

City of Tipton, Iowa

Meeting: Tipton City Council Meeting
Place: Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772
Date/Time: Monday, December 15, 2025, 5:30 p.m.
Web Page: www.tiptoniowa.org
Posted: Friday, December 12, 2025 (Front door of City Hall & City Website)

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

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

You can also dial in using your phone.

Access Code:

642-904-677

United States (Toll Free):

[1 866 899 4679](tel:18668994679)

Mayor: Tammi Goerdts

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

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Agenda Additions/Agenda Approval

E. Communications:

If you wish to address the City Council regarding an issue, whether on the agenda or something not on the agenda, please approach the lectern 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, December 1, 2025
2. Approval – Cemetery Minutes, November 4, 2025
3. Approval – Pay Application No. 2, Airport Rehabilitate Apron and Runway Project, Heuer Construction, \$48,230.60
4. Approval – Investment and Treasurer’s Report, October 2025
5. Approval – Investment and Treasurer’s Report, November 2025
6. Approval – Claims Register which includes claims paid under the current Purchase Policy

G. Public Hearing

1. Public hearing on the proposed transfer of city owned real estate, namely the five remaining residential properties.

H. City Business

1. Discussion and possible action on either of the two resolutions below:
(Please see Doug Herman's memo about the two resolutions for guidance. The council has the option to approve one and omit the other.)
 - a. Resolution No. 121525A: Resolution approving sale and transfer of city owned real estate and scheduling public hearing on proposed sale of city real estate.
 - b. Resolution No. 121525B: Resolution approving sale and transfer of city owned real estate.
2. Discussion and possible action concerning an advertising campaign for the city's Industrial Park properties.
3. Discussion and possible action to set a per acre price for the city's Industrial Park properties.
4. Discussion and possible action approving a one-year lease agreement with Aaron Moes at \$340 per acre.
(The lease agreement was not available when the packet went out, but you have the option to approve it subject to city manager's receipt of the agreement.)
5. Resolution No. 121525C: Resolution approving the FY 2027 Five-Year Capital Improvement Program and Airport Improvement Program data sheets.
6. Discussion and possible action concerning new city hall renovations.
7. Motion to enter closed session under Iowa Code Section 21.5(1)(i) to evaluate the professional competency of an individual whose appointment or hiring is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and where that individual has requested a closed session.

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

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

J. Adjournment

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

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

December 1, 2025
Fire Station
301 Lynn Street
Tipton, Iowa

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

Agenda:

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

Consent Agenda:

Motion by Cummins, second by Helm to approve the consent agenda which includes November 17th Council Meeting Minutes, Brothers Market tobacco permit, Downtown Revitalization Incentive Program request for Scott Edwards DBA Brothers Market, 610 Cedar Street, October 15th Library Minutes, October 2025 Library Director's Report, FY 26-27 Proposed Budget Schedule, utility service body for 1-ton pickup in electric department, and the following claims list. Following the roll call vote the motion passed unanimously.

ACCESS SYSTEMS LEASING	COPIER AGREEMENT	1631.48
ALLIANCE ELECTRIC SERVICES	ROUGH IN GREENSPACE	653.81
AT&T MOBILITY	WIRELESS	1311.99
AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	1250.30
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	235.24
BRAD DOERRING	REF ADULT BB	70.00
BRANDON VANZANDT	REF ADULT BB	70.00
CEDAR COUNTY AUDITOR	SOLID WASTE ASSESSMENT	20333.62
CEDAR COUNTY TREASURER	TAXES	578.00
CEDAR COUNTY VFW POST 2537	FLAG	30.00
CINTAS	UNIFORMS	928.53
CITY OF TIPTON FUNDS	ADMIN SERVICES	336725.97
CITY OF TIPTON-REVOLVING	CENTRAL GARAGE REPAY	25116.48
CITY UTILITIES	CITY UTILITIES	14334.90
CRESCENT ELECTRIC SUPPLY	OPERATING SUPPLIES	523.17
DR DARLENE A EHLERS	DECEMBER RENT	575.00
ERIC STORJOHANN	2 BURIALS	900.00
FELD FIRE	9 HELMETS	6060.19
GOERDT INSPECTION	CONTRACT PAY	2500.00
GRAINGER	CALIBRATION KIT	381.25
GRASSHOPPER LAWN CARE	AUGUST MOWING	2000.00
H & H AUTO	TIRES	1553.50
HAWKINS INC	CHEMICALS	1179.66
HEUER CONSTRUCTION INC	PAY APP NO 1	154002.35
IAMU	UPDATE DIMP PROGRAM	1242.30
IOWA GEMT PAYMENT PROGRAM	DECEMBER STATE SHARE PAYMENT	1636.84
IOWA ONE CALL	LOCATES	237.60

KONNIE DAUFELDT	FALL SHIRTS	117.81
LYNCH DALLAS PC	LEGAL SERVICES	2749.72
MARCIA MEYERS	DECEMBER RENT	600.00
MIDAMERICAN ENERGY COMPANY	DECEMBER CASH REQUEST	51000.00
MISC. VENDOR	MISC VENDORS	15063.99
MITCHELL 1	WEB SUBSCRIPTION	329.02
MUNICIPAL ELECTRONICS	RADAR CERTIFICATION	90.00
MUNICIPAL SUPPLY INC	SUPPLIES	6510.89
OFFICE EXPRESS	OFFICE SUPPLIES	446.94
OFFICE MACHINE CONSULTANTS	TECH SERVICES	101.25
OLD DOMINION	REPAIR PARTS #163	105.32
PROGRESSIVE REHABILITATION	PRE WORK SCREEN	78.00
SADLER POWER TRAIN	SHOP SUPPLIES	89.95
SPEER FINANCIAL INC	TIF SERVICES	350.00
SWICK CABLE	DIRECTIONAL BORE	1500.00
THOMAS HEATING & AIR	SERVICE CALL	1290.00
TIPTON CONSERVATIVE	TRUCK FOR SALE	188.80
VERIZON	TOUGHBOOKS	80.04
VESTIS	MATS	189.17
WINDSTREAM	MONTHLY SERVICES	182.45
WING PC	MEDICAL DIRECTOR	500.00
WRIGHT LAWN CARE	CONTRACT PAY DECEMBER	358.33
** TOTAL **		657983.86
FUND TOTALS		
001 GENERAL GOVERNMENT		64340.95
110 ROAD USE TAX FUND		8458.77
112 TRUST AND AGENCY FUND		48441.75
121 LOCAL OPTION TAX		27637.33
125 TIF SPECIAL REVENUE FUND		22022.58
160 ECONOMIC/INDUSTRIAL DEV		7500.00
192 FIRE ENTERPRISE TRUST		5369.75
600 WATER OPERATING		16266.54
610 WASTEWATER/AKA SEWER REV		59956.31
630 ELECTRIC OPERATING		146583.77
640 GAS OPERATING		38739.05
660 AIRPORT OPERATING		155040.70
670 GARBAGE COLLECTION		36524.48
740 STORM WATER		6428.77
810 CENTRAL GARAGE		6946.93
835 ADMINISTRATIVE SERVICES		7726.18
GRAND TOTAL		657983.86

CITY CREDIT CARD STATEMENT

Card Ttl

-10,465.73

City Card

Building Maint & Repair	Walmart	103.06	
			103.06

Finance Director

Training	Iowa League of Cities	60.00	
Travel Training	Texas Roadhouse, Doordash	56.19	
			116.19

Economic Development

Miscellaneous	Theisen's, Pandora CloudCover	223.86	
			223.86

Library

Building Supplies	Amazon	23.86	
Technology	Amazon	52.85	
Library Materials	Amazon, Walmart	1824.23	
Programming	Amazon, Walmart	162.33	
Office Supplies	Amazon, Demco	810.11	
Postage/Shipping	USPS	7.10	
			2,880.48

Ambulance

Dues/Fees		580.00	
Building Maint & Repair	Lenoch & Cilek	111.90	
Advertising	Indeed	120.00	
Technology	Amazon, SupportSignNow	197.69	
Operating Supplies	Live Action Safety	380.97	
Miscellaneous	Tipton Greenhouse, ADI, Sam's Club	262.97	
Building Maint & Repair	UI.com	165.86	
Operating Supplies	ADI	404.98	
Operating Supplies	Ebay	19.21	
Miscellaneous	Ebay, Amazon	1670.04	
			3,913.62

Fire

Small Tools	American Power Equipment	223.62	
Miscellaneous	Walmart, Amazon	328.87	
			552.49

Police

Uniforms/Equipment	Taser Self Defense	190.97	
Operating Supplies	Sirchie	63.00	
Postage/Shipping	USPS	16.00	
			269.97

Gas

Dues/Fees	American Public Gas Assoc.	1370.60	
			1,370.60

Electric

Safety	Ariat	175.55	
			175.55
Public Works			
Repair Parts	Etraller	170.18	
			170.18
REC / Aquatic Center			
Operating Supplies	Walmart	66.54	
Training	YMCA	120.00	
Building Maint. & Repair	Amazon	26.89	
Uniforms/Equipment	Scheels	159.00	
Operating Supplies	Canva, Walmart	317.30	
			689.73
Statement Total			10,465.73

City Business

1. Request for Proposals (RFP) for Advanced Metering Infrastructure (AMI) System

Motion by Paustian, second by Helm to approve the RFP document designed to solicit bids from AMI install contractors. Following the roll call vote the motion passed unanimously.

2. Select a preliminary proposal for each of five city owned residential lots with each proposal being subject to a public hearing and final decision at the council meeting on December 15th.

Motion by Cummins, second by Helm to approve the sale of 302 West 5th Street to Brad and Blakely Wurr. Following the roll call vote the motion passed unanimously.

Motion by Helm, second by Johnston to approve the sale of 615 West 8th Street to Randy Shumaker. Following the roll call vote the motion passed unanimously.

Motion by Johnston, second by Cummins to approve the sale of 215 West 6th Street to Randy Shumaker. Following the roll call vote the motion passed unanimously.

Motion by Helm, second by Johnston to approve the sale of 310 West 7th Street to Randy Shumaker. Following the roll call vote the motion passed unanimously.

Motion by Cummins, second by Johnston to approve the sale of 701 Inland Road to Jared and Whitney Gehrs. Following the roll call vote the motion passed unanimously.

Adjourn:

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

Meeting adjourned at 6:17 p.m.

Mayor_____

Attest:_____
City Clerk

Tipton Masonic Cemetery Board Meeting Minutes

Date: Tuesday, November 4, 2025

Time: 4:00 p.m.

Location: Conference Room, City Hall

Attendees: Tammi Goerdts, Luke Johnston, Konnie Daufeldt, Brian Wagner. Also present: Eric Storjohann

MINUTES:

September 26, 2024, Cemetery Board of Trustees Minutes: The minutes were approved at the October 7, 2024, Council Meeting.

OLD BUSINESS:

A. Discussion of Implementation of Changes to the Rules & Regulations

City Manager, Brian Wagner had reached out to the City's Attorney, Doug Herman asking whether the mailings sent to plot owners (or a descendant of) in violation of the 'landscaping' regulation, were sufficient. The committee will move forward with mitigation as necessary, per the e-mail response from Attorney Herman.

B. Keith Wood Memorial Donation

Street/Section Signs – The street signs were placed in October of 2024, and the GIS system was updated in January 2025.

C. Mapping / GIS

Funding – GIS mapping is still dependent upon funding.

NEW BUSINESS:

D. Cremation Pedestals

The consensus is that cremation pedestals will be allowed. The 'Rules and Regulations' will need to be modified to clarify the foundation limits and requirements. To keep in line with other headstones, the pedestal or monument, must be within the monument row (twenty-four (24) inches at the West end / head of the grave site). The foundation maximum width will be twenty-four (24) inches, with no less than four-inch (4") extension on each end and no less than four-inch (4") extension on front and back.

The committee also asked for documentation/ a form verifying the closure and sealing of the pedestal upon urn placement. Mr. Storjohann stated he would charge the same as a cremation interment to be present and complete the closure.

E. Family Mausoleums

The committee voiced a 'no vote' to constructing a mausoleum at this time.

F. Interment Rights

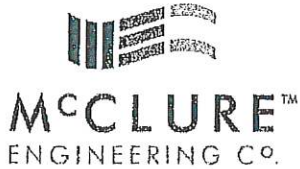
There have been a few cases of a descendent asking to use a plot, not owned by them, nor designated for their use. Daufeldt voiced a concern regarding the cemetery's / City's liability in these cases. She asked, how to determine, and document who has 'interment rights' when the plot owner has passed, and there is not a designation?

Upon discussion, Daufeldt was asked to research other cemetery policies and procedures, and report back to the committee.

G. Adjournment

Upon the conclusion of the agenda discussion, the group adjourned at 5:00 p.m.

Submitted: 12/10/2025 By: Konnie Daufeldt, Administrative Assistant



McClure Engineering Co.

