

City of Tipton, Iowa

Meeting: Tipton City Council Meeting
Place: Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772
Date/Time: Monday, October 20, 2025, 5:30 p.m.
Web Page: www.tiptoniowa.org
Posted: Friday, October 17, 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 Goerd

Council at Large: Abby Cummins-VanScoy
Council Ward #1 Kevin Koob
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, October 6, 2025
2. Approval – Investment and Treasurer’s Report, September 2025
3. Approval – Library Minutes, September 22, 2025
4. Approval – Library Director’s Report, September 2025
5. Approval – Liquor license renewal, Tee Time Tavern
6. Approval – Agreement for Provision of Limited Professional Services for 102 East 5th Street
7. Approval – Purchase 2025 Ford Police Interceptor

8. Approval – Claims Register which includes claims paid under the current Purchase Policy

G. City Business

1. Discussion and possible action concerning South South Spruce Street Improvements Project/Damages update on status including the proposal by Eastern Iowa Excavating & Concrete to remove approximately 1 ½” off each side of the street. *(Rick Teed with Garden will be available for questions.)*
2. Discussion and possible action concerning the 2026 East 1st Street Improvement Project
3. Discussion and possible action concerning Engineering Services Agreement with Garden & Associates for East 1st Street from Cedar Street to Mulberry Street Project
4. Resolution No. 102025A: Resolution approving “Request for Proposals” (RFP) and public notice related thereto, regarding sale of city owned real estate.
5. Ordinance No. 598: Ordinance amending Chapter 69, Parking Regulations, Section 69.08, No Parking Zones *(First Reading)*

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

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

I. Adjournment

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

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

October 6, 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 Goerdts called the meeting to order. Upon roll being called the following named council members were present: Paustian, Koob, Cummins, and Johnston. Absent: Helm. Also present: Wagner, Armstrong, Lenz, Nash, DuFour, D. Lenz, Walsh, B. Brennan, Ratliff, Beck, Smith, Johnson, Terry Goerdts, other visitors, and the press.

Agenda:

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

Consent Agenda:

Motion by Cummins, second by Koob to approve the consent agenda which includes September 22nd Council Meeting Minutes, September 24th Special Council Meeting Minutes, August 13th Library Minutes, August 2025 Library Director's Report, payment to Partners 524, payment to Veenstra and Kimm in the amount of \$5,402.20, Tipton Revitalization Incentive Program reimbursement request for Darlene Ehlers DBA Tipton Chiropractic Center at 200 West South Street in the amount of \$5,000, replanting 13 downtown sidewalk trees, outside building repairs at city hall, and the following claims list. Following the roll call vote the motion passed unanimously.

ACCESS SYSTEMS LEASING	COPIER AGREEMENT	202.20
ACE ELECTRIC	GENERATOR REPAIR	339.42
ACTERRA GROUP	FUEL SKID	2840.35
ADAM SPANGLER	HOSTING REC VOLLEYBALL	740.00
AFLAC	AFLAC AFTER TAX PY W/HOLDING	584.78
ASCENDANCE TRUCK CENTERS	REPAIR PARTS #35	104.90
AT&T MOBILITY	WIRELESS	405.44
ATLANTIC COCA-COLA BOTTLING	DRINK ORDER	140.81
AXA EQUI-VEST PROCESSING	DEF. COMP PRETAX	250.00
BAKER & TAYLOR	BOOKS	59.27
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	201.64
CAPITAL ONE	SUPPLIES	61.39
CEDAR COUNTY TREASURER	TAXES	38782.00
CENTRAL IOWA DISTRIBUTING	SHOP SUPPLIES	132.00
CHALLIS LAWN CARE	WEED CONTROL	3300.00
CINTAS	UNIFORMS	835.26
CITIZENS SAVINGS BANK	CD	248930.42
CITY OF TIPTON FUNDS	ADMIN SERVICES	321401.11
CITY OF TIPTON-REVOLVING	CENTRAL GARAGE REPAY	39274.27
CITY UTILITIES	CITY UTILITIES	21282.08
COLLECTION SERVICES CENTER	CHILD SUPPORT	59.52
CRESCENT ELECTRIC SUPPLY	SUPPLIES	298.46
D A DAVIDSON & COMPANY	ELECTRIC REVENUE BONDS	19500.00
DORSEY & WHITNEY LLP	URBAN REVITE AMEND	1552.00
DR DARLENE A EHLERS	OCTOBER RENT	575.00
ELECTRICAL ENGINEERING	SUPPLIES	642.86

ERIC STORJOHANN	2 BURIALS	950.00
FOSTERS KRAUS	REPLACE COIL CONCESSION UNIT	2245.00
FUSION SITE MIDWEST LLC	PORT A POTTIE SERVICES	698.30
GARDEN & ASSOCIATES INC	SPRUCE ST RECONSTRUCTION	9656.15
GOERDT INSPECTION	CONTRACT PAY	2500.00
GRAINGER	SUPPLIES	136.14
HASTY AWARDS	MEDALS FOR YOUTH REC	473.62
HAWKINS INC	CHEMICALS	1304.99
HI LINE INC	METER SUPPLIES	726.40
I.R.S.	FEDERAL WITHHOLDING	25891.03
IOWA CITY/COUNTY MANAGEMENT	DUES RENEWAL	150.00
IOWA DEPT OF NATURAL RESOURCES	ANNUAL WATER USE FEE	115.00
IOWA GEMT PAYMENT PROGRAM	SEPT & OCT STATE SHARE PYMNTS	3364.26
IOWA ONE CALL	LOCATES	82.80
IPERS	IPERS WITHHOLDING	16660.99
JOHNSON COUNTY AMBULANCE	ALS SERVICE	400.00
JONES COUNTY TREASURER	TAXES	314.00
LAWSON PRODUCTS INC	SHOP SUPPLIES	23.07
ELECTRONICS INC	FRYER INSPECTION	141.00
LISA DUFOUR	TRAVEL TRAINING	27.80
LISBON-MT VERNON AMBULANCE	PARAMEDIC INTERCEPT	200.00
LOUISA COUNTY TREASURER	TAXES	8791.00
MANATTS INC	CONCRETE	2595.13
MARCIA MEYERS	OCTOBER RENT	600.00
MELISSA ARMSTRONG	MILEAGE	397.40
MIDAMERICAN ENERGY COMPANY	OCTOBER CASH REQUEST	73000.00
MISC. VENDORS	MISC VENDORS	1377.21
MUNICIPAL SUPPLY INC	SUPPLIES	1283.08
MUSCATINE COUNTY TREASURER	TAXES	1790.00
NILES CHIROPRACTIC	DRUG SCREENS	50.00
ORIGIN DESIGN	CEDAR ST & UTILITIES IMPRVMTS	4769.25
PCC	JUNE BILLING	3307.87
PMMIC INSURANCE	FUEL TANK INSURANCE	2423.00
POWER PLANT COMPLIANCE	ENGINE TESTING	12500.00
PSC DISTRIBUTION INC	SUPPLIES	231.21
QUADIENT FINANCE USA INC	POSTAGE	1500.00
RODNEY'S YARD MOWING	MOWING	670.00
SCHIMBERG CO	SUPPLIES	436.64
SHOTTEKIRK	REPAIR PARTS	57.52
SPINUTECH INC	LICENSE, SUPPORT, HOSTING	910.00
STUART C IRBY CO	SUPPLIES	3435.06
T & M CLOTHING	SOCCER SHIRTS	300.00
THE HARTFORD	LONG TERM DISABILITY PAYROLL	948.32

THOMAS HEATING & AIR	SUPPLIES & REPAIRS	6214.30
TREASURER, STATE OF IOWA	STATE WITHOLDING	2926.95
TYLER TECHNOLOGIES INC	UB NOTIFICATION CALLS	24.70
VEENSTRA & KIMM INC	SOLAR SITE PLAN & SWPPP REVIEW	3330.00
VERMEER IOWA & N. MISSOURI	REPAIR PARTS	30.21
VESTIS	MATS	189.17
WASHINGTON COUNTY TREASURER	TAXES	458.00
WERLING ABSTRACT COMPANY	ABSTRACT	1350.00
WINDSTREAM	MONTHLY SERVICES	1136.16
WING PC	MEDICAL DIRECTOR	500.00
WRIGHT LAWN CARE	CONTRACT PAY OCTOBER	358.33
** TOTAL **		906446.24
FUND TOTALS		
001 GENERAL GOVERNMENT		85607.44
110 ROAD USE TAX FUND		23058.27
112 TRUST AND AGENCY FUND		48441.75
121 LOCAL OPTION TAX		27637.33
125 TIF SPECIAL REVENUE FUND		22022.58
160 ECONOMIC/INDUSTRIAL DEV		1629.59
192 FIRE ENTERPRISE TRUST		5369.75
317 GO CP 2023		4769.25
320 ELECTRIC SOLAR PROJECT		22830.00
600 WATER OPERATING		17729.87
610 WASTEWATER/AKA SEWER REV		310276.31
630 ELECTRIC OPERATING		242237.74
640 GAS OPERATING		29246.84
660 AIRPORT OPERATING		993.84
670 GARBAGE COLLECTION		19905.22
740 STORM WATER		6240.73
810 CENTRAL GARAGE		3288.54
835 ADMINISTRATIVE SERVICES		6469.22
860 PAYROLL ACCOUNT		28691.97
GRAND TOTAL		906446.24

Payroll Amount for September 2025	\$235,548.86
-----------------------------------	--------------

City Business

1. Use of Federal Airport Entitlement funds (95% Federal, 5% City) to expand the airport's apron and reconstruct its taxi lane.

Motion by Cummins, second by Koob to approve use of Federal Airport Entitlement funds (95% Federal, 5% City) to expand the airport's apron and reconstruct its taxi lane. Following the roll call vote the motion passed unanimously.

2. South South Spruce Street Improvements Project/Damages

Motion by Koob, second by Cummins to approve further analysis on the concrete. Rick Teed with Garden will get estimates. Following the roll call vote the motion passed unanimously.

3. Pay Application No. 2 for South South Spruce Street Improvements Project to Eastern Iowa Excavating & Concrete, \$50,690.65

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

4. Recommendation to eliminate the gas peak shaving plant.

Motion by Paustian, second by Koob to approve the recommendation to eliminate the gas peak shaving plant. Following the roll call vote the motion passed unanimously.

5. Remount of 2015 Ford F-450 Lifeline ambulance.

Motion by Koob, second by Cummins to approve moving forward with pursuing a low-interest loan from ECIA to fund the remount of the 2015 Ford F-450 Lifeline ambulance. The proposed work will be completed by McGrath Ford. Following the roll call vote the motion passed unanimously.

6. Assisting Hardacre Board with the Theater Project

Motion by Cummins, second by Johnston to approve assisting the Hardacre Board with the Theater Project. The motion passed with the following vote:

Aye: Johnston, Koob, Cummins

Abstain: Paustian

7. Accepting the amended candidate search timeline along with considering the city manager's offer to extend his last day to a date such as February 13th.

Motion by Koob, second by Cummins to accept the amended candidate search timeline along with considering the city manager's offer to extend his last day to a date such as February 13th. Following the roll call vote the motion passed unanimously.

8. Resolution No. 100625A: Resolution approving application and agreement for membership in the Iowa Public Power Agency

Motion by Paustian, second by Johnston to approve Resolution No. 100625A, the resolution approving application and agreement for membership in the Iowa Public Power Agency. Following the roll call vote the motion passed unanimously.

9. Closed session as permitted by Iowa Code Sections 21.5(1)(a), 388.9(1), and 21.5(1)(k), the Council at this time go into closed session to review or discuss records which are required or authorized by state or federal law to be kept confidential; to discuss proprietary information and information required by a noncustomer contracting party to be kept confidential pursuant to a nondisclosure agreement which relates to electric transmission planning and construction and critical energy infrastructure; and to discuss information contained in records in the custody of a governmental body that are confidential records pursuant to section 22.7, subsection 50.

Motion by Cummins, second by Paustian to adjourn from regular session to closed session at 6:14 p.m. Following the roll call vote the motion passed unanimously.

Roll call to return to regular session:

The council reconvened to regular session from closed session at 6:23 p.m. with the following named council member's present: Cummins, Paustian, Koob, and Johnston. Motion by Paustian, second by Johnston to reconvene to regular session from closed session. Following the roll call vote the motion passed unanimously.

10. Resolution No. 100625B: Resolution approving joint development agreement and payment of the initial payment of required therein.

Motion by Johnston, second by Paustian approve Resolution no. 100625B, the resolution approving joint development agreement and payment of the initial payment of required therein. 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 6:33 p.m.

Mayor _____

Attest: _____

City Clerk

City of Tipton
MTD Treasurers Report
As of September 30, 2025

Ending Cash Bal 7,063,924.18
O/S Deposits -9,848.59
O/S Checks 405,700.48
CC Cleared 0.00
CC Outstanding 2,397.33
Bank Balance 7,462,173.40

FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	AR NET CHANGE	M-T-D EXPENSES	A/P CHANGE	ENDING CASH BALANCE	Y-T-D INVESTMENTS	BALANCE WITH INVESTMENTS
001-GENERAL GOVERNMENT	280,781.73	269,477.28	0	282,098.74	0	268,160.27	337,190.07	605,350.34
110-ROAD USE TAX FUND	506,166.52	48,505.49	0	206,488.83	0	348,183.18	149,211.42	497,394.60
112-TRUST AND AGENCY FUND	-40,975.66	35,748.77	0	48,441.75	0	-53,668.64	0	-53,668.64
119-Emergency Fund	5,698.22	0	0	0	0	5,698.22	0	5,698.22
121-LOCAL OPTION TAX	259,752.39	35,767.08	0	27,637.33	0	267,882.14	0	267,882.14
125-TIF SPECIAL REVENUE FUND	-107,008.05	24,348.80	0	22,022.58	0	-104,681.83	90,820.82	-13,861.01
160-ECONOMIC/INDUSTRIAL DEVEL	581,406.55	9,990.08	0	77.59	0	591,319.04	14,865.50	606,184.54
168-AQUATIC CENTER CAMPAIGN F	-576,279.12	0	0	0	0	-576,279.12	0	-576,279.12
189-LIBRARY TRUST FUND	20,939.76	108.89	0	2,500.00	0	18,548.65	0	18,548.65
190-P S SHARE FUND	54,239.57	238.97	0	5,369.75	0	54,478.54	0	54,478.54
192-FIRE ENTERPRISE TRUST	313,099.80	361.79	0	0	0	308,091.84	0	308,091.84
202-ELECTRIC REVENUE BONDS	30,815.46	15,170.67	0	0	0	45,986.13	0	45,986.13
203-08 ELECTRIC SUBSTATION RE	575,751.97	19,477.30	0	0	0	595,229.27	0	595,229.27
208-WW/SEWER REVENUE BOND SIN	238,879.85	48,243.84	0	0	0	287,123.69	0	287,123.69
222-GO BOND 2015 DEBT SERVICE	102,483.29	8,036.07	0	0	0	110,519.36	0	110,519.36
224-GO BOND DEBT SERVICE	2,894.78	9,756.90	0	0	0	12,651.68	0	12,651.68
226-GO BOND SERIES 2021	50,585.15	17,390.08	0	0	0	67,975.23	0	67,975.23
228-GO BOND SERIES 2023	341,455.28	25,301.43	0	0	0	366,756.71	0	366,756.71
317-GO CP 2023	-214,081.68	0	0	4,769.25	0	-218,850.93	0	-218,850.93
319-ELECTRIC UTILITY PROJECTS	145,275.40	0	0	0	0	145,275.40	0	145,275.40
320-ELECTRIC SOLAR PROJECT	-334,575.00	1,900,925.00	0	25,667.20	0	1,540,682.80	115,308.66	1,540,682.80
500-CEMETERY TRUST FUND	16,050.00	0	0	0	0	16,050.00	0	131,358.66
600-WATER OPERATING	972,492.68	63,246.98	0	56,357.32	0	979,382.34	0	979,382.34
610-WASTEWATER/KA SEWER REVE	251,719.30	101,264.96	254,272.02	79,998.91	0	18,713.33	497,860.84	516,574.17
630-ELECTRIC OPERATING	-197,140.98	552,450.01	-635	483,693.60	0	-127,749.57	440,072.36	312,322.79
631-ELECTRIC DEVELOPMENT	9,409.58	11.06	0	0	0	9,420.64	0	9,420.64
632-ELECTRIC RENEWAL/REPLACEM	410,810.78	482.98	0	0	0	411,293.76	0	411,293.76
633-ELECTRIC RESERVE	366,778.12	431.21	0	0	0	367,209.33	92,896.07	460,105.40
634-ELECTRIC BOND/INT RESERVE	120,766.18	141.98	0	0	0	120,908.16	184,439.54	305,347.70
640-GAS OPERATING	464,397.46	41,972.89	0	71,404.20	0	434,966.15	0	434,966.15
641-GAS D.E.I.	5,822.50	6.85	0	0	0	5,829.35	11,731.41	17,560.76
660-AIRPORT OPERATING	-4,665.01	2,956.72	0	6,510.18	0	-8,218.47	0	-8,218.47
670-GARBAGE COLLECTION	101,295.19	60,240.17	0	51,352.05	0	110,183.31	0	110,183.31
740-STORM WATER	232,091.32	9,575.25	0	7,319.02	0	234,347.55	0	234,347.55
810-CENTRAL GARAGE	68,250.15	49,499.86	0	28,345.01	0	89,405.00	0	89,405.00
820-PSF HEALTH INSURANCE	68,110.24	3,255.90	0	1,544.41	0	69,821.73	0	69,821.73
835-ADMINISTRATIVE SERVICES	191,622.62	111,179.71	0	68,502.63	0	234,299.70	0	234,299.70
860-PAYROLL ACCOUNT	1,269.72	0	0	0	0	1,269.72	0	1,269.72
950-ELECTRIC METER DEPOSITS	1,453.55	1,582.38	0	1,005.00	0	2,030.93	11,731.41	13,762.34
951-WATER METER DEPOSITS	1,926.00	792.33	0	730	0	1,988.33	0	1,988.33
952-GAS METER DEPOSITS	10,662.53	2,028.73	0	1,000.00	0	11,691.26	0	11,691.26
GRAND TOTAL	5,330,428.14	3,469,968.41	253,637.02	1,482,835.35	0	7,063,924.18	1,946,128.10	9,010,052.28

