

City of Tipton, Iowa

Meeting: Tipton City Council Meeting
Place: Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772
Date/Time: Wednesday, July 6, 2022, 5:30 p.m.
Web Page: www.tiptoniowa.org
Posted: Friday, July 1, 2022 (Front door of City Hall & City Website)

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

<https://meet.goto.com/825122853>

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: 825-122-853

Mayor: Bryan Carney

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

A. Call to Order

B. Roll Call

C. 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. Volleyball tournament and beer garden in the park on August 6th, L & B's Pour House
2. Rainfall/water issues in their yard (533 East 6th Street), Jeff and Jodi Byrd

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, June 13, 2022
2. Approval – Council Meeting Minutes, June 20, 2022
3. Approval – Library Minutes, May 23, 2022
4. Approval – Library Director's Report, May 2022

5. Approval – Development Director’s Report, May/June 2022
6. Approval – Liquor License Renewal, Greenside Pub
7. Approval – Street closure, East 5th St., between Cedar St. and Meridian St., for Touch A Truck event on Saturday, August 6th, 8:00 a.m. to 11:00 a.m.
8. Approval – Pay Estimate No. 4, CDBG North Avenue Water Main Improvements, Triple B Construction, \$170,423.35
9. Approval – Tipton Revitalization Incentive Program (TRIP) Reimbursement, Dean Challis, 57 Spruce Street, \$7,500
10. Approval – Tipton Revitalization Incentive Program (TRIP) Reimbursement, Blake and Shelley Willard, DBA: Motel Tipton, 111 East South Street, \$7,500
11. Approval – Tipton Revitalization Incentive Program (TRIP) Reimbursement, Randy Amosson, DBA: RPM Revival, 38 Spruce Street, \$5,925
12. Approval – Claims Register which includes claims paid under current Purchase Policy

G. Public Hearing

1. Public hearing on proposed amendment to the Tipton Urban Renewal Area
2. Public hearing on proposal to enter into an Electric Revenue Loan Agreement

H. City Business

1. Resolution No. 070622A: Resolution approving the Final Plat of Sunrise Estates Tenth Addition and accepting the dedication of the Parkview Lane Extension, ROW, and all public improvements installed therein.
2. Resolution No. 070622B: Resolution to schedule a public hearing to consider the approval of a lease agreement with a ten (10) year initial term between the City of Tipton and Murry Mente
3. Discussion and possible action concerning Gap Loan for Circle P Veterinary Services, LLP Fund Application Revolving Loan Fund, \$200,000
4. Resolution No. 070622C: Resolution to declare necessity and establish an Urban Renewal Area, pursuant to Section 403.4 of the Code of Iowa and approve Urban Renewal Plan Amendment for the Tipton Urban Renewal Area
5. Ordinance No. 584: An ordinance providing for the division of taxes levied on taxable property in the July 2022, addition to the Tipton Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa
6. Resolution No. 070622D: Resolution taking additional action on proposal to enter into an Electric Revenue Loan Agreement
7. Resolution No. 070622E: Resolution establishing a public hearing for 2020 Wastewater Improvements CDBG Grant

8. Closed Session. Possible closed session pursuant to Iowa Code section 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.

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

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

J. Adjournment

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

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

Request To Be Placed on the Council Agenda

Requests must be made prior to 12 p.m. Wednesday preceding Council Meetings.

Name: Jeff, Jodi Byrd; Jay + Kerri Sanduski, Bethany
of surrounding neighbors

Address: S33 E-6th St and surrounding
addresses

Phone: 886-4461

Email address: casbet7@hotmail.com

Reason for request, please be specific.

ATTACHED SHEET

Date of Council Meeting: Wed, July 6, 2022 @ 530pm

Today's date and time: 6/30/2022 4pm

Signature: Jodi Byrd

1st issue in area-In 2013 we began to get sink holes in our back yard. We reached out to City, and they came out and looked at it. Nothing was done and winter hit. The following spring the holes were much deeper and wider. After several calls the city manager, Chris Nosbich, came out and looked at them and could put a rural rake end in one of the holes super deep. Shortly after, the City came out and replaced the city tile under our property that was busted. From the hill to the Manhole in the neighbor's yard. The manhole was made larger and tile under our property was the new style tile and much wider. After these repairs there was no longer sink holes, however there was still continuous flooding which always began at the Manhole flooding up in a geyser form and then out of the secondary outlet in our yard, long before water from yards or roads. A few years after replacing called city again as our yard began to get sink holes again. First person who showed up stated it was animals underground. After constantly telling city it is getting worse, they sent Steve Nash out who stated no it was not an animal. When they dug it up the new Tile, they had just replaced a couple years prior and blown apart. The city had quite a time trying to repair it as it did not want to take. They finally repaired but you could see how much water had already been leaking prior causing tons of dirt to be washed away. The city had put money twice now to fix this, part but the problem causing this is down further. Down past our home where the line goes, the following yard has sink holes and previous owner had told city several times prior to ours and to this day has sink holes. In the next yard is another Manhole much smaller and has many things emptying into it. City had run a camera down there. After that yard the tile "T" into the adjoin line, it does not "Y" like it should, adding to the issue. So, with the "T" and issues in yard down is causing back pressure on the line. We are again getting soft spots in the area of the tile again as you walk it sinks some. This is concerning as this is how it started before. When it floods, it has gotten to the bottom of the tree hours and to our first cement step.

2nd issue-Heavy rains the storm drain comes from Cedar all the way down through our yard and down, with several others tying into it. There is too much water for this system per square footage per Urban/Rural development to aid in adequate flow. To add to this water pours down from 4th street as it does not go into a drainage system it comes down hill, water pours down Plum and curves around onto 5th street. After on 5th street, it continues down and waterfalls down over neighbors' yards down toward Manhole.

City know of these happenings as anytime there is a good size rain or super heavy, they continually drive by the area. Not to mention the ambulance, fire trucks and cops do too. The one cop even attempted a few years back to drive through on 5th with the SUV and flooded the engine which ended up having to the engine rebuilt. This giving you an idea of the amount of water that is coming down.

Issues- when we had heavy rains we had tampons, toilet paper and other items in our yard which should not be if it is truly a storm drain. There are tons of debris that comes down also.

When we purchased home was told we were not allowed to build ground up down below as it would restrict water flow and cause other issues, along with the other homes adjacent to the manhole and flood area. However, neighbor residing at 531 E 6th Street, has built up his yard without City okay and several times Jeff had to dig dirt out of the yard and 2nd outlet. It has increased pushing water into others more. This homeowner has mentioned to a neighbor of building a retaining wall to keep water from coming into his yard. If this occurs and the storm system is not fixed it will increase in flooding into homes and more ground blowing open. 3

Many of us have had several surveyors, land/rural/urban development out, lawyers, city, Mayor and more. Everyone has agreed there is a problem not being fixed or fixed properly. With the increase of quantity of rainfall going to one area there is not enough proper drainage for the area to handle, not to mention waste coming up during flooding. Somewhere something must be tied in that should not be in and is not safe or healthy

June 13, 2022
Tipton Fire Station
301 Lynn Street
Tipton, Iowa

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

Agenda:

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

City Business:

1. Resolution No. 061322A: Resolution to approve amended and restated easement agreement between the City of Tipton, Iowa, and Cedar County Cooperative.

Motion by Paustian, second by Helm to approve amended and restated easement agreement between the City of Tipton, Iowa, and Cedar County Cooperative. The motion passed with the following roll call vote:

Aye: Helm, Paustian, Cummins

Nay: Hembry, McNeill

2. 4th of July parade route change due to street project.

Motion by Hembry, second by Cummins to approve the 4th of July parade route change due to the street project. Following the roll call vote the motion passed unanimously.

3. Moving the August council meetings to August 8th and August 22nd

Motion by Cummins, second by Helm to approve moving the August meetings to August 8th and August 22nd. Following the roll call vote the motion passed unanimously.

4. Bid from Crock Construction for concrete pad at the Tipton airport.

Motion by Cummins, second by Paustian to approve the bid from Crock Construction, in the amount of \$8,432, for a concrete pad at the Tipton airport. Following the roll call vote the motion passed unanimously.

5. Setting July 20th Council Meeting as the time and location of the "Tipton Urban Renewal Area Amendment/Consultation Session with the representatives of the Tipton School District and Cedar County.

Motion by Cummins, second by Hembry to set July 20th Council Meeting, at 5:30 p.m., at the Tipton Fire Station, as the time and location of the "Tipton Urban Renewal Area Amendment/Consultation Session with the representatives of the Tipton School District and Cedar County. Following the roll call vote the motion passed unanimously.

6. Resolution No. 061322B: Resolution in support of the "Rhino's Building Upper-Story Housing Project" and its application to the Workforce Housing Tax-Credit Program and affirming the City's financial support for the project.

Motion by Hembry, second by Cummins to approve Resolution No. 061322B, the resolution in support of the "Rhino's Building Upper-Story Housing Project" and its application to the Workforce Housing Tax-Credit Program and affirming the City's financial support for the project. Following the roll call vote the motion passed unanimously.

Adjourn:

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

Meeting adjourned at 6:10 p.m.

Mayor _____

Attest: _____

City Clerk

June 20, 2022
Tipton Fire Station
301 Lynn Street
Tipton, Iowa

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

Agenda:

Motion by McNeill, second by Cummins to approve the agenda with a title correction on Item G6. Following the roll call vote the motion passed unanimously.

Communications:

1. Request from Keith Whitlatch for closure of two streets for and event on August 20, 2022

Motion by Cummins, second by Helm to approve the closure of the 100 block of West 4th Street from the alley to Lynn Street, and Lynn Street north from West 4th Street, half a block to City Hall, from 4:00 p.m. to 10:00 p.m., subject to working out any final details with the appropriated City staff. Following the roll call vote the motion passed unanimously.

2. Street closure for an event on December 17, 2022, at The Rickery

Motion by Paustian, second by Cummins to approve the closure of West 5th Street from the alley to the intersection of Lynn Street on Friday, December 16th, and Saturday, December 17th, subject to working out any final details with the appropriated City staff. Following the roll call vote the motion passed unanimously.

3. Larry Hodgden shared some concerns regarding bonding for solar, engineering cost for securing land for airport, and a lawn nuisance.

Consent Agenda:

Motion by Cummins, second by McNeill to approve the consent agenda which includes the June 6th Council Meeting Minutes, May 2022 Investment and Treasurer's Report, June 6th Airport Minutes, Liquor license renewal for Family Foods, an outdoor seating sketch from L & B's Pour House, Eagle Scout Project installing new grills in the park, No One Fights Alone Road Race on the 4th of July, July 1st tobacco license renewals, and the following claims list. Following the roll call vote the motion passed unanimously.

| | | |
|----------------------------|------------------------------|----------|
| ACCESS SYSTEMS LEASING | COPIER AGREEMENT | 1351.28 |
| AFLAC | AFLAC AFTER TAX PY W/HOLDING | 764.94 |
| ALBAUGH PHC INC | PUMP REPAIR | 472.70 |
| ATLANTIC BOTTLING CO | DRINK ORDER | 1468.62 |
| AUCA CHICAGO LOCKBOX | MATS | 144.38 |
| AUREON COMMUNICATIONS | PHONE, INTERNET, CIRCUIT | 1545.53 |
| AXA EQUI-VEST PROCESSING O | DEF. COMP PRETAX | 485.00 |
| BAKER & TAYLOR | 22 BOOKS | 819.73 |
| BARRON MOTOR SUPPLY | BATTERY CABLE | 25.78 |
| BLUE CROSS/BLUE SHIELD | BCBS HEALTH INSURANCE PYMT | 36634.38 |
| BOUND TREE MEDICAL LLC | MEDICAL SUPPLIES | 612.56 |
| CARRICO AQUATIC RESOURCES | MAINT SUPPLIES | 6172.53 |
| CEDAR COUNTY CO-OP | FUEL DISCOUNT | 2452.52 |
| CEDAR COUNTY ENGINEER | 27.50 GL DSL | 3044.61 |
| CEDAR COUNTY RECORDER | ZONING DOCUMENT | 12.00 |
| CEDAR COUNTY REPAIR INC | OPERATING SUPPLIES | 48.18 |

| | | |
|----------------------------|-------------------------------|-----------|
| CEDAR COUNTY SOLID WASTE | TRANSFER FEES | 4514.00 |
| CEDAR COUNTY VFW POST 2537 | 2 FLAGS | 50.00 |
| CENTRAL IOWA DISTRIBUTING | SHOP SUPPLIES | 85.50 |
| CHALLIS LAWN CARE | SOFTBALL DIAMOND REPAIRS | 6400.00 |
| CINTAS | UNIFORMS | 660.76 |
| CITY OF TIPTON | MISC. EMPLOYEE REIMBURSEMENTS | 275.00 |
| CITY OF TIPTON FUNDS | WWTP PROJECT | 414133.78 |
| CLARENCE COMMUNITY AMBULAN | ALS INTERCEPT | 400.00 |
| CLARENCE LOWDEN SUN-NEWS & | FAC SCHEDULE | 183.00 |
| COLLECTION SERVICES CENTER | CHILD SUPPORT | 96.73 |
| COMMUNITY INSURANCE SERVIC | FIRE & AMB RENEWAL | 1562.61 |
| CORE-MARK MIDCONTINENT INC | CONCESSIONS | 3278.42 |
| D & R PEST CONTROL | PEST CONTROL | 190.99 |
| DITCH WITCH OF MINNESOTA & | AUGER BIT & REAMER | 957.91 |
| EASTERN IOWA LIGHT & POWER | UTILITIES | 1427.66 |
| ENVIRONMENTAL SYSTEMS RESE | ARCGIS PRIMARY MAINTENANCE | 400.00 |
| FAMILY FOODS | MISC SUPPLIES | 42.52 |
| FELD FIRE | OPERATING SUPPLIES | 15131.00 |
| FLETCHER-REINHARDT CO. | OPERATING SUPPLIES | 2637.26 |
| GRASSHOPPER LAWN CARE DBA | CONTRACT PAY 05/16-06/15 | 3086.67 |
| HAWKINS INC | CHEMICALS | 3464.81 |
| I.R.S. | FEDERAL WITHHOLDING | 21411.35 |
| IOWA GEMT PAYMENT PROGRAM | APR 22 STATE SHARE OF PAYMENT | 1777.28 |
| IOWA INSURANCE DIVISION | FILING FEE | 100.00 |
| IOWA STATE UNIVERSITY | CONFERENCE | 100.00 |
| IPERS | IPERS WITHHOLDING, FIRE | 13789.69 |
| J ROBERT HOPSON | 509A ACTUARIAL CERTIFICATION | 550.00 |
| JOHN DEERE FINANCIAL | REPAIR PARTS #118 | 385.13 |
| JOHNSON COUNTY AMBULANCE S | ALS INTERCEPT | 600.00 |
| LANDS' END BUSINESS OUTFIT | OFFICE APPAREL | 365.77 |
| LATHAM, ERVIN, VOGNSEN & A | SOLAR FEASIBILITY ANALYSIS | 500.00 |
| ELECTRONICS INC | ALARM SERVICE | 120.00 |
| LEXIPOL | POLICY MANUAL,DAILY BULLETINS | 4517.74 |
| LINDE GAS & EQUIPMENT INC | OXYGEN | 355.49 |
| MIDAMERICAN ENERGY COMPANY | TAGGING SERVICE FEE | 450.65 |
| MISC. VENDOR | MISC VENDORS | 1610.00 |
| MOELLER TIPTON TIRE & AUTO | TIRE REPAIR | 56.91 |
| MUNICIPAL SUPPLY INC | OPERATING SUPPLIES | 612.40 |
| OFFICE EXPRESS | OFFICE SUPPLIES | 330.16 |
| P & K MIDWEST INC | REPAIR PARTS #118 | 246.41 |
| PENGUIN RANDOM HOUSE LLC | BOOK ON CD | 93.75 |
| POSTAL SOURCE | INK CARTRIDGE | 291.95 |