Payment Summary

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

Project Description	Mathews Memorial Airport Rehabilitate Apron and Runway 11-29 FAA AIP 3-19-0134-010 (FY25) FAA BIL 3-19-0134-011 (FY25) Letting Date: March 10th, 2025 Contract Award Date: 3/24/2025 Notice to Proceed: 10/20/2025 McClure Project #: 2024001239-001 P:\Projects\2024001239-001
Prime Contractor	HEUER CONSTRUCTION, INC. 2360 BYPASS 61 MUSCATINE, IA 52761-0000
Notice to Proceed Date	10/20/2025
Construction Start Date	10/20/2025
Work Completion Date	
Awarded Project Amount	\$208,946.45
Authorized Project Amount	\$208,946.45
Net Change by Change Order	\$0.00
Payment Number	2
Pay Period	11/05/2025 to 12/04/2025
Type	Rehabilitation
% Complete Paid Awarded Amount	98.596%
% Complete Paid Authorized Amount	98.596%

Summary

Current Approved Work:	\$47,248.04
Current Stockpile Advancement:	\$0.00
Current Stockpile Recovery:	\$0.00
Current Retainage:	\$1,417.44
Current Retainage Released:	\$2,400.00
Current Liquidated Damages:	\$0.00
Current Adjustment:	\$0.00
Current Payment:	\$48,230.60

Approved Work To Date:	\$206,013.35
Stockpile Advancement To Date:	\$0.00
Stockpile Recovery To Date:	\$0.00
Retainage To Date:	\$6,180.40
Retainage Released To Date:	\$2,400.00
Liquidated Damages To Date:	\$0.00
Adjustments To Date:	\$0.00
Payments To Date:	\$202,232.95



McClure Engineering Co.

Detailed Payment

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

Description Mathews Memorial Airport
Rehabilitate Apron and Runway 11-29
FAA AIP 3-19-0134-010 (FY25)
FAA BIL 3-19-0134-011 (FY25)
Letting Date: March 10th, 2025
Contract Award Date: 3/24/2025
Notice to Proceed: 10/20/2025
McClure Project #: 2024001239-001
P:\Projects\2024001239-001

Payment Number 2

Pay Period 11/05/2025 to 12/04/2025

Prime Contractor HEUER CONSTRUCTION, INC.
2360 BYPASS 61
MUSCATINE, IA 52761-0000

Payment Status Pending

Awarded Project Amount \$208,946.45

Authorized Amount \$208,946.45

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - REHABILITATE APRON AND RUNWAY 11-29										

Detailed Payment:

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

12/04/2025

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Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0001	GP-50-1	LS	\$5,000.000	1.000	0.100	0.900	1.000	1.000	\$500.00	\$5,000.00
CONTRACTOR QC TESTING										
0002	C-102-1	LF	\$3.000	300.000	0.000	367.000	367.000	367.000	\$0.00	\$1,101.00
INSTALLATION AND REMOVAL OF SILT FENCE										
0003	C-102-2	AC	\$4,500.000	0.200	0.200	0.000	0.200	0.200	\$900.00	\$900.00
TEMPORARY SEEDING AND MULCHING										
0004	C-105-1	LS	\$20,000.000	1.000	0.100	0.900	1.000	1.000	\$2,000.00	\$20,000.00
MOBILIZATION										
0005	C-105-2	LS	\$4,995.000	1.000	0.100	0.900	1.000	1.000	\$499.50	\$4,995.00
TRAFFIC CONTROL										
0006	C-105-3	LS	\$3,500.000	1.000	0.100	0.900	1.000	1.000	\$350.00	\$3,500.00
CONSTRUCTION STAKING										
0007	P-101-1	SY	\$8.000	1,720.000	0.000	1,720.000	1,720.000	1,720.000	\$0.00	\$13,760.00
PAVEMENT REMOVAL										
0008	P-101-2	LF	\$3.500	200.000	200.000	0.000	200.000	200.000	\$700.00	\$700.00
RUNWAY JOINT CLEANING & SEALING (AS DIRECTED BY RPR)										
0009	P-101-3	LF	\$2.750	500.000	500.000	0.000	500.000	500.000	\$1,375.00	\$1,375.00
RUNWAY CRACK ROUTE & SEAL (AS DIRECTED BY RPR)										
0010	P-152-1	CY	\$15.000	277.000	0.000	277.000	277.000	277.000	\$0.00	\$4,155.00
UNCLASSIFIED EXCAVATION										

Detailed Payment:

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

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Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0011	P-156-1	SY	\$3.250	1,854.000	0.000	1,854.000	1,854.000	1,854.000	\$0.00	\$6,025.50
CEMENT TREATED SUBGRADE, 12-INCH										
0012	P-156-2	TN	\$195.000	63.000	0.000	54.620	54.620	54.620	\$0.00	\$10,650.90
CEMENT										
0013	IDOT 2115-1	SY	\$8.650	1,783.000	0.000	1,783.000	1,783.000	1,783.000	\$0.00	\$15,422.95
MODIFIED SUBBASE, 10-INCH, IOWA DOT 4123										
0014	IDOT 4196-1	SY	\$2.000	1,783.000	0.000	1,783.000	1,783.000	1,783.000	\$0.00	\$3,566.00
ENGINEERING FABRIC, TRIAXIAL GEOGRID										
0015	IDOT 2301-1	SY	\$62.000	1,652.000	584.170	1,067.830	1,652.000	1,652.000	\$36,218.54	\$102,424.00
6" PLAIN PORTLAND CEMENT CONCRETE, CLASS C										
0016	IDOT 2301-2	SY	\$116.000	63.000	0.000	63.000	63.000	63.000	\$0.00	\$7,308.00
6" REINFORCED PORTLAND CEMENT CONCRETE, CLASS C										
0017	IDOT 2301-3	LS	\$2,500.000	1.000	1.000	0.000	1.000	1.000	\$2,500.00	\$2,500.00
PORTLAND CEMENT CONCRETE PAVEMENT SAMPLES										
0018	P-620-1	SF	\$20.000	39.000	39.000	0.000	39.000	39.000	\$780.00	\$780.00
PAVEMENT MARKING (WATERBORNE), WITH BEADS										
0019	T-901-1	AC	\$3,750.000	0.200	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SEEDING AND FERTILIZING										

Detailed Payment:

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

12/04/2025

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Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0020	T-905-1	CY	\$10.000	85.000	42.500	42.500	85.000	85.000	\$425.00	\$850.00
TOPSOILING, ON-SITE, STRIP, SALVAGE, AND RE-SPREAD										
0021	T-908-1	AC	\$3,750.000	0.200	0.000	0.000	0.000	0.000	\$0.00	\$0.00
HYDRAULIC MULCHING										
0022	SP-1	LS	\$1,000.000	1.000	1.000	0.000	1.000	1.000	\$1,000.00	\$1,000.00
LOCATION AND PROTECTION OF EXISTING AND NEW UTILITIES, CABLES, AND EQUIPMENT										
Section Totals:									\$47,248.04	\$206,013.35
Total Payments:									\$47,248.04	\$206,013.35

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Phase 1 - Anticipated Start Date: 08/01/2025 30 Calendar Days. Required Completion Date: 09/01/2025. Liquidated Damages are \$500/Calendar Day.	30.0 Days	30.0 Days	14.0 Days	\$0.00	30.0 Days	0.0 Days	\$0.00
Project Closeout: Final Inspection/Punch List Items - 14 Calendar Days after Final Inspection Liquidated Damages \$250/Calendar Day	14.0 Days	14.0 Days	0.0 Days	\$0.00	0.0 Days	14.0 Days	\$0.00
Total Damages:							\$0.00

Detailed Payment:

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

12/04/2025

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Summary

Current Approved Work:	\$47,248.04	Approved Work To Date:	\$206,013.35
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$1,417.44	Retainage To Date:	\$6,180.40
Current Retainage Released:	\$2,400.00	Retainage Released To Date:	\$2,400.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$48,230.50	Payments To Date:	\$202,232.95
Previous Payment:	\$154,002.35	Previous Payments To Date:	\$154,002.35

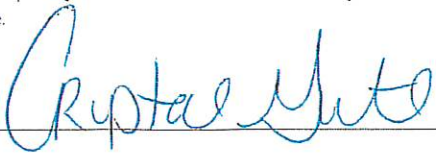
Detailed Payment:

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

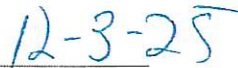
12/04/2025

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The undersigned Contractor certifies that the work covered by this Partial Payment Estimate has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for work for which previous Partial Payment Estimates were issued and payments received from the Owner, and that current payment shown herein is now due.



Heuer Construction Inc.



Date

Adam J Thompson


Digitally signed by Adam J Thompson
DN: cn=Adam J Thompson, o=Heuer Construction Inc., email=adam.j.thompson@heuerconstruction.com, c=US
Date: 2025.12.03 15:22:23-0500

12-8-25

McClure

Date

City of Tipton, IA.

Date

Detailed Payment:

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

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City of Tipton
MTD Treasurers Report
As of October 31, 2025

Ending Cash Bal	7,840,980.05
O/S Deposits	-8,657.62
O/S Checks	747,511.91
CC Cleared	0.00
CC Outstanding	5,526.05
Bank Balance	8,585,360.39

FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	A/R NET CHANGE	M-T-D EXPENSES	A/P CHANGE	ENDING CASH BALANCE	Y-T-D INVESTMENTS	BALANCE WITH INVESTMENTS
001-GENERAL GOVERNMENT	268,160.27	734,633.16	0	346,386.90	0	656,406.53	337,190.07	993,596.60
110-ROAD USE TAX FUND	348,183.18	35,226.08	0	22,899.36	0	360,509.90	149,211.42	509,721.32
112-TRUST AND AGENCY FUND	-53,668.64	240,481.64	0	48,441.75	0	138,371.25	0	138,371.25
119-Emergency Fund	5,698.22	0	0	0	0	5,698.22	0	5,698.22
121-LOCAL OPTION TAX	267,892.14	36,542.72	0	27,637.33	0	276,787.53	0	276,787.53
125-TIF SPECIAL REVENUE FUND	-104,681.83	124,112.93	0	22,022.58	0	-2,591.48	90,820.82	88,229.34
160-ECONOMIC/INDUSTRIAL DEVEL	591,319.04	61,500.94	0	46,629.59	0	606,190.39	14,865.50	621,055.89
168-AQUATIC CENTER CAMPAIGN F	-576,279.12	0	0	0	0	-576,279.12	0	-576,279.12
189-LIBRARY TRUST FUND	18,548.65	123.78	0	0	0	18,672.43	0	18,672.43
190-P S SHARE FUND	54,478.54	436.54	0	0	0	54,915.08	0	54,915.08
192-FIRE ENTERPRISE TRUST	308,091.84	2,797.14	0	5,369.75	0	305,519.23	0	305,519.23
202-ELECTRIC REVENUE BONDS	45,986.13	15,190.80	0	0	0	61,176.93	0	61,176.93
203-06 ELECTRIC SUBSTATION RE	595,229.27	19,523.24	0	0	0	614,752.51	0	614,752.51
208-WW/SEWER REVENUE BOND SIN	287,123.69	48,313.13	0	0	0	335,436.82	0	335,436.82
222-GO BOND 2015 DEBT SERVICE	110,519.36	29,251.92	0	0	0	139,771.28	0	139,771.28
224-GO BOND DEBT SERVICE	12,651.68	64,316.57	0	0	0	76,968.25	0	76,968.25
226-GO BOND SERIES 2021	67,975.23	84,270.71	0	0	0	152,245.94	0	152,245.94
228-GO BOND SERIES 2023	366,756.71	25,345.87	0	1,500.00	0	392,102.58	0	392,102.58
317-GO CP 2023	-218,850.93	0	0	0	0	-220,350.93	0	-220,350.93
319-ELECTRIC UTILITY PROJECTS	145,275.40	0	0	0	0	145,275.40	0	145,275.40
320-ELECTRIC SOLAR PROJECT	1,560,182.80	0	0	548,352.00	0	1,011,830.80	0	1,011,830.80
500-CEMETERY TRUST FUND	16,050.00	150	0	0	0	16,200.00	115,308.66	131,508.66
600-WATER OPERATING	979,382.34	54,552.43	0	50,013.23	0	983,921.54	0	983,921.54
610-WASTEWATER/KA SEWER REVE	18,713.33	89,312.04	-248,930.42	89,149.23	0	267,806.56	248,930.42	516,736.98
630-ELECTRIC OPERATING	-127,749.57	496,305.94	-122,648.27	528,681.28	0	-37,476.64	317,324.09	279,847.45
631-ELECTRIC DEVELOPMENT	9,420.64	11.43	0	0	0	9,432.07	0	9,432.07
632-ELECTRIC RENEWAL/REPLACEM	411,293.76	498.98	0	0	0	411,792.74	0	411,792.74
633-ELECTRIC RESERVE	367,209.33	445.5	0	0	0	367,654.83	92,896.07	460,550.90
634-ELECTRIC BOND/INT RESERVE	120,908.16	146.69	0	0	0	121,054.85	184,439.54	305,494.39
640-GAS OPERATING	434,966.15	49,639.76	0	90,989.76	0	393,616.15	0	393,616.15
641-GAS D.E.I.	5,829.35	7.07	0	0	0	5,836.42	11,731.41	17,567.83
660-AIRPORT OPERATING	-8,218.47	2,490.25	0	2,084.44	0	-7,812.66	0	-7,812.66
670-GARBAGE COLLECTION	110,183.31	49,370.28	0	58,626.61	0	100,926.98	0	100,926.98
740-STORM WATER	234,347.55	9,017.26	0	8,261.79	0	235,103.02	0	235,103.02
810-CENTRAL GARAGE	89,405.00	45,841.18	0	62,441.92	0	72,804.26	0	72,804.26
820-PSF HEALTH INSURANCE	69,821.73	1,623.67	0	6,035.37	0	65,410.03	0	65,410.03
835-ADMINISTRATIVE SERVICES	234,299.70	84,108.79	0	55,839.53	0	262,568.96	0	262,568.96
860-PAYROLL ACCOUNT	1,269.72	0	0	0	0	1,269.72	0	1,269.72
950-ELECTRIC METER DEPOSITS	2,030.93	1,012.91	0	645	0	2,398.84	11,731.41	14,130.25
951-WATER METER DEPOSITS	1,988.33	372.74	0	100	0	2,261.07	0	2,261.07
952-GAS METER DEPOSITS	11,691.26	1,250.51	0	140	0	12,801.77	0	12,801.77
GRAND TOTAL	7,083,424.18	2,408,224.60	-371,578.69	2,022,247.42	0	7,840,980.05	1,574,449.41	9,415,429.46