5341.60

CITY OF TIPTON
FUND BALANCE REPORT
AS OF: SEPTEMBER 30TH, 2025

	BEGINNING FUND BALANCE	YTD REVENUES	YTD EXPENSES	ENDING FUND BALANCE
001-GENERAL GOVERNMENT	473,235.14CR	723,969.71CR	924,348.13	272,856.72CR
110-ROAD USE TAX FUND	624,641.00CR	119,014.40CR	246,260.80	497,394.60CR
112-TRUST AND AGENCY FUND	52,498.72CR	39,157.89CR	145,325.25	53,668.64
119-Emergency Fund	5,698.22CR	0.00	0.00	5,698.22CR
121-LOCAL OPTION TAX	246,851.90CR	105,655.07CR	84,624.83	267,882.14CR
125-TIF SPECIAL REVENUE FUND	25,404.95CR	26,801.82CR	66,067.78	13,861.01
160-ECONOMIC/INDUSTRIAL DEVEL	568,477.99CR	43,082.15CR	5,375.60	606,184.54CR
168-AQUATIC CENTER CAMPAIGN F	576,279.12	0.00	0.00	576,279.12
189-LIBRARY TRUST FUND	24,871.14CR	228.74CR	6,551.23	18,548.65CR
190-P S SHARE FUND	53,285.61CR	1,192.93CR	0.00	54,478.54CR
192-FIRE ENTERPRISE TRUST	303,150.41CR	21,050.68CR	16,109.25	308,091.84CR
202-ELECTRIC REVENUE BONDS	529.39CR	45,456.74CR	0.00	45,986.13CR
203-06 ELECTRIC SUBSTATION RE	536,893.47CR	58,335.80CR	0.00	595,229.27CR
208-WW/SEWER REVENUE BOND SIN	142,574.50CR	144,549.19CR	0.00	287,123.69CR
208-WW/SEWER REVENUE BOND SIN	142,574.50CR	144,549.19CR	0.00	287,123.69CR
222-GO BOND 2015 DEBT SERVICE	93,661.75CR	16,857.61CR	0.00	110,519.36CR
224-GO BOND DEBT SERVICE	1,983.94CR	10,667.74CR	0.00	12,651.68CR
226-GO BOND SERIES 2021	39,227.50CR	29,347.73CR	600.00	67,975.23CR
228-GO BOND SERIES 2023	290,958.19CR	75,798.52CR	0.00	366,756.71CR
317-GO CP 2023	204,079.43	0.00	14,771.50	218,850.93
319-ELECTRIC UTILITY PROJECTS	246,805.40CR	0.00	101,530.00	145,275.40CR
320-ELECTRIC SOLAR PROJECT	0.00	1,900,925.00CR	360,242.20	1,540,682.80CR
500-CEMETERY TRUST FUND	130,908.66CR	450.00CR	0.00	131,358.66CR
600-WATER OPERATING	1,029,979.74CR	182,454.91CR	233,052.34	979,382.31CR
610-WASTEWATER/AKA SEWER REVE	489,235.48CR	276,979.17CR	249,640.25	516,574.40CR
630-ELECTRIC OPERATING	276,843.38CR	1,511,559.62CR	1,477,400.71	311,002.29CR
631-ELECTRIC DEVELOPMENT	9,387.94CR	32.70CR	0.00	9,420.64CR
632-ELECTRIC RENEWAL/REPLACEM	409,865.86CR	1,427.90CR	0.00	411,293.76CR
633-ELECTRIC RESERVE	456,619.37CR	3,486.03CR	0.00	460,105.40CR
634-ELECTRIC BOND/INT RESERVE	304,927.94CR	419.76CR	0.00	305,347.70CR
640-GAS OPERATING	529,640.02CR	130,363.56CR	225,037.45	434,966.13CR
641-GAS D.E.I.	17,540.52CR	20.24CR	0.00	17,560.76CR
660-AIRPORT OPERATING	6,224.02	16,931.20CR	18,925.65	8,218.47
670-GARBAGE COLLECTION	111,718.72CR	160,405.82CR	161,940.93	110,183.61CR
740-STORM WATER	229,706.02CR	27,071.39CR	22,429.86	234,347.55CR
810-CENTRAL GARAGE	74,065.93CR	130,358.44CR	115,019.37	89,405.00CR
820-PSF HEALTH INSURANCE	70,654.60CR	7,305.12CR	8,137.99	69,821.73CR
835-ADMINISTRATIVE SERVICES	186,931.94CR	233,765.44CR	186,397.68	234,299.70CR
860-PAYROLL ACCOUNT	1,305.19CR	0.00	0.00	1,305.19CR
950-ELECTRIC METER DEPOSITS	12,322.12CR	4,575.22CR	3,135.00	13,762.34CR
951-WATER METER DEPOSITS	1,996.68CR	1,646.65CR	1,655.00	1,988.33CR
952-GAS METER DEPOSITS	10,213.31CR	3,732.95CR	2,255.00	11,691.26CR
GRAND TOTAL FUND BALANCE	7,440,604.57CR	6,199,627.03CR	4,676,833.80	8,963,397.80CR

*** END OF REPORT ***

CITY OF TIPTON
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2025

% OF YEAR COMPLETED: 25.00

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>001-GENERAL GOVERNMENT</u>							
TOTAL REVENUE	3,635,353.00	698,787.26	3,700,134.00	269,477.28	723,969.71	2,976,164.29	19.57
TOTAL EXPENDITURES	<u>3,754,282.00</u>	<u>1,074,849.30</u>	<u>3,730,134.00</u>	<u>282,098.74</u>	<u>924,348.13</u>	<u>2,805,785.87</u>	<u>24.78</u>
REVENUES OVER/(UNDER) EXPENDITURES	(118,929.00)	(376,062.04)	(30,000.00)	(12,621.46)	(200,378.42)	170,378.42	667.93
<u>110-ROAD USE TAX FUND</u>							
TOTAL REVENUE	437,249.00	119,331.67	500,268.00	48,505.49	119,014.40	381,253.60	23.79
TOTAL EXPENDITURES	<u>761,977.50</u>	<u>350,514.09</u>	<u>500,268.00</u>	<u>206,488.83</u>	<u>246,260.80</u>	<u>254,007.20</u>	<u>49.23</u>
REVENUES OVER/(UNDER) EXPENDITURES	(324,728.50)	(231,182.42)	0.00	(157,983.34)	(127,246.40)	127,246.40	0.00
<u>112-TRUST AND AGENCY FUND</u>							
TOTAL REVENUE	602,795.00	37,857.83	581,301.00	35,748.77	39,157.89	542,143.11	6.74
TOTAL EXPENDITURES	<u>602,795.00</u>	<u>150,707.00</u>	<u>581,301.00</u>	<u>48,441.75</u>	<u>145,325.25</u>	<u>435,975.75</u>	<u>25.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	(112,849.17)	0.00	(12,692.98)	(106,167.36)	106,167.36	0.00
<u>121-LOCAL OPTION TAX</u>							
TOTAL REVENUE	391,500.00	99,713.89	392,000.00	35,767.08	105,655.07	286,344.93	26.95
TOTAL EXPENDITURES	<u>1,090,000.00</u>	<u>611,905.86</u>	<u>392,000.00</u>	<u>27,637.33</u>	<u>84,624.83</u>	<u>307,375.17</u>	<u>21.59</u>
REVENUES OVER/(UNDER) EXPENDITURES	(698,500.00)	(512,191.97)	0.00	8,129.75	21,030.24	(21,030.24)	0.00
<u>125-TIF SPECIAL REVENUE FUND</u>							
TOTAL REVENUE	289,109.00	18,246.61	320,542.00	24,348.80	26,801.82	293,740.18	8.36
TOTAL EXPENDITURES	<u>274,581.00</u>	<u>54,458.00</u>	<u>320,542.00</u>	<u>22,022.58</u>	<u>66,067.78</u>	<u>254,474.22</u>	<u>20.61</u>
REVENUES OVER/(UNDER) EXPENDITURES	14,528.00	(36,211.39)	0.00	2,326.22	(39,265.96)	39,265.96	0.00
<u>160-ECONOMIC/INDUSTRIAL DEVEL</u>							
TOTAL REVENUE	290,899.00	143,302.06	134,271.00	9,990.08	43,082.15	91,188.85	32.09
TOTAL EXPENDITURES	<u>375,000.00</u>	<u>143,571.05</u>	<u>134,271.00</u>	<u>77.59</u>	<u>5,375.60</u>	<u>128,895.40</u>	<u>4.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	(84,101.00)	(268.99)	0.00	9,912.49	37,706.55	(37,706.55)	0.00
<u>168-AQUATIC CENTER CAMPAIGN F</u>							
<u>189-LIBRARY TRUST FUND</u>							
TOTAL REVENUE	1,896.00	319.14	0.00	108.89	228.74	(228.74)	0.00
TOTAL EXPENDITURES	<u>26,600.00</u>	<u>1,138.59</u>	<u>36,000.00</u>	<u>2,500.00</u>	<u>6,551.23</u>	<u>29,448.77</u>	<u>18.20</u>
REVENUES OVER/(UNDER) EXPENDITURES	(24,704.00)	(819.45)	(36,000.00)	(2,391.11)	(6,322.49)	(29,677.51)	17.56
<u>190-P S SHARE FUND</u>							
TOTAL REVENUE	2,000.00	928.37	2,000.00	238.97	1,192.93	807.07	59.65
TOTAL EXPENDITURES	<u>2,000.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	928.37	0.00	238.97	1,192.93	(1,192.93)	0.00

CITY OF TIPTON
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2025

% OF YEAR COMPLETED: 25.00

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>192-FIRE ENTERPRISE TRUST</u>							
TOTAL REVENUE	118,080.00	20,175.35	125,199.00	361.79	21,050.68	104,148.32	16.81
TOTAL EXPENDITURES	59,987.00	15,005.00	64,437.00	5,369.75	16,109.25	48,327.75	25.00
REVENUES OVER/(UNDER) EXPENDITURES	58,093.00	5,170.35	60,762.00	(5,007.96)	4,941.43	55,820.57	8.13
<u>202-ELECTRIC REVENUE BONDS</u>							
TOTAL REVENUE	173,523.00	43,383.00	181,400.00	15,170.67	45,456.74	135,943.26	25.06
TOTAL EXPENDITURES	173,523.00	0.00	181,400.00	0.00	0.00	181,400.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	43,383.00	0.00	15,170.67	45,456.74	(45,456.74)	0.00
<u>203-06 ELECTRIC SUBSTATION RE</u>							
TOTAL REVENUE	226,900.00	59,842.29	225,340.00	19,477.30	58,335.80	167,004.20	25.89
TOTAL EXPENDITURES	226,900.00	0.00	225,340.00	0.00	0.00	225,340.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	59,842.29	0.00	19,477.30	58,335.80	(58,335.80)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	576,729.00	145,305.83	574,880.00	48,243.84	144,549.19	430,330.81	25.14
TOTAL EXPENDITURES	576,729.00	0.00	574,880.00	0.00	0.00	574,880.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	145,305.83	0.00	48,243.84	144,549.19	(144,549.19)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	576,729.00	145,305.83	574,880.00	48,243.84	144,549.19	430,330.81	25.14
TOTAL EXPENDITURES	576,729.00	0.00	574,880.00	0.00	0.00	574,880.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	145,305.83	0.00	48,243.84	144,549.19	(144,549.19)	0.00
<u>222-GO BOND 2015 DEBT SERVICE</u>							
TOTAL REVENUE	106,650.00	16,485.32	108,650.00	8,036.07	16,857.61	91,792.39	15.52
TOTAL EXPENDITURES	106,650.00	0.00	108,650.00	0.00	0.00	108,650.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	16,485.32	0.00	8,036.07	16,857.61	(16,857.61)	0.00
<u>224-GO BOND DEBT SERVICE</u>							
TOTAL REVENUE	175,103.00	9,776.90	175,603.00	9,756.90	10,667.74	164,935.26	6.07
TOTAL EXPENDITURES	175,103.00	0.00	175,603.00	0.00	0.00	175,603.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	9,776.90	0.00	9,756.90	10,667.74	(10,667.74)	0.00
<u>226-GO BOND SERIES 2021</u>							
TOTAL REVENUE	233,211.00	27,325.13	236,061.00	17,390.08	29,347.73	206,713.27	12.43
TOTAL EXPENDITURES	233,211.00	600.00	236,061.00	0.00	600.00	235,461.00	0.25
REVENUES OVER/(UNDER) EXPENDITURES	0.00	26,725.13	0.00	17,390.08	28,747.73	(28,747.73)	0.00
<u>228-GO BOND SERIES 2023</u>							
TOTAL REVENUE	300,849.00	76,930.72	298,449.00	25,301.43	75,798.52	222,650.48	25.40
TOTAL EXPENDITURES	283,400.00	0.00	278,400.00	0.00	0.00	278,400.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	17,449.00	76,930.72	20,049.00	25,301.43	75,798.52	(55,749.52)	378.07