| | | |
|------------------------------|------------------------------|-----------|
| PREMIER PARTS INC | REPAIR PARTS | 139.91 |
| PRINCIPAL | GTL_VTL INSURANCE | 1189.78 |
| QC ANALYTICAL SERVICES LLC | WASTEWATER TESTING | 1389.00 |
| REPUBLIC SERVICES OF IOWA | RECYCLING SORT FEES | 246.76 |
| RODNEY'S YARD MOWING | MOWING | 385.00 |
| ROTH ELECTRIC | OPERATING SUPPLIES | 2111.68 |
| SCHUMACHER ELEVATOR COMPAN | MONTHLY MAINTENANCE | 246.10 |
| SEAN TYLER | US BANK MURAL LABOR & DESIGN | 2500.00 |
| STATE HYGIENIC LABORATORY | TESTING FEES | 81.00 |
| STOREY KENWORTHY/MATT PARR | #10 ENVELOPES | 500.00 |
| STUART C IRBY CO | 5 RISERS | 411.24 |
| T & M CLOTHING CO. | 20 SHIRTS, 28 SHORTS | 766.00 |
| THE LIFEGUARD STORE | BACKBOARD KIT | 433.84 |
| TIFFINY'S TIPTON BAKERY | DARE SUPPLIES | 166.90 |
| TIPTON CONSERVATIVE | FLUSHING,PH,FAC,MINUTES, | 768.17 |
| TIPTON GREENHOUSE & FLORIS | 9 TREES | 1078.00 |
| TIPTON PHARMACY | PHARMACEUTICALS | 728.93 |
| TITAN MACHINERY INC | REPAIR PARTS #18 | 2263.98 |
| TREASURER, STATE OF IOWA | STATE WITHOLDING | 3233.00 |
| TRI STATE TRUCK EQUIPMENT | REPAIR PARTS #21 | 1363.40 |
| UNITED STATES TREASURY | 2021-2022 PCORI FEE | 83.70 |
| UNUM LIFE INSURANCE COMPAN | LONG TERM DISABILITY PAYROLL | 341.84 |
| VERIZON | CELL & DATA | 1582.50 |
| VIRGIL PENROD | HELP REPAIR & RESTORE GAS | 325.00 |
| WENDLING QUARRIES INC | 40.94 TN CHIPS | 548.50 |
| WINDSTREAM | MONTHLY SERVICES | 82.82 |
| ** TOTAL ** | | 586265.09 |
| FUND TOTALS | | |
| 001 GENERAL GOVERNMENT | | 81192.62 |
| 110 ROAD USE TAX FUND | | 760.82 |
| 303 WASTEWATER PROJECT | | 414133.78 |
| 600 WATER OPERATING | | 7442.73 |
| 610 WASTEWATER/AKA SEWER REV | | 6582.04 |
| 630 ELECTRIC OPERATING | | 16956.32 |
| 640 GAS OPERATING | | 6332.22 |
| 660 AIRPORT OPERATING | | 100.11 |
| 670 GARBAGE COLLECTION | | 8294.28 |
| 740 STORM WATER | | 370.24 |
| 810 CENTRAL GARAGE | | 9785.41 |
| 820 PSF HEALTH INSURANCE | | 633.70 |
| 835 ADMINISTRATIVE SERVICES | | 5719.05 |
| 860 PAYROLL ACCOUNT | | 27961.77 |
| GRAND TOTAL | | 586265.09 |

CITY CREDIT CARD STATEMENT
City Card

Card Ttl **21,397.36**

Training - MOCIC 295.00
295.00

Finance Director

Telecommunications LogMeIn 30.35
 Technology License Renewal - Microsoft 1,656.00
 828.00
 276.00
 1,380.00
 552.00
 552.00
 276.00
 1,656.00
 828.00
 92.00
 92.00
 92.00
 276.00

8,586.35

Economic Development

Miscellaneous Townsquare Media Group, Tipton
 Greenhouse 720.04

720.04

Library

Materials Walmart, Amazon 186.29
 Office Supplies Walmart, Amazon, Trend
 Enterprises 159.31
 Miscellaneous Amazon 191.53

537.13

Ambulance

Computer Exp Mobile Rugged Computers 2,574.00
 Training 122.40
 Telecommunications JAMF 6.00
 16.00
 6.00
 2.00
 Equipment/Vehicle Rent Resus Tailor 369.52

3,095.92

Fire

Operating Supplies Caplugs 55.36
 Postage/Shipping USPS 13.70

69.06

Police

| | | |
|--------------------|---|----------|
| Travel Training - | Chick-fil-A, Pancheros, Isle Casion-Hotel | 180.72 |
| Uniforms/Equipment | Sirchie | 66.79 |
| Postage/Shipping | USPS | 11.90 |
| Miscellaneous | Walmart | 1,656.85 |

1,916.26**Gas**

| | | |
|---------------|----------------------|-------|
| Service Lines | Blain's Farm & Fleet | 12.29 |
|---------------|----------------------|-------|

12.29**Electric**

| | | |
|--------------------|----------------------------------|--------|
| Technology | Avast Anti Virus | 53.30 |
| Office Supplies | Ink Technologies | 60.99 |
| Operating Supplies | Covercrafft, Theisen's, Brand FX | 646.76 |
| Miscellaneous | Theisen's | 24.60 |

785.65**Public Works**

| | | |
|--------------------------|-----------------------|--------|
| Operating Supplies | Carrot Top Industries | 384.02 |
| Building Maint. & Repair | Walmart | 164.78 |
| Small Tools | Fastenal | 34.58 |

583.38**REC / Aquatic Center**

| | | |
|----------------------------|---|----------|
| Building Maint. & Repair | Global Industrial | 186.02 |
| Operating Supplies | Epic Sports | 1,187.95 |
| Operating Supplies | Beacon Athletics | 1,121.25 |
| Operating Supplies | Walmart | 10.68 |
| Dues/Fees | Homebase, Amazon | 496.04 |
| Operational Equip & Repair | USA Blue Book | 1,270.47 |
| Concession Supplies | Walmart | 68.57 |
| Operating Supplies | Amazon, First Aid Products, The Lifeguard Store | 455.30 |

4,796.28**Statement Total****21,397.36****City Business:**

1. Proposed Urban Renewal (TIF Plan) Amendment, City of Tipton-Cedar County-Tipton School District Consultation Meeting as required by Iowa Code Section 403.5.
No representatives were present for the meeting.

2. Proposal to place a concrete "vehicle wash pad" in the Lynn Street right-of-way abutting the property at the southwest corner of Lynn Street/West 1st Street.
Motion by McNeill, second by Paustian to approve the proposal to place a concrete "vehicle wash pad" in the Lynn Street right-of-way abutting the property at the southwest corner of Lynn Street/West 1st Street, based on a satisfactory agreement. Following the roll call vote the motion passed unanimously.

3. Resolution No. 062022A: Resolution to authorize the transfer of funds.

Motion by McNeill, second by Cummins to approve Resolution No. 062022A, the resolution to authorize the transfer of funds. Following the roll call vote the motion passed unanimously.

4. Resolution No. 062022B: Resolution fixing a date for a public hearing on a proposal to enter into an Electric Revenue Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$5,750,000.

Motion by McNeill, second by Cummins to approve Resolution No. 062022B, the resolution fixing a date of July 6th, at the Tipton Fire Station, at 5:30 p.m., for a public hearing on a proposal to enter into an Electric Revenue Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$5,750,000. Following the roll call vote the motion passed unanimously.

5. Update on the bid results for the Industrial Feeder Project

Motion by Paustian, second by Cummins to approve the purchase of materials pending confirmation of the revenue bond. Following the roll call vote the motion passed unanimously.

6. Reimbursement to Tipton Fire & Rescue for three purchases.

Motion by McNeill, second by Helm to approve a reimbursement to Tipton Fire & Rescue for three purchases in the amount of \$3,413. Following the roll call vote the motion passed unanimously.

7. Resolution No. 062022C: Resolution setting the compensation for appointed City officers and employees for Fiscal Year 2022-2023

Motion by McNeill, second by Paustian to approve Resolution No. 062022C, the resolution setting the compensation for appointed City officers and employees for Fiscal Year 2022-2023. Following the roll call vote the motion passed unanimously.

8. Resolution No. 062022D: Resolution to authorize the transfer of funds.

Motion by Paustian, second by McNeill to approve Resolution No. 062022D, the resolution to authorize the transfer of funds. Following the roll call vote the motion passed unanimously.

9. Point of care ultrasound program probe purchase.

Motion by Cummins, second by Paustian to approve the purchase of an ultrasound probe in the amount of \$2,225. 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 Helm, second by Cummins. Following the roll call vote the motion passed unanimously.

Meeting adjourned at 6:24 p.m.

Mayor _____

Attest: _____

City Clerk

Tipton Library

Board of Trustees Meeting

May 23rd, 2022 at 6:30 p.m.

Meeting was called to order by Dale Jedlicka at 6:29

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

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

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

Director's Report- Library is Tier 3 and accredited until June 30th, 2024. Summer reading program starts Wednesday, June 1st. Pool party will be held June 28th.

Education- Reviewed and Discussed Library Buildings

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

Financial Committee- No report.

Personnel Committee- No report.

Maintenance committee- No report.

Friends of the Library- No report.

Old Business- Update from landscaping committee-work is on hold until sidewalk work is completed.

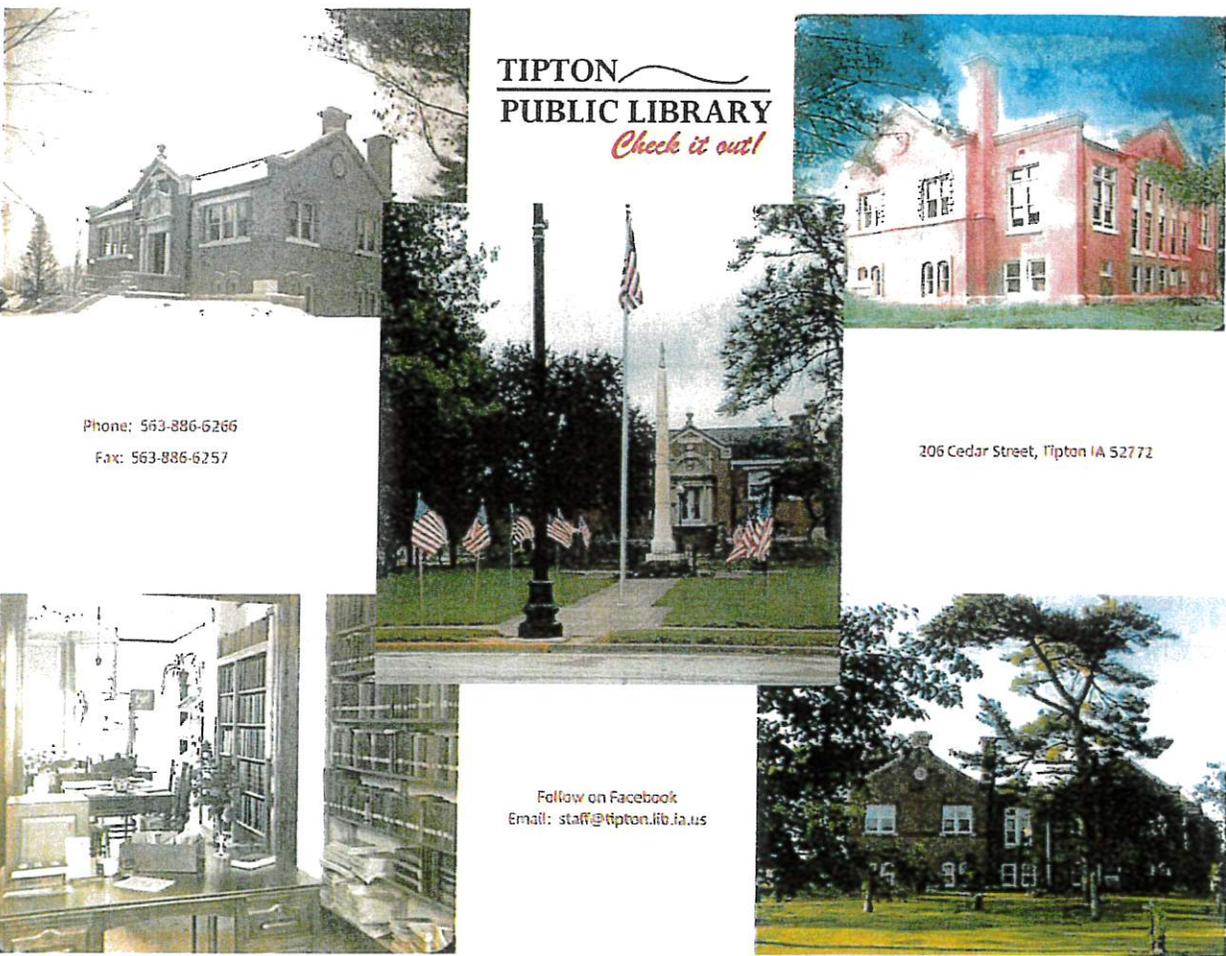
New Business- Reviewed and discussed Library Conduct, Library Child Safety and Vulnerable Adults and Sex Offenders policies, Jim moved to accept; Sherry 2nd; motion passed. Study room committee formed will be Jillian, Holly and Dale.

Next Meeting- June 20th, 2022 at 6:30

Motion to adjourn by Holly.

Meeting adjourned at 6:47.

May 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

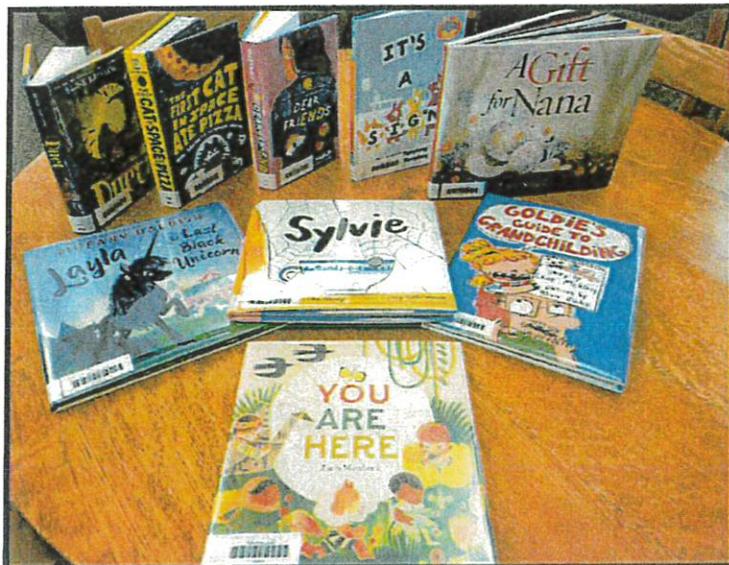
June 2022

Statistics

| | May | YTD |
|-------------------------------------|-------|--------|
| Total Circulation | 1,046 | 12,336 |
| Bridges Circ | 370 | 3,853 |
| Tipton Residents Circ. | 611 | 7,076 |
| Cedar County Residents Circ. | 271 | 3,031 |
| Computer Use | 80 | 853 |
| WiFi Usage | 212 | 1,386 |
| Attendance of Programs | 71 | 179 |
| Transactions for Copies made | 59 | 772 |
| Transactions for Faxes Sent | 5 | 71 |
| Transactions for Keurig Drinks | 1 | 77 |
| Transactions for Friends of Library | 20 | 200 |
| Door Count | 1,527 | 17,537 |

Circulation

| | May | YTD |
|-----------|-----|-------|
| Adult | 289 | 3,648 |
| Teen | 17 | 373 |
| Children | 471 | 5,739 |
| DVDs | 216 | 2,037 |
| Audios | 27 | 203 |
| Magazines | 4 | 64 |



MISSION STATEMENT

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

LIBRARY STAFF

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

LIBRARY BOARD

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

In May, 51 unique patrons used your library WiFi. On average, these patrons visited to use the WiFi on just under 4 individual days.

