable for damages for failure to perform as herein provided, or for any stoppage for needed repairs or for improvements or arising from causes beyond the control of Landlord, provided Landlord uses reasonable diligence to resume such services.

8. **SURRENDER.** Upon the termination of this lease, Tenant will surrender the premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability of Tenant. Continued possession, beyond the term of this Lease and the acceptance of rent by Landlord shall constitute a month-to-month extension of this lease.

All improvements made by Tenant to the premises that are so attached to the premises that they cannot be removed without material injury to the premises, shall become the property of Landlord upon installation. Not later than the last day of the term, Tenant shall, at Tenant's expense, remove all of Tenant's personal property and those improvements made by Tenant which by the terms of this agreement have not become the property of Landlord, including trade fixtures, cabinetwork, movable paneling, partitions, and the like and repair all injury done by or in connection with the installation or removal of such property and improvements. All property of Tenant remaining on the premises after the last day of the term of this Lease shall be conclusively deemed abandoned and may be removed or retained by Landlord, and Tenant shall reimburse Landlord for the cost of such removal.

9. ASSIGNMENT AND SUBLETTING. No assignment or subletting, either voluntary or by operation of law, shall be effective without the prior written consent of Landlord, which consent shall not unreasonably be withheld.

10. INSURANCE.

A. PROPERTY INSURANCE. Landlord and Tenant agree to insure their respective real and personal property for the full insurable value. Such insurance shall cover losses included in the special form causes of loss (formerly all risks coverage). To the extent permitted by their policies the Landlord and Tenant waive all rights of recovery against each other.

B. LIABILITY INSURANCE. Tenant shall obtain commercial general liability insurance in the amounts of \$1,000,000 each occurrence and \$1,000,000 annual aggregate per location. This policy shall be endorsed to include the Landlord as an additional insured.

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

12. INDEMNITY Except for any negligence of Landlord, Tenant will protect, defend, and indemnify Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, happening or done in, upon or about the premises, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by Tenant or any person claiming through or under Tenant.

Except for any negligence of Tenant, Landlord will protect, defend, and indemnify Tenant from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, happening or done in, upon or about the premises, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by Landlord or any person claiming through or under Landlord.

13. **DAMAGE.** In the event of damage to the premises not caused by Tenant, so that Tenant is unable to conduct business on the premises for a period of up to sixty (60) consecutive days this lease shall not terminate but rent shall abate for the period of time that the premises are not available for Tenant's use. In the event of damage to the premises not caused by Tenant, so that Tenant is unable to conduct business on the premises for a period exceeding sixty (60) consecutive days this lease may be terminated at the option of either party. Such termination shall be effected by notice of one party to the other within 20 days after such notice; and both parties shall thereafter be released from all future obligations hereunder.

14. **MECHANICS' LIENS.** Neither Tenant, nor anyone claiming by, through, or under Tenant, shall have the right to file any mechanic's lien against the premises. Tenant shall give notice in advance to all contractors and subcontractors who may furnish, or agree to furnish, any material, service or labor for any improvement on the premises.

15. DEFAULT, NOTICE OF DEFAULT AND REMEDIES.

EVENTS OF DEFAULT

A. Each of the following shall constitute an event of default by Tenant: (1) Failure to pay rent when due; (2) failure to observe or perform any duties, obligations, agreements, or conditions imposed on Tenant pursuant to the terms of the lease; (3) abandonment of the premises. "Abandonment" means the Tenant has failed to engage in its usual and customary business activities on the premises for more than fifteen (15) consecutive business days without providing notice if some reasonable reason for failing to conduct normal business activities on the premises; (4) institution of voluntary bankruptcy proceedings by Tenant; institution of involuntary bankruptcy proceedings in which the Tenant thereafter is adjudged a bankruptcy; assignment for the benefit of creditors of the interest of Tenant under this lease agreement; appointment of a receiver for the property or affairs of Tenant, where the receivership is not vacated within ten (10) days after the appointment of the receiver.

NOTICE OF DEFAULT

B. Landlord shall give Tenant a written notice specifying the default and giving the Tenant ten (10) days in which to correct the default. If there is a default (other than for nonpayment of a monetary obligation of Tenant, including rent) that cannot be remedied in ten (10) days by diligent efforts of the Tenant, Tenant shall propose an additional period of time in which to remedy the default. Consent to additional time shall not be unreasonably withheld by Landlord. Landlord shall not be required to give Tenant any more than three notices for the same default within any 365 day period.