% OF YEAR COMPLETED: 25.00

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>317-GO CP 2023</u>							
TOTAL REVENUE	1,651,387.00	1,400,472.49	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	4,415,000.00	2,029,906.25	0.00	4,769.25	14,771.50	14,771.50	0.00
REVENUES OVER/(UNDER) EXPENDITURES	(2,763,613.00)	(629,433.76)	0.00	(4,769.25)	(14,771.50)	14,771.50	0.00
<u>319-ELECTRIC UTILITY PROJECTS</u>							
TOTAL EXPENDITURES	1,000,000.00	19,152.95	0.00	0.00	101,530.00	101,530.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	(1,000,000.00)	(19,152.95)	0.00	0.00	(101,530.00)	101,530.00	0.00
<u>320-ELECTRIC SOLAR PROJECT</u>							
TOTAL REVENUE	0.00	0.00	0.00	1,900,925.00	1,900,925.00	1,900,925.00	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	25,667.20	360,242.20	360,242.20	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	1,875,257.80	1,540,682.80	1,540,682.80	0.00
<u>500-CEMETERY TRUST FUND</u>							
TOTAL REVENUE	0.00	300.00	0.00	0.00	450.00	450.00	0.00
TOTAL EXPENDITURES	0.00	0.00	15,000.00	0.00	0.00	15,000.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	300.00	(15,000.00)	0.00	450.00	15,450.00	3.00-
<u>600-WATER OPERATING</u>							
TOTAL REVENUE	678,413.00	183,664.65	661,700.00	63,246.98	182,454.91	479,245.09	27.57
TOTAL EXPENDITURES	944,098.00	151,756.04	893,383.00	56,357.32	233,052.34	660,330.66	26.09
REVENUES OVER/(UNDER) EXPENDITURES	(265,685.00)	31,908.61	(231,683.00)	6,889.66	(50,597.43)	181,085.57	21.84
<u>610-WASTEWATER/KA SEWER REVE</u>							
TOTAL REVENUE	1,066,986.00	269,386.78	997,650.00	101,264.96	276,979.17	720,670.83	27.76
TOTAL EXPENDITURES	1,135,884.76	267,028.44	1,102,650.00	79,998.91	249,640.25	853,009.75	22.64
REVENUES OVER/(UNDER) EXPENDITURES	(68,898.76)	2,358.34	(105,000.00)	21,266.05	27,338.92	132,338.92	26.04-
<u>630-ELECTRIC OPERATING</u>							
TOTAL REVENUE	5,265,957.00	1,348,799.83	5,343,264.00	552,450.01	1,511,559.62	3,831,704.38	28.29
TOTAL EXPENDITURES	5,439,035.82	1,449,092.79	5,685,019.00	483,693.60	1,477,400.71	4,207,618.29	25.99
REVENUES OVER/(UNDER) EXPENDITURES	(173,078.82)	(100,292.96)	(341,755.00)	68,756.41	34,158.91	375,913.91	10.00-
<u>631-ELECTRIC DEVELOPMENT</u>							
TOTAL REVENUE	0.00	52.20	0.00	11.06	32.70	32.70	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	52.20	0.00	11.06	32.70	32.70	0.00
<u>632-ELECTRIC RENEWAL/REPLACEM</u>							
TOTAL REVENUE	0.00	2,279.48	0.00	482.98	1,427.90	1,427.90	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	2,279.48	0.00	482.98	1,427.90	1,427.90	0.00

CITY OF TIPTON
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2025

% OF YEAR COMPLETED: 25.00

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>633-ELECTRIC RESERVE</u>							
TOTAL REVENUE	0.00	5,766.72	0.00	431.21	3,486.03	3,486.03	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	5,766.72	0.00	431.21	3,486.03	3,486.03	0.00
<u>634-ELECTRIC BOND/INT RESERVE</u>							
TOTAL REVENUE	0.00	670.10	0.00	141.98	419.76	419.76	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	670.10	0.00	141.98	419.76	419.76	0.00
<u>640-GAS OPERATING</u>							
TOTAL REVENUE	2,378,881.00	114,752.02	2,185,423.00	41,972.89	130,363.56	2,055,059.44	5.97
TOTAL EXPENDITURES	2,404,380.52	255,820.20	2,289,423.00	71,404.20	225,037.45	2,064,385.55	9.83
REVENUES OVER/(UNDER) EXPENDITURES	(25,499.52)	(141,068.18)	(104,000.00)	(29,431.31)	(94,673.89)	(9,326.11)	91.03
<u>641-GAS D.E.I.</u>							
TOTAL REVENUE	0.00	32.30	0.00	6.85	20.24	20.24	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	32.30	0.00	6.85	20.24	20.24	0.00
<u>642-GAS RESERVE</u>							
<u>660-AIRPORT OPERATING</u>							
TOTAL REVENUE	294,339.00	25,274.06	850,324.00	2,956.72	16,931.20	833,392.80	1.99
TOTAL EXPENDITURES	331,177.00	41,601.48	1,328,252.00	6,510.18	18,925.65	1,309,326.35	1.42
REVENUES OVER/(UNDER) EXPENDITURES	(36,838.00)	(16,327.42)	(477,928.00)	(3,553.46)	(1,994.45)	(475,933.55)	0.42
<u>670-GARBAGE COLLECTION</u>							
TOTAL REVENUE	625,498.00	151,828.71	618,916.00	60,240.17	160,405.82	458,510.18	25.92
TOTAL EXPENDITURES	625,497.75	165,987.16	621,416.00	51,352.05	161,940.93	459,475.07	26.06
REVENUES OVER/(UNDER) EXPENDITURES	0.25	(14,158.45)	(2,500.00)	8,888.12	(1,535.11)	(964.89)	61.40
<u>740-STORM WATER</u>							
TOTAL REVENUE	106,000.00	28,068.90	108,606.00	9,575.25	27,071.39	81,534.61	24.93
TOTAL EXPENDITURES	257,383.75	137,429.09	128,606.00	7,319.02	22,429.86	106,176.14	17.44
REVENUES OVER/(UNDER) EXPENDITURES	(151,383.75)	(109,360.19)	(20,000.00)	2,256.23	4,641.53	(24,641.53)	23.21
<u>810-CENTRAL GARAGE</u>							
TOTAL REVENUE	468,322.00	123,207.80	458,386.00	49,499.86	130,358.44	328,027.56	28.44
TOTAL EXPENDITURES	492,891.00	156,254.75	458,386.00	28,345.01	115,019.37	343,366.63	25.09
REVENUES OVER/(UNDER) EXPENDITURES	(24,569.00)	(33,046.95)	0.00	21,154.85	15,339.07	(15,339.07)	0.00
<u>820-PSF HEALTH INSURANCE</u>							
TOTAL REVENUE	98,400.00	20,749.72	100,000.00	3,255.90	7,305.12	92,694.88	7.31
TOTAL EXPENDITURES	98,400.00	35,813.40	100,000.00	1,544.41	8,137.99	91,862.01	8.14
REVENUES OVER/(UNDER) EXPENDITURES	0.00	(15,063.68)	0.00	1,711.49	(832.87)	832.87	0.00

CITY OF TIPTON
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2025

% OF YEAR COMPLETED: 25.00

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>835-ADMINISTRATIVE SERVICES</u>							
TOTAL REVENUE	508,905.00	178,386.29	460,088.00	111,179.71	233,765.44	226,322.56	50.81
TOTAL EXPENDITURES	<u>508,905.00</u>	<u>178,150.22</u>	<u>493,088.00</u>	<u>68,502.63</u>	<u>186,397.68</u>	<u>306,690.32</u>	<u>37.80</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	236.07 (	33,000.00)	42,677.08	47,367.76 (	80,367.76)	143.54-
<u>860-PAYROLL ACCOUNT</u>							
<u>950-ELECTRIC METER DEPOSITS</u>							
TOTAL REVENUE	12,500.00	3,166.04	10,000.00	1,582.38	4,575.22	5,424.78	45.75
TOTAL EXPENDITURES	<u>12,500.00</u>	<u>3,035.00</u>	<u>10,000.00</u>	<u>1,005.00</u>	<u>3,135.00</u>	<u>6,865.00</u>	<u>31.35</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	131.04	0.00	577.38	1,440.22 (	1,440.22)	0.00
<u>951-WATER METER DEPOSITS</u>							
TOTAL REVENUE	4,800.00	1,519.69	3,500.00	792.33	1,646.65	1,853.35	47.05
TOTAL EXPENDITURES	<u>4,800.00</u>	<u>1,030.00</u>	<u>3,500.00</u>	<u>730.00</u>	<u>1,655.00</u>	<u>1,845.00</u>	<u>47.29</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	489.69	0.00	62.33 (	8.35)	8.35	0.00
<u>952-GAS METER DEPOSITS</u>							
TOTAL REVENUE	10,300.00	2,134.44	7,000.00	2,028.73	3,732.95	3,267.05	53.33
TOTAL EXPENDITURES	<u>10,300.00</u>	<u>1,970.00</u>	<u>7,000.00</u>	<u>1,000.00</u>	<u>2,255.00</u>	<u>4,745.00</u>	<u>32.21</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	164.44	0.00	1,028.73	1,477.95 (	1,477.95)	0.00
<u>GRAND TOTAL REVENUES</u>							
	21,309,263.00	5,523,529.42	19,935,835.00	3,518,212.25	6,199,627.03	13,736,207.97	31.10
<u>GRAND TOTAL EXPENDITURES</u>	<u>26,979,721.10</u>	<u>7,296,776.66</u>	<u>21,251,890.00</u>	<u>1,482,835.35</u>	<u>4,676,833.80</u>	<u>16,575,056.20</u>	<u>22.01</u>
REVENUES OVER/ (UNDER) EXPENDITURES	(5,670,458.10 (	1,773,247.24)	(1,316,055.00)	2,035,376.90	1,522,793.23 (	2,838,848.23)	115.71-

*** END OF REPORT ***

Tipton Library
Board of Trustees Meeting
Sept. 22nd, 2025 at 4:30 pm

The regular meeting of the Tipton Library Board of Trustees was called to order at 4:32 pm on September 22nd at the library by Amanda Fonteyne.

Present

Amanda Fonteyne, Board President	Maggie Helmold, Secretary
Laura Woods, Board Member	Karen Anderson, Board Member
Bill Ostola, Board Member	Denise Smith, Library Director
Becky Knoche, Assistant Director/Youth Services Librarian	

Absent

Michala Bechhold, Vice President	Tanya Demmel, Public Service Librarian - Working
----------------------------------	--

Approval of Agenda

Updated agenda for the meeting was read and approved by a motion from Bill Ostola and seconded by Karen Anderson, motion passed.

New Business

- a. Discuss and approve Total Maintenance Contract (two visits vs. four visits per year).
Laura Woods moved to approve the full coverage for TMI per year. Karen Anderson seconded. Motion passes. Amanda will email Tammy to get that on tonight's council agenda.

Approval of Minutes

Minutes from the prior meeting motion to approve by Laura Woods, seconded by Karen Anderson, motion passed.

Communication

None at this time.

Financial Report

Maggie Helmold motions to accept the financial report, seconded by Bill Ostola.

Director's Report

Discussed directors report.

Trustee Handbook - Tabled till October Meeting

Chapter 5 - Approving and Monitoring the Budget

Unfinished Business - Tabled till October Meeting

- a. Review, discuss and approve revisions of the Service Policy.

New Business

- b. Discuss new board member possibilities. Continue discussing.

Miscellaneous Items

- a. Next meeting - October 15th at 4:30
- b. Going forward we will plan on meeting on the 3rd Wednesday of every month.

Adjournment

The meeting was adjourned at 5:06 by Maggie Helmold, seconded by Laura Woods, motion passed. The next meeting will be held October 15th at 4:30 p.m at the Tipton Public Library.

Minutes submitted by: Maggie Helmold

Maggie Helmold




Director's Report

Denise Smith

September 2025

Library Grounds/Building

- o The television has been hung in the workroom.
- o The threshold of the north door has been fixed.
- o Denise filled a big hole in the yard on the south side of the building with dirt to keep someone from getting hurt.
- o Tree stumps were ground and holes were filled by the city.

Library Staff/Services

- o Becky added a description plate to the artwork that did not have one.
- o Tanya added thriller stickers to the adult fiction books to make it easier for patrons to locate.
- o Tanya continues to work on her state library endorsement.. She attended an online discussion on September 18th and will complete the program in December.
- o Denise has been director for 18 years as of September 21.
- o Denise completed 23.5 CE hours on de-escalation and conflict management through the Homeless Library Academy with Ryan Dowd.
- o Denise and Becky sat in on an open forum hosted by the Southeast District consultant on September 19.
- o Denise attended the September 22nd council meeting and took care of the service contract with Total Maintenance Inc.
- o Jenna Jansen from Tanager Place visited storytime on 9/30. She brought books and activities about light, color, and spreading peace and love.
- o Becky started a series of weekly social media posts highlighting library services.

Programs

- o **TPL Book Club:** The TPL Book Club will meet on November 14th and discuss *The Lovely Bones* by Alice Sebold.
- o The first Crafternoon was September 15. School buses were made out of twinkies. The leftover materials were then made into Make and Take crafts.

Recurring Library Events/Activities

- o **Storytime** - Tuesday @ 10:30 am
- o **Preschool Outreach:** Library visits to Sycamore Bees and Miss Sara at Sycamore Center, Taylor Tots and Little Friends monthly (during school year only)
- o **TPL Book Club** - Second Friday of each month @10:00 am

Library Staff

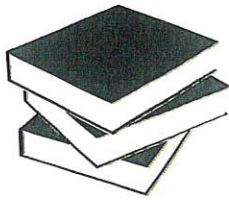
Library Director: Denise Smith • Assistant Director/Youth Services Librarian: Becky Knoche
Public Services Librarian: Tanya Demmel

Library Board of Trustees

Amanda Fonteyne, President • Michala Bechthold, Vice President • Maggie Helmold, Secretary
Bill Ostola • Karen Anderson • Laura Woods

September 2025

Circulation



Physical Items

Sept. 2025:

1,693

September 2024:

1,122

Bridges

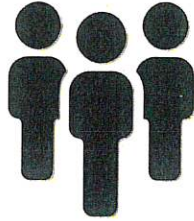
Sept. 2025:

481

September 2024:

463

Visitors



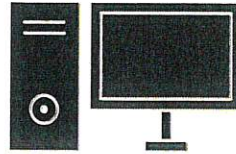
Sept. 2025:

1,924

September 2024:

1,611

Computer Use



Sept. 2025

Computers: 81

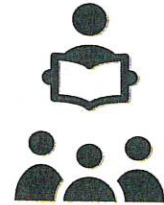
WiFi: 255

September 2024

Computers: 75

WiFi: 321

Programs



Number of Programs

Sept. 2025:

10

Number of Attendees

Sept. 2025:

101

Monthly Items

July

- ☒ ~~First meeting for new board members~~

September

- ☐ Director evaluation
- ☐ Director salary proposed

November

- ☐ Board gives final approval to budget proposal

March

- ☐ Advertise for lawn care bids

April

- ☐ Award bid for lawn care (Current contract good through 06/30/26)

June

- ☐ Last meeting for outgoing board members

Policies

- ☐ **Collection Development** (Reviewed 03/25)
- ☐ **Service** (Reviewed 08/25)
- ☐ **Conduct** (Reviewed 05/25)
- ☐ **Internet and Technology** (Reviewed 02/25)
- ☐ **Personnel** (Reviewed 09/23)
- ☐ **Meeting Room** (Reviewed 05/25)

Strategic Plan

- ☐ **5 year plan 12/12/2023-12/12/2027**

Library Accreditation

- ☐ **07/01/2024 through 06/30/2027**

Trustee's Handbook

July

Chapter 1 and Chapter 2

- ☒ ~~First Things First~~
- ☒ ~~Culture of Learning~~

August

Chapter 3 and Chapter 4

- ☒ ~~Five Primary Responsibilities of Boards~~
- ☒ ~~Hiring a Library Director~~

September

Chapter 5

- ☒ ~~Approving and Monitoring the Budget~~

October

Chapter 6

- ☐ Developing and Adopting Policies

November

Chapter 7

- ☐ Planning for the Library's Future

December

Chapter 8

- ☐ Evaluating Service and Advocating for Advancements

January

Chapter 9

- ☐ Board Relationships with Director, Staff and City

February

Chapter 10

- ☐ Evaluating the Library Director

March

Chapter 11

- ☐ Effective Board Meetings

April

Chapter 12 and Chapter 13

- ☐ Problem Solving and Decision Making
- ☐ Library Law and Legal Matters

May

Chapter 14 and Chapter 15

- ☐ Public Library Standards
- ☐ Intellectual Freedom

June

Chapter 16

- ☐ Library Buildings



IOWA LIBRARY

TRUSTEE'S HANDBOOK



www.state-library-iowa.org

2023-2024 Strategic Plan Items

- ☒ ~~Spring 2023: Determine if there are any organizations providing training on career and job opportunities~~
- ☒ ~~Utilize social media more regularly to promote library services~~
- ☒ ~~Guest column in the paper to promote library services~~
- ☒ ~~Fall of 2023: Collaborations for programming outreach for all adults on financial information and other topics of interest~~
- ☒ ~~Fall of 2024: Provide outreach for seniors~~

2024/2025

- ☒ ~~Discuss modernizing the historical space~~
- ☒ ~~Look into utilizing students (Silver Cord)~~

By Fall of 2025

- ☒ ~~Look into a new electronic sign to be placed in/near the current sign on Cedar Street~~

Spring 2026

- ☐ ~~Provide drop in technology fair for senior utilizing volunteers to provide technology instruction~~
- ☐ ~~Make outside of library more appealing to users~~
 - ☐ ~~Adding more benches~~
 - ☐ ~~Removing bushes, adding flowers and fixing bricks in the parking lot area~~
 - ☐ ~~Promote new outdoor sitting area~~

Fall 2027

- ☒ ~~Look into different seating for teens and children~~
- ☒ ~~Look into new youth furniture~~

Amy Lenz

From: noreply@salesforce.com on behalf of IOWA ABD Licensing Support
<licensingnotification@iowaabd.com>
Sent: Thursday, October 16, 2025 9:20 AM
To: Amy Lenz
Cc: licensingnotification@iowaabd.com
Subject: Application App-230282 Ready for Review

Hello,

Application Number App-230282 has been set to "Submitted to Local Authority" status and is currently ready for your review.