Change from prior month



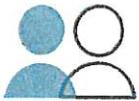
212 ↑ 28.48%

Monthly Sessions



177 ↑ 35.11%

Total Visits



51 ↑ 24.39%

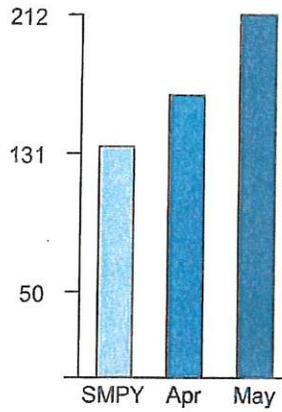
Unique Visitors



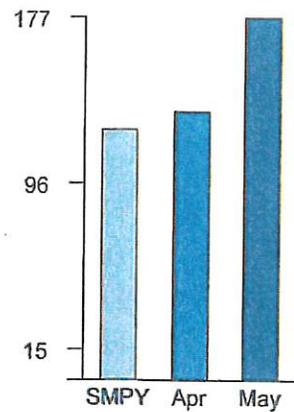
3.47 ↑ 8.44%

Average Return Rate

Total Monthly Session Count

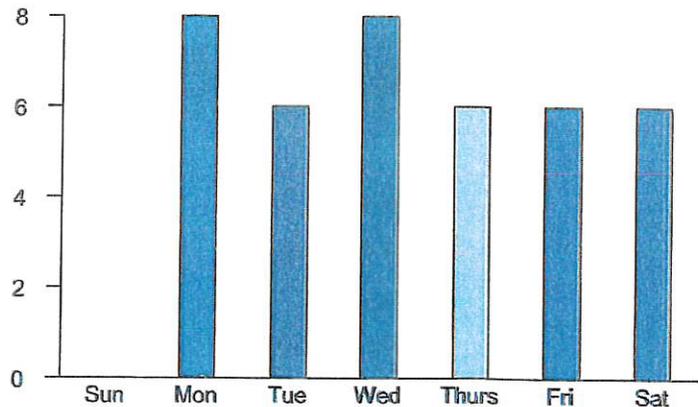


Total Monthly Visits

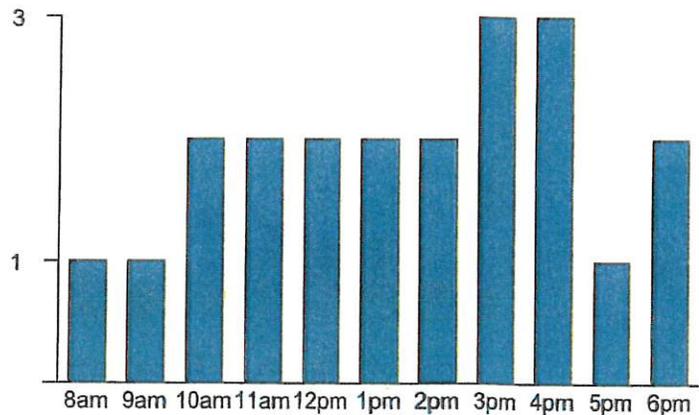


*SMPY: Same Month Prior Year

Average Daily Visits



Average Peak Hourly





Revenues

| | May | YTD |
|-----------------------|-----------------|--------------------|
| Grants | \$ | \$1,250.00 |
| Rural Funding | \$ | \$20,363.22 |
| Fines and Fees | \$3.05 | \$196.60 |
| Donations | \$7.99 | \$5,198.66 |
| Enrich Iowa | \$0 | \$0 |
| Reimbursements | \$26.00 | \$30.00 |
| Refunds | \$0 | \$0 |
| Miscellaneous | \$83.50 | \$1,956.30 |
| Utilities | \$440.29 | \$4,843.22 |
| Total Revenues | \$534.83 | \$33,838.00 |



Expenses

| | May | YTD |
|-----------------------|--------------------|---------------------|
| Staff | \$7,084.87 | \$88,176.03 |
| Staff Benefits | \$1,058.83 | \$12,973.12 |
| Materials | \$1,805.07 | \$21,304.23 |
| B. Maintenance | \$0 | \$1,323.40 |
| G. Maintenance | \$0 | \$62.81 |
| Technology | \$106.99 | \$2,753.29 |
| Programming | \$104.00 | \$596.08 |
| Miscellaneous | \$4,350.88 | \$48,158.52 |
| Software | \$0 | \$1,438.18 |
| CIP | \$0 | \$0 |
| Total Expenses | \$14,510.64 | \$176,785.66 |



Trust

Trust Fund Revenue- \$1,168.84
Trust Fund Balance- \$14,756.15



May/June 2022 Directors Report

- Continue to process and assist with DRIP, TRIP 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
- Downtown murals – US Bank’s mural is up. Rickery mural will be painted this summer
- Community Catalyst Grant for Rhino’s building was awarded in the amount of \$100,000
- Veteran banners are all up and working on a map
- Attended DNR (Land and water) grant review for green space with Nick Dellca
- Attended meeting with Patrick Pierce with CRS
- Attended meeting with Mel Pins, Executive Director Brownfield Redevelopment Program
- Attended meeting with Steve Goebel and Travis Haas – Advanced Midwest regarding the Rhino’s building
- Met with Governor Reynolds to tour Hardacre apartments
- Met with Jim Elias with Quad Cities Regional Business Journey. He did a story on the veteran banners
- Toured Brand New Engines, Cedar Poly and RPM Revival

Amy Lenz

From: noreply@salesforce.com on behalf of IOWA ABD Licensing Support
<elaps@iowaabd.com>
Sent: Tuesday, June 21, 2022 1:19 PM
To: Amy Lenz
Cc: licensingnotification@iowaabd.com
Subject: Application App-162403 Ready for Review

Hello,

Application Number App-162403 has been set to "Submitted to Local Authority" status and is currently ready for your review.

Corp Name: GREENSIDE MANAGEMENT, LLC

DBA: Greenside Pub

License Number: LC0047357

Application Number: App-162403

Tentative Effective Date: 7/8/2022

License Type: Class C Liquor License (LC)

Application Type: Renewal

Amendment Type:

Thank you.

AGENDA ITEM

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

| | |
|---------------------|----------------------------------|
| DATE: | 7/6/2021 |
| AGENDA ITEM: | Touch a Truck Event |
| ACTION: | Motion to approve, deny or table |

SYNOPSIS: Touch a Truck is a family event that allows children to explore trucks of all shapes and sizes. Many communities across our country sponsor this event for children to investigate trucks, sit in a driver's seat, look at the big tires etc. Event date is Saturday, August 6th from 9:30 a.m. from 11:00 a.m. This event will also coincide with Ridiculous Days.

1. I request the council to consider having city vehicles for this event as they have in the past
2. I request 5th street – Cedar to Meridian be barricaded from 8:00 a.m. – 11:00 a.m. for the trucks to line up and park

BUDGET ITEM: None

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

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

ATTACHMENTS: None



VEENSTRA & KIMM, INC.

860 22nd Avenue, Suite 4 • Coralville, Iowa 52241-1565
 319-466-1000 • 319-466-1008(FAX) • 888-241-8001(WATS)

June 21, 2022

PAY ESTIMATE NO. 4
 CDBG NORTH AVENUE WATER MAIN IMPROVEMENTS
 TIPTON, IOWA

Triple B Construction
 710 Ayres Progress Drive
 Wilton, IA 52778

Contract Amount \$444,904.00
 Contract Date September 14, 2021
 Pay Period April 13, 2022 - June 20, 2022

| BID ITEMS | | | | | | | |
|------------------------|-------------------------------------|-------|--------------------|--------------|----------------------|--------------------|----------------------|
| | Description | Unit | Estimated Quantity | Unit Price | Extended Price | Quantity Completed | Value Completed |
| 1.1 | Clear + Grubbing | Units | 234 | \$ 45.00 | \$ 10,530.00 | 234 | \$ 10,530.00 |
| 1.2 | Removal of Sidewalk | SY | 64 | \$ 12.00 | \$ 768.00 | 48 | \$ 576.00 |
| 1.3 | Removal of Pavement | SY | 619 | \$ 20.00 | \$ 12,380.00 | 736 | \$ 14,720.00 |
| 1.4 | Remove Storm Sewer Pipe | LF | 98 | \$ 15.00 | \$ 1,470.00 | 91 | \$ 1,365.00 |
| 1.5 | Valve Removal | Ea. | 1 | \$ 250.00 | \$ 250.00 | 2 | \$ 500.00 |
| 1.6 | Curb Stop Removal | Ea. | 4 | \$ 300.00 | \$ 1,200.00 | 13 | \$ 3,900.00 |
| 1.7 | Connect to Existing Water Main | Ea. | 8 | \$ 2,000.00 | \$ 16,000.00 | 8 | \$ 16,000.00 |
| 1.8 | 8" PVC Water Main | LF | 1,955 | \$ 63.00 | \$ 123,165.00 | 2,380 | \$ 149,940.00 |
| 1.9 | 8" Gate Valves | Ea. | 17 | \$ 1,700.00 | \$ 28,900.00 | 15 | \$ 25,500.00 |
| 1.10 | Hydrant Assembly, WM-201 | Ea. | 4 | \$ 6,150.00 | \$ 24,600.00 | 4 | \$ 24,600.00 |
| 1.11 | Remove Hydrant Assembly | Ea. | 2 | \$ 750.00 | \$ 1,500.00 | 2 | \$ 1,500.00 |
| 1.12 | Cold Weather Sampling Assembly | Ea. | 1 | \$ 3,700.00 | \$ 3,700.00 | 1 | \$ 3,700.00 |
| 1.13 | Water Service Connection - Bored | Ea. | 5 | \$ 3,200.00 | \$ 16,000.00 | 8 | \$ 25,600.00 |
| 1.14 | Water Service Connection - Open C | Ea. | 8 | \$ 2,500.00 | \$ 20,000.00 | 7 | \$ 17,500.00 |
| 1.15 | Road Stone Material | CY | 44 | \$ 50.00 | \$ 2,200.00 | 207.7 | \$ 10,385.00 |
| 1.16 | Storm SWR, Trench Gasketed, 15" | LF | 20 | \$ 140.00 | \$ 2,800.00 | 16 | \$ 2,240.00 |
| 1.17 | Storm SWR, Trench Gasketed, 18" | LF | 58 | \$ 130.00 | \$ 7,540.00 | 75 | \$ 9,750.00 |
| 1.18 | Storm SWR, Trench Gasketed, 24" | LF | 20 | \$ 160.00 | \$ 3,200.00 | | \$ - |
| 1.19 | Connect to Existing Storm Structure | Ea. | 4 | \$ 800.00 | \$ 3,200.00 | 3 | \$ 2,400.00 |
| 1.20 | Geo Grid (Tx-160) | SY | 670 | \$ 7.00 | \$ 4,690.00 | | \$ - |
| 1.21 | Special Backfill | CY | 225 | \$ 30.00 | \$ 6,750.00 | 547.2 | \$ 16,416.00 |
| 1.22 | 6" PCC Sidewalk | SY | 64 | \$ 77.00 | \$ 4,928.00 | 43 | \$ 3,311.00 |
| 1.23 | 6" PCC Driveway | SY | 449 | \$ 77.00 | \$ 34,573.00 | 478 | \$ 36,806.00 |
| 1.24 | 7" PCC Pavement | SY | 7 | \$ 100.00 | \$ 700.00 | | \$ - |
| 1.25 | Modified Subbase | CY | 52 | \$ 55.00 | \$ 2,860.00 | 17.5 | \$ 962.50 |
| 1.26 | Detectable Warning | SF | 20 | \$ 50.00 | \$ 1,000.00 | 20 | \$ 1,000.00 |
| 1.27 | Traffic Control | LS | 1 | \$ 4,500.00 | \$ 4,500.00 | 1 | \$ 4,500.00 |
| 1.28 | Construction Survey | LS | 1 | \$ 5,500.00 | \$ 5,500.00 | 1 | \$ 5,500.00 |
| 1.29 | Mobilization | LS | 1 | \$ 95,000.00 | \$ 95,000.00 | 1 | \$ 95,000.00 |
| 1.30 | Seeding + Fertilize (Urban) | Acre | 0.5 | \$ 10,000.00 | \$ 5,000.00 | 0.5 | \$ 5,000.00 |
| Contract Price: | | | | | \$ 444,904.00 | | \$ 489,201.50 |

| SUMMARY | | |
|-----------------------------------|------------------------|---------------------------|
| | Total Approved | Total Completed |
| Contract Price | \$ 444,904.00 | \$ 489,201.50 |
| Approved Change Order (list each) | Change Order No. 1 | \$ (385.00) \$ (1,037.00) |
| | Change Order No. 2 | \$ 5,000.00 \$ 5,000.00 |
| | | |
| | | |
| | | |
| | Revised Contract Price | \$ 449,519.00 |

Stored

Total Earned \$ 493,164.50

Retainage (5%) \$ 24,658.23

Total Earned Less Retainage \$ 468,506.28

| Total Previously Approved (list each) | | | |
|---------------------------------------|--------------------|---------------|--|
| | Pay Estimate No. 1 | \$ 112,022.58 | |
| | Pay Estimate No. 2 | \$ 117,465.60 | |
| | Pay Estimate No. 3 | \$ 68,594.75 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Total Previously Approved \$ 298,082.93

Percent Complete 110%

Amount Due This Request \$ 170,423.35

The amount \$ 170,423.35 is recommended for approval for payment in accordance with the terms of the contract.

Prepared By:
Triple B Construction

Recommended By:
Veenstra & Kimm, Inc.

Approved By:
Tipton, Iowa

Signature: *Grace Jipp*
Name: Grace Jipp
Title: Secretary
Date: 6/22/22

Signature: *Dave Schechinger*
Name: Dave Schechinger
Title: Engineer
Date: June 21, 2022

Signature: _____
Name: _____
Title: _____
Date: _____

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

| | |
|---------------------|----------------------------------|
| DATE: | 7/6/2022 |
| AGENDA ITEM: | TRIP Reimbursement Request |
| ACTION: | Motion to approve, deny or table |

SYNOPSIS:

Tipton Revitalization Incentive Program (TRIP) Reimbursement Request

Applicant: Dean Challis' building located at 57 Spruce Street

Commission Board met on 6/23/22 and approved request to move forward to City Council for TRIP reimbursement requested by Dean Challis.

Reimbursement Request:

Applicant: Dean Challis

- **Project cost: \$15,408.00**
- **Reimbursement amount: \$7,500.00**
- **Recommendation: The project has met its requirements and is recommended for reimbursement in the amount of \$7,500.00**

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: 6/24/2022

Dean Challis TRIP – 57 Spruce Street
Finished Overhead doors



**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

| | |
|---------------------|----------------------------------|
| DATE: | 7/6/2022 |
| AGENDA ITEM: | TRIP Reimbursement Request |
| ACTION: | Motion to approve, deny or table |

SYNOPSIS:

Tipton Revitalization Incentive Program (TRIP) Reimbursement Request

Applicant: Blake and Shelley Willard DBS: Motel Tipton

Commission Board met on 6/23/22 and approved request to move forward to City Council for TRIP reimbursement requested by Blake and Shelley Willard.

