

## City of Tipton, Iowa

**Meeting:** Tipton City Council Meeting  
**Place:** Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772  
**Date/Time:** Monday, July 7, 2025, 5:30 p.m.  
**Web Page:** [www.tiptoniowa.org](http://www.tiptoniowa.org)  
**Posted:** Thursday, July 3, 2025 (Front door of City Hall & City Website)

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

<https://meet.goto.com/642904677>

You can also dial in using your phone.

Access Code:

642-904-677

United States (Toll Free):

[1 866 899 4679](tel:18668994679)

**Mayor:** Tammi Goerdts

**Council at Large:** Abby Cummins-VanScoy

**Council Ward #1**

**Council Ward #3** Luke Johnston

**City Manager:** Brian Wagner

**Finance Director:** Melissa Armstrong

**City Clerk:** Amy Lenz

**Dir. Of Public Works:** Steve Nash

**Police Chief:** Lisa DuFour

**Park & Recreation:** Adam Spangler

**Council At Large:** Jason Paustian

**Council Ward #2** Mike Helm

**City Attorney:** Lynch Dallas, P.C.

**Gas Supt:** Darren Lenz

**Electric Supt:** Jon Walsh

**Water & Sewer Supt:** Brian Brennan

**Ambulance Svc Dir:** Brad Ratliff

**Economic Dev. Dir.** Linda Beck

**Library Director:** Denise Smith

**A. Call to Order**

**B. Roll Call**

**C. Pledge of Allegiance**

**D. Agenda Additions/Agenda Approval**

**E. Communications:**

If you wish to address the City Council regarding an issue, whether on the agenda or something not on the agenda, please approach the lectern and give your name and address for the public record before discussing your item. Scheduled communications are allowed to speak up to five minutes. Unscheduled communications are allowed to speak up to three minutes.

**F. Consent Agenda**

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

1. Approval – Council Meeting Minutes, June 16, 2025
2. Approval – Use of north parking lot of Courthouse for Cedar County Public Health, Health and Wellness Fair, August 1<sup>st</sup>, 9:00 a.m. to 1:00 p.m.
3. Approval – Downtown Revitalization Incentive Program request, Milligan Acquisitions, 513 Cedar Street
4. Approval – Tipton Revitalization Incentive Program request, Tipton Chiropractic and Health Center, 200 West South Street
5. Approval – Appointment of Karen Anderson to Library Board (Karen will finish out Holly Kerns term which is up in June 2026)

6. Approval – Animal Housing Services Agreement with Muscatine Humane Society
7. Approval – Claims Register which includes claims paid under the current Purchase Policy

**G. Public Hearing**

1. 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 \$2,125,000
2. Public hearing on the proposed sale of city owned property.

**H. City Business**

1. Resolution No. 070725A: Resolution taking on additional action on a proposal to enter into an Electric Revenue Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$2,125,000
2. Resolution No. 070725B: Resolution authorizing the sale of city owned real estate.
3. Discussion and possible action concerning clarifying the length of the urban revitalization (tax exemption) for Rosh Villages: 7 years or 10 years.
4. Discussion and possible action concerning heat and air conditioning for west mechanical room at James Kennedy Family Aquatic Center
5. Discussion and possible action concerning ADA lift for lazy river at James Kennedy Family Aquatic Center
6. Discussion and possible action concerning fuel tank cleaning for power plants.
7. Discussion and possible action concerning moving the August council meetings to August 11<sup>th</sup> and August 25<sup>th</sup>
8. Resolution No. 070725C: Resolution scheduling public hearing on proposed amendments to Chapter 166 of the City Code, creating a Public Use Zoning District and amending other zoning provisions related thereto.
9. Discussion and possible action to select a preliminary most favored proposal for each of four city owned residential lots with each proposal being the subject of a public hearing and final decision at the council meeting on July 21<sup>st</sup>.

**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.**

June 16, 2025  
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 Goerdt called the meeting to order. Upon roll being called the following named council members were present: Paustian, Cummins, Johnston and Helm. Also present: Armstrong, Lenz, Nash, Peck, D. Lenz, Walsh, B. Brennan, Smith, Terry Goerdt, other visitors, and the press.

**Agenda:**

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

**Consent Agenda:**

Motion by Paustian, second by Johnston to approve the consent agenda which includes June 2<sup>nd</sup> Council Meeting Minutes, May 2025 Investment and Treasurer's Report, May 14<sup>th</sup> Library Minutes, May 2025 Library Director's Report, Tobacco License Renewals for Family Foods, Tiger Mart, Walmart and Casey's, Downtown Revitalization Incentive Program request for Daisy Wingert at 118 East 5<sup>th</sup> Street, Tipton Revitalization Incentive Program request for A & J Enterprises at 601 Cedar Street, Change Order No. 9 for PCC Pavement – Replace Project with Triple B Construction, No One Fights Alone 5K on July 4<sup>th</sup>, purchase of fault locator for electric department, electric easement for 1010 Cedar Street, mural and lift rental for James Kennedy Family Aquatic Center, purchase of new standby generator for fire department, purchase of new ambulance, and the following claims list. Following the roll call vote the motion passed unanimously.

AAA MECHANICAL INC	HVAC MAINTENANCE VISIT	2691.30
AFLAC	AFLAC AFTER TAX PY W/HOLDING	584.78
ALBAUGH PHC INC	REPAIR WATER LEAK	121.00
ALEX AIR APPARATUS	STRUTS	10705.00
ALTEC INDUSTRIES INC	REPAIR PARTS #5	2763.96
ASCENDANCE TRUCKS EASTERN	SHOP SUPPLIES	145.98
AT&T MOBILITY	WIRELESS	1575.70
AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	1221.50
AXA EQUI-VEST PROCESSING	DEF. COMP PRETAX	250.00
BAKER & TAYLOR	BOOKS	381.02
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	394.48
CAPITAL ONE	SUPPLIES	198.13
CEDAR COUNTY COOP	307 GL FUEL, WEED CONTROL	1255.43
CEDAR COUNTY ENGINEER	28.1 GL DSL	1534.67
CEDAR COUNTY SOLID WASTE	TRANSFER FEES	4725.00
CEDAR COUNTY VFW POST 2537	2 FLAGS	122.00
CHALLIS LAWN CARE	WEED CONTROL	2700.00
CINTAS	UNIFORMS & SUPPLIES	768.01
CITY UTILITIES	CITY UTILITIES	5835.55
CLARENCE LOWDEN SUN-NEWS	POOL SCHEDULE	198.80
COLLECTION SERVICES CENTER	CHILD SUPPORT	59.52
COPY SYSTEMS	BASE & COPIES	191.11
CORE-MARK MIDCONTINENT INC	FOOD ORDER	1186.40
D & R PEST CONTROL	D & R PEST CONTROL	230.60

DINGES FIRE COMPANY	MISC SUPPLIES	150.12
EASTERN IOWA LIGHT & POWER	UTILITIES	1586.90
ELECTRICAL ENGINEERING	LIGHTS FOR AQUATIC CENTER	330.00
FUSION SITE MIDWEST LLC	PORT A POTTIE SERVICES	425.60
GARDEN & ASSOCIATES INC	SPRUCE ST RECONSTRUCTION	12587.75
GRASSHOPPER LAWN CARE	CONTRACT PAY 0516-0615	3083.33
H & H AUTO	TIRES #67	545.00
HAWKINS INC	CHEMICALS	851.01
I.R.S.	FEDERAL WITHHOLDING	26812.44
IAMU	APPRENTICESHIP FEE	1300.00
IOWA ONE CALL	LOCATES	241.40
IPERS	IPERS WITHHOLDING	17421.54
JOHN DEERE FINANCIAL	OPERATING SUPPLIES	3798.68
JOHNSON COUNTY AMBULANCE	ALS SERVICE	200.00
ELECTRONICS INC	ALARM SERVICE	120.00
LYNCH DALLAS PC	LEGAL SERVICES	11165.00
LYNCH'S PLUMBING INC	DRINKING FOUNTAIN FILTER	274.66
MANATTS INC	CONCRETE 124 W 5TH ST	514.38
MECHANICSVILLE FIRE & AMB	PARAMEDIC INTERCEPT	200.00
MISC. VENDORS	MISC VENDORS	22719.07
MITCHELL 1	WEB SUBSCRIPTION	329.02
MUNICIPAL ELECTRONICS	RADAR CERTIFICATION	135.00
NAPA AUTO PARTS	TOOL, PARTS, SUPPLIES	790.84
O'ROURKE MOTORS INC	REPAIR PARTS	155.80
OFFICE MACHINE CONSULTANTS	MANAGEMENT NETWORK SERVICES	2935.00
ORIGIN DESIGN	CEDAR ST & UTILITIES IMPRVMENTS	2760.50
POMP'S TIRE SERVICE INC	TIRES #35	1895.10
POWER LINE SUPPLY	OVERHEAD SUPPLIES	129.97
REPUBLIC SERVICES OF IOWA	RECYCLING SORT FEES	836.10
RODNEY'S YARD MOWING	MOWING	1765.00
ROTH ELECTRIC	UNDERGROUND PROJECT NORTH ST	3574.42
SCHUMACHER ELEVATOR COMPANY	MONTHLY MAINTENANCE	262.15
SENECA COMPANIES INC	ANNUAL FUEL TANK INSPECTION	1715.00
SPAHN & ROSE LUMBER CO	SUPPLIES	34489.29
SPINUTECH INC	EMAIL MARKETING	25.00
STATE HYGIENIC LABORATORY	TESTING	192.00
STUART C IRBY CO	STREET LIGHTS	13443.48
T & M CLOTHING	12 SAFETY ORANGE SHIRTS	144.00
TEST INC	WASTEWATER TESTING	1739.00
THE HARTFORD	LONG TERM DISABILITY PAYROLL	932.30
TIPTON CONSERVATIVE	FAC,MIN,JOB,HRG,NOTICES,BUDGET	1716.87
TIPTON ELECTRIC MOTORS	UPS CHARGES & SUPPLIES	457.52
TIPTON FIRE AND RESCUE INC	BALANCE ANNUAL REIMBURSEMENT	4723.00



TIPTON PHARMACY	PHARMACEUTICALS	408.53
TREASURER, STATE OF IOWA	STATE WITHOLDING	2922.43
TRUCK COUNTRY OF IOWA	REPAIR PARTS #35	888.03
VERIZON	CELL & DATA	121.51
VESTIS	MATS	189.17
WENDLING QUARRIES INC	9.92 TN CLEAN	173.60
WINDSTREAM	MONTHLY SERVICES	97.75
<b>** TOTAL **</b>		<b>224114.20</b>

<b>FUND TOTALS</b>		
001 GENERAL GOVERNMENT		88243.86
110 ROAD USE TAX FUND		12783.04
317 GO CP 2023		2760.50
600 WATER OPERATING		1741.70
610 WASTEWATER/AKA SEWER REV		7381.89
630 ELECTRIC OPERATING		25219.38
640 GAS OPERATING		2175.89
660 AIRPORT OPERATING		36.25
670 GARBAGE COLLECTION		6405.29
740 STORM WATER		69.47
810 CENTRAL GARAGE		31800.20
835 ADMINISTRATIVE SERVICES		16121.51
860 PAYROLL ACCOUNT		29375.22
<b>GRAND TOTAL</b>		<b>224114.20</b>

**CITY CREDIT CARD STATEMENT**  
**Finance Director**

Technology	License Renewal - Microsoft	2208.00	Card Tot	-
		276.00		<b>29,582.03</b>
		828.00		
		552.00		
		276.00		
		552.00		
		276.00		
		92.00		
		92.00		
		1656.00		
		828.00		
		92.00		
		276.00		
		1380.00		
				<b>9,384.00</b>
<b>Library</b>				
Materials	Amazon	686.93		

Office Supplies	Walmart	33.13	
Miscellaneous	Amazon, Walmart	283.70	
Programming		209.44	
Miscellaneous	Amazon	1550.96	
			<b>2,764.16</b>
<b>Ambulance</b>			
Training	Casey's	78.10	
Building Maint & Repair	ADI	249.98	
Technology	Micrososoft	180.00	
Miscellaneous	Amazon, Family Foods, Name-Cheap.com	114.43	
Miscellaneous	Amazon	40.23	
			<b>662.74</b>
<b>Fire</b>			
Training -	Int Society of Fire Serv Instructors	830.00	
Vehicle Operations	All Hands Public Safety	5153.52	
Small Tools	CMC, Amazon	488.95	
Miscellaneous	Walmart	65.22	
			<b>6,537.69</b>
<b>Police</b>			
Training -	Axon, Iowa SRO,	1145.00	
Travel Training -	IA Dept of Public Defense, Hyatt Regency	552.60	
Office Equip Maint Repair	Amazon	14.99	
Uniforms/Equipment	Stryker, Amazon	1154.43	
DARE Equip/Supplies	Creative Product Sourcing Inc, Tiffany's	185.31	
Operating Supplies	Tipton Bakery	174.52	
	Qualification Targets Inc, Amazon		
			<b>3,226.85</b>
<b>Electric</b>			
Travel Training -	LaQuinta, Casey's, Buffalo Wild Wings, Outback	539.19	
Small Tools	Lowe's	56.16	
Underground Supplies	Casey's	71.66	
Operational Equip & Repair	Jefferson St Grill	24.56	
			<b>691.57</b>
<b>Public Works</b>			
Dues/Fees	IA DNR	62.27	
Training	Kirkwood	270.00	
Dues/Fees	IA DNR	62.27	
Operating Supplies	Blain's Farm & Fleet	55.79	
Repair Parts	Etrailer Corp	380.86	
Operating Supplies	The Flying Wienie	35.26	
			<b>866.45</b>
<b>REC / Aquatic Center</b>			

Grounds Maint Supplies	Amazon	23.02
Uniforms/Equipment		1082.39
Dues/Fees	Home Base	616.32
Training	American Red Cross	376.00
Operational Equip & Repair	USA BlueBook	1999.76
Advertising	Canva	12.99
Concession Supplies	Walmart	30.12
Office Supplies	Paperrolls-N-More	130.64
Operating Supplies	Walmart, Live Action Safety, Swim Outlet, Amazon	1177.33
		<b>5,448.57</b>
<b>Statement Total</b>		<b>29,582.03</b>

### **City Business**

**1. Application to the Grid Resilience Grant Opportunity**

Motion by Paustian, second by Johnston to approve application to the Grid Resilience Grant Opportunity (Part A and Part B with Shermco). Following the roll call vote the motion passed unanimously.

**2. Resolution No. 061625A: Resolution to authorize the transfer of funds.**

Motion by Johnston, second by Cummins to approve Resolution No. 061625A, the resolution to authorize the transfer of funds. Following the roll call vote the motion passed unanimously.

**3. Resolution No. 061625B: Resolution to authorize the transfer of funds.**

Motion by Johnston, second by Cummins to approve Resolution No. 061625B, the resolution to authorize the transfer of funds. Following the roll call vote the motion passed unanimously.

**4. Resolution No. 061625C: Resolution setting compensation for appointed city officers and employees for Fiscal Year 2025-2026**

Motion by Paustian, second by Johnston to approve Resolution No. 061625C, the resolution setting compensation for appointed city officers and employees for Fiscal Year 2025-2026. Following the roll call vote the motion passed unanimously.

**5. Resolution No. 061625D: Resolution fixing a date for a public hearing on a proposal to enter into an Electric Revenue Bond Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$2,125,000**  
 Motion by Cummins, second by Paustian to approve Resolution No. 061625D, the resolution fixing a date of Monday July 7<sup>th</sup>, for a public hearing on a proposal to enter into an Electric Revenue Bond Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$2,125,000. Following the roll call vote the motion passed unanimously.

**6. Resolution No. 061625E: Resolution accepting a bid for the South-South Spruce Street Improvements Project 2025**

Motion by Paustian, second by Cummins to approve Resolution No. 061625E, the resolution accepting a bid from Eastern Iowa Excavating and Concrete in the amount of \$212,289.35 for the South-South Spruce Street Improvements Project 2025. Following the roll call vote the motion passed unanimously.

**7. Resolution No. 061625F: Resolution scheduling public hearing on sale of city owned real estate.**

Motion by Paustian, second by Cummins to approve Resolution No. 061625F, the resolution scheduling a public hearing on July 7<sup>th</sup>, on sale of city owned real estate. Following roll call vote the motion passed unanimously.

**8. 1<sup>st</sup> Ward Council Seat**

Motion by Paustian, second by Cummins to approve requesting letters of interest that will be due by July 16<sup>th</sup> and then appoint someone at the July 21<sup>st</sup> council meeting. Following the roll call vote the motion passed unanimously.

9. Greenspace Project and authority to proceed with purchase and construction activities related to the project components and related budget.

Motion by Johnston, second by Cummins to proceed with purchase and construction activities related to the project components and related budget for the Greenspace 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 Paustian, second by Cummins. Following the roll call vote the motion passed unanimously.

Meeting adjourned at 6:17 p.m.

Mayor\_\_\_\_\_

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

**REVENUE RECEIVED**

**May-25**

Property Taxes	119,691.04
Local Option Sales Tax	35,623.91
Licenses & Permits	2,083.13
Use of Money and Property	58,055.73
Intergovernmental	35,775.84
Charge for Services	751,654.61
Special Assessment	0.00
Miscellaneous	170,546.35
Sale of Fixed Assets	0.00
<b>TOTAL</b>	<b>\$1,173,430.61</b>

## Request To Be Placed on the Council Agenda

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

Name: Joey Foor

Address: 400 Cedar Street, Tipton, IA, 52772

Phone: 563-886-2226

Email address: jfoor@cedarcounty.iowa.gov

Reason for request, please be specific.

Cedar County Public Health Will be hosting their annual Health & Wellness Fair on August 1, 2025 from 9am to 1pm. We are requesting the use of the North Parking lot at the Courthouse. The lot will be used for a Hidden in Plain Sight Trailer and The Iowa Coffee Cup. Also hoping to utilize the space around the gazebo if possible. Set up for our event will begin at 8:00am. Thank You!

Date of Council Meeting: July 7, 2025

Today's date and time: June 13, 2025

Signature: Joanna Foor, RN

**AGENDA ITEM**

**AGENDA INFORMATION**

**TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	7/7/2025
<b>AGENDA ITEM:</b>	DRIP Program Request
<b>ACTION:</b>	Motion to approve, deny or table

**SYNOPSIS:**

Downtown Revitalization Incentive Program (DRIP) request to begin project.

Applicant: Austin Milligan DBA: Milligan Acquisitions

Building location: 513 Cedar Street

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

Total amount of project: \$15,826.17.

Amount suggested to approve by the Commission: \$5,000 to begin project and reimbursement after project is completed.

**Project Summary:**

- New windows – second story
- New Flooring – common area second story
- Running new water lines to make a laundry room in common area – second story

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

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

**MAYOR/COUNCIL ACTION:** Approve, Deny or Table

**ATTACHMENTS:** Before Pictures

**DATE PREPARED:** 6/30/2025

Austin Milligan - Milligan Acquisitions  
DRIP - 513 Cedar Street  
Before Photos



Windows









Flooring



**AGENDA ITEM**

**AGENDA INFORMATION**

**TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	7/7/2025
<b>AGENDA ITEM:</b>	TRIP Program Request
<b>ACTION:</b>	Motion to approve, deny or table

**SYNOPSIS:**

Tipton Revitalization Incentive Program (TRIP) request to begin project.

Applicant: Darlene Ehlers DBA: Tipton Chiropractic and Health Center

Building location: 200 W South Street

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

Total amount of project: \$21,900.25.

Amount suggested to approve by the Commission: \$5,000 to begin project and reimbursement after project is completed.

**Project Summary:**

- Remove current asphalt and sidewalk in parking area and replace.

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

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

**MAYOR/COUNCIL ACTION:** Approve, Deny or Table

**ATTACHMENTS:** Before Pictures

**DATE PREPARED:** 7/2/2025



Darlene Ehlers DBA Darlene K Ehlers DC

Before Parking lot Photos



Muscatine Humane Society

920 S. Houser St.

Muscatine, IA 52761

563-263-7358

June 10<sup>th</sup>, 2025

The Muscatine Humane Society has been serving local and outlying communities for many years when it comes to the needs of domestic animals.

To be in compliance with Iowa Code, we are required to have a written agreement with cities/counties in order to take in stray animals for holding. It is in the agreement that we will only take in animals by an approved agent of your choosing. This could be a city official, an officer or a person of your choosing.

Please call ahead of time so we have authorization that the animal is to be accepted. You will receive a copy of the intake paperwork in the mail that is marked \$100 due.

The agreement must be signed no later than August 1<sup>st</sup>, 2025.

We look forward to serving in any way we can.

Chris McGinnis, Director.

A handwritten signature in blue ink that reads "Chris McGinnis, Director". The signature is written in a cursive, flowing style.

Muscatine Humane Society  
920 S. Houser St.  
Muscatine Iowa 52761  
(563) 263-7358  
AGREEMENT:

### Animal Housing Services

AGREEMENT, by and between the City of Tipton, Iowa and the Muscatine Humane Society (hereinafter referred to as Tipton and MHS).

WHEREAS, the City of Tipton will provide funding to MHS to perform certain activities related to Animal Care and Housing of strays.

WHEREAS, MHS offers expertise in the acceptance, housing, care and humane treatment of animals;

WHEREAS, the City of Tipton and MHS agree to the following contractual obligations;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

The City of Tipton agrees to pay \$100.00 per animal that they deliver, or that an approved agent delivers on their behalf. The City of Tipton also agrees to furnish MHS with as much information about said animal including the name, phone number and address of any possible owner.

The City of Tipton also agrees to provide immediate information if a BITE has occurred. Any animal that has bitten a human must be confined in a quarantine manner for a period not less than ten days, therefore that fee would be \$150.00 for said "BITE" animal

MHS agrees to conduct the following services:

To accept, care for and house animals delivered by an officer or an agent of the City of Tipton. Provide information to the City of Tipton if any animal is claimed by an owner when citations may be warranted. MHS will assist in collecting pertinent information and follow up.



MHS shall cooperate with the City of Tipton to accept and house stray animals, however does reserve the right to refuse housing to vicious animals, which means any animal who has viciously attacked a human and has caused serious injury.

MHS may or may not be able to house large groups of animals. These situations will be evaluated as there is a need.

MHS agrees to send a monthly statement to the City of Tipton describing each animal.