Corp Name: ADN LLC

DBA: Tee Time Tavern

License Number: LC0051860

Application Number: App-230282

Tentative Effective Date: 11/1/2025

License Type: Class C Retail Alcohol License (LC)

Application Type: Renewal

Amendment Type:

Thank you.



VJ Engineering
Agreement for Provision of Limited Professional Services

Project #: 25-3160
Date: 10/10/2025

Project Name: 102 E 5th Street, Tipton - Inspection

CLIENT INFORMATION	
Company Name: City of Tipton (if individual, skip this line and put client name in "Contact")	Phone:
Contact: Terry Goerdt	Phone: 319-330-9806
Address: 407 Lynn Street	Fax:
City: Tipton	State: IA Zip: 52772
Email Address: tgoerdt64@gmail.com	Claim/PO #

PROJECT INFORMATION	
Site Address: 102 E 5 th Street	City: Tipton
	State: IA

SCOPE OF WORK	(Define effort: survey/design/inspect etc...)
Visual structural inspection to see if there are any concerns	

DELIVERABLES	(Tangible product: report/drawings etc...)
Notes on any significant issues observed and repair recommendations	
	Target Deadline:

ATTACHMENTS	(Provided by the client, VJ or other)
Terms & Conditions- 2025	

FEE STRUCTURE	
Time and Materials: ☒ Yes / ☐ No <i>See Terms & Conditions for rates.</i> Est. Fee \$ Subject to minimum charge: ☒ Yes / ☐ No Minimum Charge \$500 ☐ \$775 ☒	Lump Sum Contract \$ _____ Plus Reimbursables? ☒ Yes / ☐ No Reviewed by _____ TERMS: ☐ Pay Upon Receipt ☒ Invoice(s) due net 15 day ☐ Retainer Required? \$ _____

Signature authorized VJ Representative

Signature authorized client Representative

Joshua F. Kuperman, P.E.
Printed Name and Title

10/10/2025
(date)

Printed name and title (date)

PROJECT MANAGER/ENGINEER Joshua F. Kuperman

☒ 2570 Holiday Road Suite 10, Coralville, Iowa 52241 Ph: 319-338-4939 Fax 319-338-9457
☐ 1501 Technology Parkway Suite 100, Cedar Falls, Iowa 50613 Ph: 319-266-5829 Fax 319-266-5160

Terms And Conditions

VAN WINKLE JACOB ENGINEERING, INC. D/B/A VJ ENGINEERING (hereinafter referred to as "THE FIRM") shall perform the services outlined in this agreement for the stated fee arrangement.

Access to Site: The Firm shall have site access to perform all services necessary in completing a project. The Firm agrees to take the necessary precautions to minimize damages caused by such activities. Unless otherwise agreed or caused by The Firm's negligence, all cost of restoration shall be borne by Client and are not included in the fee.

Warranties: The Firm shall provide professional services in accordance with accepted standards and shall maintain professional standards for all work performed in conjunction with the Project. Other than the above, the Firm makes no warranty, express, or implied, as to its professional services rendered under this Agreement.

Opinions of Probable Cost: If, as part of this Agreement, The Firm is providing opinions of probable construction cost, the Client understands that The Firm has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that The Firm's opinions of probable construction costs are to be made on the basis of The Firm's qualifications and experience. The Firm makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.

Billings/Payments: Invoices for the Firm's services shall be submitted, at the Firm's option, The Firm may submit invoices either upon completion of the services or throughout the life of the project. Invoices shall be paid **within 15 days** of the invoice date. If the invoice is not paid within 30 days, The Firm may terminate all services free of liability. The Firm does not waive any claim or right against Client by terminating services for nonpayment. Only The Firm's Director of Operations has authority to enter into alternative payment agreements. No Secondary payment agreement shall be binding upon The Firm unless agreed to in writing by the Director of Operations.

Late Payments: Invoices that are not paid within 45 days of the invoice date may be assessed a Late Fee. The Client shall pay all cost including court costs and reasonable attorney fees associated with collecting any unpaid balance.

Indemnification: The Client shall indemnify and hold The Firm harmless from and against any and all claims, losses and expenses (including reasonable attorney's fees) arising out of or resulting from the performance of the services, provided that any such claim, damage, loss or expense is caused in whole or in part by the negligent act, omission, and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except the Firm), or anyone for whose acts of them may be liable.

Termination of Services: This agreement may be terminated by the Client or the Firm should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay the Firm for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

Ownership of Documents: All documents produced by the Firm under this agreement shall remain the property of the Firm and may not be used by the Client for any other endeavor without the express written consent of the Firm.

Applicable Laws: This agreement shall be governed by the laws of the State of Iowa.

Fees

The anticipated fee for time & materials, if stated, **shall be understood to be an estimate**. All expenses relating to the project agreed upon here may be invoiced back to the customer. These expenses may include but are not limited to; over-time hours at 1.5 times the listed rates, mileage, legal fees, software fees, plotting and copying fees, permitting fees, and travel expense. During the course of the project if the time expended is more than this fee, the Client will be contacted with an explanation of the fee and/or a **change order form to sign**. Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered. Minimum fee for Professional Licensed Engineer is \$500 for in-office consultation and \$775 for a site visit. Rates for 2025 are as follows:

Description	Rate
CAD Drafting	\$105.00
Clerical	\$65.00
Construction Observation	\$110.00
Design- Civil	\$110.00
Design- Structural	\$110.00
Engineer- Building Envelope (subject to minimum fee above)	\$150.00
Engineer- Civil (subject to minimum fee noted above)	\$145.00
Engineer- Structural (subject to minimum fee noted above)	\$155.00
Engineering- Senior Technician	\$120.00
Engineering- Technician	\$110.00
Expert Witness	\$250.00
Land Survey- Licensed Land Surveyor	\$145.00
Land Survey- Drafting	\$130.00
Land Survey- Intern	\$100.00
Land Survey- 2 Man Crew or 1 Man and GPS/Robotic Instrument	\$165.00
Land Survey- 3 man crew or 2 Man and GPS/Robotic Instrument	\$190.00
Mileage- per mile	\$1.25
Plotting Services- per sheet	\$6.00
Project Manager/ Engineer	\$130.00
Reimbursable Expenses	Cost + 15%
Review- Code Review	\$130.00

AGENDA ITEM #**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION****DATE:** October 20, 2025**AGENDA ITEM:** Purchase 2025 Ford Police Interceptor**ACTION:** Council Approval

SYNOPSIS: The Tipton Police Department is due to replace the oldest squad in the fleet. This purchase is in the Central Garage CIP for FY25-26, not to exceed \$50,000.00.

Currently Karl Automotive has this vehicle available and the cost is \$44,143.20. The squad being sold through Purple Wave Auctions has been up on the site for one day and is already at \$2,000.00. Whatever is made off the sale of the old squad will offset the cost of the equipment that will be installed in the new squad. We will also be reusing some of our current equipment.

BUDGET ITEM: Central Garage CIP**RESPONSIBLE DEPARTMENT:** Central Garage/Police**MAYOR/COUNCIL ACTION:** Approval to purchase the 2025 Ford Police Interceptor**ATTACHMENTS:** Quote from Karl Automotive**PREPARED BY:** Lisa DuFour, Chief of Police**DATE PREPARED:** 10/15/25

Vehicle: [Fleet] 2025 Ford Police Interceptor Utility (K8A) AWD



KARL AUTO GROUP is proud to be your #1 Government Chevrolet Vehicle Dealer in Iowa for several years in a row. We are the only Government Dealer in Iowa to provide you a full time staff dedicated solely to government entities and their needs. We can assist you with all of your vehicle needs to include "turn-key" solutions and custom upfitting, saving you time and money with our own Karl Emergency Vehicles. Thank you for the opportunity to earn your business.

KARL AUTOMOTIVE GROUP
JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

KARL AUTOMOTIVE GROUP
Dealership Information KARL AUTO GROUP JACOB MADSEN
515-645-3634
J.MADSEN@KARLCHEVROLET.COM

Prepared By:

JACOB MADSEN
KARL AUTOMOTIVE GROUP 5156453634 J.MADSEN@KARLCHEVROLET.COM



^{IP} At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however GM cannot guarantee that Initial Pricing is available. This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 26428. Data Updated: Sep 8, 2025 6:48:00 PM PDT.

KARL AUTOMOTIVE GROUP

JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COMVehicle: [Fleet] 2025 Ford Police Interceptor Utility (K8A) AWD ( Complete)

Price Summary

PRICE SUMMARY

	Invoice	Invoice
Base Price	\$48,029.00	\$48,029.00
Total Options	(\$1,007.00)	(\$1,007.00)
Vehicle Subtotal	\$47,022.00	\$47,022.00
Dealer Advertising Adjustment	\$0.00	\$0.00
Destination Charge	\$1,595.00	\$1,595.00
Grand Total	\$48,617.00	\$48,617.00

 At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however GM cannot guarantee that Initial Pricing is available. This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 26428. Data Updated: Sep 8, 2025 6:48:00 PM PDT.

KARL AUTOMOTIVE GROUP

JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COMVehicle: [Fleet] 2025 Ford Police Interceptor Utility (K8A) AWD ( Complete)

Quote Worksheet

MSRP		
Base Price	\$49,515.00	
Dest Charge	\$1,595.00	
Total Options	(\$1,070.00)	
Subtotal	\$50,040.00	
	Subtotal Pre-Tax Adjustments	\$0.00
Less Customer Discount		(\$5,896.80)
	Subtotal Discount	(\$5,896.80)
Trade-In		\$0.00
Excluded from Sales Tax	Subtotal Trade-In	\$0.00
	Taxable Price	\$44,143.20
Sales Tax		\$0.00
	Subtotal Taxes	\$0.00
	Subtotal Post-Tax Adjustments	\$0.00
	Total Sales Price	\$44,143.20

Dealer Signature / Date

Customer Signature / Date

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE DEPARTMENT	GENERAL GOVERNMENT	I. R. S.	FICA WITHHOLDING	1,568.49
			MEDICARE WITHHOLDING	291.65
			MEDICARE WITHHOLDING	7.66
			MEDICARE WITHHOLDING	25.72
			MEDICARE WITHHOLDING	6.67
			MEDICARE WITHHOLDING	35.12
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.25
		IPERS	IPERS REGULAR EMPLOYEES	7.61
			IPERS WITHHOLDING POLICE	2,385.14
			SUPPLIES	47.42
		OFFICE EXPRESS	MANAGEMENT SERVICES	620.00
		OFFICE MACHINE CONSULTANTS INC	PRINCIPAL DENTAL POLICY	256.20
		PRINCIPAL	TOUGHBOOKS	80.02
		VERIZON	Repay Admin Services	7,773.01
		CITY OF TIPTON FUNDS	PSF payment	121.22
			TRANSFERS	416.67
			City Hall	5.04
		CITY UTILITIES	BCBS HEALTH INS PY CITY	5,496.61
		BLUE CROSS/BLUE SHIELD	TOTAL:	19,180.50
FIRE DEPARTMENT	GENERAL GOVERNMENT	I. R. S.	FICA WITHHOLDING	41.73
			MEDICARE WITHHOLDING	9.77
		AMERICAN TEST CENTER	INSPECTION	1,280.00
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.25
		CENTRAL IOWA DISTRIBUTING INC	MISC SUPPLIES	312.00
		EMC INSURANCE COMPANIES	INSURANCE	144.00
		JOHN DEERE FINANCIAL	SUPPLIES	37.69
		D & R PEST CONTROL	D & R PEST CONTROL	45.00
		IPERS	IPERS WITHHOLDING, FIRE	57.27
		LECTRONICS INC	ALARM SERVICE	30.00
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	105.00
		TIPTON ELECTRIC MOTORS	UPS CHARGES & SUPPLIES	391.82
		W L CONSTRUCTION SUPPLY INC	RESCUE MASTER BLADE	321.00
		CITY OF TIPTON FUNDS	Repay Admin Services	1,623.82
			TRANSFERS	416.67
		CITY UTILITIES	CITY UTILITIES	538.45
			CITY UTILITIES	69.75
			TOTAL:	5,460.22
AMBULANCE	GENERAL GOVERNMENT	I. R. S.	FICA WITHHOLDING	964.41
			MEDICARE WITHHOLDING	72.64
			MEDICARE WITHHOLDING	105.87
			MEDICARE WITHHOLDING	8.25
			MEDICARE WITHHOLDING	17.58
			MEDICARE WITHHOLDING	0.66
			MEDICARE WITHHOLDING	20.56
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.25
		ELECTRICAL ENGINEERING & EQUIPMENT CO	SUPPLIES	30.20
		EMC INSURANCE COMPANIES	INSURANCE	78.00
		FAMILY FOODS	MISC SUPPLIES	111.50
		MISC. VENDOR PAUL HEUER	PAUL HEUER:REIMBURSEMENT	215.88
		D & R PEST CONTROL	D & R PEST CONTROL	40.00
		IOWA GEMT PAYMENT PROGRAM	NOVEMBER STATE SHARE PYMNT	1,636.84
		IPERS	IPERS WITHHOLDING EMT	1,435.70
		JOHNSON COUNTY AMBULANCE SERVICE	ALS SERVICE	200.00
		MUSCATINE FIRE DEPARTMENT	PARAMEDIC TIER	225.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
LIBRARY	GENERAL GOVERNMENT I.R.S.	CINTAS	UNIFORMS	20.11
			UNIFORMS	20.11
		IPERS	IPERS REGULAR EMPLOYEES	266.15
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	210.00
		PRINCIPAL	PRINCIPAL DENTAL POLICY	33.69
		CITY OF TIPTON FUNDS	Central Stores services pa	1,949.28
			PSF payment	24.90
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	935.67
			TOTAL:	3,670.45
PARK	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	310.57
			MEDICARE WITHHOLDING	61.95
			MEDICARE WITHHOLDING	4.94
			MEDICARE WITHHOLDING	2.85
			MEDICARE WITHHOLDING	2.89
		VESTIS	BLDG MAINT SUPPLIES	370.26
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	144.70
		CENTRAL IOWA DISTRIBUTING INC	HAND TOWELS	33.00
		JOHN DEERE FINANCIAL	SUPPLIES	16.99
		D & R PEST CONTROL	D & R PEST CONTROL	125.00
RECREATION DEPARTMENT	GENERAL GOVERNMENT I.R.S.	IPERS	IPERS REGULAR EMPLOYEES	477.57
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	180.00
			CONTRACT & COPIES	185.65
		PRINCIPAL	PRINCIPAL DENTAL POLICY	36.60
		CITY OF TIPTON FUNDS	PSF payment	7.90
		CITY UTILITIES	CITY UTILITIES	434.94
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	478.09
			TOTAL:	2,873.90
YOUTH RECREATION	GENERAL GOVERNMENT MISC. VENDOR		FICA WITHHOLDING	24.12
			MEDICARE WITHHOLDING	2.32
			MEDICARE WITHHOLDING	3.32
			WIRELESS	14.99
		AT&T MOBILITY	SUPPLIES	103.39
		JOHN DEERE FINANCIAL	CODY MONTGOMERY: SHELTER RF	50.00
		MISC. VENDOR	IPERS REGULAR EMPLOYEES	15.35
		IPERS	PRINCIPAL DENTAL POLICY	1.83
		PRINCIPAL	SUPPLIES	48.98
		SPAHN & ROSE LUMBER CO	Repay Admin Services	462.13
YOUTH RECREATION	GENERAL GOVERNMENT MISC. VENDOR	CITY OF TIPTON FUNDS	PSF payment	0.40
			BCBS HEALTH INS PY CITY	47.20
			TOTAL:	774.03
			FICA WITHHOLDING	72.86
			MEDICARE WITHHOLDING	17.04
			WIRELESS	14.99
		AT&T MOBILITY	IPERS REGULAR EMPLOYEES	117.68
		IPERS	PRINCIPAL DENTAL POLICY	18.30
YOUTH RECREATION	GENERAL GOVERNMENT MISC. VENDOR	PRINCIPAL	Repay Admin Services	421.29
		CITY OF TIPTON FUNDS	PSF payment	6.67
			BCBS HEALTH INS PY CITY	460.07
			TOTAL:	1,128.90
			COLTON MARCHIK: REF FLAG FT	44.00
			CADEN SCHULTZ: REF FLAG FTB	44.00
			ISAAC SPANGLER: REF FLAG FT	44.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT I.R.S.	MAX LASHMIT	MAX LASHMIT:REF FLAG FOOTB	44.00
		OAKLEY KRUSE	OAKLEY KRUSE:REF FLAG FOOT	44.00
		TATE REZAC	TATE REZAC:REF FLAG FOOTBA	44.00
		COLTON MARCHIK	COLTON MARCHIK:REF FLAG FT	44.00
		ISAAC SPANGLER	ISAAC SPANGLER:REF FLAG FT	44.00
		JACKSON TIMMERMAN	JACKSON TIMMERMAN:REFFLAGF	44.00
		OAKLEY KRUSE	OAKLEY KRUSE:REF FLAG FOOT	66.00
		TATE REZAC	TATE REZAC:REF FLAG FOOTBA	44.00
		FUSION SITE MIDWEST LLC	PORT A POTTIE SERVICES	104.51
			PORT A POTTIE SERVICES	57.49
			TOTAL:	668.00
			FICA WITHHOLDING	229.89
			MEDICARE WITHHOLDING	17.04
			MEDICARE WITHHOLDING	36.73
			PHONE, INTERNET, CIRCUIT	150.52
			WIRELESS	14.99
			WIRELESS	39.40
			POOL INSPECTION	979.00
			CHAD CAUDILL:SWIM LESSONS	90.00
			MADDIE CHAPMAN:SWIM LSN RF	30.00
			MARK LEMKE:SWIM LSN REFUND	45.00
			ID EDGE:500 KEY TAGS	355.00
			UBIQUITI STORE USA:RADIO	157.40
			D & R PEST CONTROL	60.00
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT I.R.S.		TESTING	15.50
			IPERS REGULAR EMPLOYEES	204.74
			ALARM SERVICE	30.00
			MANAGEMENT SERVICES	210.00
			TECH SERVICES	49.50
			PRINCIPAL DENTAL POLICY	18.30
			ADS, PRINTING, PUBLISHING	324.00
			UPS CHARGES & SUPPLIES	11.27
			Repay Admin Services	4,019.35
			PSF payment	46.17
			BCBS HEALTH INS PY CITY	460.07
			TOTAL:	7,593.87
			FICA WITHHOLDING	148.74
			MEDICARE WITHHOLDING	34.79
			WIRELESS	44.96
			IPERS REGULAR EMPLOYEES	238.72
			ALARM SERVICE	30.00
			MANAGEMENT SERVICES	70.00
			PRINCIPAL DENTAL POLICY	36.60
			VETERAN BANNERS	124.80
			PSF payment	7.90
			BCBS HEALTH INS PY CITY	944.02
			TOTAL:	1,680.53
EXECUTIVE	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	23.25
			MEDICARE WITHHOLDING	5.44
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT I.R.S.		TOTAL:	28.69
			FICA WITHHOLDING	24.24
			MEDICARE WITHHOLDING	5.55