Reimbursement Request:

Applicant: Blake and Shelley Willard DBA: Motel Tipton

- **Project cost: \$16,380.36**
- **Reimbursement amount: \$7,500.00**
- **Recommendation: The project has met its requirements and is recommended for reimbursement in the amount of \$7,500.00**

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

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

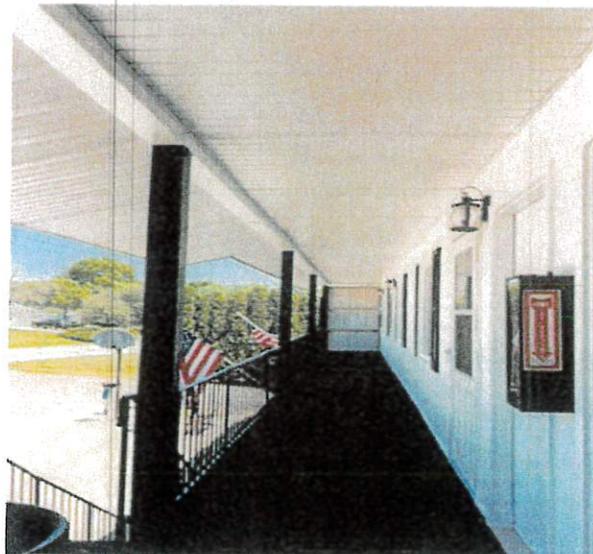
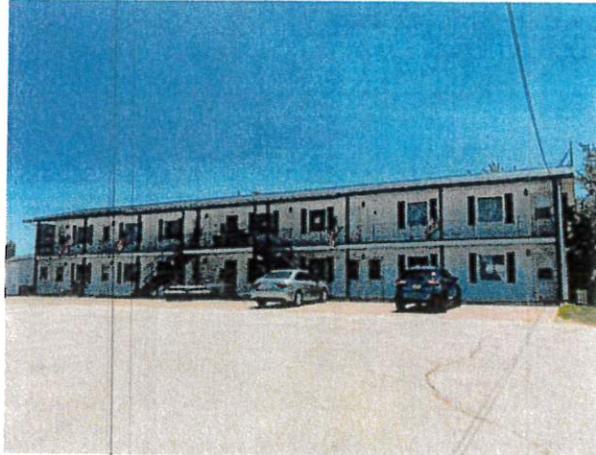
MAYOR/COUNCIL ACTION: Approve, deny or Table

ATTACHMENTS: Pictures

PREPARED BY: Linda Beck

DATE PREPARED: 6/24/2022

Motel Tipton after photos





**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

| | |
|---------------------|----------------------------------|
| DATE: | 7/6/2022 |
| AGENDA ITEM: | TRIP Reimbursement Request |
| ACTION: | Motion to approve, deny or table |

SYNOPSIS:

Tipton Revitalization Incentive Program (TRIP) Reimbursement Request

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

Commission Board met on 6/23/22 and approved request to move forward to City Council for TRIP reimbursement requested by Randy Amosson DBA: RPM Revival.

Reimbursement Request:

Applicant: Randy Amosson DBA: RPM Revival

- **Project cost: \$16,640.00**
- **Reimbursement amount: \$5,925.00**
- **Recommendation: The project has met its requirements and is recommended for reimbursement in the amount of \$5,925.00**