MHS agrees to hold each stray for a period no less than (7) days and then evaluate each animals temperament and health and then prepare them for adoption to a new and permanent home. If for any reason the evaluation proves that the said animal is not adoptable, it will be euthanized by injection and disposed of by cremation.

SIGNED this 11 day of July 2025

SIGNED by [Signature]

Director, Muscatine Humane Society

Chris McGinnis

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	1,541.78
			MEDICARE WITHHOLDING	300.66
			MEDICARE WITHHOLDING	2.15
			MEDICARE WITHHOLDING	33.25
			MEDICARE WITHHOLDING	18.26
			MEDICARE WITHHOLDING	6.25
			ANNUAL RENEWAL	23,988.77
		EMC INSURANCE COMPANIES	DEREK LATIMER:BCBS REFUND	90.00
		MISC. VENDOR	ON TARGET AMMUNITION: SUPPL	559.69
		IPERS	IPERS REGULAR EMPLOYEES	3.47
			IPERS WITHHOLDING POLICE	2,376.46
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	620.00
		PRINCIPAL	PRINCIPAL DENTAL POLICY	256.20
		CITY OF TIPTON FUNDS	Repay Admin Services	5,597.80
			PSF payment	196.53
		CITY UTILITIES	City Hall	8.41
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	4,159.16
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	5,406.61
			TOTAL:	45,165.45
FIRE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	46.42
			MEDICARE WITHHOLDING	10.87
		EMC INSURANCE COMPANIES	ANNUAL RENEWAL	43,487.56
		FELD FIRE	MISC SUPPLIES	23.00
			SCBA FUNCTION TEST	2,062.00
		D & R PEST CONTROL	D & R PEST CONTROL	45.00
		IPERS	IPERS WITHHOLDING, FIRE	56.70
			IPERS REGULAR EMPLOYEES	3.78
		LECTRONICS INC	ALARM SERVICE	30.00
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	105.00
		THE HARTFORD	SPECIAL RISK HEALTH	782.50
		CITY OF TIPTON FUNDS	Repay Admin Services	1,169.40
			TRANSFERS	416.00
		CITY UTILITIES	CITY UTILITIES	472.31
			CITY UTILITIES	165.49
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,008.55
			TOTAL:	49,884.58
AMBULANCE	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	656.33
			MEDICARE WITHHOLDING	64.48
			MEDICARE WITHHOLDING	54.18
			MEDICARE WITHHOLDING	6.12
			MEDICARE WITHHOLDING	28.72
			MEDICAL SUPPLIES	19.29
			MEDICAL SUPPLIES	313.79
		BOUND TREE MEDICAL LLC	ANNUAL RENEWAL	25,972.84
		EMC INSURANCE COMPANIES	KORY WEHMEYER: EMT LICENSE	30.00
		MISC. VENDOR	D & R PEST CONTROL	40.00
		D & R PEST CONTROL	IPERS WITHHOLDING EMT	914.11
		IPERS	ALS SERVICE	200.00
		JOHNSON COUNTY AMBULANCE SERVICE	ALS SERVICE	200.00
			MANAGEMENT SERVICES	70.00
		OFFICE MACHINE CONSULTANTS INC	MARCH BILLING	2,618.13
		PCC	APRIL BILLING	4,300.92
			MAY BILLING	1,906.17
		PEDIATRIC EMERGENCY STANDARDS INC	ANNUAL SUBSCRIPTION	1,837.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		PRINCIPAL	PRINCIPAL DENTAL POLICY	73.20
		THE HARTFORD	SPECIAL RISK HEALTH	782.50
		WING PC	MEDICAL DIRECTOR	500.00
		CITY OF TIPTON FUNDS	Repay Admin Services	3,819.51
			PSF payment	7.90
			TRANSFERS	1,422.00
		CITY UTILITIES	CITY UTILITIES	240.93
			CITY UTILITIES	53.07
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	3,424.71
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	277.73
TOTAL:				49,834.13
STREET DEPARTMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	211.33
			FICA WITHOLDING	18.77
			MEDICARE WITHOLDING	33.57
			MEDICARE WITHOLDING	0.13
			MEDICARE WITHOLDING	1.94
			MEDICARE WITHOLDING	1.63
			MEDICARE WITHOLDING	11.88
			MEDICARE WITHOLDING	0.26
			MEDICARE WITHOLDING	4.39
			PRE EMPLOYMENT AUSTIN LENZ	15.00
		CJ COOPER & ASSOCIATES INC	UNIFORMS	51.68
		CINTAS	UNIFORMS	34.55
			UNIFORMS	103.81
		EMC INSURANCE COMPANIES	ANNUAL RENEWAL	9,432.93
		IOWA ASSOCIATION OF	SGEI SAFETY TRAINING	544.11
		IPERS	IPERS REGULAR EMPLOYEES	337.78
		NILES CHIROPRACTIC	PRE EMPLOY SCREENING	25.00
		PRINCIPAL	PRINCIPAL DENTAL POLICY	42.92
		ULINE	20 SAFETY CONES	848.28
		CITY OF TIPTON FUNDS	CENTRAL STORES	1,993.62
			PSF payment	81.18
			TRANSFERS	1,510.00
		CITY UTILITIES	CITY UTILITIES	15.00
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	4,427.60
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,543.34
		TOTAL:		
SIDEWALKS	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	CENTRAL STORES	41.66
		TOTAL:		
TREES	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	CENTRAL STORES	174.10
		TOTAL:		
CEMETERY	GENERAL GOVERNMENT	EMC INSURANCE COMPANIES	ANNUAL RENEWAL	1,463.94
		NEWCOM TECHNOLOGIES INC	LICENSE SERVICE AGREEMENT	595.00
		ERIC STORJOHANN	2 BURIALS	550.00
			1 BURIAL	600.00
		TOTAL:		
GENERAL ADMINISTRATION	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	167.36
			FICA WITHOLDING	2.50
			MEDICARE WITHOLDING	32.46
			MEDICARE WITHOLDING	0.09
			MEDICARE WITHOLDING	0.36



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
LIBRARY	GENERAL GOVERNMENT I.R.S.	CINTAS	MEDICARE WITHHOLDING	6.03
			MEDICARE WITHHOLDING	0.19
			MEDICARE WITHHOLDING	0.59
			UNIFORMS	21.99
			UNIFORMS	21.99
			UNIFORMS	21.99
			ANNUAL RENEWAL	5.17
			IPERS REGULAR EMPLOYEES	261.01
			MANAGEMENT SERVICES	210.00
			PRINCIPAL DENTAL POLICY	32.15
			CENTRAL STORES	1,052.00
			PSF payment	17.98
		CITY OF TIPTON-REVOLVING CENTRAL GARAG BLUE CROSS/BLUE SHIELD	vehicle/equipment charges	1,808.46
			BCBS HEALTH INS PY CITY	920.03
			TOTAL:	4,582.35
		VESTIS BAKER & TAYLOR	FICA WITHHOLDING	283.83
			MEDICARE WITHHOLDING	45.50
			MEDICARE WITHHOLDING	19.00
			MEDICARE WITHHOLDING	1.88
			BLDG MAINT SUPPLIES	352.82
			BOOKS	217.62
			BOOKS	338.44
			LEASE	105.60
			MISC SUPPLIES	90.00
			BASE & COPIES	145.20
		CENTRAL IOWA DISTRIBUTING INC COPY SYSTEMS EMC INSURANCE COMPANIES D & R PEST CONTROL GRASSHOPPER LAWN CARE IPERS LYNCH DALLAS PC OFFICE MACHINE CONSULTANTS INC PRINCIPAL STAPLES CITY OF TIPTON FUNDS CITY UTILITIES BLUE CROSS/BLUE SHIELD	ANNUAL RENEWAL	12,916.24
			D & R PEST CONTROL	125.00
			MAY MOWING	500.00
			IPERS REGULAR EMPLOYEES	436.54
			LEGAL SERVICES	40.00
			MANAGEMENT SERVICES	180.00
			PRINCIPAL DENTAL POLICY	36.60
			OFFICE SUPPLIES	86.98
			PSF payment	7.90
			CITY UTILITIES	414.95
			BCBS HEALTH INS PY CITY	478.09
			TOTAL:	16,822.19
PARK	GENERAL GOVERNMENT I.R.S.	ALLIANCE ELECTRIC SERVICES EMC INSURANCE COMPANIES IPERS PRINCIPAL CITY OF TIPTON FUNDS	FICA WITHHOLDING	74.68
			MEDICARE WITHHOLDING	1.86
			MEDICARE WITHHOLDING	15.17
			MEDICARE WITHHOLDING	0.43
			INSTALL ELECTRICAL PARK SH	9,213.92
			ANNUAL RENEWAL	9,045.41
			IPERS REGULAR EMPLOYEES	15.16
			PRINCIPAL DENTAL POLICY	1.83
			Repay Admin Services	332.80
			PSF payment	0.40
		CITY OF TIPTON-REVOLVING CENTRAL GARAG BLUE CROSS/BLUE SHIELD	vehicle/equipment charges	740.35
			BCBS HEALTH INS PY CITY	47.21
			TOTAL:	19,489.22
		RECREATION DEPARTMENT GENERAL GOVERNMENT I.R.S.	FICA WITHHOLDING	72.00
			MEDICARE WITHHOLDING	16.84
			COPIER AGREEMENT	101.10

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		EMC INSURANCE COMPANIES	ANNUAL RENEWAL	28.42
		IPERS	IPERS REGULAR EMPLOYEES	116.23
		PRINCIPAL	PRINCIPAL DENTAL POLICY	18.30
		T & M CLOTHING	4 SHIRTS	30.00
		CITY OF TIPTON FUNDS	Repay Admin Services	303.39
			PSF payment	3.95
			vehicle/equipment charges	76.63
			BCBS HEALTH INS PY CITY	460.07
			TOTAL:	1,226.93
SUMMER BALL PROGRAMS	GENERAL GOVERNMENT MISC. VENDOR	BRODY DEERBERG	BRODY DEERBERG:UMPIRE	200.00
		BRAXLYN EHLERS	BRAXLYN EHLERS:UMPIRE	25.00
		CARLY LANGENBERG	CARLY LANGENBERG:UMPIRE	25.00
		GRACE HODGES	GRACE HODGES:UMPIRE	65.00
		JADA SCHMIDT	JADA SCHMIDT:UMPIRE	40.00
		MADISON BURMEISTER	MADISON BURMEISTER:UMPIRE	40.00
		MADISON MEIER	MADISON MEIER:UMPIRE	90.00
		BRAXLYN EHLERS	BRAXLYN EHLERS:UMPIRE	25.00
		CARLY LANGENBERG	CARLY LANGENBERG:UMPIRE	80.00
		JADA SCHMIDT	JADA SCHMIDT:UMPIRE	40.00
		BRODY DEERBERG	BRODY DEERBERG:UMPIRE	120.00
		BRAXLYN EHLERS	BRAXLYN EHLERS:UMPIRE	25.00
		CARLY LANGENBERG	CARLY LANGENBERG:UMPIRE	25.00
		JORDYN SCHMIDT	JORDYN SCHMIDT:UMPIRE	40.00
		MADISON BURMEISTER	MADISON BURMEISTER:UMPIRE	105.00
		MADISON MEIER	MADISON MEIER:UMPIRE	80.00
		BRAXLYN EHLERS	BRAXLYN EHLERS:UMPIRE	65.00
		COLTON MARCHIK	COLTON MARCHIK:UMPIRE	25.00
		GRIFFIN ORMSBY	GRIFFIN ORMSBY:UMPIRE	160.00
		JORDYN SCHMIDT	JORDYN SCHMIDT:UMPIRE	145.00
		MADISON MEIER	MADISON MEIER:UMPIRE	115.00
		OAKLEY KRUSE	OAKLEY KRUSE:UMPIRE	100.00
		PRESTON DAEDLOW	PRESTON DAEDLOW:UMPIRE	80.00
		FUSION SITE MIDWEST LLC	PORT A POTTIE SERVICES	425.60
		HASTY AWARDS	MEDALS	407.56
			TOTAL:	2,548.16
YOUTH RECREATION	GENERAL GOVERNMENT MISC. VENDOR	AVERIE BOLGER	AVERIE BOLGER:VOLLEYBALL C	50.00
		ALIVIA TUCKER	ALIVIA TUCKER:VOLLEYBALL C	50.00
		HADLEY HINDERAKER	HADLEY HINDERAKER:VB CAMP	50.00
		PAITYN DAEDLOW	PAITYN DAEDLOW:VOLLEYBALL	50.00
		MICHELLE BARTON	MICHELLE BARTON:PICKLEBALL	100.00
		AVERIE BOLGER	AVERIE BOLGER:BSKTBL CAMP	35.00
		ANNIESE BEELER-ALLEN	ANNIESE BEELER-ALLEN:BB CA	35.00
		JORDYN SCHMIDT	JORDYN SCHMIDT:BSKTBL CAM	35.00
		STORM SNYDER	STORM SNYDER:BSKTBL CAMP	35.00
		NICOLE ROCK	NICOLE ROCK:CHEER/DANCE CA	475.00
		T & M CLOTHING	26 CHEER/DANCE SHIRTS	182.00
			TOTAL:	1,097.00
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT I.R.S.	FICA WITHHOLDING	FICA WITHHOLDING	997.64
		MEDICARE WITHHOLDING	MEDICARE WITHHOLDING	38.87
		MEDICARE WITHHOLDING	MEDICARE WITHHOLDING	190.86
		MEDICARE WITHHOLDING	MEDICARE WITHHOLDING	3.60
		COPPER AGREEMENT	COPPER AGREEMENT	101.10
	ACCESS SYSTEMS LEASING	ATLANTIC COCA-COLA BOTTLING CO	DRINK ORDER	815.06

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT I.R.S.	EMC INSURANCE COMPANIES	DRINK ORDER	714.59
		CORE-MARK MIDCONTINENT INC	ANNUAL RENEWAL	25,751.52
			FOOD ORDER	1,559.39
			FOOD ORDER	1,931.01
			FOOD ORDER	3,116.05
		MISC. VENDOR JUSTINE SCHEIB	JUSTINE SCHEIB: POOL RENTAL	50.00
		D & R PEST CONTROL	D & R PEST CONTROL	60.00
		HAWKINS INC	CHEMICALS	1,662.99
		IPERS	IPERS REGULAR EMPLOYEES	410.13
		LECTRONICS INC	ALARM SERVICE	30.00
		LOWDEN PLUMBING & HEATING	SHOWER REPAIRS	139.10
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	210.00
		PRINCIPAL	PRINCIPAL DENTAL POLICY	54.90
		T & M CLOTHING	4 SHIRTS	30.00
		TYLER ROOS TR ARTWORKS	MURAL	2,500.00
		CITY OF TIPTON FUNDS	Repay Admin Services	2,894.57
			PSF payment	3.95
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	76.64
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,404.09
			TOTAL:	44,746.06
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	147.22
			MEDICARE WITHHOLDING	34.43
		EMC INSURANCE COMPANIES	ANNUAL RENEWAL	68.89
		IPERS	IPERS REGULAR EMPLOYEES	235.78
		LECTRONICS INC	ALARM SERVICE	30.00
		MARCIA MEYERS	JULY RENT	600.00
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	70.00
		PRINCIPAL	PRINCIPAL DENTAL POLICY	36.60
		CAPITAL ONE	SUPPLIES	45.16
		CITY OF TIPTON FUNDS	PSF payment	7.90
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	944.02
			TOTAL:	2,220.00
EXECUTIVE	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	175.15
			MEDICARE WITHHOLDING	40.97
		IPERS	IPERS ELECTED OFFICIALS	145.37
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT I.R.S.		TOTAL:	361.49
			FICA WITHHOLDING	23.89
			MEDICARE WITHHOLDING	5.43
			MEDICARE WITHHOLDING	0.09
			MEDICARE WITHHOLDING	0.07
			ASSESSMENT	16,352.25
		CEDAR COUNTY EMERGENCY MANAGEMENT	4TH OF JULY ACTIVITIES	589.61
		COMMUNITY INSURANCE SERVICES	ANNUAL RENEWAL	11,474.69
		EMC INSURANCE COMPANIES	CONTRACT PAY JULY	2,500.00
		GOERDT INSPECTION AND CONSULTATION SER	IPERS REGULAR EMPLOYEES	38.18
		IPERS	MANAGEMENT SERVICES	0.00
		OFFICE MACHINE CONSULTANTS INC	PRINCIPAL DENTAL POLICY	4.40
		PRINCIPAL	Repay Admin Services	999.57
		CITY OF TIPTON FUNDS	PSF payment	60.48
			TRANSFER	7,511.21
		CITY UTILITIES	CITY Hall	100,000.00
			CITY Hall	184.91
			CITY Hall	15.42

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
BUILDING MAINTENANCE	GENERAL GOVERNMENT	BLUE CROSS/BLUE SHIELD	CITY UTILITIES	1,697.66
			BCBS HEALTH INS PY CITY	179.77
			TOTAL:	141,637.63
BUILDING MAINTENANCE	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	9.20
			MEDICARE WITHHOLDING	2.16
			MATS	189.17
			MATS	189.17
			FIRST AID SUPPLIES	37.69
			D & R PEST CONTROL	40.00
			IPERS REGULAR EMPLOYEES	14.02
			ALARM SERVICE	30.00
			TOTAL:	511.41
AMBULANCE TRUST	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	TRANSFERS	1,422.00
			TOTAL:	1,422.00
TRANSFER-COMM/LOCAL AC	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	TRANSFERS	1,666.00
			TOTAL:	1,666.00
STREET DEPARTMENT	ROAD USE TAX FUND	GARDEN & ASSOCIATES INC MANATTS INC CITY OF TIPTON-REVOLVING CENTRAL GARAG	SPRUCE ST RECONSTRUCTION	7,820.13
			SHOULDER ROCK	1,000.00
			vehicle/equipment charges	2,619.58
			TOTAL:	11,439.71
TRAFFIC SERVICE MAINT.	ROAD USE TAX FUND	I.R.S.	FICA WITHHOLDING	4.94
			MEDICARE WITHHOLDING	1.07
			MEDICARE WITHHOLDING	0.03
			MEDICARE WITHHOLDING	0.06
			IPERS REGULAR EMPLOYEES	7.86
			PRINCIPAL DENTAL POLICY	0.97
			CENTRAL STORES	58.17
			PSF payment	0.24
			CITY UTILITIES	50.64
			BCBS HEALTH INS PY CITY	41.74
			TOTAL:	165.72
SNOW AND ICE REMOVAL	ROAD USE TAX FUND	I.R.S.	FICA WITHHOLDING	60.29
			FICA WITHHOLDING	6.26
			MEDICARE WITHHOLDING	13.11
			MEDICARE WITHHOLDING	0.14
			MEDICARE WITHHOLDING	0.47
			MEDICARE WITHHOLDING	0.09
			MEDICARE WITHHOLDING	0.28
			MEDICARE WITHHOLDING	1.46
			IPERS REGULAR EMPLOYEES	96.47
			PRINCIPAL DENTAL POLICY	12.53
STREET CLEANING	ROAD USE TAX FUND	EMC INSURANCE COMPANIES CITY OF TIPTON FUNDS CITY OF TIPTON-REVOLVING CENTRAL GARAG	CENTRAL STORES	559.92
			PSF payment	25.54
			vehicle/equipment charges	1,538.48
			BCBS HEALTH INS PY CITY	455.38
			TOTAL:	2,770.42
			ANNUAL RENEWAL	2,352.63
			CENTRAL STORES	138.45
			vehicle/equipment charges	913.14





DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
TRANSFER/OTHER SOURCES WASTEWATER/AKA SEW CITY OF TIPTON FUNDS		BLUE CROSS/BLUE SHIELD	BOBS HEALTH INS PY CITY	2,557.92
			TOTAL:	31,573.47
			TRANSFERS	3,550.00
ELECTRIC DISTRIBUTION ELECTRIC OPERATING I.R.S.			TRANSFERS	48,360.00
			TOTAL:	51,910.00
			FICA WITHOLDING	847.68
ALLIANCE ELECTRIC SERVICES			FICA WITHOLDING	82.91
			MEDICARE WITHOLDING	164.66
			MEDICARE WITHOLDING	0.97
			MEDICARE WITHOLDING	1.40
			MEDICARE WITHOLDING	20.32
			MEDICARE WITHOLDING	10.02
			MEDICARE WITHOLDING	0.90
			MEDICARE WITHOLDING	19.39
			OVERHEAD TO UNDERGROUND	7,120.00
			OVERHEAD TO UNDERGROUND	1,600.00
			UNIFORMS, SHOP TOWELS, MAT	74.45
			UNIFORMS, SHOP TOWELS, MAT	69.06
			UNIFORMS, SHOP TOWELS, MAT	74.45
			UNIFORMS, SHOP TOWELS, MAT	69.06
			UNIFORMS, SHOP TOWELS, MAT	194.04
CINTAS CORPORATION COMMUNITY INSURANCE SERVICES CRESCENT ELECTRIC SUPPLY CO			UNIFORMS, SHOP TOWELS, MAT	69.06
			FIRST AID SUPPLIES	103.81
			EQUIPMENT, CRIME RENEWALS	19,500.00
			SUPPLIES	23.41
			SMALL TOOLS	33.53
			SMALL TOOLS	33.53
			JULY RENT	575.00
			ANNUAL RENEWAL	15,364.46
			ARGIS PRIMARY MAINTENANCE	92.00
			02-1280-04	141.47
			08-0440-06	280.10
			10-2660-02	355.00
			METER SUPPLIES	609.90
			METER SUPPLIES	135.35
			D & R PEST CONTROL	42.80
D & R PEST CONTROL IOWA ASSOCIATION OF IOWA ONE CALL IPERS MUNICIPAL SUPPLY INC OFFICE MACHINE CONSULTANTS INC POWER LINE SUPPLY PRINCIPAL STUART C IRBY CO			SGET SAFETY TRAINING	544.12
			LOCATES	62.40
			IPERS REGULAR EMPLOYEES	1,363.59
			METER SUPPLIES	495.00
			MANAGEMENT SERVICES	420.00
			UNDERGROUND SUPPLIES	205.19
			PRINCIPAL DENTAL POLICY	154.59
			TESTING	324.00
			MISC SUPPLIES	888.10
			MISC SUPPLIES	137.39
			TRANSFORMER	4,900.60
			Repay Admin Services	8,929.79
			PSF payment	10,304.76
			City Hall	10.53
			CITY UTILITIES	207.44
CITY OF TIPTON-REVOLVING CENTRAL GARAG BLUE CROSS/BLUE SHIELD			vehicle/equipment charges	2,538.02
			BOBS HEALTH INS PY CITY	4,656.10
			TOTAL:	83,803.53