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		IPERS PRINCIPAL TIPTON CONSERVATIVE CITY OF TIPTON FUNDS CITY UTILITIES BLUE CROSS/BLUE SHIELD	MEDICARE WITHOLDING	0.10
			MEDICARE WITHOLDING	0.02
			IPERS REGULAR EMPLOYEES	38.65
			PRINCIPAL DENTAL POLICY	4.38
			ADS, PRINTING, PUBLISHING	71.93
			Repay Admin Services	1,387.99
			PSF payment	16.76
			City Hall	226.64
			City Hall	9.24
			CITY UTILITIES	2,838.19
		GENERAL GOVERNMENT I.R.S. VESTIS CINTAS CORPORATION JOHN DEERE FINANCIAL D & R PEST CONTROL IPERS ELECTRONICS INC	BCBS HEALTH INS PY CITY	179.77
			TOTAL:	4,803.46
			FICA WITHOLDING	24.69
			MEDICARE WITHOLDING	5.77
			MATS	189.17
			FIRST AID SUPPLIES	61.41
			SUPPLIES	12.99
			D & R PEST CONTROL	80.00
			IPERS REGULAR EMPLOYEES	37.59
			ALARM SERVICE	30.00
		GENERAL GOVERNMENT CITY OF TIPTON FUNDS	TOTAL:	441.62
			TRANSFERS	1,448.67
			TOTAL:	1,448.67
		GENERAL GOVERNMENT CITY OF TIPTON FUNDS	TRANSFERS	1,666.67
			TOTAL:	1,666.67
		I.R.S. IPERS PRINCIPAL CITY OF TIPTON FUNDS CITY UTILITIES BLUE CROSS/BLUE SHIELD	FICA WITHOLDING	5.00
			MEDICARE WITHOLDING	1.11
			MEDICARE WITHOLDING	0.03
			MEDICARE WITHOLDING	0.03
			IPERS REGULAR EMPLOYEES	8.03
			PRINCIPAL DENTAL POLICY	1.10
			Central Stores services pa	58.58
			PSF payment	0.24
			CITY UTILITIES	48.01
			BCBS HEALTH INS PY CITY	47.34
		ROAD USE TAX FUND I.R.S. IPERS PRINCIPAL CITY OF TIPTON FUNDS BLUE CROSS/BLUE SHIELD	TOTAL:	169.47
			FICA WITHOLDING	63.92
			MEDICARE WITHOLDING	13.01
			MEDICARE WITHOLDING	0.40
			MEDICARE WITHOLDING	0.32
			MEDICARE WITHOLDING	1.21
			IPERS REGULAR EMPLOYEES	102.22
			PRINCIPAL DENTAL POLICY	15.99
			Central Stores services pa	1,155.34
			PSF payment	35.90
		ROAD USE TAX FUND CITY OF TIPTON FUNDS	BCBS HEALTH INS PY CITY	475.68
			TOTAL:	1,863.99
			Central Stores services pa	208.81
			TOTAL:	208.81
		ROAD USE TAX FUND I.R.S. IPERS PRINCIPAL CITY OF TIPTON FUNDS BLUE CROSS/BLUE SHIELD	FICA WITHOLDING	63.92
			MEDICARE WITHOLDING	13.01
			MEDICARE WITHOLDING	0.40
			MEDICARE WITHOLDING	0.32
			MEDICARE WITHOLDING	1.21
			IPERS REGULAR EMPLOYEES	102.22
			PRINCIPAL DENTAL POLICY	15.99
			Central Stores services pa	1,155.34
			PSF payment	35.90
			BCBS HEALTH INS PY CITY	475.68
		ROAD USE TAX FUND CITY OF TIPTON FUNDS	TOTAL:	1,863.99
			Central Stores services pa	208.81
			TOTAL:	208.81
		ROAD USE TAX FUND I.R.S. IPERS PRINCIPAL CITY OF TIPTON FUNDS BLUE CROSS/BLUE SHIELD	FICA WITHOLDING	63.92
			MEDICARE WITHOLDING	13.01
			MEDICARE WITHOLDING	0.40
			MEDICARE WITHOLDING	0.32
			MEDICARE WITHOLDING	1.21
			IPERS REGULAR EMPLOYEES	102.22
			PRINCIPAL DENTAL POLICY	15.99
			Central Stores services pa	1,155.34
			PSF payment	35.90
			BCBS HEALTH INS PY CITY	475.68
		ROAD USE TAX FUND CITY OF TIPTON FUNDS	TOTAL:	1,863.99
			Central Stores services pa	208.81
			TOTAL:	208.81
		ROAD USE TAX FUND I.R.S. IPERS PRINCIPAL CITY OF TIPTON FUNDS BLUE CROSS/BLUE SHIELD	FICA WITHOLDING	63.92
			MEDICARE WITHOLDING	13.01
			MEDICARE WITHOLDING	0.40
			MEDICARE WITHOLDING	0.32
			MEDICARE WITHOLDING	1.21
			IPERS REGULAR EMPLOYEES	102.22
			PRINCIPAL DENTAL POLICY	15.99
			Central Stores services pa	1,155.34
			PSF payment	35.90
			BCBS HEALTH INS PY CITY	475.68
		ROAD USE TAX FUND CITY OF TIPTON FUNDS	TOTAL:	1,863.99
			Central Stores services pa	208.81
			TOTAL:	208.81
		ROAD USE TAX FUND I.R.S. IPERS PRINCIPAL CITY OF TIPTON FUNDS BLUE CROSS/BLUE SHIELD	FICA WITHOLDING	63.92
			MEDICARE WITHOLDING	13.01
			MEDICARE WITHOLDING	0.40
			MEDICARE WITHOLDING	0.32
			MEDICARE WITHOLDING	1.21
			IPERS REGULAR EMPLOYEES	102.22
			PRINCIPAL DENTAL POLICY	15.99
			Central Stores services pa	1,155.34
			PSF payment	35.90
			BCBS HEALTH INS PY CITY	475.68
		ROAD USE TAX FUND CITY OF TIPTON FUNDS	TOTAL:	1,863.99
			Central Stores services pa	208.81
			TOTAL:	208.81
		ROAD USE TAX FUND I.R.S. IPERS PRINCIPAL CITY OF TIPTON FUNDS BLUE CROSS/BLUE SHIELD	FICA WITHOLDING	63.92
			MEDICARE WITHOLDING	13.01
			MEDICARE WITHOLDING	0.40
			MEDICARE WITHOLDING	0.32
			MEDICARE WITHOLDING	1.21
			IPERS REGULAR EMPLOYEES	102.22
			PRINCIPAL DENTAL POLICY	15.99
			Central Stores services pa	1,155.34
			PSF payment	35.90
			BCBS HEALTH INS PY CITY	475.68
		ROAD USE TAX FUND CITY OF TIPTON FUNDS	TOTAL:	1,863.99
			Central Stores services pa	208.81
			TOTAL:	208.81
		ROAD USE TAX FUND I.R.S. IPERS PRINCIPAL CITY OF TIPTON FUNDS BLUE CROSS/BLUE SHIELD	FICA WITHOLDING	63.92
			MEDICARE WITHOLDING	13.01
			MEDICARE WITHOLDING	0.40
			MEDICARE WITHOLDING	0.32
			MEDICARE WITHOLDING	1.21
			IPERS REGULAR EMPLOYEES	102.22
			PRINCIPAL DENTAL POLICY	15.99
			Central Stores services pa	1,155.34
			PSF payment	35.90
			BCBS HEALTH INS PY CITY	475.68
		ROAD USE TAX FUND CITY OF TIPTON FUNDS	TOTAL:	1,863.99
			Central Stores services pa	208.81
			TOTAL:	208.81

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
TRANSFER/OTHER SOURCES	ROAD USE TAX FUND	CITY OF TIPTON FUNDS	TRANSFERS	2,920.00
			TOTAL:	2,920.00
TRANSFERS/OTHER SOURCE	TRUST AND AGENCY F	CITY OF TIPTON FUNDS	TRANSFERS	48,441.75
			TOTAL:	48,441.75
TRANSFERS/OTHER SOURCE	LOCAL OPTION TAX	CITY OF TIPTON FUNDS	TRANSFERS	27,637.33
			TOTAL:	27,637.33
TRANSFERS/OTHER SOURCE	TIF SPECIAL REVENUE	CITY OF TIPTON FUNDS	TRANSFERS	7,022.58
			TRANSFERS	15,000.00
			TOTAL:	22,022.58
REVOLVING LOAN PRGRM	ECONOMIC/INDUSTRIA	MISC. VENDOR TIPTON CHIROPRACTIC	TIPTON CHIROPRACTIC:TRIP	5,000.00
		PARTNERS 524	SECOND DRAW	40,000.00
		CITY UTILITIES	CITY UTILITIES	77.59
			TOTAL:	45,077.59
TRANSFERS/OTHER SOURCE	FIRE ENTERPRISE TR	CITY OF TIPTON FUNDS	TRANSFERS	5,369.75
			TOTAL:	5,369.75
HWY 38 PROJECT	GO CP 2023	HEUER CONSTRUCTION INC	MANHOLE CEDAR AND SOUTH	1,500.00
			TOTAL:	1,500.00
WATER DISTRIBUTION	WATER OPERATING	I. R. S.	FICA WITHOLDING	327.66
			MEDICARE WITHOLDING	55.04
			MEDICARE WITHOLDING	0.71
			MEDICARE WITHOLDING	2.03
			MEDICARE WITHOLDING	15.08
			MEDICARE WITHOLDING	3.77
			PHONE, INTERNET, CIRCUIT	36.25
			UNIFORMS	0.00
			UNIFORMS	0.00
			TESTING	159.00
			SGET SAFETY TRAINING	544.12
			IPERS REGULAR EMPLOYEES	526.05
			METERS	577.38
			METERS	576.02
			MANAGEMENT SERVICES	35.00
			PRINCIPAL DENTAL POLICY	67.03
			Repay Admin Services	5,277.24
			PSF payment	199.83
			City Hall	5.04
			CITY UTILITIES	566.36
			CITY UTILITIES	539.58
			CITY UTILITIES	990.97
			BCBS HEALTH INS PY CITY	2,243.47
			TOTAL:	12,747.63
WATER BILL/COLLECT	WATER OPERATING	I. R. S.	FICA WITHOLDING	58.98
			MEDICARE WITHOLDING	12.52
			MEDICARE WITHOLDING	0.93
			MEDICARE WITHOLDING	0.34
			CINDY DOERMANN:WINTER SHIR	19.65
			DEB BIXLER:WINTER SHIRTS	28.43
			IPERS REGULAR EMPLOYEES	97.91