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: 6/24/2022

Randy Amosson DBS: RPM Revival
Finish Concrete Photos



| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT | | | |
|-------------------|--|-------------------|--|----------------------------|--------------------------------|----------------------------|----------|
| POLICE DEPARTMENT | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 1,059.82 | | | |
| | | | FICA WITHOLDING | 239.13 | | | |
| | | | MEDICARE WITHOLDING | 208.24 | | | |
| | | | MEDICARE WITHOLDING | 8.90 | | | |
| | | | MEDICARE WITHOLDING | 15.17 | | | |
| | | | MEDICARE WITHOLDING | 7.77 | | | |
| | | | MEDICARE WITHOLDING | 6.39 | | | |
| | | | MEDICARE WITHOLDING | 1.39 | | | |
| | | | MEDICARE WITHOLDING | 55.93 | | | |
| | | | MISC. VENDOR MATT JENNINGS | MATT JENNINGS:TRAVEL TRAIN | 47.61 | | |
| | | | HERITAGE PRINTING COMPANY | MISC SUPPLIES | 43.00 | | |
| | | | IPERS | IPERS WITHOLDING POLICE | 1,641.62 | | |
| | | | LISA DUFOUR | MILEAGE REIMBURSEMENT | 175.50 | | |
| | | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 | | |
| | | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 158.25 | | |
| | | | UNIFORM DEN INC | UNIFORM SUPPLIES | 240.84 | | |
| | | | CITY OF TIPTON FUNDS | Repay Admin Services | 1,482.80 | | |
| | | | | PSF payment | 366.36 | | |
| | | | CITY UTILITIES | City Hall | 13.40 | | |
| | | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 4,166.23 | | |
| | | | | TOTAL: | 10,137.35 | | |
| | | FIRE DEPARTMENT | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 56.45 | |
| | | | | | MEDICARE WITHOLDING | 13.23 | |
| | | | | | IPERS | IPERS WITHOLDING, FIRE | 58.40 |
| | | | | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 |
| | | | | | TIPTON FIRE AND RESCUE INC | 3 REIMBURSEMENTS TO FIRE D | 3,413.00 |
| | | | | | CITY OF TIPTON FUNDS | Repay Admin Services | 360.91 |
| | CITY UTILITIES | | | CITY UTILITIES | 568.64 | | |
| | | | | CITY UTILITIES | 280.90 | | |
| | CITY OF TIPTON-REVOLVING CENTRAL GARAG | | | vehicle/equipment charges | 1,841.43 | | |
| | | | | TOTAL: | 6,791.96 | | |
| AMBULANCE | GENERAL GOVERNMENT I.R.S. | | | | FICA WITHOLDING | 186.69 | |
| | | | MEDICARE WITHOLDING | 28.84 | | | |
| | | | MEDICARE WITHOLDING | 14.83 | | | |
| | | | AT&T MOBILITY | WIRELESS | 246.82 | | |
| | | | BOUND TREE MEDICAL LLC | 2 PATIENT LIFTING DEVICES | 3,399.98 | | |
| | | | | MEDICAL SUPPLIES | 44.70 | | |
| | | | MISC. VENDOR BUTTERFLY NETWORK | BUTTERFLY NETWORK:IQ & PRO | 2,225.00 | | |
| | | | IPERS | IPERS WITHOLDING EMT | 297.92 | | |
| | | | JOHNSON COUNTY AMBULANCE SERVICE | ALS INTERCEPT | 200.00 | | |
| | | | | ALS INTERCEPT | 200.00 | | |
| | | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 | | |
| | | | LINDE GAS & EQUIPMENT INC | OXYGEN | 70.21 | | |
| | | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 31.65 | | |
| | | | WING PC | MEDICAL DIRECTOR | 500.00 | | |
| | | | CITY OF TIPTON FUNDS | Repay Admin Services | 818.33 | | |
| | | | | PSF payment | 447.90 | | |
| | | | | TRANSFERS | 1,388.33 | | |
| | | | CITY UTILITIES | CITY UTILITIES | 196.47 | | |
| | | | | CITY UTILITIES | 184.84 | | |
| | | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 2,255.23 | | |
| | | | | TOTAL: | 12,936.74 | | |
| | | STREET DEPARTMENT | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 215.90 | |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|------------------------|--------------------|--|----------------------------|-----------|
| | | | MEDICARE WITHOLDING | 38.20 |
| | | | MEDICARE WITHOLDING | 0.02 |
| | | | MEDICARE WITHOLDING | 0.46 |
| | | | MEDICARE WITHOLDING | 1.72 |
| | | | MEDICARE WITHOLDING | 9.25 |
| | | | MEDICARE WITHOLDING | 0.83 |
| | | BITUMINOUS MATERIALS & SUPPLY | 176.09 GL CRS-2 | 457.83 |
| | | CINTAS | UNIFORMS | 103.69 |
| | | | UNIFORMS | 46.60 |
| | | GIERKE ROBINSON COMPANY INC | OPERATING SUPPLIES | 35.12 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 345.94 |
| | | MANATTS INC | 10 CY CONCRETE | 1,355.00 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 55.34 |
| | | CITY OF TIPTON FUNDS | Central Stores services pa | 3,847.12 |
| | | | PSF payment | 677.19 |
| | | | TRANSFERS | 25,752.00 |
| | | CITY UTILITIES | CITY UTILITIES | 15.00 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 2,468.46 |
| | | | TOTAL: | 35,425.67 |
| SIDEWALKS | GENERAL GOVERNMENT | GIERKE ROBINSON COMPANY INC | OPERATING SUPPLIES | 378.30 |
| | | CITY OF TIPTON FUNDS | Central Stores services pa | 31.72 |
| | | | TOTAL: | 410.02 |
| TREES | GENERAL GOVERNMENT | TIPTON GREENHOUSE & FLORIST | OPERATING SUPPLIES | 242.43 |
| | | CITY OF TIPTON FUNDS | Central Stores services pa | 45.78 |
| | | | TOTAL: | 288.21 |
| CEMETERY | GENERAL GOVERNMENT | ERIC STORJOHANN | 1 BURIAL | 250.00 |
| | | | TOTAL: | 250.00 |
| GENERAL ADMINISTRATION | GENERAL GOVERNMENT | I.R.S. | FICA WITHOLDING | 145.34 |
| | | | MEDICARE WITHOLDING | 30.18 |
| | | | MEDICARE WITHOLDING | 0.20 |
| | | | MEDICARE WITHOLDING | 3.21 |
| | | | MEDICARE WITHOLDING | 0.37 |
| | | CINTAS | UNIFORMS | 11.66 |
| | | | UNIFORMS | 11.66 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 232.54 |
| | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 30.39 |
| | | CITY OF TIPTON FUNDS | Central Stores services pa | 807.12 |
| | | | PSF payment | 1,963.79 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 1,008.24 |
| | | | TOTAL: | 4,443.70 |
| LIBRARY | GENERAL GOVERNMENT | I.R.S. | FICA WITHOLDING | 219.57 |
| | | | MEDICARE WITHOLDING | 22.85 |
| | | | MEDICARE WITHOLDING | 25.96 |
| | | | MEDICARE WITHOLDING | 2.54 |
| | | AUCA CHICAGO LOCKBOX | BLDG MAINT SUPPLIES | 331.31 |
| | | BAKER & TAYLOR | BOOKS | 193.03 |
| | | BANLEACO | COPIERS CONTRACT | 105.60 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 302.66 |
| | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 |
| | | STAPLES | OFFICE SUPPLIES | 130.98 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|-----------------------|---------------------------------|--|----------------------------|----------|
| | | WINDSTREAM | MONTHLY SERVICES | 153.02 |
| | | CITY UTILITIES | CITY UTILITIES | 498.98 |
| | | | TOTAL: | 2,185.50 |
| PARK | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 47.81 |
| | | | MEDICARE WITHOLDING | 1.67 |
| | | | MEDICARE WITHOLDING | 9.34 |
| | | | MEDICARE WITHOLDING | 0.17 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 12.65 |
| | | CEDAR COUNTY REPAIR INC | OPERATING SUPPLIES | 96.89 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 1.58 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 125.51 |
| | | | PSF payment | 136.57 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 226.06 |
| | | | TOTAL: | 658.25 |
| RECREATION DEPARTMENT | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 65.29 |
| | | | MEDICARE WITHOLDING | 13.74 |
| | | | MEDICARE WITHOLDING | 1.53 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 105.42 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 15.82 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 86.67 |
| | | | PSF payment | 3.95 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 156.82 |
| | | | TOTAL: | 449.24 |
| SUMMER BALL PROGRAMS | GENERAL GOVERNMENT MISC. VENDOR | DELANEY FITCH | DELANEY FITCH:UMPIRE | 60.00 |
| | | ED MESICK | ED MESICK:UMPIRE | 60.00 |
| | | GRACE HODGES | GRACE HODGES:UMPIRE | 50.00 |
| | | PRESTON DAEDLOW | PRESTON DAEDLOW:UMPIRE | 20.00 |
| | | TY NICHOLS | TY NICHOLS:UMPIRE | 180.00 |
| | | | TOTAL: | 370.00 |
| AAU SWIM CLUB | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 18.53 |
| | | | MEDICARE WITHOLDING | 4.33 |
| | | T & M CLOTHING CO. | 19 SHIRTS | 133.00 |
| | | | TOTAL: | 155.86 |
| RED CROSS SWIM | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 222.83 |
| | | | MEDICARE WITHOLDING | 52.10 |
| | | | TOTAL: | 274.93 |
| YOUTH RECREATON | GENERAL GOVERNMENT MISC. VENDOR | PRESTON DAEDLOW | PRESTON DAEDLOW:BSKTBL CA | 40.00 |
| | | BRODY MARCHIK | BRODY MARCHIK:BASKETBALL C | 20.00 |
| | | TY NICHOLS | TY NICHOLS:BASKETBALL CAMP | 40.00 |
| | | T & M CLOTHING CO. | 23 SHIRTS | 161.00 |
| | | | OPERATING SUPPLIES | 70.00 |
| | | | TOTAL: | 331.00 |
| FAMILY AQUATIC CENTER | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 884.69 |
| | | | MEDICARE WITHOLDING | 32.03 |
| | | | MEDICARE WITHOLDING | 173.35 |
| | | | MEDICARE WITHOLDING | 1.53 |
| | | ATLANTIC BOTTLING CO | DRINK ORDER | 819.24 |
| | | | DRINK ORDER | 924.55 |
| | | CARRICO AQUATIC RESOURCES | DIVING BOARD SUPPLIES | 947.12 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|------------------------|---|--|----------------------------|-----------|
| | | CORE-MARK MIDCONTINENT INC | CONCESSIONS | 2,909.09 |
| | | D & R PEST CONTROL | PEST CONTROL | 55.00 |
| | | HAWKINS INC | CHEMICALS | 400.45 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 291.89 |
| | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 47.48 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 881.91 |
| | | | PSF payment | 11.85 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 156.83 |
| | | | TOTAL: | 8,736.01 |
| ECONOMIC DEVELOPMENT | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 120.99 |
| | | | MEDICARE WITHOLDING | 16.98 |
| | | | MEDICARE WITHOLDING | 11.32 |
| | | ESBECK MASONRY | PUTTING UP MURAL ON USBANK | 425.00 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 198.89 |
| | | MARCIA MEYERS | JULY RENT | 600.00 |
| | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 31.65 |
| | | CAPITAL ONE | MISC SUPPLIES | 10.72 |
| | | CITY OF TIPTON FUNDS | PSF payment | 7.90 |
| | | | TOTAL: | 1,622.45 |
| EXECUTIVE | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 143.22 |
| | | | MEDICARE WITHOLDING | 33.51 |
| | | IPERS | IPERS ELECTED OFFICIALS | 125.56 |
| | | | TOTAL: | 302.29 |
| FINANCE & ADMINISTRATI | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 70.86 |
| | | | MEDICARE WITHOLDING | 4.30 |
| | | | MEDICARE WITHOLDING | 11.91 |
| | | | MEDICARE WITHOLDING | 0.06 |
| | | | MEDICARE WITHOLDING | 0.30 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 110.06 |
| | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 3.80 |
| | | STO-COTE PRODUCTS INC | ICE RINK AND SUPPLIES | 9,078.07 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 318.37 |
| | | | PSF payment | 5.76 |
| | | | END OF YEAR TRANSFERS | 8,000.00 |
| | | | END OF YEAR TRANSFERS | 5,476.24 |
| | | CITY PETTY CASH | CITY PETTY CASH | 7.38 |
| | | CITY UTILITIES | City Hall | 258.22 |
| | | | City Hall | 24.57 |
| | | | CITY UTILITIES | 1,664.57 |
| | | | TOTAL: | 25,233.47 |
| BUILDING MAINTENANCE | GENERAL GOVERNMENT I.R.S. | | FICA WITHOLDING | 10.59 |
| | | | MEDICARE WITHOLDING | 2.47 |
| | | AUCA CHICAGO LOCKBOX | MATS | 144.38 |
| | | CINTAS CORPORATION | FIRST AID SUPPLIES | 59.86 |
| | | CAPITAL ONE | MISC SUPPLIES | 58.75 |
| | | | TOTAL: | 276.05 |
| AMBULANCE TRUST | GENERAL GOVERNMENT CITY OF TIPTON FUNDS | | TRANSFERS | 1,388.33 |
| | | | TOTAL: | 1,388.33 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|---|----------------------|--|----------------------------|-----------|
| TRANSFER-COMM/LOCAL AC | GENERAL GOVERNMENT | CITY OF TIPTON FUNDS | TRANSFERS | 1,666.67 |
| | | | TOTAL: | 1,666.67 |
| STREET DEPARTMENT | ROAD USE TAX FUND | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 4,539.17 |
| | | | TOTAL: | 4,539.17 |
| TRAFFIC SERVICE MAINT. | ROAD USE TAX FUND | I.R.S. | FICA WITHOLDING | 5.44 |
| | | | MEDICARE WITHOLDING | 0.89 |
| | | | MEDICARE WITHOLDING | 0.05 |
| | | | MEDICARE WITHOLDING | 0.24 |
| | | | MEDICARE WITHOLDING | 0.10 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 8.59 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 0.86 |
| | | CITY OF TIPTON FUNDS | Central Stores services pa | 47.45 |
| | | | PSF payment | 0.24 |
| | | CITY UTILITIES | CITY UTILITIES | 59.99 |
| | | | TOTAL: | 123.85 |
| SNOW AND ICE REMOVAL | ROAD USE TAX FUND | I.R.S. | FICA WITHOLDING | 69.10 |
| | | | MEDICARE WITHOLDING | 14.01 |
| | | | MEDICARE WITHOLDING | 0.01 |
| | | | MEDICARE WITHOLDING | 0.30 |
| | | | MEDICARE WITHOLDING | 1.24 |
| | | | MEDICARE WITHOLDING | 0.61 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 110.23 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 17.26 |
| | | CITY OF TIPTON FUNDS | Central Stores services pa | 618.46 |
| | | | PSF payment | 45.92 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 2,665.86 |
| | | | TOTAL: | 3,543.00 |
| STREET CLEANING | ROAD USE TAX FUND | CITY OF TIPTON FUNDS | Central Stores services pa | 117.45 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 834.09 |
| | | | TOTAL: | 951.54 |
| TRANSFER/OTHER SOURCES | ROAD USE TAX FUND | CITY OF TIPTON FUNDS | TRANSFERS | 2,666.67 |
| | | | TOTAL: | 2,666.67 |
| TRANSFERS/OTHER SOURCE TRUST AND AGENCY F | CITY OF TIPTON FUNDS | | TRANSFERS | 37,201.83 |
| | | | TOTAL: | 37,201.83 |
| TRANSFER | Emergency Fund | CITY OF TIPTON FUNDS | TRANSFERS | 2,678.58 |
| | | | TOTAL: | 2,678.58 |
| OTHER GOVERNMENTAL SER | LOCAL OPTION TAX | KRAUS PLUMBING & HEATING LLC | COMPRESSOR INSTALL | 15,404.35 |
| | | | TOTAL: | 15,404.35 |
| TRANSFERS/OTHER SOURCE | LOCAL OPTION TAX | CITY OF TIPTON FUNDS | TRANSFERS | 18,519.67 |
| | | | TOTAL: | 18,519.67 |
| ECONOMIC DEVELOPMENT | TIF SPECIAL REVENU | JOHN & BONNIE DORNFELD | TIF REBATE | 14,891.94 |
| | | DAVE & SALLY KRUSE | TIF REBATE | 15,517.24 |
| | | O'ROURKE MOTORS INC | TIF REBATE | 1,109.87 |
| | | CITY OF TIPTON FUNDS | LMI SET ASIDE KRUSE RES II | 7,993.73 |
| | | | TOTAL: | 39,512.78 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|--|----------------------|--|---------------------------|------------|
| TRANSFERS/OTHER SOURCE TIF SPECIAL REVENUE | CITY OF TIPTON FUNDS | | END OF YEAR TRANSFERS | 10,442.38 |
| | | | TRANSFERS | 10,633.17 |
| | | | TRANSFERS | 9,084.58 |
| | | | TOTAL: | 30,160.13 |
| TRANSFERS/OTHER SOURCE FIRE ENTERPRISE TR | CITY OF TIPTON FUNDS | | TRANSFERS | 2,083.33 |
| | | | TOTAL: | 2,083.33 |
| WW/AKA SEWER | WASTEWATER PROJECT | CITY OF TIPTON FUNDS | WWTP PROJECT | 414,133.78 |
| | | | WWTP PROJECT | 218.88 |
| | | | TOTAL: | 414,352.66 |
| WATER DISTRIBUTION | WATER OPERATING | I.R.S. | FICA WITHOLDING | 290.08 |
| | | | MEDICARE WITHOLDING | 66.37 |
| | | | MEDICARE WITHOLDING | 0.27 |
| | | | MEDICARE WITHOLDING | 0.17 |
| | | | MEDICARE WITHOLDING | 0.66 |
| | | | MEDICARE WITHOLDING | 0.38 |
| | | CINTAS | UNIFORMS | 10.29 |
| | | | UNIFORMS | 10.29 |
| | | ECIA | N AVE WATER IMPROVEMENTS | 1,280.56 |
| | | IOWA ONE CALL | LOCATES | 42.60 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 470.10 |
| | | MUNICIPAL SUPPLY INC | METERS | 1,584.00 |
| | | | WATER MAIN SUPPLIES | 2,073.30 |
| | | NILES CHIROPRACTIC | SCREENINGS, EXAM | 25.00 |
| | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 67.65 |
| | | WENDLING QUARRIES INC | 10.58 TN WASHED CHIPS | 147.59 |
| | | | 9.54 TN WASHED CHIPS | 133.08 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 1,488.98 |
| | | | PSF payment | 83.36 |
| | | CITY UTILITIES | City Hall | 13.40 |
| | | | CITY UTILITIES | 706.26 |
| | | | CITY UTILITIES | 745.39 |
| | | | CITY UTILITIES | 889.44 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 657.09 |
| | | | TOTAL: | 10,985.31 |
| WATER BILL/COLLECT | WATER OPERATING | I.R.S. | FICA WITHOLDING | 45.87 |
| | | | MEDICARE WITHOLDING | 9.09 |
| | | | MEDICARE WITHOLDING | 1.60 |
| | | | MEDICARE WITHOLDING | 0.03 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 76.91 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 15.83 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 123.22 |
| | | | PSF payment | 3.95 |
| | | | TOTAL: | 276.50 |
| TRANSFER/OTHER SOURCES WATER OPERATING | CITY OF TIPTON FUNDS | | TRANSFERS | 4,200.00 |
| | | | TRANSFERS | 347.08 |
| | | | TOTAL: | 4,547.08 |
| WASTEWATER/AKA SEWER | WASTEWATER/AKA SEW | I.R.S. | FICA WITHOLDING | 284.32 |
| | | | MEDICARE WITHOLDING | 63.53 |
| | | | MEDICARE WITHOLDING | 0.26 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|--|---------------------------|--|----------------------------|-----------|
| | | | MEDICARE WITHOLDING | 0.25 |
| | | | MEDICARE WITHOLDING | 2.19 |
| | | | MEDICARE WITHOLDING | 0.32 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 462.49 |
| | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 |
| | | QC ANALYTICAL SERVICES LLC | NPDES SAMPLE TESTING | 1,621.50 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 63.83 |
| | | VEENSTRA & KIMM INC | NW AREA UTILITY IMPROVEMEN | 199.49 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 761.71 |
| | | | PSF payment | 689.43 |
| | | CITY UTILITIES | City Hall | 13.40 |
| | | | CITY UTILITIES | 4,316.74 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 832.90 |
| | | | TOTAL: | 9,511.36 |
| TRANSFER/OTHER SOURCES WASTEWATER/AKA SEW CITY OF TIPTON FUNDS | | | TRANSFERS | 3,900.00 |
| | | | TRANSFERS | 35,097.92 |
| | | | TOTAL: | 38,997.92 |
| ELECTRIC DISTRIBUTION | ELECTRIC OPERATING I.R.S. | | FICA WITHOLDING | 803.97 |
| | | | MEDICARE WITHOLDING | 171.46 |
| | | | MEDICARE WITHOLDING | 0.46 |
| | | | MEDICARE WITHOLDING | 2.92 |
| | | | MEDICARE WITHOLDING | 1.01 |
| | | | MEDICARE WITHOLDING | 9.61 |
| | | | MEDICARE WITHOLDING | 2.58 |
| | | CJ COOPER & ASSOCIATES INC | PRE EMPLOY | 10.00 |
| | | | SPECIMEN | 35.00 |
| | | CINTAS | UNIFORMS, SHOP TOWELS, MAT | 98.90 |
| | | | UNIFORMS, SHOP TOWELS, MAT | 59.94 |
| | | | UNIFORMS, SHOP TOWELS, MAT | 109.61 |
| | | | UNIFORMS, SHOP TOWELS, MAT | 59.94 |
| | | DR DARLENE A EHLERS | JULY RENT | 500.00 |
| | | FLETCHER-REINHARDT CO. | OPERATING SUPPLIES | 185.38 |
| | | | OPERATING SUPPLIES | 393.65 |
| | | GRAINGER | OPERATING SUPPLIES | 49.24 |
| | | IOWA ONE CALL | LOCATES | 42.60 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 1,299.80 |
| | | CEDAR COUNTY REPAIR INC | OPERATING SUPPLIES | 18.19 |
| | | | OPERATING SUPPLIES | 23.54 |
| | | NILES CHIROPRACTIC | SCREENINGS, EXAM | 200.00 |
| | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 |
| | | POWER LINE SUPPLY | OVERHEAD SUPPLIES | 593.85 |
| | | | OVERHEAD SUPPLIES | 868.96 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 151.09 |
| | | STUART C IRBY CO | EQUIPMENT SAFETY TESTING | 288.90 |
| | | TERRY DURIN COMPANY | UNDERGROUND SUPPLIES | 331.50 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 6,026.04 |
| | | | PSF payment | 2,478.82 |
| | | CITY UTILITIES | City Hall | 16.76 |
| | | | CITY UTILITIES | 326.30 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 1,407.31 |
| | | | TOTAL: | 16,766.33 |
| ELECTRIC POWER PLANT | ELECTRIC OPERATING I.R.S. | | FICA WITHOLDING | 82.84 |
| | | | MEDICARE WITHOLDING | 18.70 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|------------------------|---|--|----------------------------|-----------|
| | | | MEDICARE WITHOLDING | 0.17 |
| | | | MEDICARE WITHOLDING | 0.50 |
| | | CINTAS CORPORATION | FIRST AID SUPPLIES | 142.81 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 132.36 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 15.12 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 596.48 |
| | | | PSF payment | 3.95 |
| | | CITY UTILITIES | CITY UTILITIES | 676.14 |
| | | | CITY UTILITIES | 15.00 |
| | | | CITY UTILITIES | 15.00 |
| | | | CITY UTILITIES | 1,361.68 |
| | | | CITY UTILITIES | 1,016.08 |
| | | | CITY UTILITIES | 47.28 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | VEHICLE/EQUIPMENT CHARGES | 169.56 |
| | | | TOTAL: | 4,293.67 |
| ELECTRIC BILL/COLLECT | ELECTRIC OPERATING I.R.S. | | FICA WITHOLDING | 120.63 |
| | | | MEDICARE WITHOLDING | 25.29 |
| | | | MEDICARE WITHOLDING | 0.39 |
| | | | MEDICARE WITHOLDING | 2.36 |
| | | | MEDICARE WITHOLDING | 0.16 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 196.50 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 30.39 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 225.81 |
| | | | PSF payment | 10.84 |
| | | CITY PETTY CASH | CITY PETTY CASH | 19.91 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | VEHICLE/EQUIPMENT CHARGES | 118.69 |
| | | | TOTAL: | 750.97 |
| LOUISA GENERATING STAT | ELECTRIC OPERATING MIDAMERICAN ENERGY COMPANY | | Est cash request | 13,650.00 |
| | | | Est cash request | 22,620.00 |
| | | | Est cash request | 390.00 |
| | | | Est cash request | 2,340.00 |
| | | | TOTAL: | 39,000.00 |
| TRANSFER/OTHER SOURCES | ELECTRIC OPERATING CITY OF TIPTON FUNDS | | TRANSFERS | 25,593.33 |
| | | | TRANSFERS | 36,594.17 |
| | | | TRANSFERS | 7,308.93 |
| | | | TOTAL: | 69,496.43 |
| GAS DISTRIBUTION | GAS OPERATING | I.R.S. | FICA WITHOLDING | 393.06 |
| | | | MEDICARE WITHOLDING | 70.86 |
| | | | MEDICARE WITHOLDING | 0.25 |
| | | | MEDICARE WITHOLDING | 9.79 |
| | | | MEDICARE WITHOLDING | 3.56 |
| | | | MEDICARE WITHOLDING | 7.47 |
| | | CINTAS | UNIFORMS, SHOP TOWELS, MAT | 32.27 |
| | | | UNIFORMS, SHOP TOWELS, MAT | 32.27 |
| | | IOWA ONE CALL | LOCATES | 42.60 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 633.74 |
| | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 51.03 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 3,792.76 |
| | | | PSF payment | 35.05 |
| | | CITY UTILITIES | City Hall | 16.76 |
| | | | CITY UTILITIES | 108.77 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|------------------------|--------------------|--|----------------------------|-----------|
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 730.81 |
| | | | TOTAL: | 6,160.05 |
| GAS BILL/COLLECT | GAS OPERATING | I.R.S. | FICA WITHOLDING | 60.24 |
| | | | MEDICARE WITHOLDING | 12.11 |
| | | | MEDICARE WITHOLDING | 0.08 |
| | | | MEDICARE WITHOLDING | 1.86 |
| | | | MEDICARE WITHOLDING | 0.03 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 100.04 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 18.65 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 137.22 |
| | | | PSF payment | 4.74 |
| | | CITY PETTY CASH | CITY PETTY CASH | 19.90 |
| | | | TOTAL: | 354.87 |
| GAS PEAK SHAVING PLANT | GAS OPERATING | CITY UTILITIES | CITY UTILITIES | 73.79 |
| | | | TOTAL: | 73.79 |
| TRANSFER/OTHER SOURCES | GAS OPERATING | CITY OF TIPTON FUNDS | END OF YEAR TRANSFERS | 15,250.03 |
| | | | TRANSFERS | 12,016.00 |
| | | | TOTAL: | 27,266.03 |
| AIRPORT | AIRPORT OPERATING | FILTRATION CORP. OF AMERICA | OPERATING SUPPLIES | 174.36 |
| | | WRIGHT LAWN CARE | CONTRACT PAY JULY 2022 | 358.33 |
| | | CITY UTILITIES | CITY UTILITIES | 242.05 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 131.75 |
| | | | TOTAL: | 906.49 |
| TRANSFER/OTHER SOURCES | AIRPORT OPERATING | CITY OF TIPTON FUNDS | TRANSFERS | 347.08 |
| | | | TOTAL: | 347.08 |
| GARBAGE COLLECTION | GARBAGE COLLECTION | I.R.S. | FICA WITHOLDING | 187.21 |
| | | | MEDICARE WITHOLDING | 40.97 |
| | | | MEDICARE WITHOLDING | 0.23 |
| | | | MEDICARE WITHOLDING | 0.60 |
| | | | MEDICARE WITHOLDING | 1.70 |
| | | | MEDICARE WITHOLDING | 0.23 |
| | | CINTAS | UNIFORMS | 12.93 |
| | | | UNIFORMS | 12.93 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 305.72 |
| | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 43.95 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 885.03 |
| | | | Central Stores services pa | 2,992.82 |
| | | | PSF payment | 1,465.32 |
| | | CITY UTILITIES | City Hall | 13.40 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 2,272.45 |
| | | | TOTAL: | 8,434.49 |
| RECYCLING | GARBAGE COLLECTION | I.R.S. | FICA WITHOLDING | 71.88 |
| | | | MEDICARE WITHOLDING | 8.86 |
| | | | MEDICARE WITHOLDING | 6.96 |
| | | | MEDICARE WITHOLDING | 0.49 |
| | | | MEDICARE WITHOLDING | 0.49 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 68.59 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 12.65 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|---|----------------------|--|----------------------------|-----------|
| | | CITY OF TIPTON FUNDS | PSF payment | 1,427.42 |
| | | CITY UTILITIES | CITY UTILITIES | 37.04 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 1,514.96 |
| | | | TOTAL: | 3,149.34 |
| TRANSFER OUT/SINKING F GARBAGE COLLECTION | CITY OF TIPTON FUNDS | | TRANSFERS | 3,266.67 |
| | | | TRANSFERS | 1,794.58 |
| | | | TOTAL: | 5,061.25 |
| STORM WATER | STORM WATER | I.R.S. | FICA WITHOLDING | 26.21 |
| | | | MEDICARE WITHOLDING | 5.97 |
| | | | MEDICARE WITHOLDING | 0.05 |
| | | | MEDICARE WITHOLDING | 0.07 |
| | | | MEDICARE WITHOLDING | 0.06 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 42.24 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 8.19 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 235.81 |
| | | | PSF payment | 81.81 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 82.36 |
| | | | TOTAL: | 482.77 |
| OTHER SOURCES | STORM WATER | CITY OF TIPTON FUNDS | TRANSFERS | 686.67 |
| | | | TRANSFERS | 97.58 |
| | | | TOTAL: | 784.25 |
| INT SRVC-OTHER BUSINES CENTRAL GARAGE | | I.R.S. | FICA WITHOLDING | 91.86 |
| | | | MEDICARE WITHOLDING | 14.78 |
| | | | MEDICARE WITHOLDING | 0.80 |
| | | | MEDICARE WITHOLDING | 4.02 |
| | | | MEDICARE WITHOLDING | 1.61 |
| | | | MEDICARE WITHOLDING | 0.28 |
| | | CEDAR COUNTY ENGINEER | 554.30 GL DSL | 2,233.84 |
| | | CINTAS | UNIFORMS | 9.27 |
| | | | UNIFORMS | 9.27 |
| | | CINTAS CORPORATION | FIRST AID SUPPLIES | 34.74 |
| | | EASTERN IOWA TIRE | TIRES #18 | 2,090.58 |
| | | STEVE GRITTON | GARAGE DOOR REPAIRS | 1,790.00 |
| | | H & H AUTO | TIRE REPAIR | 18.00 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 145.06 |
| | | KLOCKE'S EMERGENCY VEHICLES | REPAIR PARTS #66 | 31.14 |
| | | MITCHELL 1 | WEB SUBSCRIPTION | 271.23 |
| | | MIKE FOGG CONSTRUCTION | ROOF REPLACEMENT LOWER SHO | 8,000.00 |
| | | NILES CHIROPRACTIC | SCREENINGS, EXAM | 25.00 |
| | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 14.69 |
| | | THOMPSON TRUCK & TRAILER | REPAIR PARTS #5 | 53.39 |
| | | CITY OF TIPTON FUNDS | Repay Admin Services | 1,015.59 |
| | | | PSF payment | 3.95 |
| | | CITY UTILITIES | CITY UTILITIES | 364.64 |
| | | | CITY UTILITIES | 266.72 |
| | | | CITY UTILITIES | 187.02 |
| | | | TOTAL: | 16,876.48 |
| INT SRVC-OTHER BUSINES ADMINISTRATIVE SER | | I.R.S. | FICA WITHOLDING | 98.36 |
| | | | MEDICARE WITHOLDING | 13.08 |
| | | | MEDICARE WITHOLDING | 0.33 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|------------------|-----------------|--|-----------------------------|-----------|
| | | | MEDICARE WITHHOLDING | 9.59 |
| | | CLIFTON LARSON ALLEN LLP | AUDIT | 1,260.00 |
| | | INTEGRATED TECHNOLOGY PARTNERS LLC | PHONE SERVICES | 230.00 |
| | | IPERS | IPERS REGULAR EMPLOYEES | 158.00 |
| | | OFFICE MACHINE CONSULTANTS INC | MANAGEMENT SERVICES | 199.00 |
| | | | UNUSED RAM | 105.00- |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 30.70 |
| | | THOMAS HEATING & AIR | MINI SPLIT AC CITY HALL | 3,000.00 |
| | | WINDSTREAM | MONTHLY SERVICES | 900.18 |
| | | CITY OF TIPTON FUNDS | PSF payment | 28.51 |
| | | CITY PETTY CASH | CITY PETTY CASH | 0.25 |
| | | | CITY PETTY CASH | 4.68 |
| | | CITY OF TIPTON-REVOLVING CENTRAL GARAG | vehicle/equipment charges | 9.19 |
| | | | TOTAL: | 5,836.87 |
| NON-DEPARTMENTAL | PAYROLL ACCOUNT | I.R.S. | FEDERAL WITHHOLDING | 7,071.85 |
| | | | FEDERAL WITHHOLDING | 401.38 |
| | | | FICA WITHHOLDING | 6,099.65 |
| | | | FICA WITHHOLDING | 239.13 |
| | | | MEDICARE WITHHOLDING | 1,426.55 |
| | | | MEDICARE WITHHOLDING | 55.93 |
| | | AFLAC | AFLAC AFTER TAX PY W/HOLDI | 96.40 |
| | | | AFLAC PY PRETAX WITHHOLDING | 507.29 |
| | | | AFLAC AFTER TAX DEDUCTION | 108.18 |
| | | AXA EQUI-VEST PROCESSING OFFICE | DEF. COMP PRETAX | 485.00 |
| | | COLLECTION SERVICES CENTER | CHILD SUPPORT- SPANGLER-96 | 96.73 |
| | | IPERS | IPERS WITHHOLDING, FIRE | 38.95 |
| | | | IPERS ELECTED OFFICIALS | 83.66 |
| | | | IPERS REGULAR EMPLOYEES | 3,870.33 |
| | | | IPERS WITHHOLDING EMT | 198.72 |
| | | | IPERS WITHHOLDING POLICE | 1,094.99 |
| | | PRINCIPAL | PRINCIPAL DENTAL POLICY | 903.72 |
| | | TREASURER, STATE OF IOWA | STATE WITHHOLDING | 3,331.00 |
| | | | STATE WITHHOLDING | 207.00 |
| | | | TOTAL: | 26,316.46 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|------------|------|-------------|-------------|--------|
|------------|------|-------------|-------------|--------|