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
ELECTRIC POWER PLANT	ELECTRIC OPERATING I.R.S.	CINTAS CORPORATION EMC INSURANCE COMPANIES D & R PEST CONTROL HUPP ELECTRIC MOTORS INC IPERS PRINCIPAL TAWNYA NAMER SHERMCO INDUSTRIES INC CITY OF TIPTON FUNDS  CITY UTILITIES  CITY OF TIPTON-REVOLVING CENTRAL GARAG BLUE CROSS/BLUE SHIELD	FICA WITHOLDING	33.86
			MEDICARE WITHOLDING	6.56
			MEDICARE WITHOLDING	1.26
			MEDICARE WITHOLDING	0.10
			FIRST AID SUPPLIES	17.05
			ANNUAL RENEWAL	62,355.99
			D & R PEST CONTROL	42.80
			CRANE INSPECTIONS	1,833.13
			IPERS REGULAR EMPLOYEES	55.47
			PRINCIPAL DENTAL POLICY	7.32
			SUPPLIES	17.67
			SCAADA ENGINEERING	3,772.50
			Repay Admin Services	1,220.67
			PSF payment	1.58
			CITY UTILITIES	376.86
			CITY UTILITIES	1,451.34
			CITY UTILITIES	1,096.40
			CITY UTILITIES	42.00
			vehicle/equipment charges	305.79
			BCBS HEALTH INS PY CITY	260.91
			TOTAL:	72,899.26
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING I.R.S.	EMC INSURANCE COMPANIES IPERS PRINCIPAL TYLER TECHNOLOGIES INC  CITY OF TIPTON FUNDS  CITY OF TIPTON-REVOLVING CENTRAL GARAG BLUE CROSS/BLUE SHIELD	FICA WITHOLDING	125.68
			FICA WITHOLDING	4.36
			MEDICARE WITHOLDING	25.74
			MEDICARE WITHOLDING	0.05
			MEDICARE WITHOLDING	0.22
			MEDICARE WITHOLDING	2.85
			MEDICARE WITHOLDING	0.53
			MEDICARE WITHOLDING	1.02
			ANNUAL RENEWAL	7.75
			IPERS REGULAR EMPLOYEES	205.89
			PRINCIPAL DENTAL POLICY	32.50
			ANNUAL MAINTENANCE SOFTWARE	172.80
			ANNUAL MAINTENANCE SOFTWARE	1,900.75
			UB NOTIFICATION CALLS	9.20
			Repay Admin Services	562.38
			PSF payment	7.51
			vehicle/equipment charges	214.05
			BCBS HEALTH INS PY CITY	1,333.74
			TOTAL:	4,607.02
LOUISA GENERATING STAT	ELECTRIC OPERATING MIDAMERICAN ENERGY COMPANY		Est cash request	9,800.00
			Est cash request	16,240.00
			Est cash request	280.00
			Est cash request	1,680.00
			TOTAL:	28,000.00
TRANSFER/OTHER SOURCES	ELECTRIC OPERATING CITY OF TIPTON FUNDS		TRANSFERS	23,105.00
			TRANSFERS	34,018.00
			TRANSFERS	7,308.00
			TOTAL:	64,431.00
GAS DISTRIBUTION	GAS OPERATING I.R.S.		FICA WITHOLDING	476.19
			MEDICARE WITHOLDING	86.54
			MEDICARE WITHOLDING	0.82



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CINTAS	MEDICARE WITHOLDING	12.56
			MEDICARE WITHOLDING	10.25
			MEDICARE WITHOLDING	1.19
			UNIFORMS, SHOP TOWELS, MAT	49.86
			UNIFORMS, SHOP TOWELS, MAT	49.86
			UNIFORMS, SHOP TOWELS, MAT	49.86
			ANNUAL RENEWAL	16,134.31
			ARGIS PRIMARY MAINTENANCE	92.00
			SGEI SAFETY TRAINING	544.12
			LOCATES	62.40
		EMC INSURANCE COMPANIES ENVIRONMENTAL SYSTEMS RESEARCH INSTITU IOWA ASSOCIATION OF IOWA ONE CALL IPERS MANATTS INC OFFICE MACHINE CONSULTANTS INC PRINCIPAL CITY OF TIPTON FUNDS CITY UTILITIES CITY OF TIPTON-REVOLVING CENTRAL GARAG BLUE CROSS/BLUE SHIELD	IPERS REGULAR EMPLOYEES	750.42
			CONCRETE PLUM & HORIZON	783.20
			MANAGEMENT SERVICES	210.00
			PRINCIPAL DENTAL POLICY	91.53
			Repay Admin Services	11,759.84
			PSF payment	284.94
			City Hall	10.52
			CITY UTILITIES	69.15
			vehicle/equipment charges	404.18
			BCBS HEALTH INS PY CITY	1,169.09
			TOTAL:	33,102.83
GAS BILL/COLLECT	GAS OPERATING	I. R. S.	FICA WITHOLDING	75.08
			MEDICARE WITHOLDING	16.06
			MEDICARE WITHOLDING	0.15
			MEDICARE WITHOLDING	0.93
			MEDICARE WITHOLDING	0.43
			IPERS REGULAR EMPLOYEES	124.10
			PRINCIPAL DENTAL POLICY	21.97
			ANNUAL MAINTENANCE SOFTWARE	172.80
			UB NOTIFICATION CALLS	1,900.75
			Repay Admin Services	9.20
		CITY OF TIPTON FUNDS BLUE CROSS/BLUE SHIELD	Repay Admin Services	320.95
			PSF payment	4.74
			BCBS HEALTH INS PY CITY	1,009.68
			TOTAL:	3,656.84
GAS PEAK SHAVING PLANT GAS OPERATING		CITY UTILITIES	CITY UTILITIES	83.93
			TOTAL:	83.93
TRANSFER/OTHER SOURCES GAS OPERATING		CITY OF TIPTON FUNDS	TRANSFERS	12,640.00
			TOTAL:	12,640.00
AIRPORT	AIRPORT OPERATING	I. R. S.	FICA WITHOLDING	15.27
			MEDICARE WITHOLDING	3.57
			ANNUAL RENEWAL	14,740.13
			IPERS REGULAR EMPLOYEES	23.25
			MANAGEMENT SERVICES	0.00
			PHONE SERVICE/SUPPLIES	168.23
			CONTRACT PAY JULY	358.33
			CITY UTILITIES	113.61
			vehicle/equipment charges	379.45
			TOTAL:	15,801.84
TRANSFER/OTHER SOURCES AIRPORT OPERATING		CITY OF TIPTON FUNDS	TRANSFERS	355.00
			TOTAL:	355.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT			
GARBAGE COLLECTION	GARBAGE COLLECTION	I. R. S.	FICA WITHHOLDING	213.72			
			FICA WITHHOLDING	3.13			
			MEDICARE WITHHOLDING	43.10			
			MEDICARE WITHHOLDING	0.05			
			MEDICARE WITHHOLDING	3.73			
			MEDICARE WITHHOLDING	2.43			
			MEDICARE WITHHOLDING	0.65			
			MEDICARE WITHHOLDING	0.73			
			UNIFORMS	19.48			
			UNIFORMS	19.48			
			UNIFORMS	19.48			
			ANNUAL RENEWAL	8,079.21			
			IPERS REGULAR EMPLOYEES	344.85			
			PRINCIPAL DENTAL POLICY	47.19			
			ANNUAL MAINTENANCE SOFTWARE	172.80			
			ANNUAL MAINTENANCE SOFTWARE	1,900.74			
			Repay Admin Services	2,308.01			
			CENTRAL STORES	5,373.61			
			PSF payment	336.54			
			City Hall	8.41			
			vehicle/equipment charges	1,957.58			
			BCBS HEALTH INS PY CITY	2,023.74			
			TOTAL:	22,878.66			
RECYCLING	GARBAGE COLLECTION	I. R. S.	FICA WITHHOLDING	76.69			
			MEDICARE WITHHOLDING	5.70			
			MEDICARE WITHHOLDING	6.53			
			MEDICARE WITHHOLDING	3.42			
			MEDICARE WITHHOLDING	2.28			
			IPERS REGULAR EMPLOYEES	79.40			
			PRINCIPAL DENTAL POLICY	14.64			
			PSF payment	40.51			
			CITY UTILITIES	30.65			
			vehicle/equipment charges	1,305.05			
			BCBS HEALTH INS PY CITY	693.01			
			TOTAL:	2,257.88			
			TRANSFER OUT/SINKING F	GARBAGE COLLECTION	CITY OF TIPTON FUNDS	TRANSFERS	3,009.00
						TRANSFERS	345.00
						TOTAL:	3,354.00
STORM WATER	STORM WATER	I. R. S.	FICA WITHHOLDING	22.60			
			FICA WITHHOLDING	3.75			
			MEDICARE WITHHOLDING	4.72			
			MEDICARE WITHHOLDING	0.49			
			MEDICARE WITHHOLDING	0.12			
			MEDICARE WITHHOLDING	0.88			
			ARGIS PRIMARY MAINTENANCE	92.00			
			IPERS REGULAR EMPLOYEES	36.43			
			PRINCIPAL DENTAL POLICY	5.11			
			Repay Admin Services	1,055.15			
			PSF payment	16.59			
			vehicle/equipment charges	82.91			
			BCBS HEALTH INS PY CITY	177.02			
			TOTAL:	1,497.77			
						FICA WITHHOLDING	22.60
FICA WITHHOLDING	3.75						
MEDICARE WITHHOLDING	4.72						
MEDICARE WITHHOLDING	0.49						
MEDICARE WITHHOLDING	0.12						
MEDICARE WITHHOLDING	0.88						
ARGIS PRIMARY MAINTENANCE	92.00						
IPERS REGULAR EMPLOYEES	36.43						
PRINCIPAL DENTAL POLICY	5.11						
Repay Admin Services	1,055.15						
PSF payment	16.59						
vehicle/equipment charges	82.91						
BCBS HEALTH INS PY CITY	177.02						
TOTAL:	1,497.77						
						FICA WITHHOLDING	22.60
			FICA WITHHOLDING	3.75			
			MEDICARE WITHHOLDING	4.72			
			MEDICARE WITHHOLDING	0.49			
			MEDICARE WITHHOLDING	0.12			
			MEDICARE WITHHOLDING	0.88			
			ARGIS PRIMARY MAINTENANCE	92.00			
			IPERS REGULAR EMPLOYEES	36.43			
			PRINCIPAL DENTAL POLICY	5.11			
			Repay Admin Services	1,055.15			
			PSF payment	16.59			
			vehicle/equipment charges	82.91			
			BCBS HEALTH INS PY CITY	177.02			
			TOTAL:	1,497.77			
						FICA WITHHOLDING	22.60
FICA WITHHOLDING	3.75						
MEDICARE WITHHOLDING	4.72						
MEDICARE WITHHOLDING	0.49						
MEDICARE WITHHOLDING	0.12						
MEDICARE WITHHOLDING	0.88						
ARGIS PRIMARY MAINTENANCE	92.00						
IPERS REGULAR EMPLOYEES	36.43						
PRINCIPAL DENTAL POLICY	5.11						
Repay Admin Services	1,055.15						
PSF payment	16.59						
vehicle/equipment charges	82.91						
BCBS HEALTH INS PY CITY	177.02						
TOTAL:	1,497.77						
						FICA WITHHOLDING	22.60
			FICA WITHHOLDING	3.75			
			MEDICARE WITHHOLDING	4.72			
			MEDICARE WITHHOLDING	0.49			
			MEDICARE WITHHOLDING	0.12			
			MEDICARE WITHHOLDING	0.88			
			ARGIS PRIMARY MAINTENANCE	92.00			
			IPERS REGULAR EMPLOYEES	36.43			
			PRINCIPAL DENTAL POLICY	5.11			
			Repay Admin Services	1,055.15			
			PSF payment	16.59			
			vehicle/equipment charges	82.91			
			BCBS HEALTH INS PY CITY	177.02			
			TOTAL:	1,497.77			
						FICA WITHHOLDING	22.60
FICA WITHHOLDING	3.75						
MEDICARE WITHHOLDING	4.72						
MEDICARE WITHHOLDING	0.49						
MEDICARE WITHHOLDING	0.12						
MEDICARE WITHHOLDING	0.88						
ARGIS PRIMARY MAINTENANCE	92.00						
IPERS REGULAR EMPLOYEES	36.43						
PRINCIPAL DENTAL POLICY	5.11						
Repay Admin Services	1,055.15						
PSF payment	16.59						
vehicle/equipment charges	82.91						
BCBS HEALTH INS PY CITY	177.02						
TOTAL:	1,497.77						
						FICA WITHHOLDING	22.60
			FICA WITHHOLDING	3.75			
			MEDICARE WITHHOLDING	4.72			
			MEDICARE WITHHOLDING	0.49			
			MEDICARE WITHHOLDING	0.12			
			MEDICARE WITHHOLDING	0.88			
			ARGIS PRIMARY MAINTENANCE	92.00			
			IPERS REGULAR EMPLOYEES	36.43			
			PRINCIPAL DENTAL POLICY	5.11			
			Repay Admin Services	1,055.15			
			PSF payment	16.59			
			vehicle/equipment charges	82.91			
			BCBS HEALTH INS PY CITY	177.02			
			TOTAL:	1,497.77			

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
OTHER SOURCES	STORM WATER	CITY OF TIPTON FUNDS	TRANSFERS	576.00
			TRANSFERS	4,458.00
			TOTAL:	5,034.00
INT SRVC-OTHER BUSINES CENTRAL GARAGE		I. R. S.	FICA WITHOLDING	82.46
			MEDICARE WITHOLDING	17.87
			MEDICARE WITHOLDING	0.47
		CEDAR COUNTY ENGINEER	MEDICARE WITHOLDING	0.95
			22 GL DSL	52.80
			516.40 GL DSL	1,202.20
		CINTAS	UNIFORMS	89.14
			UNIFORMS	17.24
			UNIFORMS	17.24
		CINTAS CORPORATION	UNIFORMS	34.42-
			FIRST AID SUPPLIES	106.96
			ANNUAL RENEWAL	100,993.61
		EMC INSURANCE COMPANIES	CRANE INSPECTIONS	1,527.47
			HUPP ELECTRIC MOTORS INC	131.18
			IPERS	2,602.70
		KILBURG EQUIPMENT LLC	REPAIR PARTS #35	39.01
			LAWSON PRODUCTS INC	230.21
			MIDWEST WHEEL COMPANIES	226.22
		MITCHELL I	REPAIR PARTS #24	329.02
			WEB SUBSCRIPTION	70.00
			OFFICE MACHINE CONSULTANT'S INC	16.13
		PRINCIPAL	MANAGEMENT SERVICES	2,270.46
			PRINCIPAL DENTAL POLICY	3.95
			Repay Admin Services	279.21
		CITY OF TIPTON FUNDS	PSF payment	63.29
			CITY UTILITIES	66.70
			CITY UTILITIES	695.47
		BLUE CROSS/BLUE SHIELD	CITY UTILITIES	111,097.54
			BCBS HEALTH INS PY CITY	
			TOTAL:	
INT SRVC OTHER BUSINE PSF HEALTH INSURAN		UNITED STATES TREASURY	PCORI FEE	107.57
				107.57
			TOTAL:	
INT SRVC-OTHER BUSINES ADMINISTRATIVE SER		I. R. S.	FICA WITHOLDING	121.47
			MEDICARE WITHOLDING	25.57
			MEDICARE WITHOLDING	2.84
		ACCESS SYSTEMS LEASING	COPIER AGREEMENT	1,293.98
			COMMUNITY INSURANCE SERVICES	1,355.00
			ECIA	1,228.11
		EMC INSURANCE COMPANIES	DUES	483.15
			PEI DUES	395.26
			ANNUAL RENEWAL	2,171.00
		IOWA LEAGUE OF CITIES	DUES	193.19
			IPERS	58.30
			MELISSA ARMSTRONG	2,000.00
		QUADIENT FINANCE USA INC	POSTAGE	18.54
			OFFICE EXPRESS	700.00
			OFFICE MACHINE CONSULTANT'S INC	35.50
		PRINCIPAL	MANAGEMENT SERVICES	350.95
			PRINCIPAL DENTAL POLICY	1,780.00
			INK CARTRIDGE	885.00
		POSTAL SOURCE	JUNE MOWING	18,589.45
			RODNEY'S YARD MOWING	1,700.00
			SPINUTECH INC	
		TYLER TECHNOLOGIES INC	LICENSE, SUPPORT, HOSTING	
			ANNUAL MAINTENANCE SOFTWARE	
			ANNUAL MAINTENANCE SOFTWARE	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	PAYROLL ACCOUNT	CAPITAL ONE	SUPPLIES	2.97
		WERLING ABSTRACT COMPANY	ABSTRACT	1,200.00
			ABSTRACTS	2,650.00
		WINDSTREAM	MONTHLY SERVICES	934.52
		CITY OF TIPTON FUNDS	PSF payment	300.58
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	9.17
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,680.55
			TOTAL:	40,165.10
NON-DEPARTMENTAL	PAYROLL ACCOUNT	I. R. S.	FEDERAL WITHHOLDING	9,336.71
			FEDERAL WITHHOLDING	90.51
			FICA WITHHOLDING	7,270.04
			FICA WITHHOLDING	149.83
			MEDICARE WITHHOLDING	1,700.29
			MEDICARE WITHHOLDING	35.04
		AFLAC	AFLAC AFTER TAX PY W/HOLDI	111.93
			AFLAC PY PRETAX WITHHOLDING	442.61
			AFLAC AFTER TAX DEDUCTION	30.24
			DEF. COMP PRETAX	200.00
		AXA EQUI-VEST PROCESSING OFFICE	CHILD SUPPORT- SPANGLER-96	59.52
		COLLECTION SERVICES CENTER	IPERS WITHHOLDING, FIRE	37.82
		IPERS	IPERS ELECTED OFFICIALS	96.86
			IPERS REGULAR EMPLOYEES	4,280.15
			IPERS WITHHOLDING EMT	609.73
			IPERS WITHHOLDING POLICE	1,585.17
		PRINCIPAL	PRINCIPAL DENTAL POLICY	979.86
			VISION POLICY	290.00
		TREASURER, STATE OF IOWA	STATE WITHHOLDING	2,841.86
			STATE WITHHOLDING	37.60
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE PYM	2,050.00
		CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEME	250.00
			TOTAL:	32,485.77

===== FUND TOTALS =====	
001 GENERAL GOVERNMENT	407,930.00
110 ROAD USE TAX FUND	20,226.07
112 TRUST AND AGENCY FUND	50,232.00
121 LOCAL OPTION TAX	22,228.44
125 TIF SPECIAL REVENUE FUND	74,588.71
160 ECONOMIC/INDUSTRIAL DEVEL	167.80
189 LIBRARY TRUST FUND	48.00
192 FIRE ENTERPRISE TRUST	4,998.00
216 GO CP BONDS SERIES 2011B	2,721.12
317 GO CP 2023	10,002.25
600 WATER OPERATING	147,443.58
610 WASTEWATER/AKA SEWER REVE	83,483.47
630 ELECTRIC OPERATING	253,740.81
640 GAS OPERATING	49,483.60
660 AIRPORT OPERATING	16,156.84
670 GARBAGE COLLECTION	28,490.54
740 STORM WATER	6,531.77
810 CENTRAL GARAGE	111,097.54
820 PSF HEALTH INSURANCE	107.57
835 ADMINISTRATIVE SERVICES	40,165.10
860 PAYROLL ACCOUNT	32,485.77
GRAND TOTAL:	1,362,328.98

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

419554-50

Tipton, Iowa

July 7, 2025

The City Council of the City of Tipton, Iowa, met on July 7, 2025, at 5:30 p.m., at the Tipton Fire Station, 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 \$2,125,000, 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. 070725A

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") and no board of trustees exists for this purpose; and

WHEREAS, pursuant to a 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, pursuant to a prior resolution (the "2024 Bond Resolution") of the Council, the City has previously issued its \$1,495,000 Electric Revenue Bonds, Series 2024, dated March 12, 2024 (the "Series 2024 Bonds" together with the Series 2012 Bonds, the "Parity Bonds"), which Series 2024 Bonds are payable from the same source as and ranking on a parity with the Series 2012 Bonds subject to the terms of the 2024 Bond Resolution; and

WHEREAS, pursuant to the 2024 Bond Resolution, the City reserved the right to issue additional obligations payable from the same source as and ranking on a parity with the Parity Bonds; and

WHEREAS, the City 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 \$2,125,000, pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the costs, to that extent, of undertaking improvements to the Utility, including the acquisition and installation of solar panels for electric generation (the "Project"), and has published notice of the proposed action and has held a hearing thereon on July 7, 2025;

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 (the "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. Further action for the authorization of the loan agreement and the issuance of the Bonds is hereby adjourned to the City Council meeting on July 21, 2025.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved July 7, 2025.

\_\_\_\_\_  
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 of 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 \_\_\_\_\_, 2025.

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



RESOLUTION NO. 070725B

RESOLUTION AUTHORIZING THE SALE OF CITY-OWNED REAL ESTATE

WHEREAS, the City of Tipton, Iowa acquired numerous properties, some through contract assignment and subsequent forfeiture, others by way of Court Order via Chapter 657A of the Iowa Code, and

WHEREAS, the City Council has determined it to be appropriate to proceed with the sale of most properties at this time, most if not all to be sold with restrictions and/or requirements related to code compliance, and

WHEREAS, the City Council previously published a request for proposals related to the sale of various properties, including 801 Locust Street ("Property"), received proposals, and approved the sale of said property to Cassandra Venteicher and Colton Lord ("Buyers"), and

WHEREAS, Buyers have, since approval of their offer by the City Council, withdrawn their offer, and

WHEREAS, the City Council gave renewed consideration of the other proposals previously received, and to that end there was communication with Michael D. Nissen, Nissen Builders, Inc., ("Nissen") and determined that "Nissen" had a continued interest in the Property, and

WHEREAS, "Nissen" expressed a continued interest in the Property, consistent with all contents of the original Nissen proposal with one modification, that being the purchase price which would be reduced to \$4,000.00, and

WHEREAS, the City Council conducted a July 7, 2025, public hearing on the proposed sale and transfer to "Nissen" of the Property located at 801 Locust Street, Tipton, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Tipton, Iowa, approves the proposed sale of the Property, located at 801 Locust Street, to Michael D. Nissen, Nissen Builders, Inc., ("Nissen") in return for the sum of \$4,000.00, and subject to all other conditions of the RFP to which Nissen responded. Further, the Mayor and City Clerk are authorized to execute documents that fall within the scope of this Resolution.