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
TRANSFER/OTHER SOURCES WATER OPERATING		PRINCIPAL	PRINCIPAL DENTAL POLICY	18.31
		CITY OF TIPTON FUNDS	Repay Admin Services	353.98
			PSF payment	3.95
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	879.24
			TOTAL:	1,474.24
TRANSFER/OTHER SOURCES WATER OPERATING		CITY OF TIPTON FUNDS	TRANSFERS	4,133.33
			TRANSFERS	2,834.09
			TOTAL:	6,967.42
WASTEWATER/KA SEWER	WASTEWATER/KA SEW	I.R.S.	FICA WITHOLDING	338.89
			MEDICARE WITHOLDING	58.75
			MEDICARE WITHOLDING	0.38
			MEDICARE WITHOLDING	2.74
			MEDICARE WITHOLDING	15.41
			MEDICARE WITHOLDING	1.97
			CINDY DOERMANN:WINTER SHIR	19.65
			DEB BIXLER:WINTER SHIRTS	28.43
			SGEI SAFETY TRAINING	544.11
			IPERS REGULAR EMPLOYEES	545.25
			MANAGEMENT SERVICES	35.00
			PRINCIPAL DENTAL POLICY	69.38
			SUPPLIES	137.47
			WASTEWATER TESTING	2,167.00
			UPS CHARGES & SUPPLIES	65.20
			MONTHLY SERVICES	98.04
			Repay Admin Services	2,406.51
			PSF payment	174.92
			City Hall	5.04
			CITY UTILITIES	4,444.31
			BCBS HEALTH INS PY CITY	2,653.86
			TOTAL:	13,812.31
LAGOON	WASTEWATER/KA SEW	EASTERN IOWA LIGHT & POWER	UTILITIES	1,232.68
			TOTAL:	1,232.68
TRANSFER/OTHER SOURCES WASTEWATER/KA SEW		CITY OF TIPTON FUNDS	TRANSFERS	3,866.67
			TRANSFERS	48,212.25
			TOTAL:	52,078.92
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING	981.85
			MEDICARE WITHOLDING	207.57
			MEDICARE WITHOLDING	1.90
			MEDICARE WITHOLDING	6.70
			MEDICARE WITHOLDING	10.19
			MEDICARE WITHOLDING	3.26
			PHONE, INTERNET, CIRCUIT	36.25
			WIRELESS	294.35
			ANNUAL FEES	66.67
			UNIFORMS, SHOP TOWELS, MAT	122.82
			UNIFORMS, SHOP TOWELS, MAT	61.84
			UNIFORMS, SHOP TOWELS, MAT	102.75
			UNIFORMS, SHOP TOWELS, MAT	61.84
			FIRST AID SUPPLIES	241.78
			SUPPLIES	41.69
			D & R PEST CONTROL	42.80
TRANSFER/OTHER SOURCES WASTEWATER/KA SEW		CINTAS CORPORATION	TRANSFERS	981.85
			TRANSFERS	207.57
			TRANSFERS	1.90
			TRANSFERS	6.70
ELECTRIC DISTRIBUTION		JOHN DEERE FINANCIAL	TRANSFERS	981.85
			TRANSFERS	207.57
			TRANSFERS	1.90
			TRANSFERS	6.70
ELECTRIC DISTRIBUTION		D & R PEST CONTROL	TRANSFERS	981.85
			TRANSFERS	207.57
			TRANSFERS	1.90
			TRANSFERS	6.70

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
ELECTRIC POWER PLANT	ELECTRIC OPERATING I.R.S.	IOWA ASSOCIATION OF	SCEI SAFETY TRAINING	544.12
		IOWA PUBLIC POWER AGENCY	SEED MONEY	50,000.00
		IPERS	IPERS REGULAR EMPLOYEES	1,572.27
		MUNICIPAL SUPPLY INC	METERS	630.00
		OFFICE MACHINE CONSULTANTS INC	METERS	1,890.00
		PRINCIPAL	MANAGEMENT SERVICES	420.00
		STUART C IRBY CO	TECH SERVICES	49.50
		CITY OF TIPTON FUNDS	PRINCIPAL DENTAL POLICY	187.63
		CITY UTILITIES	SUPPLIES	23.01
		BLUE CROSS/BLUE SHIELD	SUPPLIES	100.90
			Repay Admin Services	12,399.76
			PSF payment	201.02
			City Hall	6.30
			CITY UTILITIES	250.79
			BCBS HEALTH INS PY CITY	4,842.08
			TOTAL:	75,401.64
			FICA WITHOLDING	35.07
			MEDICARE WITHOLDING	6.87
			MEDICARE WITHOLDING	0.11
			MEDICARE WITHOLDING	0.81
			MEDICARE WITHOLDING	0.40
			7011 GAL DYED DSL FUEL	18,473.99
			FIRST AID SUPPLIES	133.60
			SUPPLIES	39.29-
			NITROGEN	64.20
			D & R PEST CONTROL	42.80
			IPERS REGULAR EMPLOYEES	56.95
			PRINCIPAL DENTAL POLICY	6.45
			SUPPLIES	20.53
			Repay Admin Services	1,695.00
			PSF payment	1.58
			CITY UTILITIES	627.51
			CITY UTILITIES	1,139.39
			CITY UTILITIES	798.53
			CITY UTILITIES	42.00
			BCBS HEALTH INS PY CITY	229.74
			TOTAL:	23,336.24
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING	134.65
			MEDICARE WITHOLDING	28.00
			MEDICARE WITHOLDING	0.20
			MEDICARE WITHOLDING	2.35
			MEDICARE WITHOLDING	0.34
			MEDICARE WITHOLDING	0.61
			CINDY DOERMANN:WINTER SHIR	19.66
			DEB BIXLER:WINTER SHIRTS	28.44
			IPERS REGULAR EMPLOYEES	219.54
			PRINCIPAL DENTAL POLICY	33.02
			Repay Admin Services	780.92
			PSF payment	7.51
			BCBS HEALTH INS PY CITY	1,300.07
			TOTAL:	2,555.31
TRANSFER/OTHER SOURCES	ELECTRIC OPERATING CITY OF TIPTON FUNDS		TRANSFERS	26,579.00
			TRANSFERS	34,529.25

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
GAS DISTRIBUTION	GAS OPERATING	I. R. S.	TRANSFERS	7,320.34
			TOTAL:	68,428.59
GAS DISTRIBUTION	GAS OPERATING	I. R. S.	FICA WITHHOLDING	482.14
			MEDICARE WITHHOLDING	86.35
			MEDICARE WITHHOLDING	0.57
			MEDICARE WITHHOLDING	13.02
			MEDICARE WITHHOLDING	11.37
			MEDICARE WITHHOLDING	1.45
			PHONE, INTERNET, CIRCUIT	36.25
			WIRELESS	84.36
			ANNUAL FEES	66.66
			UNIFORMS, SHOP TOWELS, MAT	49.82
			UNIFORMS, SHOP TOWELS, MAT	49.82
			SCEI SAFETY TRAINING	544.12
			IPERS REGULAR EMPLOYEES	762.87
			MANAGEMENT SERVICES	210.00
			TECH SERVICES	49.50
			PRINCIPAL DENTAL POLICY	95.91
			ADS, PRINTING, PUBLISHING	24.68
			Repay Admin Services	16,329.53
			PSF payment	214.20
			City Hall	6.30
GAS BILL/COLLECT	GAS OPERATING	I. R. S.	CITY UTILITIES	83.60
			BCBS HEALTH INS PY CITY	1,826.09
			TOTAL:	21,028.61
			FICA WITHHOLDING	76.48
			MEDICARE WITHHOLDING	15.96
			MEDICARE WITHHOLDING	0.06
			MEDICARE WITHHOLDING	1.33
			MEDICARE WITHHOLDING	0.34
			MEDICARE WITHHOLDING	0.20
			CINDY DOERMANN:WINTER SHIR	19.65
			DEB BIXLER:WINTER SHIRTS	28.44
			IPERS REGULAR EMPLOYEES	126.39
			PRINCIPAL DENTAL POLICY	21.53
			Repay Admin Services	445.66
			PSF payment	4.74
			BCBS HEALTH INS PY CITY	994.12
			TOTAL:	1,734.90
GAS PEAK SHAVING PLANT	GAS OPERATING	CITY UTILITIES	CITY UTILITIES	84.00
			TOTAL:	84.00
TRANSFER/OTHER SOURCES	GAS OPERATING	CITY OF TIPTON FUNDS	TRANSFERS	13,838.00
			TOTAL:	13,838.00
AIRPORT	AIRPORT OPERATING	I. R. S.	FICA WITHHOLDING	15.46
			MEDICARE WITHHOLDING	3.62
			PHONE, INTERNET, CIRCUIT	36.25
			IPERS REGULAR EMPLOYEES	23.54
			AIRPORT APRON & RUNWAY	760.02
			CITY UTILITIES	111.14
			TOTAL:	950.03
			AUREON COMMUNICATIONS	
			IPERS	
			MC CLURE ENGINEERING COMPANY	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
TRANSFER/OTHER SOURCES	AIRPORT OPERATING	CITY OF TIPTON FUNDS	TRANSFERS	362.17
			TOTAL:	362.17
GARBAGE COLLECTION	GARBAGE COLLECTION	I.R.S.	FICA WITHHOLDING	217.89
			MEDICARE WITHHOLDING	45.99
			MEDICARE WITHHOLDING	0.17
			MEDICARE WITHHOLDING	3.16
			MEDICARE WITHHOLDING	0.86
			MEDICARE WITHHOLDING	0.79
			TRANSFER FEES	4,599.00
			UNIFORMS	21.94
			SUPPLIES	35.97
			CINDY DOERMANN:WINTER SHIR	19.65
			DEB BIXLER:WINTER SHIRTS	28.43
			IPERS REGULAR EMPLOYEES	351.54
			PRINCIPAL DENTAL POLICY	48.76
			Repay Admin Services	3,204.86
			Central Stores services pa	8,498.02
			PSF payment	206.73
			City Hall	5.04
			BCBS HEALTH INS PY CITY	2,029.19
			TOTAL:	19,339.93
RECYCLING	GARBAGE COLLECTION	I.R.S.	FICA WITHHOLDING	77.15
			MEDICARE WITHHOLDING	8.78
			MEDICARE WITHHOLDING	6.53
			MEDICARE WITHHOLDING	2.02
			MEDICARE WITHHOLDING	0.65
			MEDICARE WITHHOLDING	0.07
			IPERS REGULAR EMPLOYEES	80.36
			PRINCIPAL DENTAL POLICY	14.63
			RECYCLING SORT FEES	1,307.10
			PSF payment	96.16
			CITY UTILITIES	26.77
			BCBS HEALTH INS PY CITY	692.99
			TOTAL:	2,313.21
TRANSFER OUT/SINKING F	GARBAGE COLLECTION	CITY OF TIPTON FUNDS	TRANSFERS	3,532.33
			TRANSFERS	413.50
			TOTAL:	3,945.83
STORM WATER	STORM WATER	I.R.S.	FICA WITHHOLDING	24.59
			MEDICARE WITHHOLDING	4.63
			MEDICARE WITHHOLDING	0.15
			MEDICARE WITHHOLDING	0.23
			MEDICARE WITHHOLDING	0.03
			MEDICARE WITHHOLDING	0.74
			IPERS REGULAR EMPLOYEES	39.46
			PRINCIPAL DENTAL POLICY	6.87
			Repay Admin Services	1,465.15
			PSF payment	25.59
			BCBS HEALTH INS PY CITY	172.33
			TOTAL:	1,739.77
OTHER SOURCES	STORM WATER	CITY OF TIPTON FUNDS	TRANSFERS	685.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
INT SRVC-OTHER BUSINES	CENTRAL GARAGE	I. R. S.	TRANSFERS	4,377.83
			TOTAL:	5,063.33
			FICA WITHHOLDING	83.37
			MEDICARE WITHHOLDING	18.49
			MEDICARE WITHHOLDING	0.53
			MEDICARE WITHHOLDING	0.48
			PHONE, INTERNET, CIRCUIT	36.25
			WIRELESS	268.71
			55 GAL OIL	1,074.70
			303 GL FUEL	1,108.08
			23 GL FUEL	55.20
			620.1 GL FUEL	1,473.90
			UNIFORMS	19.44
			UNIFORMS	19.44
			FIRST AID SUPPLIES	116.86
			PARTS	174.66
			SUPPLIES	32.42
			PARTS	42.41
			TIRE REPAIR	24.00
			IPERS REGULAR EMPLOYEES	133.65
			SHOP SUPPLIES	65.79
			MANAGEMENT SERVICES	70.00
			TECH SERVICES	49.50
			PRINCIPAL DENTAL POLICY	18.30
			ADS, PRINTING, PUBLISHING	47.20
			REPAIR PARTS	183.23
			Repay Admin Services	3,152.72
			PSF payment	3.95
			CITY UTILITIES	249.22
			CITY UTILITIES	42.00
			CITY UTILITIES	58.11
			BCBS HEALTH INS PY CITY	789.14
			TOTAL:	9,411.75
INT SRVC-OTHER BUSINES	ADMINISTRATIVE SER	I. R. S.	FICA WITHHOLDING	123.00
			MEDICARE WITHHOLDING	28.77
			PHONE, INTERNET, CIRCUIT	666.08
			WIRELESS	534.59
			ANNUAL FEES	200.00
			TEDCO TRANSACTIONS, AUDIT	11,865.00
			SUPPLIES	201.25
			SUPPLIES	6.00
			FALL CONFERENCE	200.00
			IPERS REGULAR EMPLOYEES	195.51
			CONCRETE	456.50
			CONCRETE	456.50
			SUPPLIES	47.42
			MANAGEMENT SERVICES	700.00
			TECH SERVICES	49.50
			PRINCIPAL DENTAL POLICY	35.50
			SUPPLIES	1,794.25
			SUPPLIES	306.41
			SUPPLIES	1,063.02
			ADS, PRINTING, PUBLISHING	411.57
			PSF payment	7.66
INT SRVC-OTHER BUSINES	ADMINISTRATIVE SER	I. R. S.	FICA WITHHOLDING	123.00
			MEDICARE WITHHOLDING	28.77
			PHONE, INTERNET, CIRCUIT	666.08
			WIRELESS	534.59
			ANNUAL FEES	200.00
			TEDCO TRANSACTIONS, AUDIT	11,865.00
			SUPPLIES	201.25
			SUPPLIES	6.00
			FALL CONFERENCE	200.00
			IPERS REGULAR EMPLOYEES	195.51
			CONCRETE	456.50
			CONCRETE	456.50
			SUPPLIES	47.42
			MANAGEMENT SERVICES	700.00
			TECH SERVICES	49.50
			PRINCIPAL DENTAL POLICY	35.50
			SUPPLIES	1,794.25
			SUPPLIES	306.41
			SUPPLIES	1,063.02
			ADS, PRINTING, PUBLISHING	411.57
			PSF payment	7.66

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	PAYROLL ACCOUNT	BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,680.55
			TOTAL:	21,029.08
		I. R. S.	FEDERAL WITHHOLDING	9,621.41
			FICA WITHHOLDING	6,852.59
		AFLAC	MEDICARE WITHHOLDING	1,602.65
			AFLAC AFTER TAX PY W/HOLDI	111.93
			AFLAC PY PRETAX WITHHOLDING	442.61
			AFLAC AFTER TAX DEDUCTION	30.24
		AXA EQUI-VEST PROCESSING OFFICE	DEF. COMP PRETAX	225.00
			CHILD SUPPORT- SPANGLER-96	59.52
		COLLECTION SERVICES CENTER	IPERS WITHHOLDING, FIRE	38.20
			IPERS REGULAR EMPLOYEES	4,376.26
		IPERS	IPERS WITHHOLDING EMT	957.61
			IPERS WITHHOLDING POLICE	1,645.05
		PRINCIPAL	PRINCIPAL DENTAL POLICY	936.49
			VISION POLICY	425.28
		CITY OF TIPTON FUNDS	FIREARM REIMB.	37.27
			STATE WITHHOLDING	2,932.19
		TREASURER, STATE OF IOWA	BCBS HEALTH INSURANCE PYM	2,060.00
			MISC. EMPLOYEE REIMBURSEME	275.00
		CITY OF TIPTON	TOTAL:	32,629.30

===== FUND TOTALS =====	
001 GENERAL GOVERNMENT	80,152.08
110 ROAD USE TAX FUND	5,162.27
112 TRUST AND AGENCY FUND	48,441.75
121 LOCAL OPTION TAX	27,637.33
125 TIF SPECIAL REVENUE FUND	22,022.58
160 ECONOMIC/INDUSTRIAL DEVEL	45,077.59
192 FIRE ENTERPRISE TRUST	5,369.75
317 GO CP 2023	1,500.00
600 WATER OPERATING	21,189.29
610 WASTEWATER/AKA SEWER REVE	67,123.91
630 ELECTRIC OPERATING	169,721.78
640 GAS OPERATING	36,685.51
660 AIRPORT OPERATING	1,312.20
670 GARBAGE COLLECTION	25,598.97
740 STORM WATER	6,803.10
810 CENTRAL GARAGE	9,411.75
835 ADMINISTRATIVE SERVICES	21,029.08
860 PAYROLL ACCOUNT	32,629.30