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

| | | |
|-----|---------------------------|------------|
| 001 | GENERAL GOVERNMENT | 114,333.70 |
| 110 | ROAD USE TAX FUND | 11,824.23 |
| 112 | TRUST AND AGENCY FUND | 37,201.83 |
| 119 | Emergency Fund | 2,678.58 |
| 121 | LOCAL OPTION TAX | 33,924.02 |
| 125 | TIF SPECIAL REVENUE FUND | 69,672.91 |
| 192 | FIRE ENTERPRISE TRUST | 2,083.33 |
| 303 | WASTEWATER PROJECT | 414,352.66 |
| 600 | WATER OPERATING | 15,808.89 |
| 610 | WASTEWATER/AKA SEWER REVE | 48,509.28 |
| 630 | ELECTRIC OPERATING | 130,307.40 |
| 640 | GAS OPERATING | 33,854.74 |
| 660 | AIRPORT OPERATING | 1,253.57 |
| 670 | GARBAGE COLLECTION | 16,645.08 |
| 740 | STORM WATER | 1,267.02 |
| 810 | CENTRAL GARAGE | 16,876.48 |
| 835 | ADMINISTRATIVE SERVICES | 5,836.87 |
| 860 | PAYROLL ACCOUNT | 26,316.46 |

 GRAND TOTAL: 982,747.05

RESOLUTION NO. 070622A

Resolution approving the Final Plat of Sunrise Estates Tenth Addition and Accepting the Dedication of the Parkview Lane Extension, ROW, and all public improvements installed therein.

WHEREAS, The City of Tipton, Iowa is an incorporated City within Cedar County, Iowa; and

WHEREAS, The City of Tipton has been presented with the Final Plat of Sunrise Estates Tenth Addition (“Addition”) for review and final approval, and

WHEREAS, The City of Tipton Planning & Zoning Board previously reviewed the Preliminary Plat to the Addition and recommended its’ approval, the Council subsequently approving same, and

WHEREAS, The Council finds that the public improvements were installed in substantial compliance with the Preliminary Plat, that the City Engineer performed periodic observation of the public improvements during installation and has taken steps to inspect the public improvements after installation, and that the Engineer has no objection to the City approving the final plat and accepting the dedication of the public improvements, including the extension of Parkview Lane and water, sanitary sewer, and storm sewer improvements located within said street right-of-way, said right-of-way identified on the Plat as ‘Lot A’, and

WHEREAS, The Council finds, based upon the above and foregoing, that the Final Plat of Sunrise Estates Tenth Addition should be approved as presented, and that all public improvements, proposed to be dedicated, should in fact be accepted as public improvements, to be maintained and preserved by the City of Tipton for the use, enjoyment, and benefit of the citizens of Tipton, and

WHEREAS, The Council further finds that the Developer has approved “Protective Covenants and Restrictions of Sunrise Estates Tenth Addition”, and while the Covenants are not enforceable by the City of Tipton, the Council finds there to be no objectionable provisions, enforcement being left to those persons subject to the covenants.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Tipton, Iowa does hereby approve the Final Plat of Sunrise Estates Tenth Addition and accepts the dedication of all public improvements located within the right-of-way of Parkview Lane as extended including the Parkview Lane street extension, sanitary and water mains, valves, and hydrants, storm sewer improvements, and street lighting, all of same being located within the designated right-of-way of Parkview Lane, said right-of-way being identified as Lot A on the Final Plat and having been dedicated to public use and enjoyment by the Developer, along with the dedication to the City of all public easements shown within the Plat.

PASSED AND APPROVED this _____ day of June 2022.

Bryan Carney, Mayor

ATTEST:

Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution _____ which was passed by the Tipton City Council this ___ day of _____ 2022.

Amy Lenz, City Clerk

TODD W. ANDERSON
CORINNE R. BUTKOWSKI
HOLLY A. CORKERY
EMILY K. ELLINGSON
DOUGLAS D. HERMAN
STEVEN C. LEIDINGER
ERIC P. MARTIN
JON M. McCRIGHT
DANIEL M. MORGAN
MATTHEW J. NAGLE
BRETT S. NITZSCHKE



526 Second Avenue SE www.lynchdallas.com
Cedar Rapids, IA 52401 WRITER'S EMAIL
Office 319.365.9101 dherman@lynchdallas.com
Toll Free 1.877.966.9101 VOICE MAIL EXT. 150
Fax 319.365.9512

PATRICK J. O'CONNELL
CYNTHIA A.M. PARKER - RETIRED
AMY L. REASNER
SHAWNA M. SCHAMBERGER
KYLE A. SOUNHEIN
WILFORD H. STONE
DAVID L. WENZEL

MAILING ADDRESS:
P.O. Box 2457
Cedar Rapids, IA 52406-2457

To: Mayor and City Council
Re: Murry Mente ROW Lease Proposal
From: City Attorney Doug Herman
Date: July 1, 2022

Dear Mayor and Council:

At the City Manager's request I prepared a draft lease agreement for your review, consistent with a prior lease agreement that had been prepared by our firm related to the construction of steps/access to a downtown building in alleyway ROW. While similar in that both cases involve the leasing of ROW, there are also differences and other factors that should be considered.

City Code requires a property owner to maintain adjacent ROW free of obstructions, hazards, etc.

135.10 MAINTENANCE OF PARKING OR TERRACE. The abutting property owner shall maintain all property outside the lot and property lines and inside the curb lines upon public streets and shall keep such area in a safe condition, free from nuisances, obstructions, and hazards. In the absence of a curb, such property shall extend from the property line to that portion of the public street used or improved for vehicular purposes. The abutting property owner shall not be required to remove diseased trees or dead wood on the publicly owned property or right-of-way. Maintenance includes, but is not limited to, timely mowing, trimming trees and shrubs, and picking up litter and debris. The abutting property owner may be liable for damages caused by failure to maintain the publicly owned property or right-of-way.

By entering into the lease agreement you are, at a minimum, agreeing to the installation of 'obstructions' in the ROW.

Letter to
July 1, 2022
Page 2

The adjacent property owned by the Tenant is located on a corner lot. Typically, improvements would be required to meet setbacks, in this case front yard setbacks due to the fact that this lot is a corner lot. By agreeing to improvements in the ROW the City would be ignoring the intent of setbacks at best and violating setbacks at worst.

167.04 GENERAL FRONT YARD EXCEPTIONS AND MODIFICATIONS.

4. On corner lots a front yard shall be provided on each street, which will conform to building lines established.

By definition "street" includes the ROW portion between travelled street and property line. Therefore, this may be an issue that should be reviewed by P & Z. (Section below related to public improvement recommendations, not really what this is, but I don't expect the code contemplated public "business" use of the ROW in this manner.

168.15 POWERS AND DUTIES OF THE COMMISSION. The Commission shall have the following powers and duties:

4. Public Improvement Recommendation. No plan for any street, park, parkway, boulevard, traffic-way, riverfront, or other public improvement affecting the City plan shall be finally approved by the City Council or the character or location thereof determined, unless such proposal shall first have been submitted to the Planning and Zoning Commission and the latter shall have had 30 days within which to file its recommendations thereon.

Should the Council also be considering this request and proposed Lease as a 'variance'? If the property owner wanted to build this pad on his property, outside of the ROW but within the setback area, the owner would be required to request a setback variance to be considered by the Board of Adjustment. Under the circumstances proposed I do not see how a legal variance could be granted. That being the case, does it make sense that the City could or should lease ROW for a use that would not be allowed if it were moved from the ROW onto the owner's property? Also, it appears from a review of Exhibit A that at least a portion of the proposed improvements are located outside of the ROW and within the setback restriction area of the lot in question.

The corner lot(s) appear to be vacant. Why cannot the property owner construct the desired improvements on the property, meeting setbacks, and not utilizing the ROW but for driveway approaches, sidewalks, etc.?

Other Considerations:

1. Zoning compliance
2. Limits on hours of operation potentially (Engine noise, power washer noise, headlights from vehicles shining in houses?)
3. Water spraying on those passing by? (Cars/Trucks, pedestrians, bicyclists, etc.)
4. Water entering storm drains? (Water treated with soap, wax, etc., not likely permitted to enter storm sewer, rather, it should enter the City Sanitary Sewer system.
5. Will City water be used, and metered?
6. If shut down every winter will there be freezing concerns? Will there be fees tied to shutting off water and turning it back on?

There are many things to consider, this memo addresses some of them and may lead to questions or considerations of others. In the end, the Council should give this all due consideration and make the best most well informed decision in the best interests of the City.

Sincerely yours,

Douglas D. Herman

Douglas D. Herman

RESOLUTION NO. 070622B

RESOLUTION TO SCHEDULE PUBLIC HEARING TO CONSIDER THE APPROVAL OF A LEASE AGREEMENT WITH A TEN (10) YEAR INITIAL TERM BETWEEN THE CITY OF TIPTON AND MURRY MENTE

WHEREAS, Murry Mente requests from the City that the City lease a section of ROW adjacent to the Mente property generally located at southwest corner of Lynn Street and West 1st Street, and being legally described as follows:

The East ½ Lots 5 and 6 Block 48, Tipton, Cedar County, Iowa.
(a/k/a Parcel # 0480-11-06-160-005-0)

and

WHEREAS, a draft lease agreement has been prepared for consideration by the Council and Mente, and

WHEREAS, To allow for public input prior to the consideration of a Resolution to approve entry into a ten (10) year lease agreement with Mente, the City is required by Iowa Code to schedule and hold a Public Hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Tipton, Iowa, in consideration of the above and foregoing, does hereby schedule a Public Hearing to receive and consider public input prior to the Council consideration of a Lease Agreement for a term of ten (10) years between the City and Mente as set forth above, the Public Hearing to be held on the ____ day of _____, 2022 at _____, p.m., at the regular meeting of the Tipton City Council currently scheduled for that date and time, with the City Clerk being directed to see to the publication notice of the public hearing in the Tipton Conservative at least four (4) but not more than twenty (20) days in advance of the Public Hearing.

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 Resolution which was passed by the Tipton City Council this _____ day of July 2022.