PASSED AND APPROVED this 7th day of July 2025.

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Tammi Goerdts, Mayor

ATTEST:

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Amy Lenz, City Clerk

# CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. 070725B which was passed by the Tipton City Council this 7<sup>th</sup> day of July 2025.

---

Amy Lenz, City Clerk

**AGENDA INFORMATION**  
**TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	Council meeting of July 7, 2025.
<b>AGENDA ITEM:</b>	Discussion and possible motion clarifying the length of the urban revitalization (tax exemption) for Roth Villages: 7 years or 10 years.
<b>ACTION:</b>	Approve, deny, or table to allow more consideration of the topic.

**SYNOPSIS**

This concerns what was Rosh Properties LLC. The ownership is now called Eastern Iowa Homebuilders, LLC. This property is west of 113 Lemon Street. The private interior street is called Alliance Drive. There are currently four dwellings there.

Back when the property was still under the ownership of Rosh Properties, Rosh applied for an urban revitalization tax-exemption. On Dec 18, 2023, the Council passed a resolution that approved their application. The resolution included this language:

WHEREAS, this allows persons who make taxable improvements to multi-residential property of three or more units a ten-year, 100% tax-exemption on the new improvements as long as the work increases the assessed taxable value of the property by at least 15%; and

WHEREAS, this application is for a four-unit multi-residential development.

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

Recently, we were contacted by the Co Assessor. She questioned why these units weren't given a 7-year, 100 % exemption (instead of the 10-year, 100% exemption) because they were being sold as individual dwellings rather than being rented.

For this situation, we agreed that the decision to make it either 7-years or 10-years would be left up to the City Council.

If you'd like a recommendation, I think we should stay with it as 10-years. Since 2023, Don Roth has been promoting the possible sale of these units based on 10-year exemptions. Now that at least one unit has been sold based on that premise, it would be wrong to change things now.

For whatever decision you make, it might cause the Assessor to ask for a new or updated resolution to reflect the Council's final decision.

**PREPARED BY:** BW

**DATE PREPARED:** June 25, 2025

**AGENDA ITEM #**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	July 7, 2025
<b>AGENDA ITEM:</b>	Heat and Air conditioning for west mechanical room at James Kennedy Aquatic Center
<b>ACTION:</b>	Motion

**SYNOPSIS:**

Attached are quotes from Fosters/Kraus for \$80,909 and Lowden Plumbing & Heating for \$88,606.63 to supply air conditioning and heat for the west end of the James Kennedy Aquatic Center. We have not had air conditioning or heat for the west end of the facility for a while and these are the two quotes that we have received.

LOST account will be the source of funds for this expense.

Recommending to go through Fosters/Kraus since they have been working on our facility for a while now and they do a great job. Would like to receive approval so we can get everything ordered and hopefully installed before it gets too cold.

I wanted to inform the council and receive approval.

**BUDGET ITEM:** Aquatic Center

**RESPONSIBLE DEPARTMENT:** Aquatic Center

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** Fosters/Kraus & Lowden Plumbing/Heating

**PREPARED BY:** Adam Spangler

**DATE PREPARED:** 6/30/2025



FostersKraus.com  
999 Enterprise Drive Suite 100  
Marion, IA 52302  
319-377-6325

Bill to  
**City of Tipton**  
407 Lynn Street  
Tipton, IA 52772

Phone Number:

Email Address: [aspangler@tiptoniowa.org](mailto:aspangler@tiptoniowa.org)

Ship to  
**Adam Spangler**  
City of Tipton  
700 Park Road  
Tipton, IA 52772

**Quote #: q4446**

Quote Date: 6/27/2025

Quote Expires 15 days from issue date

Sales Rep: DENNY M.

50% deposit due upon proposal acceptance and remaining balance due upon completion.  
Payment can be made with cash, check or credit card. No materials will be ordered without deposit.

Description	Amount
DESCRIPTION OF WORK INCLUDES:	\$80,909.00
*DEMOLITION OF (4) GEO AIR HANDLING UNITS & ALL ATTACHED DUCTWORK	
*DEMOLITION OF (4) GEO SUPPLY AND RETURN PIPE LINES FROM AIR HANDLERS TO MAIN SHUTOFFS NEAR WEST WALL	
*INSTALLATION OF 5 TON DESERT AIRE DE-HUMIDIFIER WITH 14 KW ELECTRIC HEAT STRIP IN NORTHEAST CORNER OF PUMP ROOM	
*INSTALLATION OF REMOTE CONDENSER OUTSIDE OF EAST WALL OF PUMP ROOM	
*DE-HUMIDIFIER BASE CONTROL	
*COMPOSITE A/C BASE	
*REFRIGERANT PIPING	
*CONDENSATE PIPING	
*FRESH AIR DUCTED FROM EXISTING OPENING IN EAST WALL TO DE-HUMIDIFIER	
*ALL NEW ALUMINUM MAIN SUPPLY DUCT AND REGISTERS THROUGHOUT PUMP ROOM, LIFEGUARD ROOM AND STORAGE ROOM (SEE ATTACHED DRAWING)(DUCT SIZING SUBJECT TO CHANGE, DEPENDENT ON DUCT ROUTING AVAILABILITY)	
*RETURN TRANSFER GRILLES THROUGH CINDER BLOCK WALL FROM LIFEGUARD ROOM AND STORAGE ROOM INTO PUMP ROOM	
*"WILD" RETURN IN PUMP ROOM	
*1" FILTER ATTACHED TO DE-HUMIDIFIER	
*SECOND JOBSITE VISIT REQUIRED TO ENSURE SUFFICIENT ROOM IS AVAILABLE TO GET DE-HUMIDIFIER INTO PROPOSED INSTALLATION LOCATION (CABINET IS 46 1/4"DEEP X47 1/4" WIDE X 78 7/8" TALL AND 1,130 LBS)	
*PERMITTING AND INSPECTIONS	
DESCRIPTION OF WORK NOT INCLUDED:	\$0.00
*ALL LINE VOLTAGE WIRING MODIFICATIONS	
*ALL CONTROL VOLTAGE WIRING MODIFICATIONS	
*TEMP HEATING AND COOLING	
*FIRE SUPPRESSION/PROTECTION	
*CONCRETE PAD FOR CONDENSER (COMPOSITE BASE INCLUDED)	
*STAMPED ENGINEERED DRAWINGS (IF NEEDED)	
Subtotal:	\$80,909.00
Tax:	\$0.00



FostersKraus.com  
999 Enterprise Drive Suite 100  
Marion, IA 52302  
319-377-6325

Total: \$80,909.00

Payments: \$0.00

This Quote Is Presented To You By:

This Quote is Accepted By:

Denny E Meyer 6/27/25

\_\_\_\_\_

Finance Charge of 15% per month will be charged on amounts over 30 days past due. Any account over 90 days will be turned over to collections.

Denny Meyer: dennym@fosterskraus.com Brian Kraus: briank@fosterskraus.com  
Doug Meyer: dougm@fosterskraus.com Cody Zumbach: codyz@fosterskraus.com  
Website: fosterskraus.com





## Estimate

**Adam Spangler**  
**700 Park Road, Tipton, IA 52772**  
**563-886-4271**  
**[Aspangler@tiptonia.org](mailto:Aspangler@tiptonia.org)**

Lowden Plumbing & Heating appreciates the opportunity to bid your project. We are pleased to present this estimate for the installation of a commercial dehumidifier w/7kw electric heat and removal of the old HVAC system at Tipton Aquatic center. This estimate is based on the provided plans, and all materials and equipment are detailed below. The projected total for this project is **\$88,606.63**

**Please review the information carefully and let us know if there are any questions.**

### **Included in the price above:**

1. HVAC permit
2. LV03RNNN2 DESERT AIRE UNIT
3. ELEC HEAT 7KW
4. SEPARATE POWER FEED
5. DUCT PACKAGE  
thermostat
6. Lineset, pad, plenum kit
7. All duct
8. All registers and returns
9. Labor to complete the HVAC inside of the dwelling as stated above.
10. Removal of old system.
11. Price valid for 30 days

### **Notes**

Please call us with any questions at 319-440-0647

Thank you, Bart Bock

**AGENDA ITEM #**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

**DATE:** July 7, 2025

**AGENDA ITEM:** ADA Lift for Lazy River at James Kennedy Aquatic Center

**ACTION:** Motion

**SYNOPSIS:**

Attached are quotes from Carrico Aquatic Resources for \$11,243.55, Recreonics for \$12,784.49, and In The Swim for \$13,999.99 for a ADA pool lift for the lazy river at the aquatic center. The one that we will be replacing is the original lift we had since 2005. We ordered parts for the old unit and it wouldn't perform as it should. We have measured and this is the lift that we will need.

LOST account will be the source of funds for this expense.

By code we have to have an ADA lift per pool. Years ago we installed two new ADA lifts for the indoor and recreation pools. We looked into that same model but it would be more expensive due to digging in to the concrete for the base as well as the unit itself.

Going this route is cheaper and since we already have the anchors already in the concrete this is what we are suggesting.

I'm recommending going with the Carrico Aquatic Resources quote since it is the cheapest and we deal with them for other chemicals and questions throughout the year and if we need repair on the unit they are available to help.

I wanted to inform the council and receive approval.

**BUDGET ITEM:** Aquatic Center

**RESPONSIBLE DEPARTMENT:** Aquatic Center

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** Carrico Aquatic Resources, Recreonics, and In The Swim

**PREPARED BY:** Adam Spangler

**DATE PREPARED:** 6/18/2025





Carrico Aquatic Resources

720 N. Parkway Street  
Jefferson, WI 53549

**Estimate**

Date	Estimate #
6/16/2025	1021

Name / Address
City of Tipton 407 Lynn Street Tipton, IA 52772 aspangler@tiptoniowa.org

Ship To
City of Tipton James Kennedy Aqu Ctr 700 Park Road Tipton, IA 52772 Adam/Mandy 563-886-2271

P.O. No.	Rep
	DWP

Qty	Description	Rate	Total
1	LIFT - GALLATIN WP400 0-6" WD, ANCHOR NOT INCLUDED, 18-30" SETBACK *MEASURING GUIDE REQUIRED*	10,543.55	10,543.55T
1	BASE STAND LONG, LOLO/GALLATIN	0.00	0.00T
1	ESTIMATED Shipping and Handling	700.00	700.00T
Estimate is good for 30 days Prices subject to change			

<b>Subtotal</b>		\$11,243.55
<b>Sales Tax (0.0%)</b>		\$0.00
<b>Total</b>		\$11,243.55



Product Name or SKU



Home // Online Catalog // Deck Equipment // ADA Pool Access Equipment // Pool Lifts-Water Powered // Gallatin  
WP400 ADA Pool Lift

## GALLATIN WP400 ADA POOL LIFT



**PRICE SKU**  
\$12,784.4946-870

**CATEGORY**  
POOL LIFTS-WATER  
POWERED

**TAG**  
46870

### PRODUCT SPECS

Gallatin WP400 ADA pool lift is a water powered assisted access lift that is self-operable from deck or pool and features a spacious seat with excellent lumbar support. Designed to accommodate both in-ground pools and spas without customization, Gallatin WP400 ADA pool lift has a lifting capacity of a 400 lb. at 55 PSI water pressure.

### GALLATIN WP400 ADA POOL LIFT SPECIFICATIONS

– Made of electropolished 304L stainless steel



PARTS

SPECTRUM - POOL LIFT, WATER POWERED, GALLATIN WP400

Item No. 439510 | Manufacturer SKU: 27336

★★★★★ 0 Reviews



**\$13,999.99**

Starting at \$679/mo or 0% APR with [affirm](#). [Learn more](#)

Spectrum Pool Lift, Water Powered, Gallatin WP400 is a replacement pool part to keep your equipment running strong. [More Details](#)

[Change Zip](#)

FREE Standard Shipping On Orders \$100+

Quantity

 Add To Cart



Overview

Spectrum Pool Lift, Water Powered, Gallatin WP400 is a replacement pool part to keep your equipment running strong.

Reviews

Customers Also Viewed



In The Swim - 3 Inch Chlorine Tablets - 25 lbs

★★★★★ 5307 Reviews

**\$129.99** ~~\$139.99~~

[Shop Now](#)



In The Swim - Calcium Hypochlorite Pool Shock...

★★★★★ 603 Reviews

**\$135.99** ~~\$159.99~~

[Shop Now](#)



In The Swim - Calcium Hypochlorite Pool Shock...

★★★★★ 603 Reviews

**\$233.74** ~~\$274.99~~

[Shop Now](#)

In The Swim - 3 Inch Chlorine Tablets - 50 lbs

★★★★★ 8307 Reviews

**\$194.99** ~~\$234.99~~

[Shop Now](#)

In The Swim - Pool Shock Treatment 1lb Bags - 12...

★★★★★ 1304 Reviews

**\$63.74** ~~\$74.99~~

[Shop Now](#)

In The Sw Algaecide

★★★★★

**\$19.99**

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## **AGENDA ITEM**

### **AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION**

**DATE:**7/7/2025

**AGENDA ITEM:** Fuel tank cleaning for power plants

**ACTION:** Discussion and possibly approval

**SYNOPSIS:** During our last inspection of the underground fuel system for the power plants, there had been flagged 2 issues.

1: Water infiltration into South fuel tank and 7/16" of sediment.

We have fixed the water issues with repairing the fueling neck of the tank.

2: Sediment in North unit is 3/8"

The sediment is a result of years of filling tanks with fuel, the south tank is also slightly more due to the tank neck leaking and letting water in. The amount of water is just under an inch (0.86").

Seneca has been our tank inspectors and also our point of contact for fixing these issues. Tawnya has reached out to them for a budget number on fixing these issues. They can take care of all the sediment and water in the tanks and return the cleaned fuel back into the cleaned tanks in a days' time. This should be done before our compliance testing that is scheduled later this year. The cost is \$5,436.00 and is my recommendation along with Tawnya our power plant operator that we move forward with Seneca performing this work.

**BUDGET ITEM:** Yes

**RESPONSIBLE DEPARTMENT:** Electric

**MAYOR/COUNCIL ACTION:** Discussion and Possible Approval

**ATTACHMENTS:** Yes 2

**PREPARED BY:** Jon Walsh

**DATE PREPARED:** 7/3/2025

"Tawnya Namer  
kkeller@senecaco.com

Good morning,

We have 2 – 8000gallon underground tanks containing RED #2 ULSD, located at 407 Lynn St under the parking lot of the Power Plant. Currently the North tank has approximately 3/8inch of sediment at the bottom, NO WATER per the ATG and level is 4300 gallons of fuel; the South tank has approximately 7/16inch of sediment and 10gallons of water (0.86inch) per the ATG and its level is 1700 gallons of fuel. We are more concerned with the South tank but if there is a cost savings for having both cleaned at the same time, we would explore that option. What is the procedure for removal and about how long would the tank be down?

Thank you,

Tawnya Namer  
Power Plant Operator"

Thanks,  
Jon

**Jon Walsh**

Electric Superintendent  
City of Tipton  
407 Lynn St



*The Complete Solution*

**CORPORATE HEADQUARTERS • DES MOINES, IOWA**

P.O. Box 3360  
Des Moines, IA 50316-0360

4140 E. 14<sup>th</sup> Street  
Des Moines, IA 50313-3804  
Phone: 515-262-5000  
Toll-Free: 800-369-5500  
Fax: 515-262-4951

July 1, 2025

Tawnya Namer  
Power Plant Operator  
City of Tipton  
407 Lynn Street  
Tipton IA 52772

Dear Tawnya,

Thank you for the opportunity to present this Time & Material Proposal Acceptance for fuel polishing services. Included in this agreement is a brief description of work, our billing rates and terms and conditions.

It is possible to customize service based on your specification. Please do not hesitate to contact me. I look forward to working with you.

Sincerely,

Klayton Keller  
Business Development Consultant  
kkeller@senecaco.com  
Mobile: 515-473-0644

Site address: 407 Lynn St, Tipton, IA 52772

Description of Work: 1-8k Red Diesel Premium Clean and Polish-South Tank, 1-8k Red Diesel Standard Clean and Polish-North Tank

This estimate is being provided for budgetary purposes and is based on averages per tank size and product type. Actual charges may be higher due to condition of the tank and external temperature. Hours or materials in excess will be billed at the rates indicated. Waste Disposal is measured on the number of drums used for waste and can exceed 1 drum. This estimate is valid for 30 days.

1	Standard Tank Sweep	8,000	1,122.00	1,122.00
1	Premium Clean & Polish	8,000	1,734.00	1,734.00
4	Biocide		177.50	710.00
280	Mileage Round trip		1.50	420.00
5	Mobilization/hour		180.00	900.00
1	Waste Disposal		250.00	250.00
1	Consumables		300.00	300.00

\*\*\*  
5,436.00

**Hourly Rates**

Cleaning Truck	\$80.00 Per Hour
Octane Analyzer	\$150.00/tank
Lead Technician	\$84.00 Per Hour
Lead Technician	\$118.00 Per Hour (OT)
Lead Technician	\$152.00 Per Hour (DT)
Safety Helper	\$70.00 Per Hour
Safety Helper	\$99.00 Per Hour (OT)
Safety Helper	\$127.00 Per Hour (DT)

**Consumable Prices**

Bag House Filters	\$8.00/each
Particulate Filters	\$30.00/each
Water Block Filters	\$65.00-\$88.00/each
Disp. Filters	\$8.00 - \$18.00
Biocide (diesel)	\$177.50/gallon
1032 Fuel Stabilizer	\$330/gallon
IPA	\$120/gallon

THE PARTIES UNDERSTAND THAT THIS IS A LEGALLY BINDING **TIME & MATERIALS AGREEMENT**, SUBJECT TO THE FOLLO AND CONDITIONS.

Accepted By:

\_\_\_\_\_

Company Name

---

Authorized Signature

---

Printed Name & Date



## SENECA PROPOSAL ACCEPTANCE TERMS AND CONDITIONS

**Scope of Work and Payment.** Customer shall pay Seneca for the services in the amounts and at the times set forth in the proposal which is a part of this Agreement. All proposals are subject to credit approval by Seneca. Equipment will be billed on receipt and payment is due 10 days from receipt of invoice. If merchandise is shipped to Seneca warehouse for sake of convenience, this will also be considered delivery. Installation work will be billed periodically and payment is due 10 days from receipt of invoice. Balances not received in full within 30 days shall bear an interest charge of 1.5% per month (18% per year). Customer is responsible for all applicable taxes. Payment by credit card may incur additional applicable fees.

**Price.** Prices quoted are expressly contingent upon all conditions being as observed, represented, and warranted at the time of bid. Prices quoted cover only those items which are specifically set forth in the Proposal for this project. All other items will be billed to Customer on a time and materials basis. Prices quoted herein expire within 30 days of the date of the quote. Prices quoted do not include freight charges or unloading unless specifically noted. Prices quoted for labor are based on the use of non-union labor and are subject to change should union labor be required. Prices quoted do not include any electrical work, soil analysis, clean up of contamination, or as-built drawings unless specifically stated.

**Returns and Cancellation.** All sales are final and no returns or cancellations will be allowed except at the discretion and upon terms acceptable to Seneca.

**Third Party Payment.** Customer is responsible for full and timely payment of account balances regardless of whether Customer has received payment under any insurance policy, or from any third person or entity that may agree to or may be legally required to pay Customer's account balance. Upon request of Seneca, Customer shall assign to Seneca any and all rights it may have to third party payments. Upon assignment, Seneca is entitled to seek any remedies that Customer would have had for third party payments.

**Purchase Money Security Interest.** Customer grants to Seneca a purchase money security interest in all goods sold to Customer, including all proceeds, accessories, and replacements (collectively "Collateral"). Customer hereby appoints Seneca as its attorney in fact to execute and file any documents necessary to perfect its security interest in the Collateral. Customer shall not grant a security interest in the Collateral to any other party and shall keep the Collateral insured for its replacement value, naming Seneca as a loss payee and additional insured. The Collateral shall not be removed or moved except upon notice to Seneca. If Customer fails to pay Seneca in a timely manner, Customer consents to and authorizes Seneca to exercise all self-help remedies allowed under law, including without limitation, dismantling and removal of the Collateral or otherwise disabling the Customer's use of the collateral and Seneca shall not be liable for any incidental or consequential damages as a result thereof.

**Warranties.** Seneca sells all goods "as is". All goods sold are warranted only by the manufacturer's warranty, if any, and such warranties are passed from Seneca to the Customer according to the manufacturer's policy. No other warranty, express or implied, is made or intended by Seneca including the warranty of merchantability or fitness for a particular purpose. Seneca is at all times acting as an independent contractor in performance of services under this Agreement. Seneca will perform services using that degree of skill and care ordinarily exercised by other members of the profession under similar circumstances.

**Utilities and Underground Structures.** Customer shall identify the location of all utilities and underground structures. Seneca will take reasonable precautions to avoid damage to utilities or other underground structures. Customer shall indemnify, defend, and hold Seneca harmless for any damage to utilities or underground structures, and from any claims, liability, or damages resulting from utilities or underground structures that were not properly called to Seneca's attention. Such indemnity shall include payment of litigation costs, expert's fees, and attorney's fees incurred by Seneca.

**Duties of the Customer.** Customer warrants that it has disclosed all adverse or unfavorable site conditions which may affect this Agreement. Customer represents and warrants that all information provided to Seneca is complete and accurate. Customer represents and warrants that it has and will comply with all applicable local, state, and federal laws. Customer shall protect the site against damage, injury, or loss and shall carry insurance in an amount sufficient to cover replacement value, naming Seneca as loss payee and additional insured. Customer is responsible for providing Builder's Risk insurance coverage. Risk of ownership transfers to the customer when the project is substantially complete and ready for its intended use. Customer is responsible for providing liquid ballast for filling underground storage tanks immediately upon setting the tanks during excavation. Seneca shall not be liable for damage to the ballast, including without limitation, damage due to contamination or loss of product. Customer shall keep accurate, daily inventory records on products stored in tanks, lines, and dispensing equipment and shall promptly notify Seneca of all shortages or losses. Precision testing procedures performed on any portion of underground storage tank systems are designed to detect leaks and Seneca shall not be responsible for any contamination resulting from spills or releases which may occur before, during, or after such tests.