Investments Total

CITY OF TIPTON
FUND BALANCE REPORT
AS OF: OCTOBER 31ST, 2025

	BEGINNING FUND BALANCE	YTD REVENUES	YTD EXPENSES	ENDING FUND BALANCE
001-GENERAL GOVERNMENT	473,235.14CR	1,458,602.87CR	1,270,735.03	661,102.98CR
110-ROAD USE TAX FUND	624,641.00CR	154,240.48CR	269,160.16	509,721.32CR
112-TRUST AND AGENCY FUND	52,498.72CR	279,639.53CR	193,767.00	138,371.25CR
119-Emergency Fund	5,698.22CR	0.00	0.00	5,698.22CR
121-LOCAL OPTION TAX	246,851.90CR	142,197.79CR	112,262.16	276,787.53CR
125-TIF SPECIAL REVENUE FUND	25,404.95CR	150,914.75CR	88,090.36	88,229.34CR
160-ECONOMIC/INDUSTRIAL DEVEL	568,477.99CR	104,583.09CR	52,005.19	621,055.89CR
168-AQUATIC CENTER CAMPAIGN F	576,279.12	0.00	0.00	576,279.12
189-LIBRARY TRUST FUND	24,871.14CR	352.52CR	6,551.23	18,672.43CR
190-P S SHARE FUND	53,285.61CR	1,629.47CR	0.00	54,915.08CR
192-FIRE ENTERPRISE TRUST	303,150.41CR	23,847.82CR	21,479.00	305,519.23CR
202-ELECTRIC REVENUE BONDS	529.39CR	60,647.54CR	0.00	61,176.93CR
203-06 ELECTRIC SUBSTATION RE	536,893.47CR	77,859.04CR	0.00	614,752.51CR
208-WW/SEWER REVENUE BOND SIN	142,574.50CR	192,862.32CR	0.00	335,436.82CR
208-WW/SEWER REVENUE BOND SIN	142,574.50CR	192,862.32CR	0.00	335,436.82CR
222-GO BOND 2015 DEBT SERVICE	93,661.75CR	46,109.53CR	0.00	139,771.28CR
224-GO BOND DEBT SERVICE	1,983.94CR	74,984.31CR	0.00	76,968.25CR
226-GO BOND SERIES 2021	39,227.50CR	113,618.44CR	600.00	152,245.94CR
228-GO BOND SERIES 2023	290,958.19CR	101,144.39CR	0.00	392,102.58CR
317-GO CP 2023	204,079.43	0.00	16,271.50	220,350.93
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	889,094.20	1,011,830.80CR
500-CEMETERY TRUST FUND	130,908.66CR	600.00CR	0.00	131,508.66CR
600-WATER OPERATING	1,029,979.74CR	237,007.34CR	283,065.57	983,921.51CR
610-WASTEWATER/AKA SEWER REVE	489,235.48CR	366,291.21CR	338,789.48	516,737.21CR
630-ELECTRIC OPERATING	276,843.38CR	2,007,865.56CR	2,006,081.99	278,626.95CR
631-ELECTRIC DEVELOPMENT	9,387.94CR	44.13CR	0.00	9,432.07CR
632-ELECTRIC RENEWAL/REPLACEM	409,865.86CR	1,926.88CR	0.00	411,792.74CR
633-ELECTRIC RESERVE	456,619.37CR	3,931.53CR	0.00	460,550.90CR
634-ELECTRIC BOND/INT RESERVE	304,927.94CR	566.45CR	0.00	305,494.39CR
640-GAS OPERATING	529,640.02CR	180,003.32CR	316,027.21	393,616.13CR
641-GAS D.E.I.	17,540.52CR	27.31CR	0.00	17,567.83CR
660-AIRPORT OPERATING	6,224.02	19,421.45CR	21,010.09	7,812.66
670-GARBAGE COLLECTION	111,718.72CR	209,776.10CR	220,567.54	100,927.28CR
740-STORM WATER	229,706.02CR	36,088.65CR	30,691.65	235,103.02CR
810-CENTRAL GARAGE	74,065.93CR	176,199.62CR	177,461.29	72,804.26CR
820-PSF HEALTH INSURANCE	70,654.60CR	8,928.79CR	14,173.36	65,410.03CR
835-ADMINISTRATIVE SERVICES	186,931.94CR	317,874.23CR	242,237.21	262,568.96CR
860-PAYROLL ACCOUNT	1,305.19CR	0.00	0.00	1,305.19CR
950-ELECTRIC METER DEPOSITS	12,322.12CR	5,588.13CR	3,780.00	14,130.25CR
951-WATER METER DEPOSITS	1,996.68CR	2,019.39CR	1,755.00	2,261.07CR
952-GAS METER DEPOSITS	10,213.31CR	4,983.46CR	2,395.00	12,801.77CR
GRAND TOTAL FUND BALANCE	7,440,604.57CR	8,656,164.76CR	6,679,581.22	9,417,188.11CR

*** END OF REPORT ***

CITY OF TIPTON
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2025

% OF YEAR COMPLETED: 33.33

	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	1,489,508.53	3,700,134.00	734,633.16	1,458,602.87	2,241,531.13	39.42
TOTAL EXPENDITURES	<u>3,754,282.00</u>	<u>1,349,329.41</u>	<u>3,730,134.00</u>	<u>346,386.90</u>	<u>1,270,735.03</u>	<u>2,459,398.97</u>	<u>34.07</u>
REVENUES OVER/(UNDER) EXPENDITURES	(118,929.00)	140,179.12	(30,000.00)	388,246.26	187,867.84	(217,867.84)	626.23-
<u>110-ROAD USE TAX FUND</u>							
TOTAL REVENUE	437,249.00	154,650.80	500,268.00	35,226.08	154,240.48	346,027.52	30.83
TOTAL EXPENDITURES	<u>761,977.50</u>	<u>361,735.02</u>	<u>500,268.00</u>	<u>22,899.36</u>	<u>269,160.16</u>	<u>231,107.84</u>	<u>53.80</u>
REVENUES OVER/(UNDER) EXPENDITURES	(324,728.50)	(207,084.22)	0.00	12,326.72	(114,919.68)	114,919.68	0.00
<u>112-TRUST AND AGENCY FUND</u>							
TOTAL REVENUE	602,795.00	304,400.06	581,301.00	240,481.64	279,639.53	301,661.47	48.11
TOTAL EXPENDITURES	<u>602,795.00</u>	<u>200,939.00</u>	<u>581,301.00</u>	<u>48,441.75</u>	<u>193,767.00</u>	<u>387,534.00</u>	<u>33.33</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	103,461.06	0.00	192,039.89	85,872.53	(85,872.53)	0.00
<u>121-LOCAL OPTION TAX</u>							
TOTAL REVENUE	391,500.00	136,406.91	392,000.00	36,542.72	142,197.79	249,802.21	36.27
TOTAL EXPENDITURES	<u>1,090,000.00</u>	<u>720,465.86</u>	<u>392,000.00</u>	<u>27,637.33</u>	<u>112,262.16</u>	<u>279,737.84</u>	<u>28.64</u>
REVENUES OVER/(UNDER) EXPENDITURES	(698,500.00)	(584,058.95)	0.00	8,905.39	29,935.63	(29,935.63)	0.00
<u>125-TIF SPECIAL REVENUE FUND</u>							
TOTAL REVENUE	289,109.00	133,272.81	320,542.00	124,112.93	150,914.75	169,627.25	47.08
TOTAL EXPENDITURES	<u>274,581.00</u>	<u>72,607.00</u>	<u>320,542.00</u>	<u>22,022.58</u>	<u>88,090.36</u>	<u>232,451.64</u>	<u>27.48</u>
REVENUES OVER/(UNDER) EXPENDITURES	14,528.00	60,665.81	0.00	102,090.35	62,824.39	(62,824.39)	0.00
<u>160-ECONOMIC/INDUSTRIAL DEVEL</u>							
TOTAL REVENUE	290,899.00	150,639.84	134,271.00	61,500.94	104,583.09	29,687.91	77.89
TOTAL EXPENDITURES	<u>375,000.00</u>	<u>183,068.23</u>	<u>134,271.00</u>	<u>46,629.59</u>	<u>52,005.19</u>	<u>82,265.81</u>	<u>38.73</u>
REVENUES OVER/(UNDER) EXPENDITURES	(84,101.00)	(32,428.39)	0.00	14,871.35	52,577.90	(52,577.90)	0.00
<u>168-AQUATIC CENTER CAMPAIGN F</u>							
<u>189-LIBRARY TRUST FUND</u>							
TOTAL REVENUE	1,896.00	405.48	0.00	123.78	352.52	(352.52)	0.00
TOTAL EXPENDITURES	<u>26,600.00</u>	<u>1,179.44</u>	<u>36,000.00</u>	<u>0.00</u>	<u>6,551.23</u>	<u>29,448.77</u>	<u>18.20</u>
REVENUES OVER/(UNDER) EXPENDITURES	(24,704.00)	(773.96)	(36,000.00)	123.78	(6,198.71)	(29,801.29)	17.22
<u>190-P S SHARE FUND</u>							
TOTAL REVENUE	2,000.00	1,307.69	2,000.00	436.54	1,629.47	370.53	81.47
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	1,307.69	0.00	436.54	1,629.47	(1,629.47)	0.00