Amy Lenz, City Clerk

NOTICE OF PUBLIC HEARING
RE: Amended and Restated Easement Agreement

The City of Tipton City Council will hold a Public Hearing on the ____ day of _____, 2022, at _____,p.m. on the proposed approval of an Amended and Restated Easement Agreement between the Cedar County Cooperative and the City of Tipton, Iowa, said Agreement to replace a previously approved Easement Agreement dated March 21, 2012, and recorded on April 5, 2012 in Book 1101, Page 50-53, records of the Cedar County, Iowa recorder. A complete copy of the 2012 Easement and the proposed Amended and Restated Easement Agreement may be reviewed at Tipton City Hall during regular business hours. Questions and comments may be directed to _____ during regular business hours by calling _____ or by emailing _____ in advance of the Public Hearing and/or questions or comments may be made during the Public hearing.

Amy Lenz, City Clerk

LEASE AGREEMENT

This lease agreement ("Agreement") by and between the **CITY OF TIPTON, IOWA**, an Iowa municipal corporation ("LANDLORD"), and **MURRY MENTE** ("TENANT") is entered as of the last date of last signature indicated below ("Effective Date").

1. **DESCRIPTION OF LEASED PREMISES.** LANDLORD hereby agrees to lease to TENANT a portion of the City Right of Way ("Leased Premises") generally located in the Lynn Street right-of-way abutting the property located at the southwest corner of Lynn Street and West 1st Street ("Property") owned by TENANT, a vacant lot, and being legally described as follows:

The East ½ Lots 5 and 6 Block 48, Tipton, Cedar County, Iowa.

(a/k/a Parcel # 0480-11-06-160-005-0)

Tenant shall be permitted to use the Leased Premises for purposes of a concrete pad and related improvements associated with a "Vehicle Wash Pad" as shown and described in more detail in Exhibit A attached hereto. Any improvement shall first be marked out and approved by the City of Tipton Public Works Director in advance of installation.

2. **TERM OF LEASE.** The initial term of this Agreement shall be ten (10) years commencing as of the Effective Date unless earlier terminated pursuant to the terms of this Agreement. Upon the expiration of the initial term, this Agreement shall continue in force and effect for successive terms of ten (10) years unless or until terminated pursuant to the terms of this Agreement.
3. **RENT.** TENANT agrees to pay LANDLORD as rent for the initial term, the sum of XXXXXXXX dollars and 0/100 cents (\$XXXX.XX) paid in advance on or before the Effective Date. Unless otherwise provided, rent for each successive term shall also be XXXXXXXX dollars and 0/100 cents (\$XXXX.XX) paid in advance on or before the expiration of the preceding term, unless increased by Resolution of the City Council or agreement of the Parties. Tenant shall also reimburse the City for 100% of any and all property taxes assessed against the City, if any, for the business use of the ROW; said tax expense to be invoiced by the City to Tenant and paid within thirty days of said invoice.
4. **POSSESSION; USE; CARE AND MAINTENANCE.** TENANT shall be entitled to non-exclusive possession and use of the Leased Premises during the term of this Agreement for the sole and exclusive purposes of constructing, utilizing, maintaining, repairing, and/or otherwise utilizing the leased premises for a seasonal vehicle wash pad as more fully explained in Exhibit A to this Lease Agreement. No repairs or modifications to the seasonal wash pad or related improvements may be made which do not comply with the Exhibit A and/or any subsequent permit issued by the City related thereto, without prior written consent of the City Council.

Construction, maintenance, repair, and/or replacement of all improvements shall be the

responsibly of TENANT, at Tenant's sole cost and expense.

TENANT shall not utilize the Leased Premises for any other purpose including, but not limited to, the exterior storage of equipment, materials, or other personal property or placement of advertisements or promotional signage.

5. **INDEMNIFICATION.** TENANT agrees to indemnify, defend, and hold LANDLORD harmless from all claims, suits, actions, damages and cost of every name and description, arising out of or resulting from TENANT'S continued use of the Leased Premises as provided in this Agreement. TENANT shall, at her cost and expense, protect, defend, and indemnify LANDLORD from and against claims including but not limited to 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 Leased Premises.
6. **LIABILITY AND INSURANCE.** TENANT shall bear the risk of all liability for property damage and/or bodily injury occurring upon the Leased Premises. Further, TENANT agrees to maintain commercial general liability insurance in the amounts of no less than \$1,000,000 each occurrence and \$2,000,000 annual aggregate to cover the Leased Premises at all times. Such policy shall include liability arising from business operations, independent contractors, personal injury, and liability assumed under an insured contract. To the extent said insurance is in force and collectible and to the extent permitted by law, the LANDLORD and TENANT each hereby releases and waives all right of recovery against the other or anyone claiming through or under each of them by way of subrogation or otherwise. This policy shall be endorsed to include the LANDLORD as an additional insured and TENANT shall provide the LANDLORD a certificate of insurance evidencing compliance with the property and liability insurance requirements of this Agreement, such certificate including 30 days' notice of cancellation to the LANDLORD. A renewal certificate shall be provided to the LANDLORD prior to expiration of current policies. TENANT and the LANDLORD shall provide a copy of this Agreement to their respective insurers.
7. **THIRD PARTY BENEFICIARIES.** The parties agree no third-party beneficiaries shall be created by this Agreement.
8. **NON-SUITABILITY OF THE LEASED PREMISES FOR CONTINUED USE.** In the event the Leased Premises is rendered unsuitable for continued use for the purposes set forth in this Agreement due to no fault of either party, including but not limited to, any directive by the State of Iowa or the United States of America, or any of their respective departments or agencies, this Agreement shall automatically terminate and be of no further force or effect.
9. **TERMINATION; AMENDMENT.** This Agreement may be terminated or amended during the pendency of the initial term or any successive term upon the mutual written agreement of the parties; or by either party upon the provision of written notice to the other party within thirty (30) days of the expiration of any term. TENANT agrees to completely

remove all improvements installed within the Leased Premises at Tenant expense and to LANDLORD'S satisfaction, upon termination of this Agreement.

10. **RIGHTS CUMULATIVE.** The various rights, powers, options, elections, and remedies of either party, provided in this Agreement, shall be construed as cumulative and no one of them as exclusive of the others, or exclusive of any rights, remedies, or priorities allowed either party by law, and shall in no way affect or impair the right of either party to pursue any other equitable or legal remedy to which either party may be entitled as long as any default remains in any way unremedied, unsatisfied, or undischarged.
11. **NOTICES.** Notices as provided for in this Agreement shall be given to the Clerk for LANDLORD or to the TENANT personally at the respective addresses designated below unless either party notifies the other, in writing, of a different address or contact. Without prejudice to any other method of notifying a party in writing, such notice shall be considered given under the terms of this Agreement when sent, addressed as designated above by certified mail, postage prepaid.
12. **PROVISIONS TO BIND AND BENEFIT SUCCESSORS AND ASSIGNS.** The provisions of this Agreement inure to the benefit of and bind the successors and assigns of LANDLORD and TENANT, and all terms and conditions of this Agreement shall apply to and run with title to the Property in the case of TENANT and to the alley in the case of LANDLORD. This Agreement shall be recorded at the time of its execution.
13. **GENERAL PROVISIONS.** In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by LANDLORD and TENANT. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender according to the context. If any term or provision of this Agreement is held to be invalid or unenforceable, the remaining terms and provisions shall not be affected.
14. **SEVERABILITY.** If any provision of this Agreement, or any portion hereof, is rendered invalid by operation of law, judgment, or court order, the remaining provisions and/or portions of provisions shall remain valid and enforceable and shall be construed to so remain.
15. **COUNTERPARTS.** This Agreement shall be executed in two (2) counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though all parties are not signatories to the original or the same counterpart. Furthermore, the parties may execute and deliver this Agreement by electronic means such as .pdf or a similar format. LANDLORD and TENANT agree that the delivery of the Agreement by electronic means

shall have the same force and effect as delivery of original signatures and that each of the parties may use such electronic signatures as evidence of the execution and delivery of the Agreement by all parties to the same extent as an original signature.

16. **COUNCIL APPROVAL.** This Agreement is made specifically contingent upon and subject to the approval of the City Council of Tipton, Iowa. The "*Effective Date*" hereof shall be considered the 1st day of the 1st month following the approval hereof by the City Council and execution by both parties.
17. **EXECUTION.** When and if executed by both LANDLORD and TENANT, this Agreement shall become a fully enforceable and binding contract.

Dated this ____ day of _____ 2022. Dated this ____ day of _____ 2022.

LANDLORD

TENANT

CITY OF TIPTON IOWA,
an Iowa Municipal Corporation

MURRY MENTE

By: _____
Bryan Carney, Mayor

By: _____
Murry Mente

Attest:

Amy Lenz, City Clerk

Address: Tipton City Hall
407 Lynn Street
Tipton, IA 52772

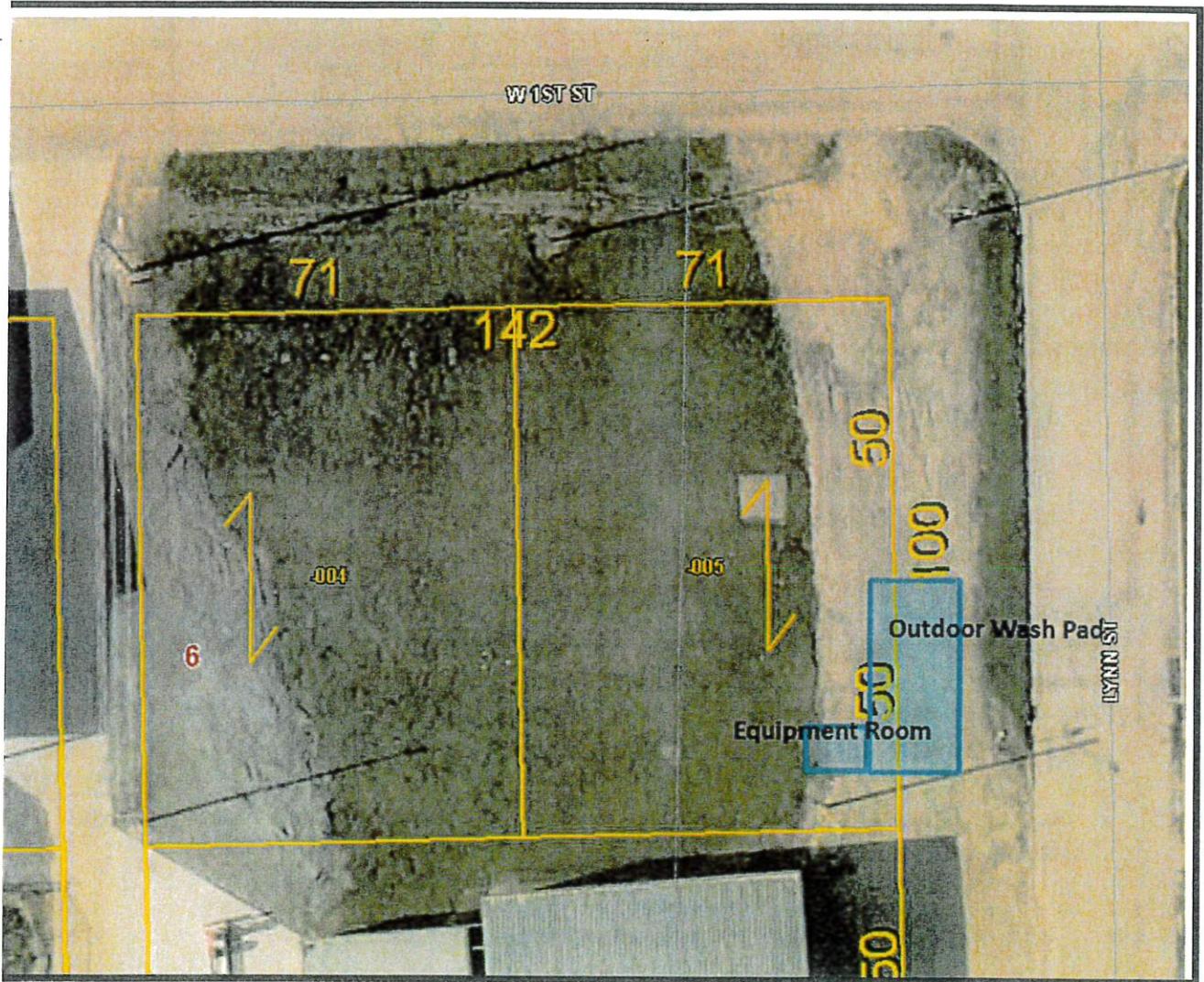
Address: _____

Telephone: (563) 886-6187

Telephone: (_____) _____ - ____

Exhibit A

Tenant proposes to construct a manual use, outdoor vehicle wash pad in the Lynn Street ROW, placed generally as shown below.



The project is generally described as follows:

Hot and Sudsy/ MGMENTE LLC Expansion

Project Scope:

This project includes the following:

10'x12' Equipment Room

24'x30' Concrete Wash Pad for Seasonal Use – NO Winter Use

Along with this, the project was described to us as:

- 1.) The pad would go into the ROW by about 18 feet.
- 2.) It would be flush to the ground but shaped to have water flow to a drain and a sand trap built into/under the pad.
- 3.) The wash pad would not be used in winter.
- 4.) There will be signage that makes entry and exit a one-way route going from north to south.
- 5.) The owner will be responsible for maintenance and repairs on the pad.
- 6.) The City will not be liable for any damage that we might do due to working in the ROW, such as snowplowing.

AGENDA ITEM

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

| | |
|---------------------|---|
| DATE: | 7/6/2022 |
| AGENDA ITEM: | Approval of Gap Loan for Circle P Veterinary Services, LLP (Tipton Veterinarian Tipton Clinic) Fund Application (Known formerly at the Case Building. Revolving Loan Fund |
| ACTION: | Motion to approve, deny or table |

SYNOPSIS: Dr's John Pricket and Alana McNutt owners of Circle P Veterinary Services has bought the former Case building located at 102 Cedar Street to expand their growing business. Request to offer a gap loan in the amount of \$200,000 as the total project cost is \$1,120,000 which includes the purchase of the building, land, and renovation.

The business has expanded to 5 Veterinarians and 10 FT and 3 PT staff. Dr's John and Alana also have a clinic in New Liberty, IA.

The Commission Board met on 6/23/2022 and approved request to move forward to City Council for consideration of funds to assist with this business expansion.

Terms of this application are listed below.

1. Loan amount of \$200,000.00
2. .5% interest rate
3. Payback in seven years with monthly installments
4. Promissory Note, loan agreement and any related documents to be drawn up by Tipton's City Attorney
5. Payment schedule would begin on January 1, 2023
6. The City of Tipton will be listed second on the mortgage for the land and building (behind Hills Bank)

This will help secure that the Veterinary Clinic stays in Tipton. The clinic is a very important anchor in the southern downtown district. Dr's John and Alana's goal is to be in their new clinic by January 1, 2023.