REMEDIES

C. In the event Tenant has not remedied a default in a timely manner following a Notice of Default, Landlord may proceed with all available remedies at law or in equity, including but not limited to the following: (1) Termination. Landlord may declare this lease to be terminated and shall give Tenant a written notice of such termination. In the event of termination of this lease, Landlord shall be entitled to prove claim for and obtain judgment against Tenant for the balance of the rent agreed to be paid for the term herein provided, plus all expenses of Landlord in regaining possession of the premises and the reletting thereof, including attorney's fees and court costs, crediting against such claim, however, any amount obtained by reason of such reletting; (2) Forfeiture. If a default is not remedied in a timely manner, Landlord may then declare this lease to be forfeited and shall give Tenant a written notice of such forfeiture, and may, at the time, give Tenant the notice to quit provided for in Chapter 648 of the Code of Iowa.

16. **SIGNS.** Landlord, during the last 90 days of this lease, shall have the right to maintain on the premises either or both a "For Rent" or "For Sale" sign. Tenant will permit prospective tenants or buyers to enter and examine the premises.

17. **NOTICES AND DEMANDS.** All notices shall be given to the parties hereto at the addresses designated unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such notice shall be considered given under the terms of this lease when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested, and postage prepaid.

18. **PROVISIONS BINDING.** Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.

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

20. **SEVERABILITY CLAUSE.** If any term, covenant, condition, or provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

21. **LAW TO APPLY.** This Lease shall be construed under and in accordance with the laws of the State of Iowa. Those laws shall govern every aspect of the enforcement of this Lease.

22. **OTHER.** Prior to the commencement of the initial term of this lease and Tenant's occupancy of the premises Landlord agrees to remove Landlord's beauty salon and barbershop equipment, install a door connecting the middle room to the back portion of the building, and install additional electrical outlets the number and location of which are to be mutually agreed upon by the parties.

This agreement being entered into in duplicate on the date first set forth herein.

City of Tipton, Iowa, TENANT



Marcia Meyers, LANDLORD

by: _____
Bryan Carney, Mayor

Amy Lenz, City Clerk

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	Council meeting of October 24, 2022.
AGENDA ITEM:	Discussion and possible action concerning a suggestion about a Mayor/Council work session or special meeting concerning Ambulance Service coverage goals.
ACTION:	Approve, deny, or table to allow more consideration of the topic.

SYNOPSIS

With 7 days in a week comes a total of 168 hours. The question is: With limits on paid personnel, volunteer hours, equipment, and funding—how complete can the coverage offered from the Ambulance Service reasonably be?

If the Council accepts the premise that all 168 hours per week can't be covered by the current system, how many of those hours of coverage per week should be our goal? And, is the Council willing to make budgetary decisions to reach that level of coverage? Because it is likely that, for every \$1 that we add to the Ambulance budget, we take an equal amount away from someone else's.

We are requesting a work session or a special meeting to explore these questions.

But, it is unlikely that such a meeting will be done in 30 minutes. It might be a couple of hours, and it might involve more than one meeting.

Over the last few years, I've heard references to when Tipton had an all-volunteer Ambulance Service. Those times are remembered fondly and thought of as relatively trouble-free. So, the question comes up about why it can't be like that again.

This isn't the only statistic that can be considered, but it seems to be significant to me. I asked Brad Ratliff what he could tell me about call volumes from different time periods.

When the Ambulance Service was all-volunteer, he estimated that it had annual calls in the 300s.

Before the pandemic, he said the annual calls were in the 500s.

During the pandemic, he said the annual calls were in the 600s.

Post-pandemic, he said that annual calls are over 750.

Over time, the call volume has increased by 2.5 times. There's more training and more equipment. And, with all of those factors, I imagine that there's more stress and more limitations on how much time a person can offer to give.

But, the goal of a meeting isn't to blame anyone—past or present.

The goal is to find ways to get the level of coverage to a place that might not be perfect, but is acceptable.

If you want to have a meeting like this, we can send out a survey of possible dates for you to respond to.

If you'd like us to invite the volunteer members of the Ambulance Service, we can include them, too, because—whatever's decided, they will continue to have an important role in that department.

PREPARED BY: BW

DATE PREPARED: Oct 19, 2022