CITY OF TIPTON
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2025

% OF YEAR COMPLETED: 33.33

	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	50,323.75	125,199.00	2,797.14	23,847.82	101,351.18	19.05
TOTAL EXPENDITURES	<u>59,987.00</u>	<u>20,003.00</u>	<u>64,437.00</u>	<u>5,369.75</u>	<u>21,479.00</u>	<u>42,958.00</u>	<u>33.33</u>
REVENUES OVER/(UNDER) EXPENDITURES	58,093.00	30,320.75	60,762.00	(2,572.61)	2,368.82	58,393.18	3.90
<u>202-ELECTRIC REVENUE BONDS</u>							
TOTAL REVENUE	173,523.00	57,915.90	181,400.00	15,190.80	60,647.54	120,752.46	33.43
TOTAL EXPENDITURES	<u>173,523.00</u>	<u>0.00</u>	<u>181,400.00</u>	<u>0.00</u>	<u>0.00</u>	<u>181,400.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	57,915.90	0.00	15,190.80	60,647.54	(60,647.54)	0.00
<u>203-06 ELECTRIC SUBSTATION RE</u>							
TOTAL REVENUE	226,900.00	79,513.66	225,340.00	19,523.24	77,859.04	147,480.96	34.55
TOTAL EXPENDITURES	<u>226,900.00</u>	<u>0.00</u>	<u>225,340.00</u>	<u>0.00</u>	<u>0.00</u>	<u>225,340.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	79,513.66	0.00	19,523.24	77,859.04	(77,859.04)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	576,729.00	193,782.17	574,880.00	48,313.13	192,862.32	382,017.68	33.55
TOTAL EXPENDITURES	<u>576,729.00</u>	<u>0.00</u>	<u>574,880.00</u>	<u>0.00</u>	<u>0.00</u>	<u>574,880.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	193,782.17	0.00	48,313.13	192,862.32	(192,862.32)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	576,729.00	193,782.17	574,880.00	48,313.13	192,862.32	382,017.68	33.55
TOTAL EXPENDITURES	<u>576,729.00</u>	<u>0.00</u>	<u>574,880.00</u>	<u>0.00</u>	<u>0.00</u>	<u>574,880.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	193,782.17	0.00	48,313.13	192,862.32	(192,862.32)	0.00
<u>222-GO BOND 2015 DEBT SERVICE</u>							
TOTAL REVENUE	106,650.00	46,638.79	108,650.00	29,251.92	46,109.53	62,540.47	42.44
TOTAL EXPENDITURES	<u>106,650.00</u>	<u>0.00</u>	<u>108,650.00</u>	<u>0.00</u>	<u>0.00</u>	<u>108,650.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	46,638.79	0.00	29,251.92	46,109.53	(46,109.53)	0.00
<u>224-GO BOND DEBT SERVICE</u>							
TOTAL REVENUE	175,103.00	79,123.74	175,603.00	64,316.57	74,984.31	100,618.69	42.70
TOTAL EXPENDITURES	<u>175,103.00</u>	<u>0.00</u>	<u>175,603.00</u>	<u>0.00</u>	<u>0.00</u>	<u>175,603.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	79,123.74	0.00	64,316.57	74,984.31	(74,984.31)	0.00
<u>226-GO BOND SERIES 2021</u>							
TOTAL REVENUE	233,211.00	115,825.20	236,061.00	84,270.71	113,618.44	122,442.56	48.13
TOTAL EXPENDITURES	<u>233,211.00</u>	<u>600.00</u>	<u>236,061.00</u>	<u>0.00</u>	<u>600.00</u>	<u>235,461.00</u>	<u>0.25</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	115,225.20	0.00	84,270.71	113,018.44	(113,018.44)	0.00
<u>228-GO BOND SERIES 2023</u>							
TOTAL REVENUE	300,849.00	102,464.97	298,449.00	25,345.87	101,144.39	197,304.61	33.89
TOTAL EXPENDITURES	<u>283,400.00</u>	<u>0.00</u>	<u>278,400.00</u>	<u>0.00</u>	<u>0.00</u>	<u>278,400.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	17,449.00	102,464.97	20,049.00	25,345.87	101,144.39	(81,095.39)	504.49

CITY OF TIPTON
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2025

% OF YEAR COMPLETED: 33.33

	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	1,648,894.71	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	<u>4,415,000.00</u>	<u>2,413,171.14</u>	<u>0.00</u>	<u>1,500.00</u>	<u>16,271.50</u>	<u>16,271.50</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	(2,763,613.00)	(764,276.43)	0.00	(1,500.00)	(16,271.50)	16,271.50	0.00
<u>319-ELECTRIC UTILITY PROJECTS</u>							
TOTAL EXPENDITURES	<u>1,000,000.00</u>	<u>15,765.55</u>	<u>0.00</u>	<u>0.00</u>	<u>101,530.00</u>	<u>101,530.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	(1,000,000.00)	(15,765.55)	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	0.00	1,900,925.00	(1,900,925.00)	0.00
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>548,352.00</u>	<u>889,094.20</u>	<u>889,094.20</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	(548,352.00)	1,011,830.80	(1,011,830.80)	0.00
<u>500-CEMETERY TRUST FUND</u>							
TOTAL REVENUE	0.00	300.00	0.00	150.00	600.00	(600.00)	0.00
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	300.00	(15,000.00)	150.00	600.00	(15,600.00)	4.00-
<u>600-WATER OPERATING</u>							
TOTAL REVENUE	678,413.00	242,294.26	661,700.00	54,552.43	237,007.34	424,692.66	35.82
TOTAL EXPENDITURES	<u>944,098.00</u>	<u>191,105.23</u>	<u>893,383.00</u>	<u>50,013.23</u>	<u>283,065.57</u>	<u>610,317.43</u>	<u>31.68</u>
REVENUES OVER/(UNDER) EXPENDITURES	(265,685.00)	51,189.03	(231,683.00)	4,539.20	(46,058.23)	185,624.77	19.88
<u>610-WASTEWATER/AKA SEWER REVE</u>							
TOTAL REVENUE	1,066,986.00	360,927.81	997,650.00	89,312.04	366,291.21	631,358.79	36.72
TOTAL EXPENDITURES	<u>1,135,884.76</u>	<u>348,406.40</u>	<u>1,102,650.00</u>	<u>89,149.23</u>	<u>338,789.48</u>	<u>763,860.52</u>	<u>30.73</u>
REVENUES OVER/(UNDER) EXPENDITURES	(68,898.76)	12,521.41	(105,000.00)	162.81	27,501.73	(132,501.73)	26.19-
<u>630-ELECTRIC OPERATING</u>							
TOTAL REVENUE	5,265,957.00	1,810,686.44	5,343,264.00	496,305.94	2,007,865.56	3,335,398.44	37.58
TOTAL EXPENDITURES	<u>5,439,035.82</u>	<u>1,827,845.85</u>	<u>5,685,019.00</u>	<u>528,681.28</u>	<u>2,006,081.99</u>	<u>3,678,937.01</u>	<u>35.29</u>
REVENUES OVER/(UNDER) EXPENDITURES	(173,078.82)	(17,159.41)	(341,755.00)	(32,375.34)	1,783.57	(343,538.57)	0.52-
<u>631-ELECTRIC DEVELOPMENT</u>							
TOTAL REVENUE	0.00	63.90	0.00	11.43	44.13	(44.13)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	63.90	0.00	11.43	44.13	(44.13)	0.00
<u>632-ELECTRIC RENEWAL/REPLACEM</u>							
TOTAL REVENUE	0.00	2,790.42	0.00	498.98	1,926.88	(1,926.88)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	2,790.42	0.00	498.98	1,926.88	(1,926.88)	0.00

CITY OF TIPTON
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2025

% OF YEAR COMPLETED: 33.33

	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	6,137.11	0.00	445.50	3,931.53 (	3,931.53)	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	6,137.11	0.00	445.50	3,931.53 (	3,931.53)	0.00
<u>634-ELECTRIC BOND/INT RESERVE</u>							
TOTAL REVENUE	0.00	820.30	0.00	146.69	566.45 (	566.45)	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	820.30	0.00	146.69	566.45 (	566.45)	0.00
<u>640-GAS OPERATING</u>							
TOTAL REVENUE	2,378,881.00	160,155.57	2,185,423.00	49,639.76	180,003.32	2,005,419.68	8.24
TOTAL EXPENDITURES	2,404,380.52	323,166.53	2,289,423.00	90,989.76	316,027.21	1,973,395.79	13.80
REVENUES OVER/ (UNDER) EXPENDITURES	(25,499.52)	(163,010.96)	(104,000.00)	(41,350.00)	(136,023.89)	32,023.89	130.79
<u>641-GAS D.E.I.</u>							
TOTAL REVENUE	0.00	502.19	0.00	7.07	27.31 (	27.31)	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	502.19	0.00	7.07	27.31 (	27.31)	0.00
<u>642-GAS RESERVE</u>							
<u>660-AIRPORT OPERATING</u>							
TOTAL REVENUE	294,339.00	28,100.81	850,324.00	2,490.25	19,421.45	830,902.55	2.28
TOTAL EXPENDITURES	331,177.00	42,892.77	1,328,252.00	2,084.44	21,010.09	1,307,241.91	1.58
REVENUES OVER/ (UNDER) EXPENDITURES	(36,838.00)	(14,791.96)	(477,928.00)	405.81	(1,588.64)	(476,339.36)	0.33
<u>670-GARBAGE COLLECTION</u>							
TOTAL REVENUE	625,498.00	201,696.68	618,916.00	49,370.28	209,776.10	409,139.90	33.89
TOTAL EXPENDITURES	625,497.75	212,059.29	621,416.00	58,626.61	220,567.54	400,848.46	35.49
REVENUES OVER/ (UNDER) EXPENDITURES	0.25	(10,362.61)	(2,500.00)	(9,256.33)	(10,791.44)	8,291.44	431.66
<u>740-STORM WATER</u>							
TOTAL REVENUE	106,000.00	37,275.79	108,606.00	9,017.26	36,088.65	72,517.35	33.23
TOTAL EXPENDITURES	257,383.75	144,524.20	128,606.00	8,261.79	30,691.65	97,914.35	23.86
REVENUES OVER/ (UNDER) EXPENDITURES	(151,383.75)	(107,248.41)	(20,000.00)	755.47	5,397.00	(25,397.00)	26.99-
<u>810-CENTRAL GARAGE</u>							
TOTAL REVENUE	468,322.00	165,419.70	458,386.00	45,841.18	176,199.62	282,186.38	38.44
TOTAL EXPENDITURES	492,891.00	180,146.63	458,386.00	62,441.92	177,461.29	280,924.71	38.71
REVENUES OVER/ (UNDER) EXPENDITURES	(24,569.00)	(14,726.93)	0.00	(16,600.74)	(1,261.67)	1,261.67	0.00
<u>820-PSF HEALTH INSURANCE</u>							
TOTAL REVENUE	98,400.00	45,272.07	100,000.00	1,623.67	8,928.79	91,071.21	8.93
TOTAL EXPENDITURES	98,400.00	48,583.19	100,000.00	6,035.37	14,173.36	85,826.64	14.17
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	(3,311.12)	0.00	(4,411.70)	(5,244.57)	5,244.57	0.00

CITY OF TIPTON
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2025

% OF YEAR COMPLETED: 33.33

	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	280,440.88	460,088.00	84,108.79	317,874.23	142,213.77	69.09
TOTAL EXPENDITURES	<u>508,905.00</u>	<u>235,846.36</u>	<u>493,088.00</u>	<u>55,839.53</u>	<u>242,237.21</u>	<u>250,850.79</u>	<u>49.13</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	44,594.52 (	33,000.00)	28,269.26	75,637.02 (	108,637.02)	229.20-
<u>860-PAYROLL ACCOUNT</u>							
<u>950-ELECTRIC METER DEPOSITS</u>							
TOTAL REVENUE	12,500.00	5,199.99	10,000.00	1,012.91	5,588.13	4,411.87	55.88
TOTAL EXPENDITURES	<u>12,500.00</u>	<u>3,850.00</u>	<u>10,000.00</u>	<u>645.00</u>	<u>3,780.00</u>	<u>6,220.00</u>	<u>37.80</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,349.99	0.00	367.91	1,808.13 (	1,808.13)	0.00
<u>951-WATER METER DEPOSITS</u>							
TOTAL REVENUE	4,800.00	2,503.00	3,500.00	372.74	2,019.39	1,480.61	57.70
TOTAL EXPENDITURES	<u>4,800.00</u>	<u>1,320.00</u>	<u>3,500.00</u>	<u>100.00</u>	<u>1,755.00</u>	<u>1,745.00</u>	<u>50.14</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,183.00	0.00	272.74	264.39 (	264.39)	0.00
<u>952-GAS METER DEPOSITS</u>							
TOTAL REVENUE	10,300.00	3,946.22	7,000.00	1,250.51	4,983.46	2,016.54	71.19
TOTAL EXPENDITURES	<u>10,300.00</u>	<u>2,385.00</u>	<u>7,000.00</u>	<u>140.00</u>	<u>2,395.00</u>	<u>4,605.00</u>	<u>34.21</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,561.22	0.00	1,110.51	2,588.46 (	2,588.46)	0.00
GRAND TOTAL REVENUES	21,309,263.00	8,293,390.32	19,935,835.00	2,456,537.73	8,656,164.76	11,279,670.24	43.42
GRAND TOTAL EXPENDITURES	<u>26,979,721.10</u>	<u>8,900,995.10</u>	<u>21,251,890.00</u>	<u>2,022,247.42</u>	<u>6,679,581.22</u>	<u>(14,572,308.78)</u>	<u>31.43</u>
REVENUES OVER/(UNDER) EXPENDITURES	(5,670,458.10 (	607,604.78)	(1,316,055.00)	434,290.31	1,976,583.54 (	3,292,638.54)	150.19-