GRAND TOTAL:	626,868.24

CITY CREDIT CARD STATEMENT		cr	999		1010			Card Ttl	-8,088.48
City Manager									
Travel Training -	Hilton Hotel	dr	835	5	899	1	62980	601.41	
Miscellaneous	City of Des Moines	dr	835	5	899	2	65980	30.00	
							Total Charges		631.41
Finance Director									
Travel Training	Hilton Hotel	dr	835	5	899	1	62980	400.94	
Miscellaneous	City of Des Moines, Tipton Family Restaurant	dr	835	5	899	2	65980	47.62	
							Total Charges		448.56
Economic Development									
Miscellaneous	1000 Bulbs, Amazon	dr	001	5	525	2	65980	449.32	
							Total Charges		449.32
Library									
Building Maint & Repair	Amazon	dr	001	5	410	2	63100	102.89	
Building Supplies	Amazon	dr	001	5	410	2	63101	53.30	
Grounds Maint & Repair	Walmart	dr	001	5	410	2	63200	6.00	
Technology	Amazon, Microsoft	dr	001	5	410	2	64190	462.13	
Materials	Amazon, Walmart	dr	001	5	410	2	65020	1,189.65	
Programming	Amazon, Walmart	dr	001	5	410	2	65021	102.27	
Office Supplies	Amazon	dr	001	5	410	2	65060	118.61	
Postage/Shipping	USPS	dr	001	5	410	2	65080	9.92	
							Total Charges		2,044.77
Ambulance									
Dues/Fees	Active Screening	dr	001	5	160	1	62100	47.30	
Building Maint & Repair	Lowe's	dr	001	5	160	2	63100	312.68	
Advertising	Indeed	dr	001	5	160	2	64020	120.00	
Computer Exp	Ebay	dr	001	5	160	3	67271	532.86	
Building Maint & Repair	Amazon	dr	001	5	430	2	63100	37.33	
Operating Supplies	True Cable	dr	001	5	430	2	65070	265.48	
Operating Supplies	True Cable	dr	001	5	465	2	65070	280.20	
Telecommunications	ChatGPT	dr	600	5	810	2	63730	21.40	
							Total Charges		1,617.25
Fire									
Vehicle Operations	Amazon, Speed Tech Lights	dr	001	5	150	2	63310	404.35	
Uniforms/Equipment	Taylor's Tins, The Fire Center	dr	001	5	150	2	64350	362.22	
							Total Charges		766.57
Police									
Technology	Adobe	dr	001	5	110	2	64190	254.27	
							Total Charges		254.27
Electric									
Training -	IAEI-Iowa Racereach.com	dr	630	5	820	1	62300	400.00	
Overhead Supplies	Amazon	dr	630	5	820	2	65302	111.74	
							Total Charges		511.74
Public Works									
Operating Supplies	Harbor Freight	dr	001	5	210	2	65053	106.99	
							Total Charges		106.99

[illegible]

Memo

To: City Council, Mayor Goerdt
From: Steve Nash, Public Works
cc: Brian Wagner, City Manager & Melissa Armstrong
Date: 10-17-2025
Re: Recommendation for East 1st Street

The enclosed estimate for replacement of 1st Street from Cedar to Mulberry is very basic. There are no utilities affected by this street replacement. The only options are what surface do we want and how thick should the surface be. Because of the potential for heavy loads coming into the new Vets Building, I recommend the 7" PCC (concrete) surface. In the long run considering life expectancy, the cost is about the same as asphalt.

There will be no sub-drain since there are no storm sewers close enough to run them to. There will be some new curb and gutter on the north side of the Meridian intersection.

Let me know if you have any questions.

Thanks, Steve

Engineering Cost Estimate
1st Street from Cedar St to Mulberry St.
Option 1 - Full Replacement 7" PCC Pavement*
Tipton, Iowa
2025

G&A 5025232

No.	Description	Unit	Estimated Quantity	Unit Price	Extended Price
1	Subgrade Preparation, 6" Thick	SY	1,800	\$2.00	\$3,600.00
2	Subbase, Granular, 6" Thick	SY	1,800	\$8.00	\$14,400.00
3	Geo-Grid	SY	1,200	\$3.50	\$4,200.00
4	Pavement, PCC, 7" Thick, C-3 or C-4	SY	1,800	\$55.00	\$99,000.00
5	PCC Pavement Samples and Testing	LS	1	\$2,000.00	\$2,000.00
6	Driveway, Paved, PCC, 7" Thick	SY	50	\$70.00	\$3,500.00
7	Driveway, Granular	TON	40	\$30.00	\$1,200.00
8	Temporary Traffic Control	LS	1	\$4,000.00	\$4,000.00
9	Mobilization	LS	1	\$20,000.00	\$20,000.00
Construction Cost					\$151,900.00

Contingency (10%) \$15,200.00

Total Construction Cost \$167,100.00

Engineering \$ 26,800.00

Construction Observation \$ 30,400.00

Total Project Cost \$224,300.00

*Curb and gutter to remain. Pavement replacement shall only be between the curb and gutter.

*No subdrains are being considered at this time because there is not storm sewer to connect to.

Engineering Cost Estimate
1st Street from Cedar St to Mulberry St.
Option 2 - Full Replacement 4" Asphalt Pavement
Tipton, Iowa
2025

G&A 5025232

No.	Description	Unit	Estimated Quantity	Unit Price	Extended Price
1	Subgrade Preparation, 6" Thick	SY	1,800	\$2.00	\$3,600.00
2	Subbase, Granular, 6" Thick	SY	1,800	\$8.00	\$14,400.00
3	Geo-Grid	SY	1,200	\$3.50	\$4,200.00
4	Pavement, ACC, 4" Thick	TON	400	\$115.00	\$46,000.00
5	Driveway, Paved, PCC, 7" Thick	SY	50	\$70.00	\$3,500.00
6	Driveway, Granular	TON	40	\$30.00	\$1,200.00
7	Temporary Traffic Control	LS	1	\$4,000.00	\$4,000.00
8	Mobilization	LS	1	\$20,000.00	\$20,000.00
Construction Cost					\$96,900.00

Contingency (10%) \$9,700.00

Total Construction Cost \$106,600.00

Engineering \$ 26,800.00

Construction Observation \$ 30,400.00

Total Project Cost \$163,800.00

*Curb and gutter to remain. Pavement replacement shall only be between the curb and gutter.

*No subdrains are being considered at this time because there is not storm sewer to connect to.

ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT, made and entered as of this ____ day of _____, 2025, by and between the City of Tipton, Iowa, a Municipal Corporation, 417 Lynn Street, Tipton, Iowa 52772, hereinafter referred to as the "CITY," and Garden & Associates, Ltd., 1701 3rd Street, Suite 1, Oskaloosa, Iowa 52577, hereinafter referred to as the "CONSULTANT".

WHEREAS, the City Council of the CITY did heretofore deem it necessary and desirable to construct improvements related to the reconstruction of

East 1st Street from Cedar Street to Mulberry Street

including an asphalt mill and overlay project (the "Project"); and

WHEREAS, the CITY did heretofore determine that it is necessary and proper to acquire professional engineering services to assist the CITY in the design of the Project; and

WHEREAS, the CONSULTANT is capable of supplying the desired professional services for a fee of not-to-exceed \$57,200; and

WHEREAS, accordingly, the CITY has agreed to engage the CONSULTANT as an independent contractor to assist in the design and construction of the Project for a total consulting fee not to exceed \$57,200 under the terms and conditions set forth below.

NOW THEREFORE, THE CITY AND THE CONSULTANT, FOR CONSIDERATION HEREINAFTER SET FORTH, DO MUTUALLY AGREE AS FOLLOWS:

I. SCOPE OF SERVICES

A. The CONSULTANT shall perform in a timely and satisfactory manner the consistent with standard, professional practice the engineering services in connection with the Project as set forth in Exhibit "A" attached hereto and incorporated into this Agreement by this reference.

II. TIME OF COMPLETION

A. The CONSULTANT shall complete the services to be rendered hereunder, excluding the construction phase services as shown on Exhibit "A" no later than **February 27, 2026**.

III. GENERAL TERMS AND PROVISIONS.

A. The CONSULTANT shall not commit any of the following employment practices in connection with or while rendering services hereunder and does hereby expressly agree to prohibit the following practices from being committed by any subcontractors engaged by the CONSULTANT in connection with the Project. Upon request, the CONSULTANT shall provide the CITY with a copy of the relevant provisions of any agreement entered into by the CONSULTANT and a subcontractor in connection with the Project to confirm to the satisfaction of the CITY that the requirements under this Subparagraph III(A) have been met.

1. To discharge or refuse to hire any individual because of their race, color, religion, sex, national origin, disability, age, marital status, sexual orientation or gender identity.

2. To discriminate against any individual in terms, conditions or privileges of employment because of their race, color, religion, sex, national origin, disability, age, marital status, sexual orientation or gender identity.

B. The CITY may terminate this Agreement, with or without cause, upon no less than seven (7) calendar days' written notice. In the event that the CITY does so terminate this Agreement, the CONSULTANT shall be paid for all work and services performed up to the time of said termination upon submission to the CITY of a final billing statement and review and approval thereof by the Tipton City Council at the next regularly scheduled council meeting; provided, however, that any such sum shall not be greater than the total amount to be paid for services rendered hereunder as set forth in Article IV below; and further provided that, in the event the CITY terminates this Agreement with cause, the CITY may, in its sole discretion, elect to withhold payment of an amount sufficient to engage a third party to properly complete the Services in accordance with the terms of this Agreement.

C. This Agreement shall not be assigned or in any manner transferred by the CONSULTANT, without the express written consent of the CITY.

D. It is hereby expressly acknowledged and agreed by both parties hereto that the engagement of the CONSULTANT by the CITY in connection with the Project shall be as an independent contractor and shall be exclusive; provided, however, that the Contractor may retain the services of subcontractors for the purpose of performing its obligations and responsibilities under this Agreement so long as the CONSULTANT has first obtained the written approval of same from the CITY; and further provided that, should the CONSULTANT so engage subcontractors under the terms of this Subparagraph III(D), the CONSULTANT shall be solely responsible for compensating any such subcontractors.

E. The CITY shall make all criteria, design and construction standards, and information regarding the CITY's requirements for the Project available to the CONSULTANT upon reasonable request by the CONSULTANT therefor. The CITY shall furnish reasonable assistance to the CONSULTANT in the use of said information

and documentation at the request of CONSULTANT.

F. It is further agreed that neither party to this Agreement shall perform contrary to any federal or state law, rule or regulation, or the Tipton City Code of Ordinances.

G. At the request of the CITY, the CONSULTANT shall attend meetings of the City Council that relate to the Project hereunder.

H. The CONSULTANT agrees to certify all reports, specifications, and drawings with the seal of a professional engineer affixed thereto or such other seal as required by State law.

I. Upon termination of this Agreement and request of the CITY, the CONSULTANT shall provide the CITY with copies of all basic notes and sketches, charts, computations, maps, plans, drawings and any other data prepared or obtained by the CONSULTANT pursuant to this Agreement without cost, and without restrictions or limitations as to the use thereof in connection with the Project. Furthermore, should the CONSULTANT prepare or receive any of the data set forth in the immediately preceding sentence in digitized format, the CONSULTANT shall furnish said data in disk form upon termination of this Agreement. It is understood, however, that the CONSULTANT shall not be liable for the CITY's use of such documents, materials or data on other projects.

J. Original drawings prepared by the CONSULTANT under this Agreement shall become the property of the CITY. The CONSULTANT shall be allowed to keep copies for the CONSULTANT's own filing use.

K. Fees paid in order to secure approval of authorities having jurisdiction over the Project shall be paid by the CITY.

L. Upon payment in full in accordance with this Agreement, all instruments of services generated by CONSULTANT shall become the property of the CITY.

M. CONSULTANT shall provide and maintain insurance throughout said Project in the following minimum amounts:

1. Workman's Compensation and occupational disease insurance in accordance with the laws of the State of Iowa covering all employees who perform any of the obligations under this Agreement

2. Professional Liability or Errors or Omissions Insurance covering all aspects of the Project in the amount of not less than \$1,000,000 per occurrence of \$2,000,000 aggregate coverage.

3. General Liability insurance covering all operations under the Agreement, limits for bodily injury or death not less than one million dollars (\$1,000,000.00) for one person and two million dollars (\$2,000,000.00) for each

accident; for property damage not less than one million dollars (\$1,000,000.00) for each accident and two million dollars (\$2,000,000.00) aggregate during such policy period. Said insurance shall name the City of Tipton as an Additional Insured under the policy.

4. Automobile liability insurance on all self-propelled vehicles used in connection with the Agreement, whether its own, non-owned or hired; public liability limits of not less than five hundred thousand dollars (\$500,000.00) for one person and one million dollars (\$1,000,000.00) for each accident; property damage limit of two hundred fifty thousand dollars (\$250,000.00) for each accident or a combined single limit of one million dollars (\$1,000,000.00)

5. CITY shall have the right at any time to require public liability insurance, errors and omissions coverage and/or property damage liability insurance greater than that specified in the above paragraphs. If required, the additional premiums shall be added to the bid price.

6. The CONSULTANT shall furnish Certificates of Insurance to the CITY made in favor of the CITY prior to commencing work showing compliance with the foregoing requirements. Insurance shall provide notice of cancellation or revocation.

IV. COMPENSATION FOR SERVICES.

A. The CITY shall compensate the CONSULTANT for services rendered under this Agreement for a total fee of \$57,200.00. Said total fee shall be paid by the CITY to the CONSULTANT based on monthly invoices for actual services rendered of each of the Items below:

- | | | |
|----|----------------------------------|----------|
| 1. | Final Design & Bidding Phase | \$26,800 |
| 2. | Construction Observation & Admin | \$30,400 |

Provided, however in express acknowledgement that this Agreement is a COMPLETION DATE CONTRACT without which the CITY would not have engaged the CONSULTANT.

V. INDEMNIFICATION, ENGINEERING STANDARDS.

A. The CONSULTANT agrees to fully indemnify, save and hold the CITY, its officers, representatives, and employees, harmless from liability to third parties (including reimbursement of reasonable legal fees and costs) arising directly from the negligent act, error or omission of the CONSULTANT, its officers, representatives, agents or employees in connection with the Project.

B.

C. The CONSULTANT represents to the CITY that it will perform its obligations under this Agreement in conformance with the generally accepted standards of the engineering profession.

VI. HAZARDOUS MATERIALS.

A. The CONSULTANT hereby represents that the CONSULTANT (i) has not created nor contributed to the creation or existence, (ii) nor will it create or contribute to the creation or existence of any type of hazardous or toxic wastes, materials, chemical compounds, or substances, or any other type of environmental hazard or pollution, whether latent or patent, at the premises of the Project, or in connection with or related to the Project. The CONSULTANT, in addition to the general indemnification set forth in Provision V above, does hereby further fully indemnify, defend, save and hold harmless the CITY, its officers, employees and agents from and against any and all debts, claims, causes of action, administrative orders and notices, costs (including but not limited to, response and/or remedial costs), personal injuries, losses, damages, liabilities, demands, interest, fines, penalties and expenses, including reasonable legal fees and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by the CITY, its officers, representatives, agents, contractors, subcontractors, employees and grantees as a result of any breach of this Provision VI.

VII. INTERPRETATION.

A. This Agreement shall be construed in accordance with the generally accepted standards of the Engineering Profession; provided, however, that it is expressly understood and agreed by both parties that to the extent, if at all, the explicit terms and conditions of this Agreement are in conflict with said generally accepted professional standards, said accepted professional standards shall control in the event of a dispute between the parties hereto.

VIII. SURVIVAL.

A. All express representations, indemnifications or limitations of liability made in or given in this Agreement shall survive the completion of the services to be rendered by the CONSULTANT hereunder or the termination of this Agreement for any reason.