**Force Majeure.** Seneca shall not be liable for failure or delay in performing under this Agreement to the extent that such failure or delay is caused by an event or causes beyond Seneca's control.

**Unforeseen Conditions.** If unforeseen conditions arise that affect the scope of services, price of services, time for performance, or the risk involved, Seneca shall notify Customer. Seneca may then, at its sole discretion, modify the scope of work, modify the price, stop work until arrangements satisfactory to Seneca have been made, or terminate the services by notifying Customer in writing. Seneca shall be entitled to the fair and reasonable value of its services through the time of termination. If abnormal soil conditions or winter conditions result in additional cost, those additional costs will be billed on a time and materials basis.

**Limitation of Liability.** Seneca shall be liable only for damages that are a direct result of the negligence of Seneca except that Customer agrees that Seneca's total liability to Customer for claims arising out of or arising from Seneca's sale of goods or performance of services under this Agreement shall not exceed \$50,000 or the total fees payable to Seneca for the particular project, whichever is less, and Seneca shall not be liable for any special, punitive, incidental, or consequential damages (including without limitation, loss of profits or income, loss of use of property, business interruption, cost of replacing goods or services, or third party claims). Customer recognizes that the work set forth in the Proposal may effect, alter, or damage the property and Seneca shall not be responsible for such damage unless it is a direct result of negligence of Seneca. Any claims, demands, or cause of action against Seneca arising from or related in any manner to this Agreement, or to work, services, or goods or products provided by Seneca pursuant to this agreement, must be brought within two (2) years from the date the work, service or provision of goods or products has been completed.

**Remedies and Indemnity.** In the event of breach of this Agreement by Customer, Seneca may proceed in law or equity to enforce its rights hereunder. Seneca, at its discretion, may elect to proceed by arbitration which shall be binding on the Parties. Customer shall pay all costs and expenses, including

attorney's fees, incurred by Seneca in enforcing its rights hereunder, and shall indemnify, defend, and hold harmless Seneca from and against all claims, demands, and causes of actions arising out of or resulting from Customer's breach of this Agreement.

Termination. Seneca may, without prejudice to any right or remedy, terminate its relationship with Customer and suspend all work or delivery of goods upon notice to Customer.

Assignment. This Agreement may not be assigned by Customer without written consent of Seneca. If assigned, Customer will continue to be bound by this Agreement and will be liable for all terms and conditions contained herein.

Jurisdiction and Venue. Customer agrees that this Agreement shall be governed by Iowa law and jurisdiction and venue shall be with the Iowa District Court for Polk County or as otherwise required by law.

Entire Agreement. The written proposal for work, together with any referenced attachments, Proposal Acceptance, these terms and conditions, and any applicable Seneca Customer Application Agreement shall constitute the entire agreement between the parties, and any other understanding or representation of any kind shall not be binding upon either party.

Amendments. Any modification of this Agreement shall be binding only if evidenced in writing signed by each Party.

Severability. Should any provision herein be deemed invalid or unenforceable, all other provisions shall remain in effect.

04/2014



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# FUEL QUALITY ISSUES – THE CAUSES, EFFECTS AND CORRECTIVE SOLUTIONS TO MAINTAINING A HEALTHY TANK ENVIRONMENT

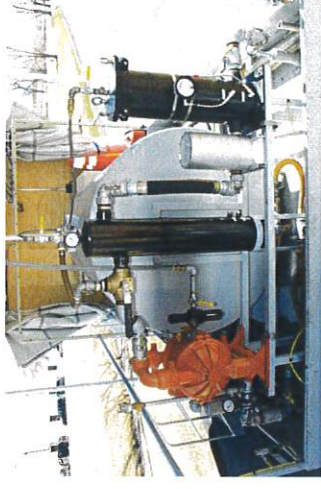
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# TODAYS DISCUSSION POINTS

- Intro and background
- Fuel quality – now vs. then
- Causes and effects
- Corrosion Issues
- Process description
- Applications and solutions
- Alternative tank cleaning methods
- Resources and capabilities







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# CAUSE OF FUEL QUALITY ISSUES

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# FUEL CONTAMINATION EXAMPLES



Off road diesel with water  
and degraded fuel



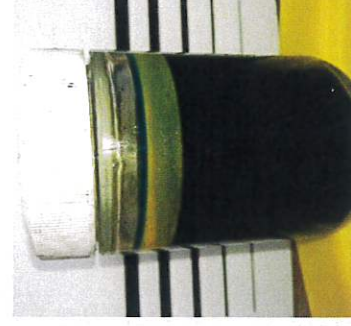
E10 Phase Separation  
and After Correction



Off road diesel with  $H_2O$   
and bacteria



Premium UL gas with  
water and scale



ULSD with  $H_2O$   
and bacteria



Turbo Blue 110  
Racing Fuel Before  
and after restoration

# WHAT ARE THE ROOT CAUSES ATTRIBUTED TO FOULING OF TANK COMPONENTS, FUEL QUALITY AND COSTLY REPAIR ISSUES?

- In 2012, the Battelle Study prepared for the U.S. petroleum industry, attributed mild steel corrosion being experienced in ethanol blend storage tanks, dispensing equipment and systems to microbial activity from (Acetobacteraceae) bacteria, which feeds on ethanol to produce a vinegar like acetic acid.
- On July 20, 2016, the U.S. EPA released a report indicating 83 percent of ULSD USTs studied exhibited moderate to severe corrosion and 25 percent of the tank owners were unaware prior to inspection. This was found in both steel and fiberglass systems.
- In addition to algae-based sludge, common in water impacted fuel ULSD, a metallic coffee ground substance is fouling filters in both ULSD and ethanol blends. This is from the corrosion/malfunction of seals, gaskets, tanks, meters, leak detection components, solenoid valves and riser pipes. Subsequently, this has lead to costly repair, blocking, slow flow or volume delivery pre-set errors.
- Fuel polishing is a reliable way of removing the bacteria carcasses, free scale, water and aiding in the restoration of the fuel.

# LOW SULFUR: THE CAUSE

## BRIEF OVERVIEW

- **Caused by the removal of sulfur in diesel fuel.**
  - Since 2006, maximum allowable sulfur content is 15 parts per million (ppm).
  - Sulfur is a natural poison to microbes (bacteria and fungus).
  - Sulfur dissolves and carries water out of fuel systems.
  - High Sulfur Diesel (HSD) fuel could dissolve and carry 125 ppm of water.
  - Ultra Low Sulfur Diesel (ULSD) fuel dissolves and carries 50 ppm of water.
  - Resulting in more water settling to the bottom of diesel fuel storage tanks.
- **The same amount of moisture is being produced within fuel tanks via condensation (heating and cooling), thermal changes and humidity.**
- **ULSD leaves 60 percent more water in fuel tanks than HSD.**
- **Diesel fuels blended with biodiesel contain higher levels of water.**
- **WATER IS THE CATALYST THAT SUSTAINS AN UNHEALTHY TANK.**



# LOW SULFUR: THE EFFECTS

## BRIEF OVERVIEW

### What issues are being experienced or observed?

- Slow flow and filter blockage at dispensers.
- Incorrect ATG readings.
- Rust particulates, debris and sediment in tank bottoms.
- Malfunctioning seals, gaskets and valves.
- Water ingress into tank openings, etc.

### • What are the root causes & effects attributed to fouling of tank components, fuel quality and costly repairs?

- Inorganic or foreign material, debris, sediment.
- Microorganisms such as bacteria or Fungus.
- Microbial Influenced Corrosion (MIC).
- Fuel quality from suppliers.
- Water -  $<0.25$ " of water is sufficient for microbial growth.

Tank bottom debris removed during fuel restoration project







# WATER IS THE ROOT CAUSE

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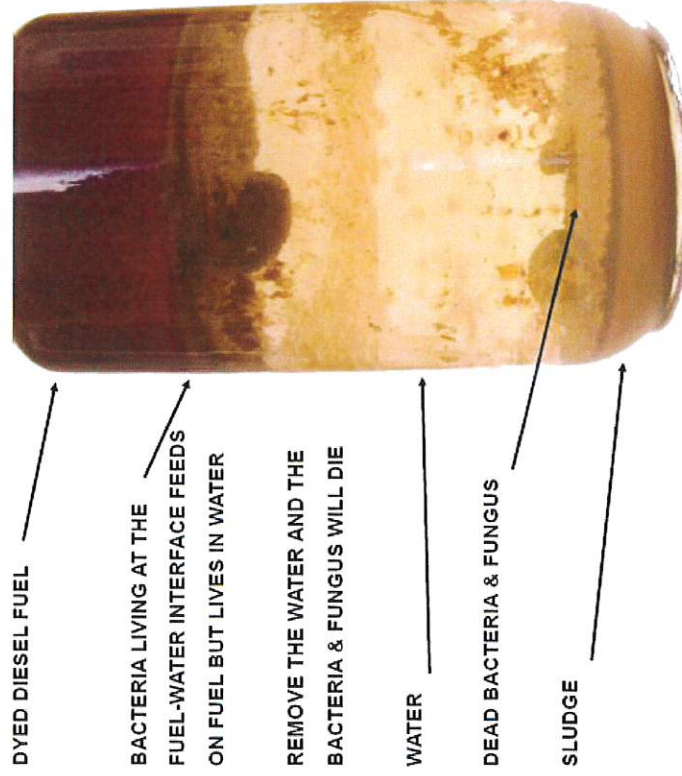


# WATER IS THE SOURCE OF MOST ISSUES

Source of water intrusion	Rate of water flow into tank
Water in delivery of fuel	Instant
Existing water in tank when switching from neat/pure gas to ethanol-blended gas	Instant
Water in delivery spill bucket released into tank	Quick
Delivery riser cap not replaced after delivery, rain water entry	Quick
Hole in vent cap/line, rain water entry	Varies
Leaky tanks/groundwater entry	Slow
Degraded or cracked seals of sump lid	Slow
Condensation of water vapor	Slow

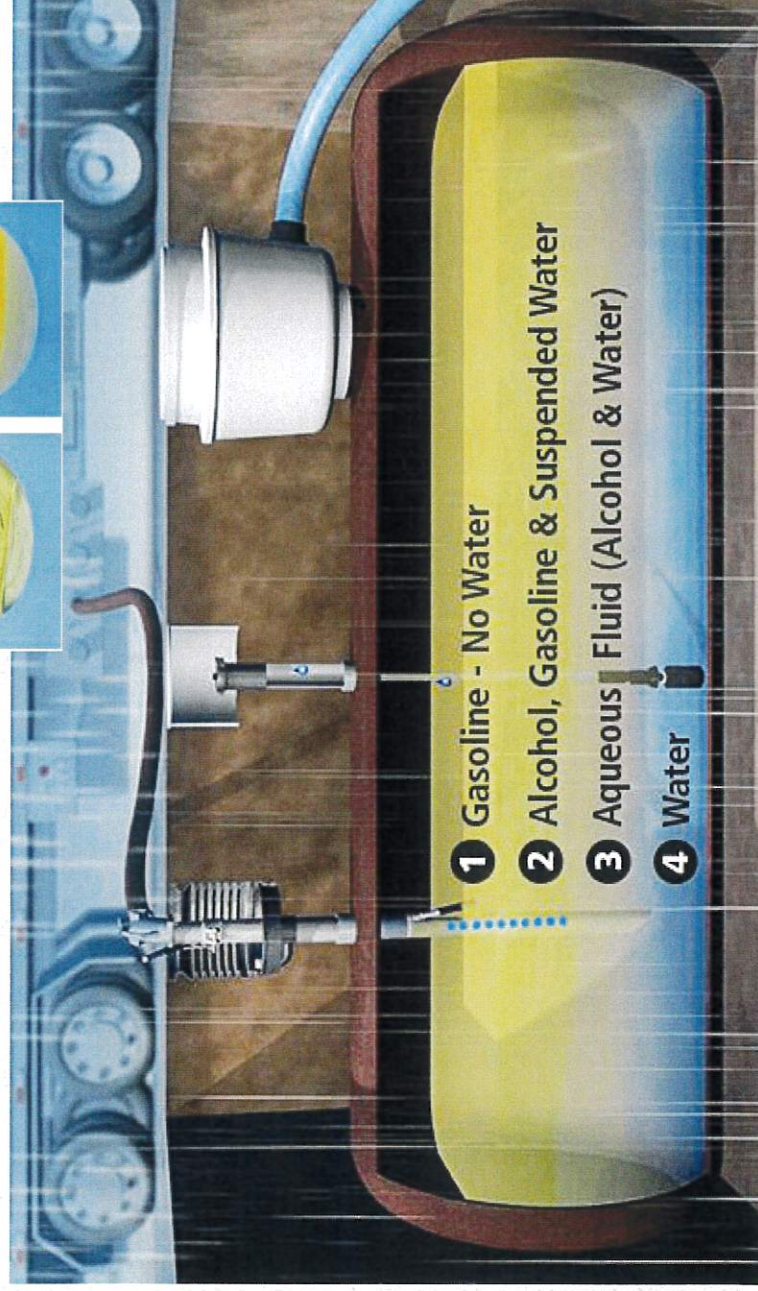
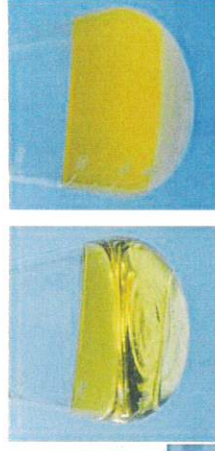
# WHEN DIESEL MEETS WATER

CONTAMINATED DIESEL FUEL





# PHASE SEPERATION







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# NOTABLE & COSTLY EFFECTS

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# MICROBIAL ENHANCED CORROSION EFFECTS ON MILD STEEL FOUND IN ETHANOL AND ULSD BLENDS







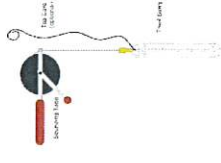
# THE PROCESS

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# INSPECTION & SAMPLING PROCESS AND PROCEDURES

- **Visual Inspection for Presence of Corrosion, H<sub>2</sub>O Intrusion Points & Product Release**
  - ✓ Manway, Vents & other Tank Access Points
  - ✓ Containment Sumps, Spill Buckets & UDC's
  - ✓ Monitoring Wells
- Collect representative sample (sample below ATG if possible) and/or lowest end
- Submit for analysis if necessary or confirm presence of contaminants through ASTM opacity visual assessment (optional).
- If bacteria is confirmed or suspected, ensure tank is full and a biocide is introduced into tank to treat full contents and any material on tank sides and in suspension. A 24 to 48 hour period will be necessary to ensure treatment. This only applies to diesel fuels, kerosene & heating oil.
- Make arrangements with reputable service provider to remove contaminants, and/or polish and restore fuel and add inhibitor agents with biocides.
- Any maintenance program implemented must address and maintain water free environment in fuel tanks, otherwise issues will return.

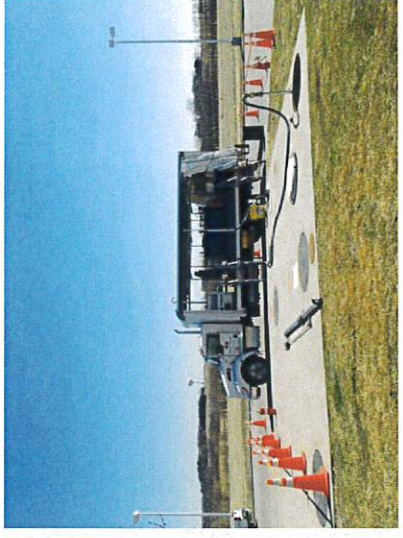


# MULTI-STAGE SETUP AND FILTRATION PROCESS

- A fuel sample will be taken from tank bottom prior to cleaning and a haze rating will be determined.
- Water and particulate will be removed from tank floor and placed in settling tank.
- The remaining fuel volume will be processed through multi-stage filtration and conditioning system to remove suspended particulate matter and free water. Filtration: 2 – 5 micron.
- Fuel will continue to be circulated through filtration and conditioning system to address degradation and polymerization until satisfactory visual samples meet ASTM 4176 test pass requirements.
- A line flush from all nozzles will be completed and new dispenser filters installed to ensure delivery system from tank to nozzle contains clean product. (Product is returned to tank via filtration system.) This applies to premium cleans only
- A tank nozzle sample is collected to ensure product meets visual specification.



# PROFESSIONAL SETUP W/ SAFETY AS #1 CONSIDERATION





# FUEL POLISHING UNIT SITE POSITIONING CONSIDERATIONS

Public View Obscured



Business Foot & Auto Traffic Unhindered

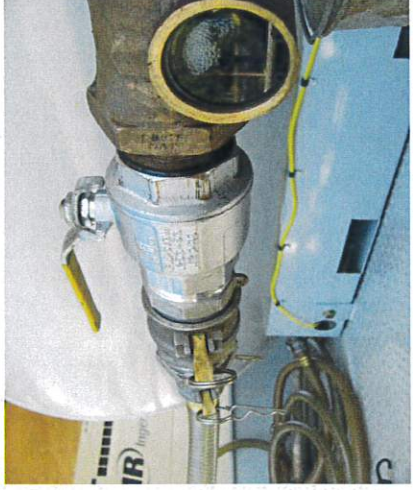
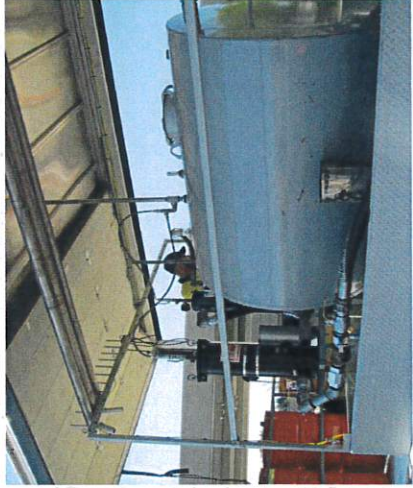


# CERTIFIED FUEL RESTORATION TECHNICIANS





# MULTI-STAGE FILTRATION AND RESTORATION PROCESS SYSTEM

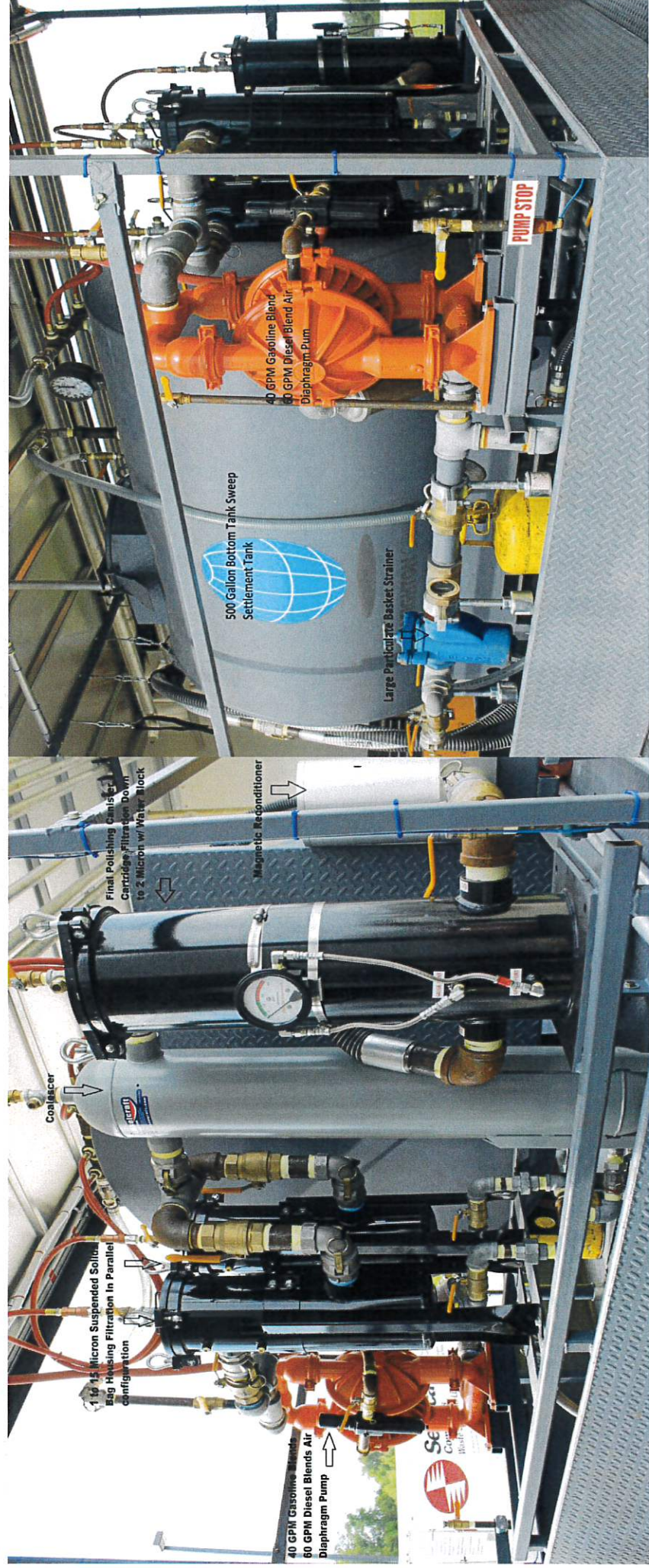


# ENHANCED TRAILER MOUNTED UNITS WITH FILTRATION TO 2 MICRON



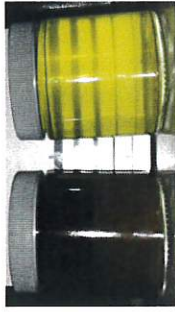


# FUEL RESTORATION SYSTEM (TRAILER OR TRUCK MOUNTED)





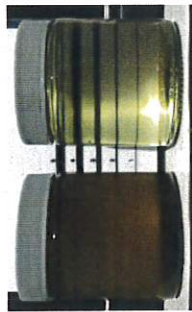
# FUEL POLISHING BEFORE AND AFTER SAMPLES AT RECENT TANK LOCATIONS



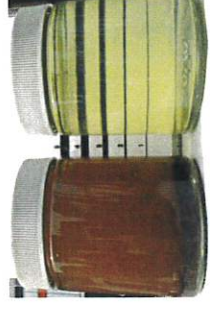
**10K Diesel**  
Chillicothe, Missouri



**10K Unleaded**  
Jackson, Minnesota



**10K E-85**  
Yankton, South Dakota



**10K Super Unleaded**  
Corydon, Iowa

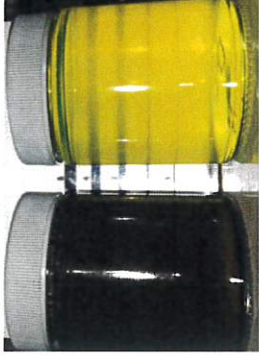


# BEFORE AND AFTER EXAMPLES OF RECENT TANK LOCATIONS



**10K E10**

Fairfax, Minnesota



**4K Bio Diesel**

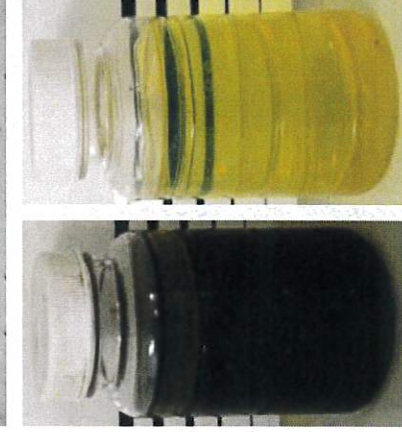
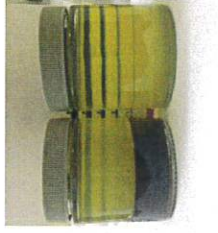
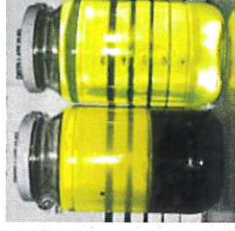
Osceola, Iowa



**Key Point:** All fuel types can be affected and components and/or tanks are susceptible to degradation due to the corrosive nature of newer fuels when water is present.