*** END OF REPORT ***

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

FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	A/R NET CHANGE	M-T-D EXPENSES	A/P CHANGE	ENDING CASH BALANCE	Y-T-D INVESTMENTS	BALANCE	
								WITH INVESTMENTS	
001-GENERAL GOVERNMENT	656,406.53	250,666.77	14,566.90	487,416.21	0	405,090.19	351,756.97	756,847.16	7,264,553.29
110-ROAD USE TAX FUND	360,509.90	37,516.26	0	63,010.70	0	335,015.46	149,211.42	484,226.88	0.00
112-TRUST AND AGENCY FUND	138,371.25	26,738.59	0	48,441.75	0	116,668.09	0	116,668.09	229,140.00
119-Emergency Fund	5,698.22	0	0	0	0	5,698.22	0	5,698.22	0.00
121-LOCAL OPTION TAX	276,787.53	297.56	0	27,637.33	0	249,447.76	0	249,447.76	3,434.77
125-TIF SPECIAL REVENUE FUND	-2,591.48	4,597.48	0	22,022.58	0	-20,016.58	90,820.82	70,804.24	7,497,128.06
160-ECONOMIC/INDUSTRIAL DEVEL	606,190.39	16,733.44	0	14,597.19	0	608,326.64	14,865.50	623,192.14	
168-AQUATIC CENTER CAMPAIGN F	-576,279.12	0	0	0	0	-576,279.12	0	-576,279.12	
188-LIBRARY TRUST FUND	18,672.43	41.4	0	0	0	18,713.83	0	18,713.83	
190-P S SHARE FUND	54,915.08	361.39	0	0	0	55,276.47	0	55,276.47	
192-FIRE ENTERPRISE TRUST	305,519.23	940.22	0	5,369.75	0	301,089.70	0	301,089.70	
202-ELECTRIC REVENUE BONDS	61,176.93	15,174.47	0	27,900.00	0	48,451.40	0	48,451.40	
203-08 ELECTRIC SUBSTATION RE	614,752.51	19,526.09	0	7,420.00	0	626,858.60	0	626,858.60	
208-WW/SEWER REVENUE BOND SIN	335,436.82	48,364.50	0	0	0	383,801.32	0	383,801.32	
222-GO BOND 2015 DEBT SERVICE	139,771.28	6,644.00	0	1,575.00	0	144,840.28	0	144,840.28	
224-GO BOND DEBT SERVICE	76,968.25	8,245.32	0	10,001.25	0	75,212.32	0	75,212.32	
226-GO BOND SERIES 2021	152,245.94	12,972.83	0	7,730.00	0	157,488.77	0	157,488.77	
228-GO BOND SERIES 2023	392,102.58	25,277.50	0	76,400.00	0	340,980.08	0	340,980.08	
317-GO CP 2023	-220,350.93	10,000.00	0	1,116.48	0	-211,467.41	0	-211,467.41	
319-ELECTRIC UTILITY PROJECTS	145,275.40	0	0	0	0	145,275.40	0	145,275.40	
320-ELECTRIC SOLAR PROJECT	1,011,830.80	1,208.43	0	0	0	1,013,039.23	0	1,013,039.23	
500-CEMETERY TRUST FUND	16,200.00	300	0	0	0	16,500.00	115,308.66	131,808.66	
600-WATER OPERATING	983,921.54	50,399.41	0	39,490.52	0	994,830.43	0	994,830.43	
610-WASTEWATER/KA SEWER REVE	267,806.56	76,930.30	0	87,047.79	0	257,689.07	248,930.42	506,619.49	
630-ELECTRIC OPERATING	-37,476.64	414,534.56	-6,039.26	389,499.35	0	-6,402.17	317,324.09	310,921.92	
631-ELECTRIC DEVELOPMENT	9,432.07	0	0	0	0	9,432.07	0	9,432.07	
632-ELECTRIC RENEWAL/REPLACEM	411,792.74	491.8	0	0	0	412,284.54	0	412,284.54	
633-ELECTRIC RESERVE	367,654.83	439.09	0	0	0	368,093.92	92,896.07	460,989.99	
634-ELECTRIC BOND/INT RESERVE	121,054.85	144.58	0	0	0	121,199.43	184,439.54	305,638.97	
640-GAS OPERATING	393,616.15	40,217.57	0	100,635.50	0	333,198.22	0	333,198.22	
641-GAS D.E.I.	5,836.42	824.2	817.23	0	0	5,843.39	12,548.64	18,392.03	
660-AIRPORT OPERATING	-7,812.66	4,238.24	0	174,549.26	0	-178,123.68	0	-178,123.68	
670-GARBAGE COLLECTION	100,926.98	43,778.00	0	75,370.95	0	69,334.03	0	69,334.03	
740-STORM WATER	235,103.02	7,679.35	0	7,569.81	0	235,212.56	0	235,212.56	
810-CENTRAL GARAGE	72,804.26	37,232.84	0	20,295.92	0	89,741.18	0	89,741.18	
820-PSF HEALTH INSURANCE	65,410.03	6,113.50	0	6,027.18	0	65,496.35	0	65,496.35	
835-ADMINISTRATIVE SERVICES	262,568.96	56,263.03	0	88,297.87	0	230,534.12	0	230,534.12	
860-PAYROLL ACCOUNT	1,269.72	0	0	0	0	1,269.72	0	1,269.72	
950-ELECTRIC METER DEPOSITS	2,398.84	1,319.73	817.23	805	0	2,096.34	12,548.64	14,644.98	
951-WATER METER DEPOSITS	2,261.07	2.2	0	415	0	1,848.27	0	1,848.27	
952-GAS METER DEPOSITS	12,801.77	13.08	0	1,850.00	0	10,964.85	0	10,964.85	
GRAND TOTAL	7,840,980.05	1,226,227.73	10,162.10	1,792,492.39	0	7,264,553.29	1,590,650.77	8,855,204.06	

1.6201.36

	BEGINNING FUND BALANCE	YTD REVENUES	YTD EXPENSES	ENDING FUND BALANCE
001-GENERAL GOVERNMENT	473,235.14CR	1,709,269.64CR	1,758,151.24	424,353.54CR
110-ROAD USE TAX FUND	624,641.00CR	191,756.74CR	332,170.86	484,226.88CR
112-TRUST AND AGENCY FUND	52,498.72CR	306,378.12CR	242,208.75	116,668.09CR
119-Emergency Fund	5,698.22CR	0.00	0.00	5,698.22CR
121-LOCAL OPTION TAX	246,851.90CR	142,495.35CR	139,899.49	249,447.76CR
125-TIF SPECIAL REVENUE FUND	25,404.95CR	155,512.23CR	110,112.94	70,804.24CR
160-ECONOMIC/INDUSTRIAL DEVEL	568,477.99CR	121,316.53CR	66,602.38	623,192.14CR
168-AQUATIC CENTER CAMPAIGN F	576,279.12	0.00	0.00	576,279.12
189-LIBRARY TRUST FUND	24,871.14CR	393.92CR	6,551.23	18,713.83CR
190-P S SHARE FUND	53,285.61CR	1,990.86CR	0.00	55,276.47CR
192-FIRE ENTERPRISE TRUST	303,150.41CR	24,788.04CR	26,848.75	301,089.70CR
202-ELECTRIC REVENUE BONDS	529.39CR	75,822.01CR	27,900.00	48,451.40CR
203-06 ELECTRIC SUBSTATION RE	536,893.47CR	97,385.13CR	7,420.00	626,858.60CR
208-WW/SEWER REVENUE BOND SIN	142,574.50CR	241,226.82CR	0.00	383,801.32CR
208-WW/SEWER REVENUE BOND SIN	142,574.50CR	241,226.82CR	0.00	383,801.32CR
222-GO BOND 2015 DEBT SERVICE	93,661.75CR	52,753.53CR	1,575.00	144,840.28CR
224-GO BOND DEBT SERVICE	1,983.94CR	83,229.63CR	10,001.25	75,212.32CR
226-GO BOND SERIES 2021	39,227.50CR	126,591.27CR	8,330.00	157,488.77CR
228-GO BOND SERIES 2023	290,958.19CR	126,421.89CR	76,400.00	340,980.08CR
317-GO CP 2023	204,079.43	10,000.00CR	17,387.98	211,467.41
319-ELECTRIC UTILITY PROJECTS	246,805.40CR	0.00	101,530.00	145,275.40CR
320-ELECTRIC SOLAR PROJECT	0.00	1,902,133.43CR	889,094.20	1,013,039.23CR
500-CEMETERY TRUST FUND	130,908.66CR	900.00CR	0.00	131,808.66CR
600-WATER OPERATING	1,029,979.74CR	287,406.75CR	322,556.09	994,830.40CR
610-WASTEWATER/AKA SEWER REVE	489,235.48CR	443,221.51CR	425,837.27	506,619.72CR
630-ELECTRIC OPERATING	276,843.38CR	2,422,400.12CR	2,395,581.34	303,662.16CR
631-ELECTRIC DEVELOPMENT	9,387.94CR	44.13CR	0.00	9,432.07CR
632-ELECTRIC RENEWAL/REPLACEM	409,865.86CR	2,418.68CR	0.00	412,284.54CR
633-ELECTRIC RESERVE	456,619.37CR	4,370.62CR	0.00	460,989.99CR
634-ELECTRIC BOND/INT RESERVE	304,927.94CR	711.03CR	0.00	305,638.97CR
640-GAS OPERATING	529,640.02CR	220,220.89CR	416,662.71	333,198.20CR
641-GAS D.E.I.	17,540.52CR	851.51CR	0.00	18,392.03CR
660-AIRPORT OPERATING	6,224.02	23,659.69CR	195,559.35	178,123.68
670-GARBAGE COLLECTION	111,718.72CR	253,554.10CR	295,938.49	69,334.33CR
740-STORM WATER	229,706.02CR	43,768.00CR	38,261.46	235,212.56CR
810-CENTRAL GARAGE	74,065.93CR	213,432.46CR	197,757.21	89,741.18CR
820-PSF HEALTH INSURANCE	70,654.60CR	15,042.29CR	20,200.54	65,496.35CR
835-ADMINISTRATIVE SERVICES	186,931.94CR	374,137.26CR	330,535.08	230,534.12CR
860-PAYROLL ACCOUNT	1,305.19CR	0.00	0.00	1,305.19CR
950-ELECTRIC METER DEPOSITS	12,322.12CR	6,907.86CR	4,585.00	14,644.98CR
951-WATER METER DEPOSITS	1,996.68CR	2,021.59CR	2,170.00	1,848.27CR
952-GAS METER DEPOSITS	10,213.31CR	4,996.54CR	4,245.00	10,964.85CR
GRAND TOTAL FUND BALANCE	7,440,604.57CR	9,930,756.99CR	8,472,073.61	8,899,287.95CR

*** END OF REPORT ***

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

% OF YEAR COMPLETED: 41.67

	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	1,682,588.02	3,700,134.00	250,666.77	1,709,269.64	1,990,864.36	46.19
TOTAL EXPENDITURES	<u>3,754,282.00</u>	<u>1,673,625.91</u>	<u>3,730,134.00</u>	<u>487,416.21</u>	<u>1,758,151.24</u>	<u>1,971,982.76</u>	<u>47.13</u>
REVENUES OVER/(UNDER) EXPENDITURES	(118,929.00)	8,962.11	(30,000.00)	(236,749.44)	(48,881.60)	18,881.60	162.94
<u>110-ROAD USE TAX FUND</u>							
TOTAL REVENUE	437,249.00	193,077.77	500,268.00	37,516.26	191,756.74	308,511.26	38.33
TOTAL EXPENDITURES	<u>761,977.50</u>	<u>462,969.18</u>	<u>500,268.00</u>	<u>63,010.70</u>	<u>332,170.86</u>	<u>168,097.14</u>	<u>66.40</u>
REVENUES OVER/(UNDER) EXPENDITURES	(324,728.50)	(269,891.41)	0.00	(25,494.44)	(140,414.12)	140,414.12	0.00
<u>112-TRUST AND AGENCY FUND</u>							
TOTAL REVENUE	602,795.00	315,618.52	581,301.00	26,738.59	306,378.12	274,922.88	52.71
TOTAL EXPENDITURES	<u>602,795.00</u>	<u>251,171.00</u>	<u>581,301.00</u>	<u>48,441.75</u>	<u>242,208.75</u>	<u>339,092.25</u>	<u>41.67</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	64,447.52	0.00	(21,703.16)	64,169.37	(64,169.37)	0.00
<u>121-LOCAL OPTION TAX</u>							
TOTAL REVENUE	391,500.00	166,892.81	392,000.00	297.56	142,495.35	249,504.65	36.35
TOTAL EXPENDITURES	<u>1,090,000.00</u>	<u>830,742.61</u>	<u>392,000.00</u>	<u>27,637.33</u>	<u>139,899.49</u>	<u>252,100.51</u>	<u>35.69</u>
REVENUES OVER/(UNDER) EXPENDITURES	(698,500.00)	(663,849.80)	0.00	(27,339.77)	2,595.86	(2,595.86)	0.00
<u>125-TIF SPECIAL REVENUE FUND</u>							
TOTAL REVENUE	289,109.00	151,638.99	320,542.00	4,597.48	155,512.23	165,029.77	48.52
TOTAL EXPENDITURES	<u>274,581.00</u>	<u>90,756.00</u>	<u>320,542.00</u>	<u>22,022.58</u>	<u>110,112.94</u>	<u>210,429.06</u>	<u>34.35</u>
REVENUES OVER/(UNDER) EXPENDITURES	14,528.00	60,882.99	0.00	(17,425.10)	45,399.29	(45,399.29)	0.00
<u>160-ECONOMIC/INDUSTRIAL DEVEL</u>							
TOTAL REVENUE	290,899.00	158,537.35	134,271.00	16,733.44	121,316.53	12,954.47	90.35
TOTAL EXPENDITURES	<u>375,000.00</u>	<u>183,105.23</u>	<u>134,271.00</u>	<u>14,597.19</u>	<u>66,602.38</u>	<u>67,668.62</u>	<u>49.60</u>
REVENUES OVER/(UNDER) EXPENDITURES	(84,101.00)	(24,567.88)	0.00	2,136.25	54,714.15	(54,714.15)	0.00
<u>168-AQUATIC CENTER CAMPAIGN F</u>							
<u>189-LIBRARY TRUST FUND</u>							
TOTAL REVENUE	1,896.00	489.49	0.00	41.40	393.92	(393.92)	0.00
TOTAL EXPENDITURES	<u>26,600.00</u>	<u>1,427.13</u>	<u>36,000.00</u>	<u>0.00</u>	<u>6,551.23</u>	<u>29,448.77</u>	<u>18.20</u>
REVENUES OVER/(UNDER) EXPENDITURES	(24,704.00)	(937.64)	(36,000.00)	41.40	(6,157.31)	(29,842.69)	17.10
<u>190-P S SHARE FUND</u>							
TOTAL REVENUE	2,000.00	1,642.48	2,000.00	361.39	1,990.86	9.14	99.54
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	1,642.48	0.00	361.39	1,990.86	(1,990.86)	0.00