IX. CONTROLLING LAW.

A. This Agreement is to be governed by the laws of the State of Iowa. The parties hereto agree that any action, suit or proceeding based upon any matter, claim or controversy arising under this Agreement shall be brought solely in the state courts located in Cedar County, Iowa or the federal courts located in Scott County, Iowa. The parties hereto hereby irrevocably waive objection to the venue of the above-mentioned

courts, including any claim that such action, suit or proceeding has been brought in an inconvenient forum. Both parties hereto expressly acknowledge and agree that nothing contained in this Agreement shall be construed to require the parties to submit to mandatory arbitration or mediation in the event of a breach or dispute hereunder.

X. HEADINGS.

A. The headings of sections of this Agreement are for convenient reference only and shall not be deemed to limit, construe, affect, modify or alter the meaning of such sections.

XI. SEVERABILITY

A. If any section, subsection, term or provision of this Agreement or the application thereof to the CONSULTANT, the CITY or a particular circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to the CONSULTANT, the CITY or particular circumstances other than that for which it was held invalid or unenforceable, shall not be affected thereby and each remaining section, subsection, term or provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

XII. MODIFICATION.

A. The terms of this Agreement may not be changed, waived, discharged or terminated orally, but only by a written document signed by the party against whom enforcement of the change, waiver, discharge or termination is sought.

XIII. WAIVER.

A. No waiver by the CITY of any default hereunder shall operate as a waiver of any other default or of the same default on any future occasion. No delay on the part of the CITY in exercising any right or remedy hereunder shall operate as a waiver thereof. No single or partial exercise of any right or remedy by the CITY shall preclude future exercise thereof or the exercise of any other right or remedy.

XIV. AUTHORITY.

A. The persons signing this Agreement represents that they have the authority to sign as, or on behalf of, the party for whom they are signing.

XV. FINAL AGREEMENT:

A. Both the CONSULTANT and the CITY hereby expressly acknowledge and agree that this Agreement is intended to set forth the entire agreement

between the parties regarding the services to be rendered by the CONSULTANT to the CITY in connection with the Project, that there are no other considerations or monies contingent upon or resulting from the execution of this Agreement, and that no other monies or considerations have been solicited. No waiver, change, modification or amendment of this Agreement shall be binding upon either party hereto unless in writing and signed by both the CONSULTANT and the CITY. The waiver by either party hereto of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of that provision or of any other provision or condition in this Agreement.

ACCEPTED & AGREED:

CONSULTANT:

CITY OF TIPTON:

Garden & Associates, Ltd.



Rick Teed, Vice President



Tammi Goerd, Mayor

EXHIBIT "A"

SCOPE OF SERVICES

1. Topographic Site Survey.
2. Preliminary Plan Presentation to City for Approval.
 - a. Initial plan includes:
 - i. Either Mill & Overlay the entire length or a full reconstruction of the pavement section between the gutter pans.
 - ii. Curb & Gutter to remain in-place during construction
3. Final Design of Improvements for street surfacing reconstruction.
4. Preparation of Easements if Required.
5. Preparation of Final Plans and Specifications
6. Preparation of Bidding document, and conduct bid letting.
7. Construction phase services including staking, shop drawing review, and full time site inspection.

RESOLUTION APPROVING "REQUEST FOR PROPOSALS" (RFP) AND PUBLIC NOTICE
RELATED THERETO, REGARDING 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 previously directed staff to work with the City Attorney to prepare a RFP related to the sale of these properties, with the final five listed below along with the prescribed outcome for each:

1.) 302 5th Street:

Foundation needs tuck pointed in areas (dirt basement.)
Roof needs to be replaced or repaired.
A couple of windows need to be replaced.

2.) 615 W. 8th Street:

Property is in good condition both interior and exterior.
Interior may need some updating, though not required.

3.) 215 W 6th Street:

East foundation wall failing and needs to be replaced.
House has been remodeled in good condition.

4.) 310 W. 7th Street:

Home has been remodeled. No issues.

5.) 701 Inland Road:

Home is in poor condition, beyond repair, and needs to be torn down.
Preference will be given to RFP proposals to construct a new home.

AND, WHEREAS, the City Council reserves the right to select a winning proposal based on any single criterion or any combination of criteria, such as:

The proposed purchase price of the parcel.

The proposed type of house: dollar value, square footage, design, etc.

First-time homeowner.

Owner-occupied over rental property.

Proposed homeowner relocating to Tipton.

Proposed homeowner from Tipton.

Proposed developer of house from or from nearby Tipton.

AND, WHEREAS, the City Council has now reviewed the "Public Notice" regarding the RFP and the "Response to Request for Proposals" forms prepared at the direction of the Council, and finds that they are acceptable with modifications and should, therefore, be approved, and

WHEREAS, the City Council finds that proposals shall be due as indicated in the Public Notice by 11:00 a.m. on **November 20, 2025**, with timely proposals to be reviewed and considered by the City Council at its regularly scheduled meeting on **December 1, 2025** at 5:30 **p.m.**, with those submitting proposals to be invited to the **December 1, 2025** City Council meeting to offer additional information to the Council and/or to answer questions from the City Council, if any, the Council to consider preliminary approval of proposals deemed to be acceptable and in the best interest of the City at this meeting, subject to a Public Hearing to be held during the regularly scheduled City Council meeting on **December 15, 2025** at 5:30 p.m., after which the Council will consider and give final approval to the sale of said City properties.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tipton, Iowa, does hereby approve the Public Notice and Response to Request for Proposals documents that have been prepared at the direction of the City Council, and directs City staff as follows:

Section 1: To publish the Public Notice "Requests for Proposals/Bids" as soon as possible;

Section 2: To open and review all Proposals/Bids received shortly after 11:00 a.m. on **November 20, 2025**, the deadline for submission of proposals;

Section 3: To prepare a summary of Proposals/Bids received, and to deliver that information to the Council for consideration as part of the **December 1, 2025** City Council Meeting Packet;

Section 4: To provide a copy of the summary of the Proposals/Bids received to all parties submitting Proposals and inviting them to be heard by the Council during the **December 1, 2025** meeting.

Section 5: To publish notice of the **December 15, 2025** Public Hearing on the proposed sale and transfer of the Property described herein after the **December 1, 2025** meeting in full compliance with Iowa Code §§ 364.7 and 362.3, in a form substantially consistent with the Public Notice attached hereto as **Exhibit A** and the "Response to Request for Proposals" form attached hereto as **Exhibit B**.

PASSED AND APPROVED this 20th day of October 2025.

Tammi Goerdts, Mayor

ATTEST: _____
Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution
_____ which was passed by the Tipton City Council this 20th day of October 2025.

Amy Lenz, City Clerk

Exhibit A
Public Hearing Notice.

PUBLIC NOTICE
Request for Proposals/Bids
Concerning the Sale of City-Owned Residential Properties
Public Hearing Notice
City of Tipton

The City of Tipton is offering “for sale” the following City-owned real estate, all located within the City Limits of the City of Tipton, Iowa and each with a minimum price as set by the City Council:

302 5th Street	(Rehab with conditions)	\$66,900
615 W. 8th Street	(Good condition)	\$74,640
215 W 6th Street	(East foundation needs replacing)	\$68,520
310 W. 7th Street	(No issues)	\$73,584
701 Inland Road	(Must be demolished)	\$ 3,508

If you are interested in purchasing any of the above-described properties, you may submit a proposal to the City by delivering same in writing, in a sealed envelope, noting the address or addresses of the properties the proposal applies to.

Proposals are due at the City Clerk’s Office on or before **11:00 a.m. on November 20, 2025.**

All proposals must include the acceptance of a number of acknowledgments and satisfy certain requirements. Complete instructions and a “Response to Request for Proposals” form, are available through the City Clerk’s Office at City Hall, must be used by any person/entity submitting a proposal.

The City Council will review and discuss all proposals received during the City Council meeting scheduled for December 1, 2025, at 5:30 p.m. at the Tipton Fire Station, 301 Lynn Street.

All those making proposals will have an opportunity to present and answer questions. The Council will take action at the December 1, 2025 meeting to preliminarily approve proposals found to be in the best interest of the City, subject to a public hearing to be held on December 15, 2025, at 5:30 p.m. If the Council cannot decide between competing proposals for any given property on December 1, the Council may choose to withhold preliminary approval until after the December 15, 2025 Public Hearing.

The City Council will consider and weigh all provisions and contents of the proposals, and may not choose to sell and transfer the properties to the highest bidder, reserving the right to give value to other terms and provisions of the proposals, and will generally give additional weight to proposals that include the new residential construction on the property. The City further reserves the right to reject all proposals, waive formalities/informalities, and make a decision that is found to be in the best interest of the City of Tipton.

The Public Hearing on the proposed transfer of the above-described City-owned real estate is hereby scheduled for 5:30 p.m. on December 15, 2025, during a Regular Tipton City Council meeting, to be held in the Tipton Fire Station located at 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 proposal to transfer said real estate.

Exhibit B
"Response to Request for Proposals"



407 Lynn St. Tipton, Iowa

563.886.6187

www.tiptoniowa.org

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): _____

Printed name(s): _____

Buyer Name / Business, if applicable: _____

Address: _____

Phone #: _____ Date: _____

Email: _____

Your proposals are due at City Hall by not later than 11:00 a.m. on November 20.

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: _____

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: _____

3.) I Acknowledge that the Property, if submitting a proposal related to 701 Inland Road 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.

Or, I Acknowledge that the Property, if submitting a proposal related to 302 W 5th Street, 615 W 8th Street, 215 W 6th Street, or 310 W 7th Street, must be renovated (if such renovation is specified herein) 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 and code compliant to the satisfaction of the City Building Inspector and within one-hundred-twenty days, inside and out, shall be code compliant to the satisfaction of the City Building Inspector. _____

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: _____

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: _____

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: _____

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.): _____

Your Proposal

Using separate pages, please attach your proposal for this property. Try to address all of the requirements throughout this RFP, but, in particular, remember to address all of the requirements of #10 within.

Your proposal can be either typed or handwritten, if legible.

*Respectfully,
City of Tipton*

City of Tipton, Real Estate Sale

General Instructions Re: Response to Request for Proposals

302 W 5th Street, 615 W 8th Street, 215 W 6th Street, 310 W 7th Street, 701 Inland Road

General Instructions.

The following instructions are applicable to all submissions in response to the Request for Proposals associated with the proposed sale of City owned Real Estate located at 302 W 5th Street, 615 W 8th Street, 215 W 6th Street, 310 W 7th Street, 701 Inland Road.

Failure to follow the instructions may, in the sole discretion of the City Council, result in your bid being found to be void. The Council also reserves the right to waive any irregularities in the submission of any proposal.

- 1.) All parties submitting proposals, will be required to initial all acknowledgements attached to and part of the Response to Request for Proposal form
- 2.) All proposals must also include a description of the intended use of the Property, the proposed timeline for the intended use, and any other information deemed appropriate for City Council consideration.
- 3.) The City Council will consider and weigh all provisions and contents of the proposals, and may not choose to sell and transfer the properties to the highest bidder, reserving the right to give value to other terms and provisions of the proposals and will generally give additional weight to proposals that include the new residential construction on the property. The City further reserves the right to reject all proposals, waive formalities/informalities, and make a decision that is found to be in the best interest of the City of Tipton. To inspect any of the Properties or to obtain the required RFP Form, please contact City Hall, 407 Lynn St, Tipton, IA, 563-886-6187 or email citymanager@tiptoniowa.org
- 4.) Proposals may not be contingent upon the occurrence of any event or circumstance, such as financing or appraisal, for example.
- 5.) It is strongly urged that anyone assessing whether to respond to this RFP should perform the proper due diligence beforehand. This includes arranging a site visit by using the City's contact information provided herein.
- 6.) Each property will be sold on an "as is" basis with no guarantee or warranty of any kind.

7.) The four properties proposed for sale are all zoned R-1, Single Family Residential. Information on each property is provided below.

a.) **323 W 5th Street.** Parcel #048011061050050. The lot is 115' X 75' +/-
Rehab with conditions. Minimum bid price is \$66,900.



b.) **615 W 8th Street.** Parcel # 048006364820030. The lot is 100' X 142' +/-
Good condition. Minimum bid price is \$74,640.



c.) **215 W 6th Street.** Parcel # 048010012790090. The lot is 142' X 50' +/-
East foundation is failing and needs replacing. Minimum bid price is \$68,520.



d. **310 W 7th Street.** Parcel # 048007313590080. The lot is 50' X 142' +/-
No issues. Minimum bid price is \$73,584.



e. **701 Inland Road.** Parcel # 048011062540010. The lot is 50' X 150' +/- Demolition is required.
Minimum bid price is \$3508.



8.) More detailed information on each property can be found by using the website listed below then entering the Parcel # of the property that you're interested in. This website includes an aerial photo of each lot. Please note that the lot line locations shown in the aerial photos are not actual surveys, but approximations of the actual lot lines by County mapping/GIS staff.

<https://beacon.schneidercorp.com/Application.aspx?AppID=1233&LayerID=39179&PageTypeID=2&PageID=14567>

9.) Proposals may be submitted on one or more of the properties by the same bidder, however, a separate "Response to Request for Proposals" must be submitted for each property.

10.) In responding to this RFP, written proposals should give the City as much detail as possible, but proposals should include at least the following:

- a.) The proposed purchase price.
- b.) The proposed use of the property after demolition.
- c.) When applicable, an itemized project cost estimates related to proposed, post-demolition improvements to the property, including any supporting documentation deemed appropriate.
- d.) The Proposed schedule for proposed post-demolition improvements, if any. When they are proposed to begin and to be completed.
- e.) A description of the bidder's experience with property acquisition, property demolition, and with property improvements as proposed if the bidder plans to perform some or all of said work. If bidder does not plan to perform some or all of that work, a description of how the bidder will see to the completion of said work, a description of contractors or others intended to be used if known, or other applicable information. If the bidder proposes to perform some or all of the work, please provide up to three references who can attest to bidder's experience and qualifications, along with any other information or evidence of the ability to so perform.

f.) A statement addressing the developer's financial capacity to complete the proposed project. Please note that, upon the acceptance of a proposal, the developer must provide the City with adequate documentation showing the ability to finance the work being proposed. The submittal of a binding letter of credit as part of your response to this RFP is not required but is preferred.

11.) The City Council reserves the right to reject any or all proposals. The City Council also reserves the right to further negotiate the components of any proposal to make it acceptable to the City Council. The City Council also reserves the right to accept the proposal that is, in the City Council's sole discretion, in the best interests of the City of Tipton.

12.) If a proposal is accepted, the developer will be expected to negotiate and enter into a written agreement with the City to complete the project as proposed.

13.) The agreement will include provisions to ensure the developer's compliance to the terms of the agreement. Examples of such provisions will include, but not be limited to the following:

a.) A description of the proposed project, with enough detail to ensure that both parties have a clear understanding of the project and "expectations." If the project involves the construction of a replacement structure after demolition, some form of written plans/drawings/specs would be helpful, and to the extent they exist would be appended to the agreement.

b.) A detailed timeline, outlining steps to be taken with proposed/estimated start and completion dates.

c.) Terms defining "compliance" / "failure to comply/breach" and remedies of the parties in that event.

d.) Terms related to price, closing, possession, taxes and other terms typical or standard regarding the purchase of property.

e.) Itemized list of cost estimates for proposed post-demolition improvements.

14.) Questions about the RFP process can be directed to Brian Wagner, City Manager, at 563-886-6187 or citymanager@tiptoniowa.org

15.) The Response to Request for Proposals to which these instructions are appended, must be completed and submitted for each property a bidder is making a proposal for.

Any person may appear at the Public Hearing to comment on the proposed terms of the transfers 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, on or before the date and time of the Public Hearing.

Amy Lenz, City Clerk
City of Tipton, Iowa

**Please run this as a Page 3 box ad in these editions:
October 29, November 5, November 12, November 19, and December 3.**

ORDINANCE NO. 598

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

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

SECTION 1. *Amendment.* Section 69.08 of the City of Tipton Code of Ordinances is hereby amended by adding "23." to the list of "No Parking" locations and reading as follows:

23. *Plum Street, on the west side, between North Street and the northern City Limit line.*

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

Tammi Goerdts, 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* on _____, 2025.

Amy Lenz, City Clerk