# BEFORE AND AFTER FUEL POLISHING



# TANK AND FUEL SERVICE REPORT (REFER TO ATTACHED COMPLETE REPORT (IF PROVIDED))

## Tank Service Details | Tank 1

Tank Number: 1  
Product: Unleaded  
Tank Capacity (gallons): 3K  
Initial Inventory(gallons): 2832  
Water in Tank (inches): .5"  
Total Mileage: 0  
Upsell # of Tanks: 0  
Comments:

Suction Point (ATG or SUB): ATG  
Return Point: ATG  
Tank Type (Steel / FBG etc): FBG  
Samples Taken From: ATG  
System Type: Pressure  
Total Hours Spent Cleaning Tank: 2.50  
LOB Truck Number: 119

### Day 1 - Stage 1

Time Started: 4/8/2019 4:00 PM  
Time Completed: 4/8/2019 6:30 PM  
Gallons put in Holding Tank 500  
# Times Strainer Emptied: 3  
Waste Drummed Off (GLS): 25  
Clean ASTM Sample: Standard Clean ASTM Sample

### Day 1 - Stage 2

Time Started:  
Time Completed:  
Were Lines Purged: No  
# Times Strainer Emptied: 0  
Were Filters Changed: No

### Materials and Filters Used

Description	QTY	Part # / Size / Type	Gallons per Filter
Bag Filter	1	PEG5P1L	N/A
Water Block Filter	1	RLWA-716-2	N/A
55 Gallon Steel Drum	1		N/A
Absorbent pads	6		N/A

### Final Information

Total Gallons Run: 475  
Final Water Level: 0  
Final Inventory: 2807

Daculte

## Site Test Photo and Results | Tank 1



Veeder Root Before / After



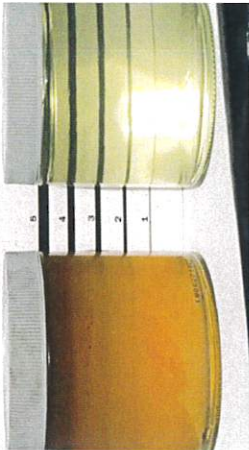
Sludge / Debris



Water Locator Before



Water Locator After



Before and After Fuel Sample

Insider SJ License Area 52551 Tank Fuel Service Report 427319



# CLEANING OPTIONS PROVIDED BY SENECA

- **Fuel Restoration Filtration & Polishing**

- Provides in tank filtration and polishing of fuel, removing water, sludge and small particulates. The cost effective multi-stage process, salvages fuel that has been contaminated by water, rust, sediment and microbes. Our unique service can be performed during dispensing operations and fuel filtered to 2 micron. All waste is removed from the site same day and transported for off site recycling or disposal. (**Least Expensive Option, Least Downtime & Least Negative Public Perception**) -2 Options

- ❖ **Premium Clean** - Thorough bottom sweep to remove a high percentage of sediment and water. Extensive fuel polishing down to 2 microns. Includes report and up to 8 hrs. of service.
- ❖ **Standard Sweep** - Thorough bottom sweep to remove a high percentage of sediment and water. Limited fuel polishing down to 2 microns. Includes report and up to 3 hrs. of service.

- **Non-Entry UST / AST Cleaning**

- Utilizes a 3D nozzle cleaning head and pressurized water to clean interior surface of tank or in cases of diesel fuel only, product can be utilized, but not always practical. Tank is taken off line and required to be emptied or stored separately while process being completed. All cleaning liquids used in process are transported off site for disposal. In some cases, any temporary stored fuel can then be processed thru Fuel Restoration and Polishing unit as it is being reintroduced into tank for use. (**2<sup>nd</sup> Most Expensive Option and Longer Down Time**)

- **Manned Entry UST / AST Cleaning**

- In situations where tank cleaning requires entry in order to make repairs, this method involves confined space entry to perform interior pressure wash cleaning to remove contaminants, sludge, etc. This option not viable for gasoline tanks until additional safety measures undertaken. Tank is required to be taken offline, emptied entirely & ventilated. Access to tanks can be limited or require equipment and piping to be removed prior. OSHA Confined space rules apply and additional precautions will be needed. Fuel stored separately can be polished before reintroduction and all cleaning fluids and waste are transported offsite. (**Most Expensive, Longest Downtime and Highest Safety Risk Option**)

HOLLY A. CORKERY  
DOUGLAS D. HERMAN  
SAMANTHA R. KUNTZ  
STEVEN C. LEIDINGER  
DANIEL M. MORGAN  
PATRICK J. O'CONNELL  
AMY L. REASNER  
WILFORD H. STONE



526 Second Avenue SE  
Cedar Rapids, IA 52401  
Office 319.365.9101  
Fax 319.365.9512

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

To: Mayor and City Council

From: City Attorney Doug Herman

Re: Chapter 166 Ordinance Amendments

Date: July 3, 2025

Dear Mayor and Council:

I wanted to provide a bit of background related to the Agenda item scheduling a Public Hearing on proposed amendments to Chapter 166 of the Code.

The genesis of the proposed amendments is the annexation of the City Wastewater Treatment Facility and intended use of a portion thereof as a solar array. Under current City Code, property annexed into the City comes into the City as R-1 Zoned property. There are no provisions in the Code that specifically permit a Wastewater Treatment Facility or a Solar Array project anywhere in the City limits. The R districts allow for publicly owned buildings, but in most cases require Board of Adjustment review and approval of same as a conditional or special use.

In order to get ahead of the annexation of the City WWTF property, we (me and staff with input from Mayor and Building Inspector) have come up with a proposal to adopt a "P – Public Use District" which would only apply to eligible properties not currently in the City limits upon annexation. The goal being to annex the WWTF and adjacent ground for the solar array project as P – Public Use District and not R-1 Single Family Residential District. The public use ordinance would also apply to property annexed by the City where ownership is with the County, State, Federal Govt., or the local school district.

Public Use property already in the City limits would remain zoned as currently zoned, with no changes. The reason for this approach is that a change is not necessary and a change would take relatively significant work, with many ordinance amendments being required to convert all existing Public property to P zoning. There is not currently justification or need to take those steps. To reiterate, the only property the P zoning would apply to is property not yet in the City limits, which comes in being owned by an eligible entity. (City Airport, for example, if annexed at a future date would come in as P Public Use District.)

**Next Steps:**

1. Set PH on proposed amendments by Resolution at meeting of 7/7.
2. Publish notice of PH.
3. Get P & Z together to review proposed ordinance in advance of PH and hopefully get a recommendation from them prior to PH.
4. Hold PH.
5. Consider ordinance.
6. Approve three readings, consider suspension of rule that requires three readings, etc.
7. Upon Ordinance approval, approve annexation of City property, which will then bring the property in as P Public Use property, a zoning classification that permits use of property as WWTF and Solar Array, amongst other uses.

I hope this makes sense, and if not please let me know and reach out with any questions.

Sincerely yours,

***Douglas D. Herman***

Douglas D. Herman

**LYNCH DALLAS, P.C.**

RESOLUTION NO. 070725C

RESOLUTION SCHEDULING PUBLIC HEARING ON PROPOSED AMENDMENTS TO  
CHAPTER 166 OF THE CITY CODE CREATING A PUBLIC USE ZONING DISTRICT AND  
AMENDING OTHER PROVISIONS RELATED THERETO

**WHEREAS**, the City Council has determined it appropriate to consider amendments to Chapter 166 of the City Code, specifically the consideration of an additional Zoning District, "P Public Use" which would be applicable to property described within said District upon annexation to the City, but not applicable to property, at the adoption of the ordinance, already located within the City limits of the City of Tipton, and

**WHEREAS**, in addition to the creation of the new zoning district, other changes to the City Code are proposed in relation thereto, including changes to the City Annexation Zoning Policy, creating an exception for property being annexed into the City limits that meets the description of property falling under or within the "P Public Use" district, said property to be classified as P Public Use District, upon approval of the annexation, and

**WHEREAS**, in accordance with Chapter 414 of the Iowa Code, a public hearing must be set on the proposed ordinance changes before City Council consideration of the proposed changes, and the Council finds that said public hearing should be set for the \_\_\_\_\_ day of \_\_\_\_\_, 2025, with notice of the time and place of the hearing to be published at least seven (7) but not more than twenty (20) days prior to the Public Hearing, and

**WHEREAS**, the City Council further finds that the City Planning and Zoning Commission should review and make recommendations to the City Council regarding the proposed ordinance amendments in advance of the Public Hearing date.

**NOW, THEREFORE, BE IT RESOLVED** that a public hearing on the proposed amendments to Chapter 166 of the City Code of Ordinances shall be scheduled for \_\_\_\_\_ p.m. on \_\_\_\_\_, 2025 during the regular City Council meeting of the City of Tipton, held in the City Council chambers located at the Tipton Fire Station, 301 Lynn Street, Tipton, IA. at which time the City Council shall receive written and/or oral comments concerning the proposed amendments, before considering approval of the proposed Ordinance, and further directs the City Manager to schedule a review of the proposed Ordinance Amendments by the City Planning & Zoning Commission, and to obtain a recommendation from said commission regarding the proposed amendments in advance of the Public Hearing, further directing the City Clerk to cause notice of said public hearing, in the form attached hereto marked Exhibit "A", to be published at least once, not less than seven (7) nor more than twenty (20) days prior to the date set for said hearing, in a newspaper of general circulation in the City of Tipton, Iowa.

PASSED AND APPROVED this 7<sup>th</sup> day of July 2025.

---

Tammi Goerd, 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 No. 070725C which was passed by the Tipton City Council this 7<sup>th</sup> day of July 2025.

---

Amy Lenz, City Clerk

Exhibit "A"  
Public Hearing Notice

**CITY OF TIPTON**

**NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO CHAPTER 166 OF THE  
CITY CODE CREATING A PUBLIC USE ZONING DISTRICT AND AMENDING OTHER  
PROVISIONS RELATED THERETO**

Notice is hereby given that the City of Tipton, Cedar County, Iowa, proposes to amend Chapter 166 of the City Code of Ordinances, creating a new zoning district, P Public Use District, and amending other provisions related to the application of said zoning classification to eligible property upon annexation, and amending other terms and provisions of Chapter 166 related thereto.

The Public Hearing on the proposed Ordinance amendments is scheduled for \_\_\_\_\_ p.m. on \_\_\_\_\_, 2025 during the regular City Council meeting of the City of Tipton, held in the City Council chambers located at the Tipton Fire Station, 301 Lynn Street, Tipton, IA. After acceptance of public comment, if any, and closing of the public hearing, the City Council may act upon the proposed Ordinance amendments.

Any person may appear at the Public Hearing to comment on the proposed Ordinance amendments and/or may submit written comments in advance of the Public Hearing by delivery of same to the City Clerk's Office, at Tipton City Hall, during regular business hours, or by mailing to the City of Tipton, Attn. City Clerk, 407 Lynn Street, Tipton, Iowa, 52772, or by email to [alenz@tiptoniowa.org](mailto:alenz@tiptoniowa.org), on or before the date and time of the Public Hearing. A copy of the proposed Ordinance is available for review at City Hall.

Amy Lenz, City Clerk  
City of Tipton, Iowa

ORDINANCE NO. \_\_\_\_

AN ORDINANCE TO AMEND CERTAIN PROVISIONS OF THE CITY OF TIPTON CODE OF ORDINANCES RELATED TO ZONING REGULATIONS

Be It Ordained by the City Council of the City of Tipton, Iowa:

**SECTION 1. Chapter 166, §166.01 “Establishment of Districts”** shall be amended by adding a district, “P Public Use District”

**Current language of §166.01**

**166.01 ESTABLISHMENT OF DISTRICTS.** For the purpose of this Zoning Ordinance, the following districts are hereby established:

R-1 Single-Family Residential District  
R-2 Two- and Multiple-Family Residential District  
R-3 Mobile Home Park District  
C-1 Local Commercial District  
C-2 General Commercial District  
M-1 Light Industrial District  
M-2 Heavy Industrial District

**Replacement language of §166.01 as Amended**

**166.01 ESTABLISHMENT OF DISTRICTS.** For the purpose of this Zoning Ordinance, the following districts are hereby established:

R-1 Single-Family Residential District  
R-2 Two- and Multiple-Family Residential District  
R-3 Mobile Home Park District  
C-1 Local Commercial District  
C-2 General Commercial District  
M-1 Light Industrial District  
M-2 Heavy Industrial District  
P Public Use District

**SECTION 2. Chapter 166, §166.13 “P Public Use District”** shall be adopted, as follows:

**166.13 P Public Use District** It is intended that the Public Use District provide for and allow public uses of land. Land owned by the City of Tipton, the School District, Cedar County, the State of Iowa and the United States Federal Government, not currently located within the City limits, will be designated Public Use upon annexation and subject to the provisions of this section, thereafter.

1. **Principal Permitted Uses.** The following are principal permitted uses in the P District:

- A. Use of land, buildings, or structures of the afore-mentioned public or governmental entities or political subdivisions thereof, including but not limited to the following
- i. Agriculture uses.
  - ii. Airport, landing field, or landing strip for all forms of aircraft, auto racetrack and drag strip.
  - iii. Public parks and other recreational open space.
  - iv. Undeveloped and unused land in natural condition.
  - v. Publicly owned cemeteries.
  - vi. Flood control structures.
  - vii. Wastewater Treatment Facilities.
  - viii. Solar Arrays and similar facilities.
  - ix. Law enforcement or Fire protection training areas.
  - x. Other similar public uses.
2. **Accessory Uses.** All uses that are customarily incidental to uses permitted in this district may exist, provided that the principal use exists and the requirements of Section 167.12 are met.
3. **Height and Area Regulations.** The height and area regulations set forth in this section and Sections 167.02 and 167.03 shall be observed.
- |                                 |                        |
|---------------------------------|------------------------|
| A. Building height (maximum)    | 2½ stories or 35 feet. |
| B. Front yard (minimum setback) | 25 feet.               |
| C. Side yard (minimum setback)  | 25 feet.               |
| D. Rear yard (minimum setback)  | 25 feet.               |
| E. Minimum lot size             | none                   |
4. **Other Regulations.** Off-street parking, signs and other requirements and/or conditions, if appropriate and necessary, shall be set by the Board of Adjustment in a way that will accomplish the goals of the City's Comprehensive Plan and be within the spirit of this chapter.

**SECTION 3. Chapter 166, §166.04 “Annexation Zoning Policy”** shall be amended by repealing the current language and replacing it as follows:

**Current language of §166.04**

**166.04 Annexation Zoning Policy.** All territory that may hereafter be annexed, either voluntarily or involuntarily to the City, shall be classified Single-Family Residential District, until otherwise reclassified as provided under Section 168.15.

**Replacement language of §166.04 as Amended**

**166.04 Annexation Zoning Policy.** All territory that may hereafter be annexed, either voluntarily or involuntarily to the City, shall be classified Single-Family Residential District, until otherwise reclassified as provided under Section 168.15, or unless the

property being annexed is property owned by the City of Tipton, the School District, Cedar County, the State of Iowa or the United States Federal Government in which case it shall be classified as "P" Public Use District.

**SECTION 4. SEVERABILITY 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 5. WHEN EFFECTIVE** This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Tammi Goerd, Mayor

ATTEST:

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

**CERTIFICATION**

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Ordinance No. \_\_\_\_\_ which was passed by the Tipton City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025 and published in the *Tipton Conservative* this \_\_\_\_\_, 2025.

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

## AGENDA INFORMATION

**DATE:** Council meeting of July 7, 2025

**AGENDA ITEM:** Discussion/possible action to select a preliminary most favored proposal for each of four city-owned residential lots with each proposal being the subject of a public hearing and final decision at the Council meeting on July 21.

### SYNOPSIS:

What follows are the results of the RFP process for the four residential lots that the City is offering for sale. Each is being sold “as is” and with a minimum price:

<b>403 W. 3<sup>rd</sup> Street</b>	<b>(Renovate or Demolish)</b>	<b>\$34,275</b>
<b>205 Spruce Street</b>	<b>(Must be demolished)</b>	<b>\$4,115</b>
<b>102 E. 11<sup>th</sup> Street</b>	<b>(Must be demolished)</b>	<b>\$6,220</b>
<b>323 W. 8<sup>th</sup> Street</b>	<b>(Must be demolished)</b>	<b>\$5,160</b>

Each proposal was copied in its entirety. The proposals listed below aren’t based on a preferred order. I was only trying to keep them in a consistent order.

For the July 7 meeting, the Council’s role is (if possible) to select what it believes to be the best proposal for each lot by taking into consideration what price a prospective owner is offering for the lot along with their plan for the lot’s future.

Doug will give us a public hearing notice (to run in the paper’s July 16 edition) for a hearing that the Council already set for your July 21 meeting. But, Doug’s notice has blanks that need to be filled in with your preferred candidate for each lot.

That same resolution said that we need to let all of the potential candidates know about the July 7 Council meeting in case they want to attend and present information on their proposals.

The proposals for each lot are highlighted and numbered within:

### **403 W 3<sup>rd</sup> Street**

This property received the most responses: 4.

**1.) Tristin Sorgenfrey and others.**

**2.) Richard Allen Nylin**



### 3.) Austin Heitland

### 4.) Casey Smith

A general comparison of these proposals shows...

	<u>Purchase</u>	<u>Rehab Cost</u>	<u>Total</u>
Sorgenfrey	\$45,000	\$22,160	\$67,160
Nylin	\$75,000	\$40,000	\$115,000
Heitland	\$36,000	\$26,700	\$62,700
Smith	\$34,275	\$65,000-\$80,000	\$99,275-\$114,275

**\*Note:** There are significant differences in how these four view the cost of rehab. Perhaps, Terry might have an opinion on each's approach to this.

**Below:** 403 W. 3<sup>rd</sup> Street. Parcel # 048010012790040. The lot is 75' X 60' +/- Assumed for renovation and priced accordingly. Minimum bid price is \$34,275.



## 205 Spruce Street

### 5.) Richard Allen Nylin

### 6.) Casey Smith

	<u>Purchase</u>	<u>Demo + New Home</u>
Nylin	\$5,000	\$125,000
Smith	\$4,115	\$165,000

**\*Note:** Richard Nylin's proposal didn't describe the type of house that he proposes to build. The Council may want to ask him to clarify this.

**\*Note:** Casey Smith's proposal has two possibilities concerning whether she is awarded both 403 W 3<sup>rd</sup> and 205 Spruce and can combine the two lots or if combining them isn't allowed or approved. The Council may want to ask her to clarify both possibilities.

**Below:** 205 Spruce Street. Parcel # 048010012790090. The lot is 75' X 82' +/-  
Must be demolished. Minimum bid price is \$4,115.



### 102 E 11<sup>th</sup> Street

7.) Casey Smith

	<u>Purchase</u>	<u>Demo + New Home</u>
Smith	\$6,220	\$165,000

**Below:** 102 E. 11<sup>th</sup> Street. Parcel # 048007313060060. The lot is 100' X 87' +/-  
Must be demolished. Minimum bid price is \$6,220.



### 323 W 8<sup>th</sup> Street

8.) Casey Smith

	<u>Purchase</u>	<u>Demo + New Home</u>
Smith	\$5,160	\$165,000

**Below:** 323 W. 8<sup>th</sup> Street. Parcel #048007313590010. The lot is 75' X 142' +/- Must be demolished. Minimum bid price is \$5,160.



**Overall Note:** Casey Smith has made numerous proposals in both rounds of RFPs. The Council may want to have her clarify and confirm whether she has the capacity to complete multiple projects in her proposed 3-year timeframes.

**403 W 3<sup>rd</sup> Street**

- 1.) Tristin Sorgenfrey and others.**
- 2.) Richard Allen Nylin**
- 3.) Austin Heitland**
- 4.) Casey Smith**



**Response to Request for Proposals  
City of Tipton Properties**

*By signing below, I am stating that I understand the terms of this RFP and agree with its requirements.*

**Address of the property to which this proposal applies:**

403 W 3rd Street

Your signature(s): Tristin Sargentrey

Printed name(s): Tristin Sargentrey

Buyer Name / Business, if applicable: Kelly + Matt Banowetz / Tristin Sargentrey

Address: 884 Daulton Dr, Tipton IA 52772

Phone #: 563-261-9059 Date: 06/24/25

Email: +sargentrey2004@gmail.com

**Your proposals are due at City Hall by not later than 11:00 a.m. on June 25.**

*Please remember: You must use a separate "Response to Request for Proposals" form for each property that you are interested in.*

*Within, also please note that the City Council has set minimum bid prices for each property.*

## Acknowledgements

To proceed with the submittal of a proposal, you must be able to answer "Yes" to each of the acknowledgements listed below, and if so please **initial each line**.