BUDGET ITEM: 160-5-599-2-64994

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

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

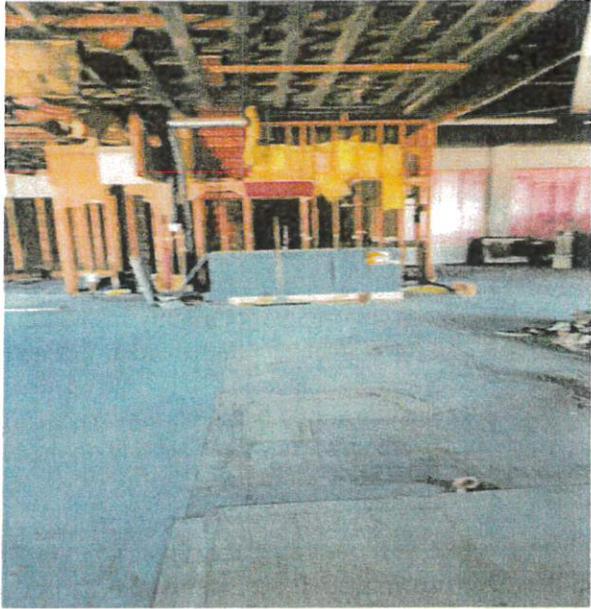
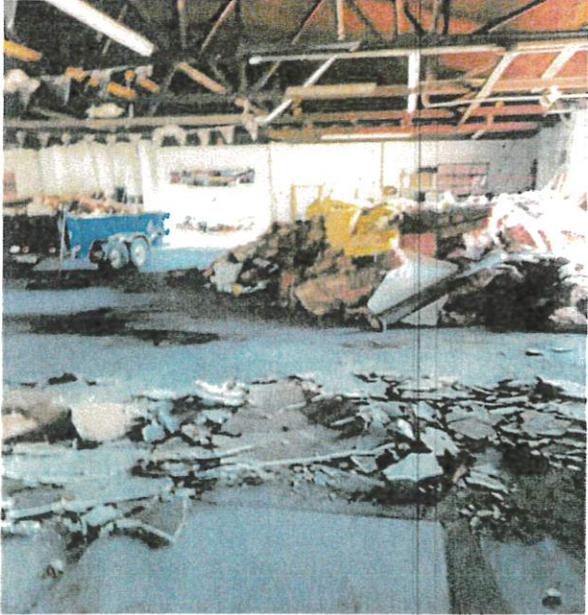
ATTACHMENTS: Before Picture

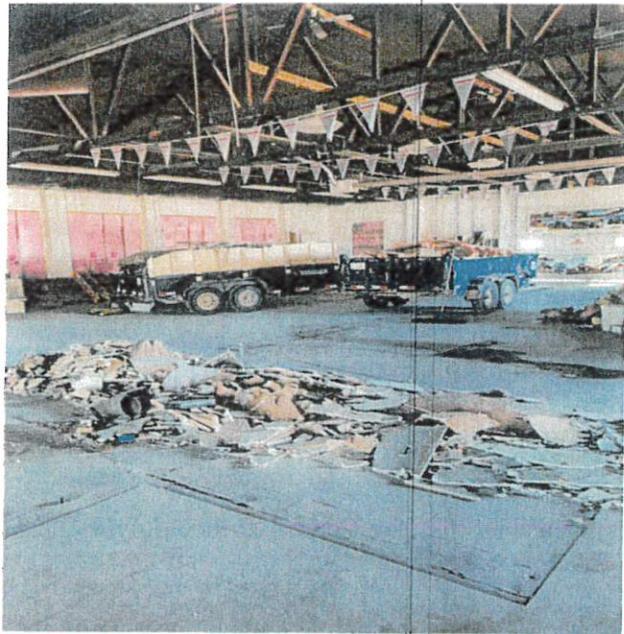
PREPARED BY: Linda Beck

DATE PREPARED: 6/24/2022

Tipton Veterinary Clinic

Before pictures







June 23, 2022

VIA EMAIL

Brian Wagner
City Manager/City Hall
Tipton, IA

Re: Tipton Urban Renewal Area
Our File No. 419554-46

Dear Brian:

Attached please find two sets of proceedings for use by the City Council at their July 6, 2022 meeting.

The first set of proceedings covers the City Council's action in holding a public hearing on the designation of the expanded urban renewal area and adopting a resolution to approve the amended urban renewal plan for that Area. The resolution states that the required consultation session has been held with Cedar County and the Tipton Community School District. If either of these actions has not been taken, please call me immediately.

The second set of proceedings covers the adoption of the tax increment ordinance for the expanded urban renewal area. We have prepared the proceedings on the presumption that the City Council will waive the statutory requirement that an ordinance be considered at two meetings prior to the meeting at which it is finally adopted. This waiver requires the affirmative vote of not less than four of the five City Council members. This ordinance may be adopted immediately after the amended urban renewal plan has been approved by resolution.

Once the ordinance has been finally adopted, it must be published and a copy must be filed with the County Auditor of Cedar County. Please print extra copies of the ordinance for publishing and filing. Certificates are included in the proceedings to attest to each of those acts.

We will appreciate receiving executed copies of these proceedings as soon as they are available. Please contact John Danos, Erin Regan, Severie Orngard, or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Amy Lenz
Melissa Armstrong
Maggie Burger

ADDITION TO THE URBAN RENEWAL
AREA DESIGNATION AND PLAN
HEARING

419554-46

Tipton, Iowa

July 6, 2022

The City Council of the City of Tipton, Iowa, met on July 6, 2022, at _____ p.m., at the _____, in the City for the purpose of conducting a public hearing on the designation of the expanded Tipton Urban Renewal Area and on an urban renewal plan amendment.

The Mayor presided and the roll being called the following members of the City Council were present and absent:

Present: _____

Absent: _____.

The City Council investigated and found that notice of the intention of the City Council to conduct a public hearing on the designation of an urban renewal area and on a proposed urban renewal plan amendment had been published according to law and as directed by the City Council and that this is the time and place at which the City Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled “Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Tipton Urban Renewal Area,” seconded by Council Member _____. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO. 070622C

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Tipton Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, the City Council of the City of Tipton, Iowa (the "City") has previously created the Tipton Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; (2) updates the description of the Tipton Downtown Revitalization Incentive Program/Tipton Revitalization Incentive Program previously approved in the November, 2018 Amendment to the Plan; (3) updates the description of the Tipton Revolving Loan Fund Support Program previously approved in the November, 2018 Amendment to the Plan; (4) updates the description of the Cedar Street/Highway 38 Reconstruction Project previously approved in the November, 2018 Amendment to the Plan; and (5) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to a private developer in connection with the redevelopment of an existing building (the "Building Redevelopment Project") into a mixed-use building including commercial and multiresidential units; (b) using tax increment financing to pay the costs of repairing the roof and undertaking asbestos removal in support of the Building Redevelopment Project; and (c) using tax increment financing to pay the costs of extending Commerce Boulevard or constructing a new street to provide access to an industrial park; and

WHEREAS, notice of a public hearing by the City Council on the question of establishing the Property as an urban renewal area and on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on July 6, 2022; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Cedar County and the Tipton Community School District; the consultation meeting was held on the ___ day of _____, 2022; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Tipton, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the July, 2022 Addition to the Tipton Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The proposed Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. The proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not anticipated that families will be displaced as a result of the City's undertakings under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Amendment attached hereto and made a part hereof, is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved July 6, 2022.

Mayor .

Attest:

City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

EXHIBIT A
Legal Description
Expanded Tipton Urban Renewal Area
(July, 2022 Addition)

Certain real property situated in the City of Tipton, County of Cedar, State of Iowa bearing Cedar County Property Tax Parcel Identification Number 0480-11-06-108-001-0.

• • • •

Upon motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
CEDAR COUNTY
CITY OF TIPTON

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Tipton, Iowa and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with designating an urban renewal area and approving the urban renewal plan amendment for the Tipton Urban Renewal Area in the City.

WITNESS MY HAND this ___ day of _____, 2022.

City Clerk

MINUTES PROVIDING FOR PASSAGE
OF AN ORDINANCE ESTABLISHING A
TAX INCREMENT FINANCING
DISTRICT FOR THE JULY, 2022
ADDITION TO THE TIPTON URBAN
RENEWAL AREA

419554-46

Tipton, Iowa

July 6, 2022

The City Council of the City of Tipton, Iowa, met on July 6, 2022, at _____ p.m., at
the _____, in the City.

The Mayor presided and the roll was called showing members present and absent, as
follows:

Present: _____

Absent: _____.

Council Member _____ introduced an ordinance entitled “Ordinance
No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property
in the July, 2022 Addition to the Tipton Urban Renewal Area, Pursuant to Section 403.19 of the
Code of Iowa.”

It was moved by Council Member _____ and seconded by Council
Member _____ that the ordinance be adopted. The Mayor put the
question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and declared that the ordinance
had been given its initial consideration.

It was moved by Council Member _____ and seconded by Council Member _____ that the statutory rule requiring an ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried.

It was moved by Council Member _____ and seconded by Council Member _____ that the ordinance entitled "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the July, 2022 Addition to the Tipton Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," now be put upon its final consideration and adoption. The Mayor put the question on the final consideration and adoption of the ordinance and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and the ordinance duly adopted, as follows:

ORDINANCE NO. 584

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the July, 2022 Addition to the Tipton Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Tipton, Iowa (the “City”) previously enacted an ordinance entitled “An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Tipton Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa”; and

WHEREAS, pursuant to that ordinance, certain taxable property within the Tipton Urban Renewal Area in the City was designated a “tax increment district”; and

WHEREAS, the City Council now desires to increase the size of the “tax increment district” by adding additional property;

BE IT ENACTED by the Council of the City of Tipton, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the July, 2022 Addition to the Tipton Urban Renewal Area of the City of Tipton, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Tipton to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“City” shall mean the City of Tipton, Iowa.

“County” shall mean Cedar County, Iowa.

“2022 Urban Renewal Area Addition” shall mean the July, 2022 Addition to the Tipton Urban Renewal Area of the City, the legal description of which is set out below, approved by the City Council by resolution adopted on July 6, 2022:

Certain real property situated in the City of Tipton, Cedar County, State of Iowa bearing Cedar County Property Tax Parcel Identification Number 0480-11-06-108-001-0.

“Urban Renewal Area” shall mean the entirety of the Tipton Urban Renewal Area as amended from time to time.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the 2022 Urban Renewal Area Addition. After the effective date of this ordinance, the taxes levied on the taxable property in the 2022 Urban Renewal Area Addition each year by and for the benefit of

the State of Iowa, the City, the County and any school district or other taxing district in which the 2022 Urban Renewal Area Addition is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the 2022 Urban Renewal Area Addition, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the 2022 Urban Renewal Area Addition on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the 2022 Urban Renewal Area Addition to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area , and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the 2022 Urban Renewal Area Addition exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the 2022 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the 2022 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. 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 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed by the Council of the City of Tipton, Iowa, on July 6, 2022.

Mayor

Attest:

City Clerk

• • • • •

There being no further business to come before the meeting, it was upon motion adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA

SS:

CEDAR COUNTY

I, the undersigned, County Auditor of Cedar County, in the State of Iowa, do hereby certify that on the ____ day of _____, 2022, the City Clerk of the City of Tipton, Iowa, filed in my office a copy of an ordinance of such City shown to have been adopted by the Council and approved by the Mayor thereof on July 6, 2022, entitled: "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the July, 2022 Addition to the Tipton Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," and that I have duly placed a copy of the ordinance on file in my records.

WITNESS MY HAND this ____ day of _____, 2022.

County Auditor

STATE OF IOWA
CEDAR COUNTY SS:
CITY OF TIPTON

I, the undersigned, City Clerk of the City of Tipton, State of Iowa, do hereby certify that I caused to be published "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the July, 2022 Addition to the Tipton Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," of which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, and that such newspaper has a general circulation in said City.

WITNESS MY HAND this ____ day of _____, 2022.

City Clerk

(Attach hereto publisher's affidavit of publication with clipping of ordinance as published.)

STATE OF IOWA
CEDAR COUNTY SS:
CITY OF TIPTON

I, the undersigned, City Clerk of the City of Tipton, State of Iowa, do hereby certify that the attached is a true, correct and complete copy of all the records of the Council of such City relating to the adoption of an ordinance entitled "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the July, 2022 Addition to the Tipton Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

WITNESS MY HAND this ____ day of _____, 2022.

City Clerk

June 29, 2022

Via Email

Brian Wagner
City Manager / City Hall
Tipton, Iowa

Re: Electric Revenue Loan Agreement
Our File No. 419554-47

Dear Brian:

We have prepared and attach proceedings related to the public hearing and additional action to be taken on the Electric Revenue Loan Agreement at the July 6th City Council meeting.

The proceedings attached include the following items:

1. Minutes of the meeting covering the public hearing, followed by the resolution taking additional action in connection with the Loan Agreement. This resolution simply sets forth the Council's determination to enter into the Loan Agreement in the future, and its adoption constitutes the "additional action" required by the Iowa Code.
2. Attestation Certificate with respect to the validity of the transcript.

On July 6th the Council should meet as scheduled, hold the hearing on its intention to enter into the Loan Agreement and adopt the attached resolution. The minutes as drafted assume that no objections will be filed or made.

As soon as possible after the Council meeting, please return one fully executed copy of all of the completed pages in these proceedings. If you have any questions, please contact Emily Hammond, Erin Regan, Cheryl Ritter or me.

Best regards,

John P. Danos

Attachments

cc: Melissa Armstrong / Floyd Taber / Amy Lenz
Speer Financial, Inc.

MINUTES FOR HEARING AND
ADDITIONAL ACTION ON ENTERING
INTO AN ELECTRIC REVENUE LOAN
AGREEMENT

419554-47

Tipton, Iowa

July 6, 2022

The City Council of the City of Tipton, Iowa, met on July 6, 2022, at _____ o'clock
____.m., at the _____, Tipton, Iowa.

The meeting was called to order by the Mayor, and the roll being called, the following
named Council Members were present and absent:

Present: _____

Absent: _____.

This being the time and place specified for holding the public hearing and taking action
on the proposal to enter into an Electric Revenue Loan Agreement in a principal amount not to
exceed \$5,750,000, the City Clerk announced that no written objections had been placed on file.
Whereupon, the Mayor called for any written or oral objections, and there being none, the Mayor
closed the public hearing.

After due consideration and discussion, Council Member _____
introduced the resolution next hereinafter set out and moved its adoption, seconded by Council
Member _____. The Mayor put the question upon the adoption
of said resolution, and the roll being called, the following Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

RESOLUTION NO. 070622D

Resolution taking additional action on proposal to enter into an Electric Revenue Loan Agreement

WHEREAS, the City of Tipton (the "City"), in Cedar County, State of Iowa, did heretofore establish a Municipal Electric Utility System (the "Utility") in and for the City which has continuously supplied electric service in and to the City and its inhabitants since its establishment; and

WHEREAS, the management and control of the Utility are vested in the City Council (the "Council") of the Utility; and

WHEREAS, pursuant to prior resolution (the "2012 Bond Resolution") of the Council, the City has previously issued its \$2,720,000 Electric Revenue Bonds, Series 2012, dated March 28, 2012 (the "Series 2012 Bonds"), and the City reserved the right to issue additional obligations payable from the same source as and ranking on a parity with the Series 2012 Bonds subject to the terms of the 2012 Bond Resolution; and

WHEREAS, the City acting by and through the Council heretofore proposed to enter into an Electric Revenue Loan Agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$5,750,000 pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the cost, to that extent, of acquiring and installing solar generation assets and constructing distribution improvements for the Utility, and has published notice of the proposed action and has held a hearing thereon on July 6, 2022;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Tipton, Iowa, as follows:

Section 1. The Council hereby determines to enter into the Loan Agreement in the future and orders that electric revenue bonds be issued at such time, in evidence thereof. The Council further declares that this resolution constitutes the "additional action" required by Section 384.24A of the Code of Iowa.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved July 6, 2022.

Mayor

Attest:

City Clerk

• • • •

On motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTY OF CEDAR
CITY OF TIPTON

SS:

I, the undersigned, City Clerk of the City Tipton do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to the public hearing and additional action on the Council's intention of entering into a certain Electric Revenue Loan Agreement in the future.

WITNESS MY HAND this _____ day of _____, 2022.

City Clerk

RESOLUTION NO. 070622E

RESOLUTION: ESTABLISH A PUBLIC HEARING FOR 2020 WASTEWATER IMPROVEMENTS CDBG GRANT.

WHEREAS, the City of Tipton received CDBG funds to provide assistance for the 2020 Water Improvement Project; and

WHEREAS, the CDBG regulations require grantees of CDBG funding to hold a Status of Funded Activities public hearing to solicit public comments on the project.

THEREFORE, BE IT RESOLVED BY THE TIPTON CITY COUNCIL, IOWA that a public hearing on the Status of Funded Activities of the Community Development Block Grant Downtown Revitalization Program providing funds to the City be conducted on Monday, July 18, 2022, at 5:30 PM before the Tipton City Council in the Tipton City Council chambers, 301 Lynn Street, Tipton, Iowa; and

BE IT FURTHER RESOLVED that notice of this hearing shall be published in accordance with the law.

Bryan Carney, Mayor

ATTEST:

Amy Lenz, City Clerk