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<u>192-FIRE ENTERPRISE TRUST</u>							
TOTAL REVENUE	118,080.00	50,688.60	125,199.00	940.22	24,788.04	100,410.96	19.80
TOTAL EXPENDITURES	<u>59,987.00</u>	<u>25,001.00</u>	<u>64,437.00</u>	<u>5,369.75</u>	<u>26,848.75</u>	<u>37,588.25</u>	<u>41.67</u>
REVENUES OVER/ (UNDER) EXPENDITURES	58,093.00	25,687.60	60,762.00	(4,429.53)	(2,060.71)	62,822.71	3.39-
<u>202-ELECTRIC REVENUE BONDS</u>							
TOTAL REVENUE	173,523.00	72,415.79	181,400.00	15,174.47	75,822.01	105,577.99	41.80
TOTAL EXPENDITURES	<u>173,523.00</u>	<u>43,022.78</u>	<u>181,400.00</u>	<u>27,900.00</u>	<u>27,900.00</u>	<u>153,500.00</u>	<u>15.38</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	29,393.01	0.00	(12,725.53)	47,922.01	(47,922.01)	0.00
<u>203-06 ELECTRIC SUBSTATION RE</u>							
TOTAL REVENUE	226,900.00	99,257.01	225,340.00	19,526.09	97,395.13	127,954.87	43.22
TOTAL EXPENDITURES	<u>226,900.00</u>	<u>10,700.00</u>	<u>225,340.00</u>	<u>7,420.00</u>	<u>7,420.00</u>	<u>217,920.00</u>	<u>3.29</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	88,557.01	0.00	12,106.09	89,965.13	(89,965.13)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	576,729.00	242,357.00	574,880.00	48,364.50	241,226.82	333,653.18	41.96
TOTAL EXPENDITURES	<u>576,729.00</u>	<u>0.00</u>	<u>574,880.00</u>	<u>0.00</u>	<u>0.00</u>	<u>574,880.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	242,357.00	0.00	48,364.50	241,226.82	(241,226.82)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	576,729.00	242,357.00	574,880.00	48,364.50	241,226.82	333,653.18	41.96
TOTAL EXPENDITURES	<u>576,729.00</u>	<u>0.00</u>	<u>574,880.00</u>	<u>0.00</u>	<u>0.00</u>	<u>574,880.00</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	242,357.00	0.00	48,364.50	241,226.82	(241,226.82)	0.00
<u>222-GO BOND 2015 DEBT SERVICE</u>							
TOTAL REVENUE	106,650.00	52,139.50	108,650.00	6,644.00	52,753.53	55,896.47	48.55
TOTAL EXPENDITURES	<u>106,650.00</u>	<u>3,075.00</u>	<u>108,650.00</u>	<u>1,575.00</u>	<u>1,575.00</u>	<u>107,075.00</u>	<u>1.45</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	49,064.50	0.00	5,069.00	51,178.53	(51,178.53)	0.00
<u>224-GO BOND DEBT SERVICE</u>							
TOTAL REVENUE	175,103.00	82,493.52	175,603.00	8,245.32	83,229.63	92,373.37	47.40
TOTAL EXPENDITURES	<u>175,103.00</u>	<u>12,251.25</u>	<u>175,603.00</u>	<u>10,001.25</u>	<u>10,001.25</u>	<u>165,601.75</u>	<u>5.70</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	70,242.27	0.00	(1,755.93)	73,228.38	(73,228.38)	0.00
<u>226-GO BOND SERIES 2021</u>							
TOTAL REVENUE	233,211.00	125,088.91	236,061.00	12,972.83	126,591.27	109,469.73	53.63
TOTAL EXPENDITURES	<u>233,211.00</u>	<u>9,405.00</u>	<u>236,061.00</u>	<u>7,730.00</u>	<u>8,330.00</u>	<u>227,731.00</u>	<u>3.53</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	115,683.91	0.00	5,242.83	118,261.27	(118,261.27)	0.00
<u>228-GO BOND SERIES 2023</u>							
TOTAL REVENUE	300,849.00	127,963.21	298,449.00	25,277.50	126,421.89	172,027.11	42.36
TOTAL EXPENDITURES	<u>283,400.00</u>	<u>78,900.00</u>	<u>278,400.00</u>	<u>76,400.00</u>	<u>76,400.00</u>	<u>202,000.00</u>	<u>27.44</u>
REVENUES OVER/ (UNDER) EXPENDITURES	17,449.00	49,063.21	20,049.00	(51,122.50)	50,021.89	(29,972.89)	249.50

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<u>317-GO CP 2023</u>							
TOTAL REVENUE	1,651,387.00	1,649,358.98	0.00	10,000.00	10,000.00 (	10,000.00)	0.00
TOTAL EXPENDITURES	4,415,000.00	2,829,991.14	0.00	1,116.48	17,387.98 (	17,387.98)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	(2,763,613.00 (	1,180,632.16)	0.00	8,883.52 (	7,387.98)	7,387.98	0.00
<u>319-ELECTRIC UTILITY PROJECTS</u>							
TOTAL EXPENDITURES	1,000,000.00	57,219.97	0.00	0.00	101,530.00 (	101,530.00)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	(1,000,000.00 (	57,219.97)	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	1,208.43	1,902,133.43 (	1,902,133.43)	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	889,094.20 (	889,094.20)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	1,208.43	1,013,039.23 (	1,013,039.23)	0.00
<u>500-CEMETERY TRUST FUND</u>							
TOTAL REVENUE	0.00	300.00	0.00	300.00	900.00 (	900.00)	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)	300.00	900.00 (	15,900.00)	6.00-
<u>600-WATER OPERATING</u>							
TOTAL REVENUE	678,413.00	294,198.50	661,700.00	50,399.41	287,406.75	374,293.25	43.43
TOTAL EXPENDITURES	944,098.00	239,279.64	893,383.00	39,490.52	322,556.09	570,826.91	36.11
REVENUES OVER/(UNDER) EXPENDITURES	(265,685.00)	54,918.86 (	231,683.00)	10,908.89 (	35,149.34 (	196,533.66)	15.17
<u>610-WASTEWATER/KA SEWER REVE</u>							
TOTAL REVENUE	1,066,986.00	440,403.03	997,650.00	76,930.30	443,221.51	554,428.49	44.43
TOTAL EXPENDITURES	1,135,884.76	478,534.14	1,102,650.00	87,047.79	425,837.27	676,812.73	38.62
REVENUES OVER/(UNDER) EXPENDITURES	(68,898.76 (	38,131.11) (	105,000.00) (	10,117.49)	17,384.24 (	122,384.24)	16.56-
<u>630-ELECTRIC OPERATING</u>							
TOTAL REVENUE	5,265,957.00	2,202,709.00	5,343,264.00	414,534.56	2,422,400.12	2,920,863.88	45.34
TOTAL EXPENDITURES	5,439,035.82	2,209,241.32	5,685,019.00	389,499.35	2,395,581.34	3,289,437.66	42.14
REVENUES OVER/(UNDER) EXPENDITURES	(173,078.82 (	6,532.32) (	341,755.00)	25,035.21	26,818.78 (	368,573.78)	7.85-
<u>631-ELECTRIC DEVELOPMENT</u>							
TOTAL REVENUE	0.00	76.54	0.00	0.00	44.13 (	44.13)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	76.54	0.00	0.00	44.13 (	44.13)	0.00
<u>632-ELECTRIC RENEWAL/REPLACEM</u>							
TOTAL REVENUE	0.00	3,342.07	0.00	491.80	2,418.68 (	2,418.68)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	3,342.07	0.00	491.80	2,418.68 (	2,418.68)	0.00

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<u>633-ELECTRIC RESERVE</u>							
TOTAL REVENUE	0.00	8,136.89	0.00	439.09	4,370.62 (	4,370.62)	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	8,136.89	0.00	439.09	4,370.62 (	4,370.62)	0.00
<u>634-ELECTRIC BOND/INT RESERVE</u>							
TOTAL REVENUE	0.00	982.47	0.00	144.58	711.03 (	711.03)	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	982.47	0.00	144.58	711.03 (	711.03)	0.00
<u>640-GAS OPERATING</u>							
TOTAL REVENUE	2,378,881.00	194,351.32	2,185,423.00	40,217.57	220,220.89	1,965,202.11	10.08
TOTAL EXPENDITURES	2,404,380.52	414,643.78	2,289,423.00	100,635.50	416,662.71	1,872,760.29	18.20
REVENUES OVER/ (UNDER) EXPENDITURES	(25,499.52)	(220,292.46)	(104,000.00)	(60,417.93)	(196,441.82)	92,441.82	188.89
<u>641-GAS D.E.I.</u>							
TOTAL REVENUE	0.00	510.01	0.00	824.20	851.51 (	851.51)	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	510.01	0.00	824.20	851.51 (	851.51)	0.00
<u>642-GAS RESERVE</u>							
<u>660-AIRPORT OPERATING</u>							
TOTAL REVENUE	294,339.00	32,449.38	850,324.00	4,238.24	23,659.69	826,664.31	2.78
TOTAL EXPENDITURES	331,177.00	44,507.05	1,328,252.00	174,549.26	195,559.35	1,132,692.65	14.72
REVENUES OVER/ (UNDER) EXPENDITURES	(36,838.00)	(12,057.67)	(477,928.00)	(170,311.02)	(171,899.66)	(306,028.34)	35.97
<u>670-GARBAGE COLLECTION</u>							
TOTAL REVENUE	625,498.00	247,153.93	618,916.00	43,778.00	253,554.10	365,361.90	40.97
TOTAL EXPENDITURES	625,497.75	270,727.78	621,416.00	75,370.95	295,938.49	325,477.51	47.62
REVENUES OVER/ (UNDER) EXPENDITURES	0.25	(23,573.85)	(2,500.00)	(31,592.95)	(42,384.39)	39,884.39	1,695.38
<u>740-STORM WATER</u>							
TOTAL REVENUE	106,000.00	45,113.02	108,606.00	7,679.35	43,768.00	64,838.00	40.30
TOTAL EXPENDITURES	257,383.75	160,237.91	128,606.00	7,569.81	38,261.46	90,344.54	29.75
REVENUES OVER/ (UNDER) EXPENDITURES	(151,383.75)	(115,124.89)	(20,000.00)	109.54	5,506.54	(25,506.54)	27.53-
<u>810-CENTRAL GARAGE</u>							
TOTAL REVENUE	468,322.00	213,903.49	458,386.00	37,232.84	213,432.46	244,953.54	46.56
TOTAL EXPENDITURES	492,891.00	202,514.63	458,386.00	20,295.92	197,757.21	260,628.79	43.14
REVENUES OVER/ (UNDER) EXPENDITURES	(24,569.00)	11,388.86	0.00	16,936.92	15,675.25	(15,675.25)	0.00
<u>820-PSF HEALTH INSURANCE</u>							
TOTAL REVENUE	98,400.00	58,127.31	100,000.00	6,113.50	15,042.29	84,957.71	15.04
TOTAL EXPENDITURES	98,400.00	57,016.67	100,000.00	6,027.18	20,200.54	79,799.46	20.20
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	1,110.64	0.00	86.32	(5,158.25)	5,158.25	0.00