1.) I Acknowledge that the Property is being sold as is, including all personal property and contents located at the property at the time of sale: TS

2.) I Acknowledge that the closing on the transaction will be scheduled to occur within thirty (30) days of the acceptance of the successful proposal: TS

3.) I Acknowledge that the Property, if submitting a proposal related to 323 W. 8<sup>th</sup> Street, 102 E. 11<sup>th</sup> Street, or 205 Spruce Street must be demolished within sixty (60) days of closing, demolition to include complete demolition of all structures, foundations, driveways, and sidewalks that are outside of the right of way, and removal of all of same from the lot, with any cavity created by the demolition to be completely filled, unless said cavity is to be used shortly thereafter for new construction, in which case it shall be appropriately fenced off to prevent access. I Acknowledge that the Property, if submitting a proposal related to 403 W. 3<sup>rd</sup> Street, must be demolished within sixty (60) days of closing, consistent with the demolition terms and conditions set forth above, or renovated to a condition that is fully compliant with the City of Tipton Code of Ordinances, including the International Property Maintenance Code as adopted by the City, as follows: Within sixty (60) days the exterior of the home shall be code compliant to the satisfaction of the City Building Inspector and within one-hundred-twenty days the entirety of the home, inside and out, shall be code compliant to the satisfaction of the City Building Inspector. TS

4.) I Acknowledge that the City has not performed any inspections of the Property, including but not limited to inspections for asbestos, lead, or any other potential hazard, and makes no representations regarding the presence or absence of said materials: TS

5.) I Acknowledge that while the City will provide an abstract to the property, that the property will be transferred by the City by Quit Claim Deed: TS

6.) I Acknowledge that the successful bidder will be required to execute a Purchase Agreement with the City within seven (7) days of the Council approval of the sale, and a Right of Reversion Agreement that will provide for the automatic reversion of any property purchased that has not been demolished and/or improved within the approved deadlines: TS

7.) I Acknowledge that this Proposal is not contingent upon the occurrence of any event or circumstance, such as financing or appraisal. (A buyer may make the purchase of one parcel contingent on the approved purchase of another parcel by the same buyer.): TS

# 403 W 3rd Street

## **A. Proposed purchase price**

We propose to purchase the property for \$45,000.00

## **B. Proposed Use of the Property**

The property will be renovated and improved for use as a single-family residential home. The goal is to restore and upgrade the house to meet modern standards while maintaining its character and compatibility with the surrounding neighborhood. Upon completion of the project, Tristin will be the primary resident and owner of the property. Tristin recently graduated from Hawkeye Community College in May and is currently employed by the Scott County Secondary Roads Engineering Department. His desire to live in town is motivated not only by his professional commitments but also by his interest in coaching high school golf and becoming an active member of the local community.

## **C. Project Cost Estimate**

- a. Roof replacement - \$5000.00
- b. Window replacement - \$1000.00
- c. New Siding - \$3500.00
- d. Gutters and soffit - \$2500.00
- e. Basement drywall/patchwork - \$1000.00
- f. New sidewalks - \$2000.00
- g. Kitchen Cabinets - \$4000.00
- h. Miscellaneous - \$2,000
- Subtotal - \$21,000.00
- Tax - \$1,260.00
- Total - \$22,160.00

## **D. Proposed Schedule**

All work is anticipated to begin within 30 days of property acquisition and be completed within approximately 90-120 days.

## **E. Bidder's Experience**

The bidder's party has extensive experience in residential property improvement, including renovations, minor demolition, and new construction. This experience is supported by two key individuals who will be directly involved in overseeing and/or performing the proposed work:

**Matt Banowetz** (stepfather of Tristin) brings a wealth of hands-on experience in remodeling and residential construction. Notably, Matt completed extensive renovations at a previous residence located at 422 West 8th Street in Tipton. His work included a full kitchen remodel—featured in the *Tipton Conservative*—as well as a complete remodel of the detached garage, and both bathroom remodels. More recently, he finished the basement of the family farm.

**Austin Sorgenfrey** (father of Tristin) also has substantial experience in both remodeling and new construction. In 2016, Austin completed a full renovation of the upstairs level and

basement of the family home. Following a hailstorm, he also re-shingled and re-sided the entire house. In 2021, he constructed a fully finished 30' x 48' garage at his residence. In addition to residential work, Austin was part-owner and site manager for the demolition and redevelopment of a property on Meridian Street in 2020, where duplexes were constructed. He is also highly experienced in concrete flatwork, with over 25 years of projects completed for both personal and external clients.

Collectively, Matt and Austin have over 50 years of combined experience in homebuilding, remodeling, and property improvement.

**F. Financial Capacity**

The bidder has the financial capacity to complete the proposed project using cash funds.



2.

## Response to Request for Proposals City of Tipton Properties

*By signing below, I am stating that I understand the terms of this RFP and agree with its requirements.*

**Address of the property to which this proposal applies:**

403 W 3<sup>rd</sup> ST

Your signature(s): Richard Allen Nylin

Printed name(s): RICHARD ALLEN NYLIN

Buyer Name / Business, if applicable: "SAME"

Address: 1309 10<sup>th</sup> ST SILVIS IL

Phone #: 563 370 6750 Date: 6-18-25

Email: ALLEN NYLIN@GMAIL.COM

**Your proposals are due at City Hall by not later than 11:00 a.m. on June 25.**

**Please remember: You must use a separate "Response to Request for Proposals" form for each property that you are interested in.**

**Within, also please note that the City Council has set minimum bid prices for each property.**

## Acknowledgements

To proceed with the submittal of a proposal, you must be able to answer "Yes" to each of the acknowledgements listed below, and if so please **initial each line**.

1.) I Acknowledge that the Property is being sold as is, including all personal property and contents located at the property at the time of sale: YES RAN

2.) I Acknowledge that the closing on the transaction will be scheduled to occur within thirty (30) days of the acceptance of the successful proposal: YES RAN

3.) I Acknowledge that the Property, if submitting a proposal related to 323 W. 8<sup>th</sup> Street, 102 E. 11<sup>th</sup> Street, or 205 Spruce Street must be demolished within sixty (60) days of closing, demolition to include complete demolition of all structures, foundations, driveways, and sidewalks that are outside of the right of way, and removal of all of same from the lot, with any cavity created by the demolition to be completely filled, unless said cavity is to be used shortly thereafter for new construction, in which case it shall be appropriately fenced off to prevent access. I Acknowledge that the Property, if submitting a proposal related to 403 W. 3<sup>rd</sup> Street, must be demolished within sixty (60) days of closing, consistent with the demolition terms and conditions set forth above, or renovated to a condition that is fully compliant with the City of Tipton Code of Ordinances, including the International Property Maintenance Code as adopted by the City, as follows: Within sixty (60) days the exterior of the home shall be code compliant to the satisfaction of the City Building Inspector and within one-hundred-twenty days the entirety of the home, inside and out, shall be code compliant to the satisfaction of the City Building Inspector. YES RAN

4.) I Acknowledge that the City has not performed any inspections of the Property, including but not limited to inspections for asbestos, lead, or any other potential hazard, and makes no representations regarding the presence or absence of said materials: YES RAN

5.) I Acknowledge that while the City will provide an abstract to the property, that the property will be transferred by the City by Quit Claim Deed: YES RAN

6.) I Acknowledge that the successful bidder will be required to execute a Purchase Agreement with the City within seven (7) days of the Council approval of the sale, and a Right of Reversion Agreement that will provide for the automatic reversion of any property purchased that has not been demolished and/or improved within the approved deadlines: YES RAN

7.) I Acknowledge that this Proposal is not contingent upon the occurrence of any event or circumstance, such as financing or appraisal. (A buyer may make the purchase of one parcel contingent on the approved purchase of another parcel by the same buyer.): YES RAN

## 403 w 3rd st Tipton

### Intro-

We own 211 3<sup>rd</sup> st that our son is remodeling for their 1<sup>st</sup> home. They will be buying from us once it's completed. The permits were pulled, and the final inspection will be soon. Our niece has also lived in town for almost 4 years now and we've been so pleased with how nice and friendly everyone has been.

### Plan-

Our plan would be to 1<sup>st</sup> hire Top angle contractors to replace the roof and finish the exterior siding and soffit immediately. Then to move inside to finish interior needs per code permits. We walked through the house with Terry, and he pointed out some issues.

### Experience-

Attached is my recommendation letter from Kendra with Ruhl+Ruhl, also my professional career. I'm certified for restoring homes after water, fire, mold, smoke and odor damage for Blaze restoration as branch manager for Blaze restoration for 20 years

### Financials-

Attached is a copy of my bank statement with highlighted availability along with pulling a new line of credit once I own a home.

### Offer-

\$75,000 as is, with not knowing if the cement slab/ shed area is surveyed to be on this property as it still shows also on the parcel property lines to be on 205 spruce st as well.

### Budget-Schedule

\$40,000 to finish the project and to have it on the resale market as a very nice home and tax base but not so expensive that a young couple ready within 60 days of ownership. This could change depending on if I get the bid on the spruce st house.

Richard Allen and Debbie L Nylin 563-370-6750 allennylin@gmail.com

To the City of Tipton, Iowa and Whom It May Concern:

My name is Kendra Glazier and I have been a REALTOR with Ruhl&Ruhl Realtors since 2016. I have had the pleasure of calling Allen Nylm a client of mine since 2018. Allen would qualify as a *trusted* local investor. Through the years he has invested hundreds of thousands of dollars in local real estate, in and around the Quad Cities. His goal is to take what someone has abandoned or left uncared for and turn it into someone's next home that they can be proud of.

I circle back to his reputation of being a trusted investor, locally. I have had agents call me asking specifically if Allen completed the renovated property because they know that he does excellent work. He also wants to make sure things are right after a new owner has bought a property. He has been known to stop by if new owners have any questions to ease their minds to any quirks of the home.

Allen also takes pride in the design of his homes. He makes them functional for the next owners. And keeps up with trends, to ensure the exterior is appealing, as well.

You are not making the wrong decision by allowing Allen to invest in your community. The result will be in the city's benefit.

Thank you,

Kendra Glazier

Legacy Real Estate Team

Ruhl&Ruhl Realtors

563-484-9817



7:15



## Accounts



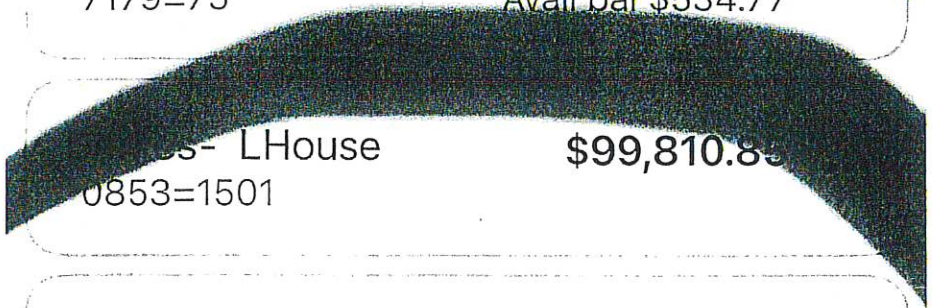
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\$534.77



\*7179=75

Avail bal \$534.77



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\$99,810.83

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\*0853=1300

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\*0853=5408

\$99,500.21



\*0853=5408

Avail bal \$33,499.79

\*0853=5409

\$2,700.00



\*0853=5409

Avail bal \$91,300.00



0853=2207

\$7,169.54

\*0853=2208

\$0.00



\*0853=2208

\*0853=\*0050

\$0.00



\*0853=\*0050



Accounts



Cards



Transfer & Pay



Deposit



More

3.

## Response to Request for Proposals City of Tipton Properties

*By signing below, I am stating that I understand the terms of this RFP and agree with its requirements.*

**Address of the property to which this proposal applies:**

403 W. Third St.

Your signature(s): Austin Heitland

Printed name(s): Austin Heitland

Buyer Name / Business, if applicable: \_\_\_\_\_

Address: 318 W Third St. Tipton

Phone #: 319-239-5324 Date: 6/25/25

Email: asth@asth.com austin.heitland@gmail.com

**Your proposals are due at City Hall by not later than 11:00 a.m. on June 25.**

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**Within, also please note that the City Council has set minimum bid prices for each property.**

## Acknowledgements

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4.) I Acknowledge that the City has not performed any inspections of the Property, including but not limited to inspections for asbestos, lead, or any other potential hazard, and makes no representations regarding the presence or absence of said materials:    AH   

5.) I Acknowledge that while the City will provide an abstract to the property, that the property will be transferred by the City by Quit Claim Deed:    AH   

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7.) I Acknowledge that this Proposal is not contingent upon the occurrence of any event or circumstance, such as financing or appraisal. (A buyer may make the purchase of one parcel contingent on the approved purchase of another parcel by the same buyer.):    AH

## **Proposal for Acquisition and Renovation**

**Submitted by:** Austin Heitland.

**Date:** 6/25/25

**Property of Interest:**

403 W Third St.

### **Proposed Purchase Price and Intention.**

\$36,000

Flip Property or Rental. Undecided.

I will not be living in the home.

### **Financial Capability**

Attached is a letter of financial approval form Fidelity Bank in Tipton.

### **Renovation Plan and Financials**

Tear off and reroof- \$8,000. Hire out, attached estimate.

Residing of home- \$6,000 in materials. DIY

HVAC/Central Air- \$3,000. Hire out

Replacement window upstairs- \$200. DIY

Ceiling insulation-\$500

Miscellaneous Drywall- \$1000 DIY

Miscellaneous Electrical- \$1000 DIY

Miscellaneous Plumbing-\$1000 DIY

Kitchen Flooring-\$1000 DIY

Kitchen Cabinets & Counters-\$2500 DIY

Gutters- \$500 DIY

Trim- \$500 DIY

Doors-\$1500

\$26,700 in total improvement cost estimate.



**Experience and References**

I have had experience with remodeling in the past. My current home has had many updates, all done by myself. Also, living across the street makes it very convenient for me to work on the property and is motivating to improve the look of the neighborhood.

To attest to my capability for the project, I have attached the following individuals as references:

Mike Wehde- 563-889-0502

Mitchell Schulz- 563-210-1876

Sawyer Heitland- 641-228-0891

Terry Goerdts has also inspected work I have completed in my home.

I appreciate the opportunity to submit a proposal and thank you for your time considering it.

Austin Heitland



509 Lynn Street | P.O. Box 145  
Tipton, IA 52772-0445  
Phone 563-886-6155

6/20/2025

Austin and Erica Heitland

City of Tipton

To whom it concerns:

This letter will confirm that Fidelity Bank & Trust has prequalified Austin and Erica Heitland for the financing of an Investment property purchase with a loan amount not to exceed \$72,000.

The above credit facility shall also be subject to the following covenants:

- A. All legal, appraisal, and documentation costs shall be the responsibility of the borrower.
- B. This proposal is subject to an evaluation that supports the purchase price and clear title on the property being purchased.
- C. The borrower will provide evidence of insurance on the real estate property and necessary insurance coverage in an amount, terms, and with conditions that are satisfactory to the Bank. Fidelity Bank & Trust will be listed as Mortgagee/Loss Payee on the insurance policy.
- D. This proposal is subject to no change in the borrowers financial/credit condition prior to closing.
- E. This proposal is conditioned upon the preparation, execution, and delivery of documentation, form, and substance satisfactory to Fidelity Bank & Trust but not limited to the terms set forth above.

If any further information is needed, please advise.

Sincerely,

Todd Johnson  
AG/Commercial Loan Officer

[www.bankfidelity.bank](http://www.bankfidelity.bank)

ANAMOSA • ASHBURY • BELLEVUE • CALMAR • CASCADE • CHARLES CITY • CLARENCE • DIKE • DUBUQUE • DYERSVILLE  
EAST DUBUQUE, IL • EPWORTH • GUTTENBERG • JANESVILLE • LAMOTHE • LUXEMBURG • MAQUOKET, IA  
MONTICELLO • NEW HAMPTON • OELWEIN • OSSIAN • PEOSHA • PLATTEVILLE, WI • POSTVILLE • PRAIRIE DU CHIEN, WI  
STANWOOD • TIPTON • WAVERLY (Downtown) • WAVERLY (South) • WEST BRANCH • WORTHINGTON

**JOB ESTIMATE**

TO Austin Heitland  
 ADDRESS 318 W 3rd Street  
Tipton, IA  
 ATTENTION 403 W 3rd Street Tipton, IA

DATE ORDERED 6/20/25 ORDER TAKEN BY Chago  
 PHONE NO. 319-321-3130 CUSTOMER ORDER # 168  
 JOB LOCATION Tipton, IA  
 JOB PHONE 319-239-5524 STARTING DATE  
 TERMS paid in full After service

QTY.	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK
15	Squares Architectural Shingles			* tear-off one layer of shingles
• -	Owens Corning.			* re-roof.
• -	30 years warranty			* Hauling and disposal.
• -	Any Color, or Match with Existing Color.			* Clean up around the House.
				MISCELLANEOUS CHARGES
				Note: Extra charge if I found more than one layer or if I need replace Rotten plywood.
• FIVE YEARS WARRANTY WORKMANSHIP				LABOR
• REFERENCES AVAILABLE				HRS. RATE
• IMMACULATE CLEAN-UP				AMOUNT.
• 13 YEARS EXPERIENCE				
• FULLY INSURED				

WORK ORDERED BY Austin Heitland  
 DATE ORDERED 6/20/25  
 DATE COMPLETED

CUSTOMER APPROVAL  
 SIGNATURE \_\_\_\_\_  
 AUTHORIZED SIGNATURE \_\_\_\_\_

TOTAL LABOR	4,295.00
TOTAL MATERIALS	3,695.00
TOTAL MISCELLANEOUS	~
SUBTOTAL	~
TAX	~
GRAND TOTAL	7,990.00

**JOB ESTIMATE**

**FDIC** FDIC-Insured - Backed by the full faith and credit of the U.S. Government

## Home

### Alerts

#### Stay Alert

Know about changes to your finances and online security. Choose when and what alerts you get by email or text message.

[Enroll](#)

### Accounts

**KASASA CASH**

XXX7277

Current balance


**\$14,168.63****KASASA SAVERS**

XXX8208

Current balance

**\$22,060.36****MASTERCARD DEBIT CD**

X8424

Member FDIC. Equal Housing Lender 

© 2015-2025 Fiserv, Inc. or its affiliates.



34,282

4

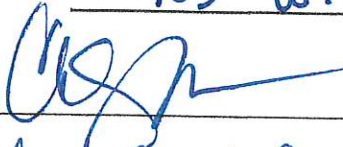
## Response to Request for Proposals City of Tipton Properties

*By signing below, I am stating that I understand the terms of this RFP and agree with its requirements.*

Address of the property to which this proposal applies:

403 W. 3rd St

Your signature(s):



Printed name(s):

Casey Smith

Buyer Name / Business, if applicable:

Casey Smith (Meade Construction Owner)

Address:

1955 Indian Ave West Liberty IA.

Phone #:

563 949 0245

Date:

6-24-25

Email:

ia.blueridgeacres@gmail.com

**Your proposals are due at City Hall by not later than 11:00 a.m. on June 25.**

*Please remember: You must use a separate "Response to Request for Proposals" form for each property that you are interested in.*

*Within, also please note that the City Council has set minimum bid prices for each property.*

## Acknowledgements

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- 1.) I Acknowledge that the Property is being sold as is, including all personal property and contents located at the property at the time of sale:  
Yes CS
- 2.) I Acknowledge that the closing on the transaction will be scheduled to occur within thirty (30) days of the acceptance of the successful proposal:  
Yes CS
- 3.) I Acknowledge that the Property, if submitting a proposal related to 323 W. 8<sup>th</sup> Street, 102 E. 11<sup>th</sup> Street, or 205 Spruce Street must be demolished within sixty (60) days of closing, demolition to include complete demolition of all structures, foundations, driveways, and sidewalks that are outside of the right of way, and removal of all of same from the lot, with any cavity created by the demolition to be completely filled, unless said cavity is to be used shortly thereafter for new construction, in which case it shall be appropriately fenced off to prevent access. I Acknowledge that the Property, if submitting a proposal related to 403 W. 3<sup>rd</sup> Street, must be demolished within sixty (60) days of closing, consistent with the demolition terms and conditions set forth above, or renovated to a condition that is fully compliant with the City of Tipton Code of Ordinances, including the International Property Maintenance Code as adopted by the City, as follows: Within sixty (60) days the exterior of the home shall be code compliant to the satisfaction of the City Building Inspector and within one-hundred-twenty days the entirety of the home, inside and out, shall be code compliant to the satisfaction of the City Building Inspector.  
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- 4.) I Acknowledge that the City has not performed any inspections of the Property, including but not limited to inspections for asbestos, lead, or any other potential hazard, and makes no representations regarding the presence or absence of said materials:  
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- 6.) I Acknowledge that the successful bidder will be required to execute a Purchase Agreement with the City within seven (7) days of the Council approval of the sale, and a Right of Reversion Agreement that will provide for the automatic reversion of any property purchased that has not been demolished and/or improved within the approved deadlines:  
Yes CS
- 7.) I Acknowledge that this Proposal is not contingent upon the occurrence of any event or circumstance, such as financing or appraisal. (A buyer may make the purchase of one parcel contingent on the approved purchase of another parcel by the same buyer.):  
Yes CS

403 W 3<sup>rd</sup> St

10. Written Proposals:

- a. Proposed Purchase Price \$34,275.00 - CASH.
- b. Remodel and keep to rent to my daughter. I will remain the owner if rented. Or remodel and resell if necessary. My construction company that I am a partner on can provide the siding, roofing, drywall, finish carpentry, and maintenance necessary to finish the home to livable or sellable condition and will pass city inspection.
- c. I'm estimating \$65,000-\$80,000 needs to be put into materials and labor to complete the remodeling process.
- d. Remodeling would begin immediately after the deed was signed over.
- e. I am a partner in a construction company. I have access to construction laborers, tools and equipment. I arrange framing, siding, roofing, drywall, finish carpentry, windows & doors daily as part of my job. I have access to workers that can perform these tasks.
- f. I can pay cash for everything. I have also spoken to my lender and have been approved for a construction loan if I desire. I am attaching a letter showing I can pay cash for the property up front.

Thank you,  
Casey Smith





A few pictures of our framing services:







Proof of Funds

Account Holder: Casey L Smith

Account number: 34002030

To whom it may concern,

We, Central State Bank located in Coralville, Iowa hereby confirm and acknowledge that an amount greater than \$50,000 is presently located in the account belonging to Casey L Smith within this bank on the date of May 22<sup>nd</sup>, 2025.

We further confirm Casey has full custody over said funds and has the right to use these funds at her discretion.

For further information please contact us at the information listed below.

Sincerely,

**Chantel McFarland**

Teller Supervisor/Personal Banker

**Central State Bank**

805 22nd Avenue

Coralville, IA 52241

(319) 569-2800

[chantel.mcfarland@centralstate.bank](mailto:chantel.mcfarland@centralstate.bank)

## **205 Spruce Street**

**5.) Richard Allen Nylin**

**6.) Casey Smith**

5.

## Response to Request for Proposal City of Tipton Properties

*By signing below, I am stating that I understand the terms of this RFP and agree with its requirements.*

**Address of the property to which this proposal applies:**

205 SPRUCE ST

Your signature(s): Richard Allen Nylin

Printed name(s): RICHARD ALLEN NYLIN

Buyer Name / Business, if applicable: SAME

Address: 1309 10<sup>th</sup> ST SILVIS

Phone #: 563 370 6750 Date: 6-18-25

Email: ALLENNYLIN@GMAIL.COM

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***Within, also please note that the City Council has set minimum bid prices for each property.***

## 205 spruce st Tipton

### Intro-

We own 211 w<sup>3</sup>rd. st that our son is remodeling for their 1<sup>st</sup> home. They will be buying from us once it's completed. The permits were pulled, and the final inspection will be soon. Our niece has also lived in town for almost 4 years now and we've been so pleased with how nice and friendly everyone has been.

### Plan-

Our plan would be to tear down the house and inspect the foundation for building another house on. When Terry and I were walking around it you could see it was a poured foundation, and the house was moved on top of it. We both feel that it should be in good shape but would need to inspect at that time to confirm. With both our son's and nieces family here, we'd like to build a house for us to stay in on weekends and they both are willing to help keep up any yard or snow removal requirements.

### Experience-

Attached is my recommendation letter from Kendra with Ruhl+Ruhl, also my professional career. I'm certified for restoring homes after water, fire, mold, smoke and odor damage for Blaze restoration as branch manager for Blaze restoration for 20 years

### Financials-

Attached is a copy of my bank statement with highlighted availability along with pulling a new line of credit once I own a home.

### Offer-

\$5000 as is, with not knowing if the foundation is usable, or if the cement slab/ shed area is surveyed to be on this property as it still shows also on the parcel description for 403 w 3<sup>rd</sup>

### Budget-Schedule

\$125, 000 new construction, our youngest son is part of Top Angle Contractors which helps keep our cost down considerable. Demolished and hauled away within the 60 days, framed up/weathertight before Dec 1 and interior finished in completion aprox 3/15/26

Richard Allen and Debbie L Nylin 563-370-6750 allennylin@gmail.com



To the City of Tipton, Iowa and Whom It May Concern:

My name is Kendra Glazier and I have been a REALTOR with Ruhl&Ruhl Realtors since 2016. I have had the pleasure of calling Allen Nylin a client of mine since 2018. Allen would qualify as a *trusted* local investor. Through the years he has invested hundreds of thousands of dollars in local real estate, in and around the Quad Cities. His goal is to take what someone has abandoned or left uncared for and turn it into someone's next home that they can be proud of.

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Thank you,

Kendra Glazier

Legacy Real Estate Team

Ruhl&Ruhl Realtors

563-484-9817

7:15



## Accounts



\*7179=75

\$534.77



\*7179=75

Avail bal \$534.77

es- LHouse

\$99,810.85

0853=1501

\*0853=1300

\$0.00



\*0853=1300

Avail bal \$10,000.00

\*0853=5408

\$99,500.21



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Avail bal \$33,499.79

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\$7,169.54

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\$0.00



\*0853=\*0050



Accounts



Cards



Transfer & Pay



Deposit



More

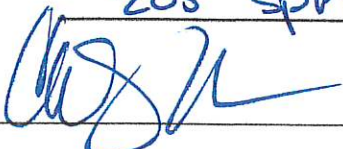
4105.09

6.

## Response to Request for Proposals City of Tipton Properties

*By signing below, I am stating that I understand the terms of this RFP and agree with its requirements.*

**Address of the property to which this proposal applies:**

Your signature(s): 205 Spruce St.  


Printed name(s): Casey Smith

Buyer Name / Business, if applicable: Casey Smith (mead construction owner)

Address: 1955 Indian Ave West Liberty IA.

Phone #: 563 949 0245 Date: 6-24-25

Email: ia blue ridge acres@gmail.com

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2.) I Acknowledge that the closing on the transaction will be scheduled to occur within thirty (30) days of the acceptance of the successful proposal:

Yes CS

3.) I Acknowledge that the Property, if submitting a proposal related to 323 W. 8<sup>th</sup> Street, 102 E. 11<sup>th</sup> Street, or 205 Spruce Street must be demolished within sixty (60) days of closing, demolition to include complete demolition of all structures, foundations, driveways, and sidewalks that are outside of the right of way, and removal of all of same from the lot, with any cavity created by the demolition to be completely filled, unless said cavity is to be used shortly thereafter for new construction, in which case it shall be appropriately fenced off to prevent access. I Acknowledge that the Property, if submitting a proposal related to 403 W. 3<sup>rd</sup> Street, must be demolished within sixty (60) days of closing, consistent with the demolition terms and conditions set forth above, or renovated to a condition that is fully compliant with the City of Tipton Code of Ordinances, including the International Property Maintenance Code as adopted by the City, as follows: Within sixty (60) days the exterior of the home shall be code compliant to the satisfaction of the City Building Inspector and within one-hundred-twenty days the entirety of the home, inside and out, shall be code compliant to the satisfaction of the City Building Inspector.

Yes CS

4.) I Acknowledge that the City has not performed any inspections of the Property, including but not limited to inspections for asbestos, lead, or any other potential hazard, and makes no representations regarding the presence or absence of said materials:

Yes CS

5.) I Acknowledge that while the City will provide an abstract to the property, that the property will be transferred by the City by Quit Claim Deed:

Yes CS

6.) I Acknowledge that the successful bidder will be required to execute a Purchase Agreement with the City within seven (7) days of the Council approval of the sale, and a Right of Reversion Agreement that will provide for the automatic reversion of any property purchased that has not been demolished and/or improved within the approved deadlines:

Yes CS

7.) I Acknowledge that this Proposal is not contingent upon the occurrence of any event or circumstance, such as financing or appraisal. (A buyer may make the purchase of one parcel contingent on the approved purchase of another parcel by the same buyer.):

Yes CS



205 Spruce St.

10. Written Proposals:

a. Proposed Purchase Price \$ 4115.00

b. If I am awarded the home at 403 W 3<sup>rd</sup> St (the neighboring house), I would like to tear this home on Spruce down and request the city allow me to dissolve the property line between the two homes making the lot at 403 W 3<sup>rd</sup> St larger. This would allow the foundation at 205 Spruce St to be used as a garage foundation if fill in. If this is not an option with the city then a small home would be built on it.

c. I am estimating that \$15,000-\$20,000 would be spent in demolishing the home and filling in the foundation along with the capping off necessary utilities and grading the land. If a new home is put on the property I am estimating \$165,000 for a complete demolition with new construction of a small single family home.

d. If both of these mentioned properties were awarded to me the demolition would be completed within 60 days. If joining the 2 lots is not an option then new construction would begin within the 3 year allowed timeframe by the city. Maintenance of the property would be done until new construction began.

e. I am a partner in a construction company. I have access to construction laborers, tools and equipment. I arrange framing, siding, roofing, drywall, finish carpentry, windows and doors daily as part of my job. I have access to workers that can perform these tasks.

f. I can pay cash for everything but I have spoken to my lender and have been approved for a construction loan. I am attaching a letter showing I can pay cash for the property up front.

Thank you,

Casey Smith



A few pictures of our framing services:





Proof of Funds

Account Holder: Casey L Smith

Account number: 34002030

To whom it may concern,

We, Central State Bank located in Coralville, Iowa hereby confirm and acknowledge that an amount greater than \$50,000 is presently located in the account belonging to Casey L Smith within this bank on the date of May 22<sup>nd</sup>, 2025.

We further confirm Casey has full custody over said funds and has the right to use these funds at her discretion.

For further information please contact us at the information listed below.

Sincerely,

**Chantel McFarland**

Teller Supervisor/Personal Banker

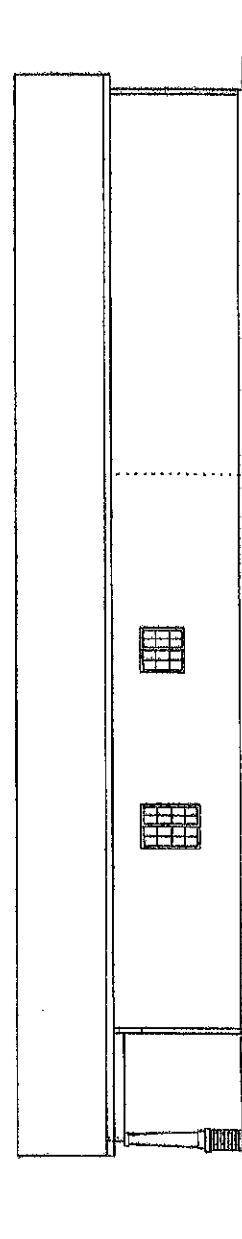
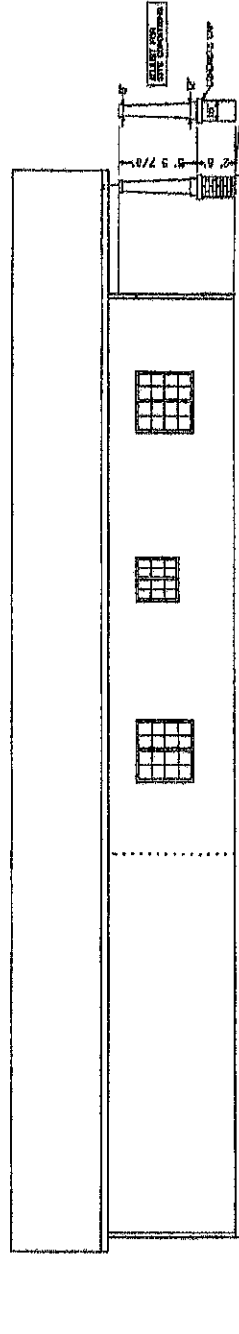
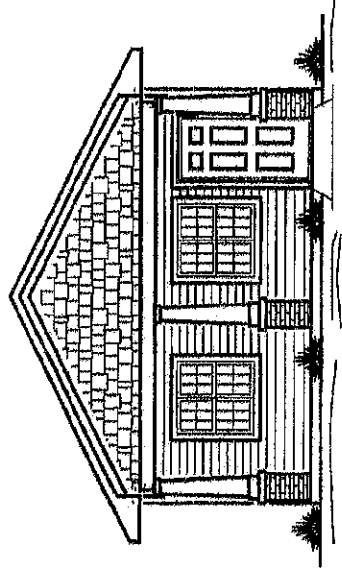
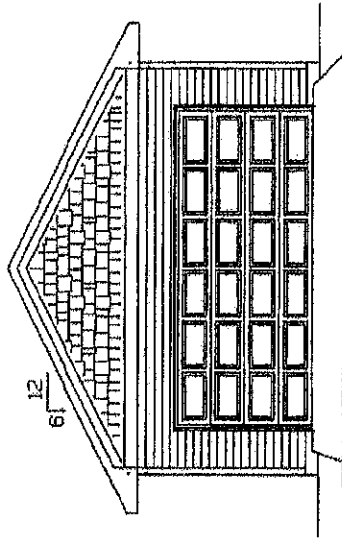
**Central State Bank**

805 22nd Avenue

Coralville, IA 52241

(319) 569-2800

[chantel.mcfarland@centralstate.bank](mailto:chantel.mcfarland@centralstate.bank)





**102 E 11<sup>th</sup> Street**

**7.) Casey Smith**



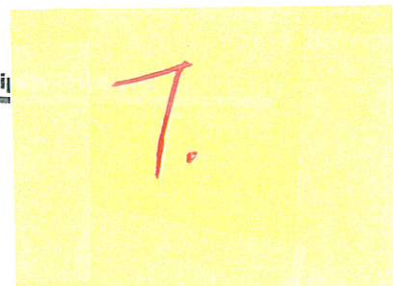
ESTABLISHED 1840

407 Lynn St. Tipton, Iowa

563.886.6187

www.ti

6220.00



## Response to Request for Proposals City of Tipton Properties

*By signing below, I am stating that I understand the terms of this RFP and agree with its requirements.*

**Address of the property to which this proposal applies:**

102 E 11<sup>th</sup> St.

Your signature(s):

Printed name(s):

Casey Smith

Buyer Name / Business, if applicable:

Casey Smith (Meade Construction Owner)

Address:

1955 Indian Ave West Liberty IA.

Phone #:

563 949 0245

Date:

6-24-25

Email:

ja blue ridgacres@gmail.com

**Your proposals are due at City Hall by not later than 11:00 a.m. on June 25.**

*Please remember: You must use a separate "Response to Request for Proposals" form for each property that you are interested in.*

*Within, also please note that the City Council has set minimum bid prices for each property.*

## Acknowledgements

To proceed with the submittal of a proposal, you must be able to answer "Yes" to each of the acknowledgements listed below, and if so please **initial each line**.

1.) I Acknowledge that the Property is being sold as is, including all personal property and contents located at the property at the time of sale:

yes CS

2.) I Acknowledge that the closing on the transaction will be scheduled to occur within thirty (30) days of the acceptance of the successful proposal:

yes CS

3.) I Acknowledge that the Property, if submitting a proposal related to 323 W. 8<sup>th</sup> Street, 102 E. 11<sup>th</sup> Street, or 205 Spruce Street must be demolished within sixty (60) days of closing, demolition to include complete demolition of all structures, foundations, driveways, and sidewalks that are outside of the right of way, and removal of all of same from the lot, with any cavity created by the demolition to be completely filled, unless said cavity is to be used shortly thereafter for new construction, in which case it shall be appropriately fenced off to prevent access. I Acknowledge that the Property, if submitting a proposal related to 403 W. 3<sup>rd</sup> Street, must be demolished within sixty (60) days of closing, consistent with the demolition terms and conditions set forth above, or renovated to a condition that is fully compliant with the City of Tipton Code of Ordinances, including the International Property Maintenance Code as adopted by the City, as follows: Within sixty (60) days the exterior of the home shall be code compliant to the satisfaction of the City Building Inspector and within one-hundred-twenty days the entirety of the home, inside and out, shall be code compliant to the satisfaction of the City Building Inspector.

yes CS

4.) I Acknowledge that the City has not performed any inspections of the Property, including but not limited to inspections for asbestos, lead, or any other potential hazard, and makes no representations regarding the presence or absence of said materials:

yes CS

5.) I Acknowledge that while the City will provide an abstract to the property, that the property will be transferred by the City by Quit Claim Deed:

yes CS

6.) I Acknowledge that the successful bidder will be required to execute a Purchase Agreement with the City within seven (7) days of the Council approval of the sale, and a Right of Reversion Agreement that will provide for the automatic reversion of any property purchased that has not been demolished and/or improved within the approved deadlines:

yes CS

7.) I Acknowledge that this Proposal is not contingent upon the occurrence of any event or circumstance, such as financing or appraisal. (A buyer may make the purchase of one parcel contingent on the approved purchase of another parcel by the same buyer.):

yes CS

102 E 11<sup>th</sup> St

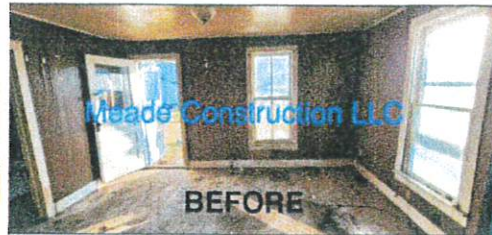
10. Written Proposals:

- a. Proposed Purchase Price \$ 6220.00
- b. Demolish with New Construction of R-1 Single Family Home.
- c. I am estimating \$165,000 for a complete demolition with new construction of a small single family home.
- d. Demolition would be completed within 60 days. New construction would begin within the 3 year allowed timeframe by the city. Maintenance of the property would be done until the new construction began.
- e. I am a partner in a construction company. I have access to construction laborers, tools and equipment. I arrange framing, siding, roofing, drywall, finish carpentry, windows and doors daily as part of my job. I have access to workers that can perform these tasks.
- f. I can pay cash for everything but I have spoken to my lender and have been approved for a construction loan. I am attaching a letter showing I can pay cash for the property up front.

Thank you,

Casey Smith





A few pictures of our framing services:





Proof of Funds

Account Holder: Casey L Smith

Account number: 34002030

To whom it may concern,

We, Central State Bank located in Coralville, Iowa hereby confirm and acknowledge that an amount greater than \$50,000 is presently located in the account belonging to Casey L Smith within this bank on the date of May 22<sup>nd</sup>, 2025.

We further confirm Casey has full custody over said funds and has the right to use these funds at her discretion.

For further information please contact us at the information listed below.

Sincerely,

**Chantel McFarland**

Teller Supervisor/Personal Banker

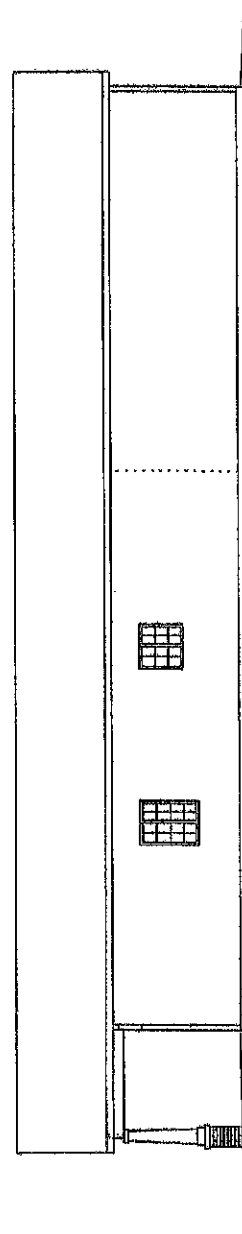
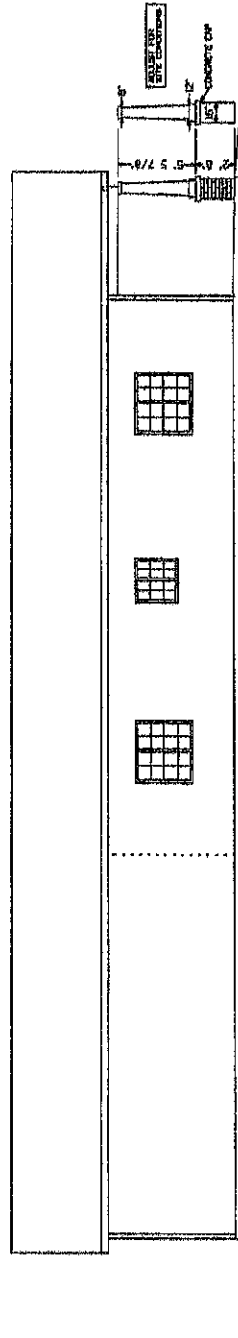
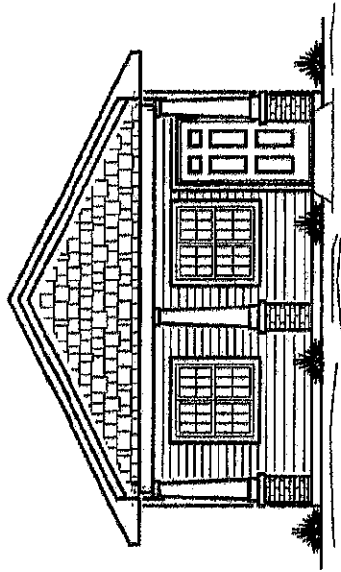
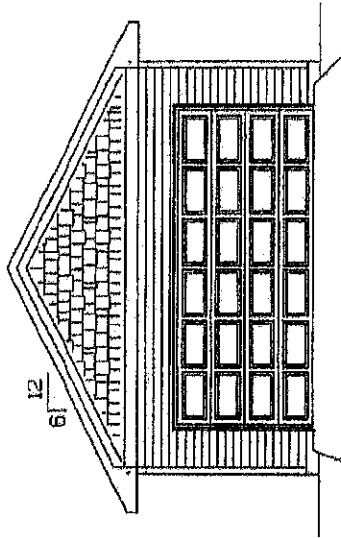
**Central State Bank**

805 22nd Avenue

Coralville, IA 52241

(319) 569-2800

chantel.mcfarland@centralstate.bank



**323 W 8<sup>th</sup> Street**

**8.) Casey Smith**



5160.02

8.

## Response to Request for Proposals City of Tipton Properties

*By signing below, I am stating that I understand the terms of this RFP and agree with its requirements.*

**Address of the property to which this proposal applies:**

323 W 8th St.

Your signature(s):



Printed name(s):

Casey Smith

Buyer Name / Business, if applicable:

Casey Smith (Meade Construction owner)

Address:

1955 Indian Ave West Liberty IA.

Phone #:

563 949 0245

Date:

6-24-25

Email:

ia blue ridge acres@gmail.com

**Your proposals are due at City Hall by not later than 11:00 a.m. on June 25.**

*Please remember: You must use a separate "Response to Request for Proposals" form for each property that you are interested in.*

*Within, also please note that the City Council has set minimum bid prices for each property.*

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yes CS

323 W 8<sup>th</sup> St

10. Written Proposals:

- a. Proposed Purchase Price \$5160.00.
- b. Demolish with New Construction of R-1 Single Family Home.
- c. I'm estimating \$165,000 for a complete demolition with new construction of small single family home.
- d. Demolition would be completed within 60 days. New construction would begin within the 3 year allowed timeframe by the city. Maintenance of the property would be done until the new construction began.
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Thank you,  
Casey Smith





A few pictures of our framing services:









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Account number: 34002030

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Sincerely,

**Chantel McFarland**

Teller Supervisor/Personal Banker

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