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<u>835-ADMINISTRATIVE SERVICES</u>							
TOTAL REVENUE	508,905.00	337,920.98	460,088.00	56,263.03	374,137.26	85,950.74	81.32
TOTAL EXPENDITURES	508,905.00	279,771.73	493,088.00	88,297.87	330,535.08	162,552.92	67.03
REVENUES OVER/(UNDER) EXPENDITURES	0.00	58,149.25	(33,000.00)	(32,034.84)	43,602.18	(76,602.18)	132.13-
<u>860-PAYROLL ACCOUNT</u>							
<u>950-ELECTRIC METER DEPOSITS</u>							
TOTAL REVENUE	12,500.00	6,236.88	10,000.00	1,319.73	6,907.86	3,092.14	69.08
TOTAL EXPENDITURES	12,500.00	4,520.00	10,000.00	805.00	4,585.00	5,415.00	45.85
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,716.88	0.00	514.73	2,322.86	(2,322.86)	0.00
<u>951-WATER METER DEPOSITS</u>							
TOTAL REVENUE	4,800.00	2,756.64	3,500.00	2.20	2,021.59	1,478.41	57.76
TOTAL EXPENDITURES	4,800.00	1,520.00	3,500.00	415.00	2,170.00	1,330.00	62.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,236.64	0.00	(412.80)	(148.41)	148.41	0.00
<u>952-GAS METER DEPOSITS</u>							
TOTAL REVENUE	10,300.00	4,424.16	7,000.00	13.08	4,996.54	2,003.46	71.38
TOTAL EXPENDITURES	10,300.00	2,685.00	7,000.00	1,850.00	4,245.00	2,755.00	60.64
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,739.16	0.00	(1,836.92)	751.54	(751.54)	0.00
<u>GRAND TOTAL REVENUES</u>							
	21,309,263.00	9,507,700.57	19,935,835.00	1,274,592.23	9,930,756.99	10,005,078.01	49.81
<u>GRAND TOTAL EXPENDITURES</u>							
	26,979,721.10	10,928,562.85	21,251,890.00	1,792,492.39	8,472,073.61	(12,779,816.39)	39.87
REVENUES OVER/(UNDER) EXPENDITURES	(5,670,458.10)	(1,420,862.28)	(1,316,055.00)	(517,900.16)	1,458,683.38	(2,774,738.38)	110.84-

*** END OF REPORT ***

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE DEPARTMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	1,690.86
			MEDICARE WITHHOLDING	286.92
			MEDICARE WITHHOLDING	20.64
			MEDICARE WITHHOLDING	11.56
			MEDICARE WITHHOLDING	42.49
			MEDICARE WITHHOLDING	5.84
			MEDICARE WITHHOLDING	28.01
			WIRELESS	166.96
			LONG TERM DISABILITY PAYRO	98.19
			GTL_VTL INSURANCE	33.80
			MRC:TABLET	2,782.00
			IPERS REGULAR EMPLOYEES	4.25
			IPERS WITHHOLDING EMT	39.78
			IPERS WITHHOLDING POLICE	2,522.47
			MANAGEMENT SERVICES	620.00
			TOUGHBOOKS	80.02
			TOTAL:	8,433.79
FIRE DEPARTMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	41.73
			MEDICARE WITHHOLDING	9.77
			BOOTS	375.00
			D & R PEST CONTROL	45.00
			IPERS WITHHOLDING, FIRE	57.27
			TRAINING	9.00
			ALARM SERVICE	30.00
			MANAGEMENT SERVICES	105.00
			RADIO KNOB KITS	210.00
			GREENSPACE SUPPLIES	18.80
			TOTAL:	901.57
AMBULANCE	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	693.09
			MEDICARE WITHHOLDING	85.58
			MEDICARE WITHHOLDING	67.98
			MEDICARE WITHHOLDING	8.02
			MEDICARE WITHHOLDING	0.32
			MEDICARE WITHHOLDING	0.20
			WIRELESS	238.66
			LONG TERM DISABILITY PAYRO	25.44
			GTL_VTL INSURANCE	13.40
			MEDICAL SUPPLIES	161.76
			TIERING SERVICES	200.00
			SUPPLIES	17.98
			D & R PEST CONTROL	40.00
			IPERS WITHHOLDING EMT	986.25
			ALS SERVICE	200.00
			ALS SERVICE	200.00
			MANAGEMENT SERVICES	70.00
			MEDICAL SUPPLIES	109.50
			TOTAL:	3,118.18
STREET DEPARTMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	224.75
			MEDICARE WITHHOLDING	36.27
			MEDICARE WITHHOLDING	0.89
			MEDICARE WITHHOLDING	0.44
			MEDICARE WITHHOLDING	2.03
			MEDICARE WITHHOLDING	11.99

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		THE HARTFORD	MEDICARE WITHOLDING	0.95
			LONG TERM DISABILITY PAYRO	14.56
		CINTAS	GTL VTL INSURANCE	6.48
			UNIFORMS	42.88
			UNIFORMS	42.88
		JOHN DEERE FINANCIAL	SUPPLIES	203.58
			SUPPLIES	51.97
		IPERS	IPERS REGULAR EMPLOYEES	353.90
			TOTAL:	993.57
CEMETERY	GENERAL GOVERNMENT	EASTERN IOWA LIGHT & POWER	UTILITIES	10.96
			UTILITIES	21.92
		GRASSHOPPER LAWN CARE	CONTRACT PAY 1116-1215	3,083.33
		ERIC STORJOHANN	2 BURIALS	850.00
			TOTAL:	3,966.21
			FICA WITHOLDING	172.68
			MEDICARE WITHOLDING	39.25
			MEDICARE WITHOLDING	0.64
			MEDICARE WITHOLDING	0.06
		THE HARTFORD	MEDICARE WITHOLDING	0.29
			MEDICARE WITHOLDING	0.13
			LONG TERM DISABILITY PAYRO	11.65
			GTL VTL INSURANCE	2.70
		CINTAS	UNIFORMS	20.11
			UNIFORMS	20.11
		IPERS	IPERS REGULAR EMPLOYEES	269.20
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	210.00
			TOTAL:	746.82
LIBRARY	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	311.17
			MEDICARE WITHOLDING	60.17
			MEDICARE WITHOLDING	4.94
			MEDICARE WITHOLDING	7.66
		VESTIS	BLDG MAINT SUPPLIES	254.69
		THE HARTFORD	LONG TERM DISABILITY PAYRO	14.00
			GTL VTL INSURANCE	9.44
		IPERS	IPERS REGULAR EMPLOYEES	477.57
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	180.00
			BASE RATE AND USAGE	180.40
		TOTAL MAINTENANCE INC	MONTHLY SERVICE	569.00
		WINDSTREAM	MONTHLY SERVICES	192.44
			TOTAL:	2,261.48
PARK	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	16.24
			MEDICARE WITHOLDING	2.32
			MEDICARE WITHOLDING	1.48
		AT&T MOBILITY	WIRELESS	15.00
		THE HARTFORD	LONG TERM DISABILITY PAYRO	0.68
			GTL VTL INSURANCE	0.12
		JOHN DEERE FINANCIAL	SUPPLIES	13.98
		IPERS	IPERS REGULAR EMPLOYEES	15.35
		KAY PARK RECREATION	8 TABLE FRAMES	4,615.10
		CITY UTILITIES	CITY UTILITIES	202.88
			CITY UTILITIES	74.36
			TOTAL:	4,957.51

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
RECREATION DEPARTMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	74.50
			MEDICARE WITHHOLDING	17.43
		AT&T MOBILITY	WIRELESS	15.00
		THE HARTFORD	LONG TERM DISABILITY PAYRO	5.20
			GTL_VTL INSURANCE	2.36
		IPERS	IPERS REGULAR EMPLOYEES	117.68
			TOTAL:	232.17
ADULT RECREATION	GENERAL GOVERNMENT	BRAD DOERRING	REF ADULT BB	70.00
			REF ADULT BB	70.00
		BRANDON VANZANDT	REF ADULT BB	70.00
			REF ADULT BB	70.00
			TOTAL:	280.00
YOUTH RECREATION	GENERAL GOVERNMENT	T & M CLOTHING	BSKTBALL JERSEYS AND TSHI	1,242.00
			TOTAL:	1,242.00
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	274.03
			MEDICARE WITHHOLDING	17.42
			MEDICARE WITHHOLDING	46.66
		AT&T MOBILITY	WIRELESS	15.00
			WIRELESS	39.43
		THE HARTFORD	LONG TERM DISABILITY PAYRO	5.20
			GTL_VTL INSURANCE	2.36
		CARRICO AQUATIC RESOURCES	CHEMICALS	206.00
		JOHN DEERE FINANCIAL	SUPPLIES	13.47
		D & R PEST CONTROL	D & R PEST CONTROL	60.00
		GEISLER BROTHERS CO	LEAK REPAIR	1,092.96
		STATE HYGIENIC LABORATORY	TESTING	15.50
		IPERS	IPERS REGULAR EMPLOYEES	215.35
		ELECTRONICS INC	ALARM SERVICE	30.00
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	210.00
		TIPTON CONSERVATIVE	ADS, PRINTING, PUBLISHING	312.00
		TIPTON ELECTRIC MOTORS	UPS CHARGES, WASHER RENTAL	11.27
			UPS CHARGES, WASHER RENTAL	78.50
		CITY UTILITIES	CITY UTILITIES	5,696.05
			TOTAL:	8,341.20
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	151.99
			MEDICARE WITHHOLDING	35.55
		AT&T MOBILITY	WIRELESS	44.99
		THE HARTFORD	LONG TERM DISABILITY PAYRO	10.55
			GTL_VTL INSURANCE	3.07
		JOHN DEERE FINANCIAL	SUPPLIES	43.98
		IPERS	IPERS REGULAR EMPLOYEES	238.72
		ELECTRONICS INC	ALARM SERVICE	30.00
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	70.00
		SPINUTECH INC	EMAIL MARKETING	25.00
		TIPTON CONSERVATIVE	VETERAN BANNERS	124.80
		CITY UTILITIES	CITY UTILITIES	120.26
			TOTAL:	898.91
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	24.65
			MEDICARE WITHHOLDING	5.39
			MEDICARE WITHHOLDING	0.26
			MEDICARE WITHHOLDING	0.09

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		THE HARTFORD	MEDICARE WITHOLDING	0.02
			LONG TERM DISABILITY PAYRO	1.56
			GTL VTL INSURANCE	0.49
		IPERS	IPERS REGULAR EMPLOYEES	38.66
			TOTAL:	71.12
ELECTIONS	GENERAL GOVERNMENT CEDAR COUNTY AUDITOR		110425 ELECTION	1,224.46
			TOTAL:	1,224.46
BUILDING MAINTENANCE	GENERAL GOVERNMENT I. R. S.		FICA WITHOLDING	23.75
			MEDICARE WITHOLDING	5.56
			MATS	189.17
		VESTIS	FIRST AID SUPPLIES	74.30
		CINTAS CORPORATION	CITY HALL BLDG REPAIRS	5,200.00
		ESBECK MASONRY	D & R PEST CONTROL	40.00
		D & R PEST CONTROL	IPERS REGULAR EMPLOYEES	36.16
		IPERS	ALARM SERVICE	30.00
		ELECTRONICS INC	TOTAL:	5,598.94
STREET DEPARTMENT	ROAD USE TAX FUND	EASTERN IOWA EXCAVATING & CONCRETE LLC	RETAINAGE SS SPRUCE	6,830.57
		GARDEN & ASSOCIATES INC	EAST 1ST STREET	5,459.15
			TOTAL:	12,289.72
TRAFFIC SERVICE MAINT. ROAD USE TAX FUND	I. R. S.		FICA WITHOLDING	5.66
			MEDICARE WITHOLDING	1.13
			MEDICARE WITHOLDING	0.19
			LONG TERM DISABILITY PAYRO	0.34
			GTL VTL INSURANCE	0.14
		IPERS	IPERS REGULAR EMPLOYEES	9.12
			TOTAL:	16.58
SNOW AND ICE REMOVAL ROAD USE TAX FUND	I. R. S.		FICA WITHOLDING	66.95
			MEDICARE WITHOLDING	13.62
			MEDICARE WITHOLDING	0.95
			MEDICARE WITHOLDING	0.13
			MEDICARE WITHOLDING	0.63
			MEDICARE WITHOLDING	0.32
			LONG TERM DISABILITY PAYRO	4.28
			GTL VTL INSURANCE	2.07
		IPERS	IPERS REGULAR EMPLOYEES	106.14
			TOTAL:	195.09
REVOLVING LOAN PRGRM	ECONOMIC/INDUSTRIA CITY UTILITIES		CITY UTILITIES	80.08
			TOTAL:	80.08
HWY 38 PROJECT	GO CP 2023	ORIGIN DESIGN	CEDAR ST & UTILITIES IMPRV	1,698.75
			TOTAL:	1,698.75
WATER DISTRIBUTION WATER OPERATING	I. R. S.		FICA WITHOLDING	332.27
			MEDICARE WITHOLDING	68.93
			MEDICARE WITHOLDING	1.75
			MEDICARE WITHOLDING	1.90
			MEDICARE WITHOLDING	5.11
			LONG TERM DISABILITY PAYRO	20.98
			GTL VTL INSURANCE	8.22
		CINTAS	UNIFORMS	0.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
WATER BILL/COLLECT	WATER OPERATING	JOHN DEERE FINANCIAL STATE HYGIENIC LABORATORY IPERS OFFICE MACHINE CONSULTANTS INC RODNEY'S YARD MOWING USA BLUE BOOK	UNIFORMS	0.00
			SUPPLIES	70.95
			TESTING	46.50
			IPERS REGULAR EMPLOYEES	521.52
			MANAGEMENT SERVICES	35.00
			MOWING	60.00
			LAB SUPPLIES	99.50
			LAB SUPPLIES	28.75
			TOTAL:	1,301.38
WASTEWATER/AKA SEWER	WASTEWATER/AKA SEW I.R.S.	THE HARTFORD IPERS	FICA WITHHOLDING	60.10
			MEDICARE WITHHOLDING	12.98
			MEDICARE WITHHOLDING	0.44
			MEDICARE WITHHOLDING	0.63
			LONG TERM DISABILITY PAYRO	4.34
			GTL_VTL INSURANCE	2.36
			IPERS REGULAR EMPLOYEES	97.92
			TOTAL:	178.77
WASTEWATER/AKA SEWER	WASTEWATER/AKA SEW I.R.S.	THE HARTFORD JOHN DEERE FINANCIAL MISC. VENDOR WETHINGTON WELDING IPERS OFFICE MACHINE CONSULTANTS INC TIPTON ELECTRIC MOTORS	FICA WITHHOLDING	344.86
			MEDICARE WITHHOLDING	72.48
			MEDICARE WITHHOLDING	0.19
			MEDICARE WITHHOLDING	1.84
			MEDICARE WITHHOLDING	1.48
			MEDICARE WITHHOLDING	4.65
			LONG TERM DISABILITY PAYRO	22.10
			GTL_VTL INSURANCE	8.06
			SUPPLIES	2.60
			WETHINGTON WELDING:MANHOLE	134.50
LAGOON	WASTEWATER/AKA SEW EASTERN IOWA LIGHT & POWER	IPERS REGULAR EMPLOYEES MANAGEMENT SERVICES UPS CHARGES, WASHER RENTAL	IPERS REGULAR EMPLOYEES	544.15
			MANAGEMENT SERVICES	35.00
			UPS CHARGES, WASHER RENTAL	52.24
			TOTAL:	1,224.15
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING I.R.S.	AT&T MOBILITY THE HARTFORD CINTAS CINTAS CORPORATION DAKOTA SUPPLY GROUP JOHN DEERE FINANCIAL MISC. VENDOR TAIBER, ALLIE JOHN CROWLEY D & R PEST CONTROL IPERS	UTILITIES	1,141.69
			TOTAL:	1,141.69
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING I.R.S.	AT&T MOBILITY THE HARTFORD CINTAS CINTAS CORPORATION DAKOTA SUPPLY GROUP JOHN DEERE FINANCIAL MISC. VENDOR TAIBER, ALLIE JOHN CROWLEY D & R PEST CONTROL IPERS	FICA WITHHOLDING	992.25
			MEDICARE WITHHOLDING	180.51
			MEDICARE WITHHOLDING	31.06
			MEDICARE WITHHOLDING	11.31
			MEDICARE WITHHOLDING	9.18
			WIRELESS	294.53
			LONG TERM DISABILITY PAYRO	63.41
			GTL_VTL INSURANCE	23.92
			UNIFORMS, SHOP TOWELS, MAT	106.71
			UNIFORMS, SHOP TOWELS, MAT	62.09
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING I.R.S.	AT&T MOBILITY THE HARTFORD CINTAS CINTAS CORPORATION DAKOTA SUPPLY GROUP JOHN DEERE FINANCIAL MISC. VENDOR TAIBER, ALLIE JOHN CROWLEY D & R PEST CONTROL IPERS	UNIFORMS, SHOP TOWELS, MAT	106.71
			UNIFORMS, SHOP TOWELS, MAT	62.09
			FIRST AID SUPPLIES	94.32
			MISC	39.89
			SUPPLIES	68.69
			06-0520-15	187.47
			JOHN CROWLEY:BOOTS	97.99
			D & R PEST CONTROL	42.80
			IPERS REGULAR EMPLOYEES	1,562.92

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
ELECTRIC POWER PLANT	ELECTRIC OPERATING I.R.S.	OFFICE MACHINE CONSULTANTS INC CITY UTILITIES	MANAGEMENT SERVICES	420.00
			CITY UTILITIES	67.95
			CITY UTILITIES	38.85
			TOTAL:	4,564.65
ELECTRIC POWER PLANT	ELECTRIC OPERATING I.R.S.	THE HARTFORD	FICA WITHHOLDING	35.08
			MEDICARE WITHHOLDING	7.13
			MEDICARE WITHHOLDING	0.21
			MEDICARE WITHHOLDING	0.87
			LONG TERM DISABILITY PAYRO	2.48
			GTL_VTL INSURANCE	0.94
			FIRST AID SUPPLIES	104.36
			D & R PEST CONTROL	42.80
			IPERS REGULAR EMPLOYEES	56.16
			TOTAL:	250.03
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING I.R.S.	THE HARTFORD	FICA WITHHOLDING	135.82
			MEDICARE WITHHOLDING	27.58
			MEDICARE WITHHOLDING	2.24
			MEDICARE WITHHOLDING	0.63
			MEDICARE WITHHOLDING	1.31
			LONG TERM DISABILITY PAYRO	9.46
			GTL_VTL INSURANCE	4.42
			IPERS REGULAR EMPLOYEES	218.05
			TOTAL:	399.51
GAS DISTRIBUTION	GAS OPERATING	I.R.S.	FICA WITHHOLDING	501.63
			MEDICARE WITHHOLDING	93.92
			MEDICARE WITHHOLDING	2.33
			MEDICARE WITHHOLDING	3.94
			MEDICARE WITHHOLDING	5.77
			MEDICARE WITHHOLDING	11.22
			MEDICARE WITHHOLDING	0.13
			WIRELESS	84.42
			LONG TERM DISABILITY PAYRO	29.21
			GTL_VTL INSURANCE	11.53
			UNIFORMS, SHOP TOWELS, MAT	50.83
GAS BILL/COLLECT	GAS OPERATING	I.R.S.	UNIFORMS, SHOP TOWELS, MAT	50.83
			SUPPLIES	89.10
			IPERS REGULAR EMPLOYEES	794.92
			MANAGEMENT SERVICES	210.00
			CITY UTILITIES	28.23
			TOTAL:	1,968.01
GAS BILL/COLLECT	GAS OPERATING	I.R.S.	FICA WITHHOLDING	77.63
			MEDICARE WITHHOLDING	16.54
			MEDICARE WITHHOLDING	0.54
			MEDICARE WITHHOLDING	0.63
			MEDICARE WITHHOLDING	0.43
			LONG TERM DISABILITY PAYRO	5.59
			GTL_VTL INSURANCE	2.83
			IPERS REGULAR EMPLOYEES	125.99
			TOTAL:	230.18
AIRPORT	AIRPORT OPERATING	IPAA MC CLURE ENGINEERING COMPANY	MEMBERSHIP RENEWAL	125.00
			AIRPORT RUNWAY & RUNWAY	14,963.98

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
GARBAGE COLLECTION	GARBAGE COLLECTION	I.R.S.	TOTAL:	15,088.98
			FICA WITHOLDING	220.85
			MEDICARE WITHOLDING	47.67
			MEDICARE WITHOLDING	0.32
			MEDICARE WITHOLDING	1.90
			MEDICARE WITHOLDING	1.50
			MEDICARE WITHOLDING	0.31
			LONG TERM DISABILITY PAYRO	14.55
			GTL VTL INSURANCE	5.40
			TRANSFER FEES	3,995.00
			UNIFORMS	21.94
			UNIFORMS	21.94
			SUPPLIES	35.27
			IPERS REGULAR EMPLOYEES	352.64
			SHED HEATER	407.15
			TOTAL:	5,126.44
RECYCLING	GARBAGE COLLECTION	I.R.S.	FICA WITHOLDING	68.97
			MEDICARE WITHOLDING	10.21
			MEDICARE WITHOLDING	4.79
			MEDICARE WITHOLDING	0.28
			MEDICARE WITHOLDING	0.85
			LONG TERM DISABILITY PAYRO	3.56
			GTL VTL INSURANCE	1.23
			IPERS REGULAR EMPLOYEES	80.39
			RECYCLING SORT FEES	1,068.16
			TOTAL:	1,238.44
STORM WATER	STORM WATER	I.R.S.	FICA WITHOLDING	24.48
			MEDICARE WITHOLDING	5.00
			MEDICARE WITHOLDING	0.09
			MEDICARE WITHOLDING	0.45
			MEDICARE WITHOLDING	0.20
			LONG TERM DISABILITY PAYRO	1.65
			GTL VTL INSURANCE	0.88
			IPERS REGULAR EMPLOYEES	38.50
			TOTAL:	71.25
INT SRVC-OTHER BUSINES	CENTRAL GARAGE	I.R.S.	FICA WITHOLDING	94.22
			MEDICARE WITHOLDING	18.85
			MEDICARE WITHOLDING	3.18
			PARTS	581.40
			PARTS	83.20-
			PARTS	114.90
			WIRELESS	268.92
			LONG TERM DISABILITY PAYRO	5.76
			GTL VTL INSURANCE	2.36
			247_GL FUEL	916.15
			81.6 GL FUEL	219.65
			676.25 GL FUEL	1,767.66
			UNIFORMS	19.44
			UNIFORMS	19.44
			FIRST AID SUPPLIES	127.18
			TIRE REPAIR	24.00
			IPERS REGULAR EMPLOYEES	151.96

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT	
		KILBURG EQUIPMENT LLC	REPAIR PARTS	2,774.24	
		LAWSON PRODUCTS INC	REPAIR PARTS	206.48	
		OFFICE MACHINE CONSULTANTS INC	SUPPLIES	65.54	
		OLD DOMINION BRUSH	MANAGEMENT SERVICES	70.00	
		NAPA AUTO PARTS	PARTS	756.95	
			PART AND SUPPLIES	48.88	
			PART AND SUPPLIES	91.19	
			PART AND SUPPLIES	868.02	
			TOTAL:	9,133.17	
			FICA WITHHOLDING	122.99	
			MEDICARE WITHHOLDING	25.08	
			MEDICARE WITHHOLDING	0.81	
			MEDICARE WITHHOLDING	2.88	
			WIRELESS	534.70	
			LONG TERM DISABILITY PAYRO	8.64	
			GTL VTL INSURANCE	4.59	
			SUPPLIES	21.98	
			IPERS REGULAR EMPLOYERS	195.52	
			WINTER SHIRT REIMBURSEMENT	122.00	
			GREENSPACE SUPPLIES	472.94	
			GREENSPACE SUPPLIES	800.69	
			POSTAGE	1,500.00	
			MANAGEMENT SERVICES	700.00	
			MOWING	360.00	
			GREENSPACE SUPPLIES	5,062.61	
			WEB SUPPORT	131.25	
			ADS, PRINTING, PUBLISHING	1,623.25	
			ADS, PRINTING, PUBLISHING	24.50	
			MONTHLY SERVICES	945.58	
	TOTAL:	12,660.01			
			FEDERAL WITHHOLDING	10,005.13	
			FICA WITHHOLDING	6,783.20	
			MEDICARE WITHHOLDING	1,586.42	
			AFLAC AFTER TAX PY W/HOLDI	111.93	
			AFLAC PY PRETAX WITHHOLDING	442.61	
			AFLAC AFTER TAX DEDUCTION	30.24	
			DEF. COMP PRETAX	275.00	
			GTL VTL INSURANCE	411.77	
			CHILD SUPPORT- SPANGLER-96	59.52	
			IPERS WITHHOLDING, FIRE	38.20	
			IPERS REGULAR EMPLOYEES	4,412.80	
			IPERS WITHHOLDING EMT	684.39	
			IPERS WITHHOLDING POLICE	1,739.78	
			FIREARM REIMB.	37.27	
			STATE WITHHOLDING	2,875.37	
			TOTAL:	29,493.63	
					FICA WITHHOLDING
	FICA WITHHOLDING			6,783.20	
	MEDICARE WITHHOLDING			1,586.42	
	AFLAC AFTER TAX PY W/HOLDI			111.93	
	AFLAC PY PRETAX WITHHOLDING			442.61	
	AFLAC AFTER TAX DEDUCTION			30.24	
	DEF. COMP PRETAX			275.00	
	GTL VTL INSURANCE			411.77	
	CHILD SUPPORT- SPANGLER-96			59.52	
	IPERS WITHHOLDING, FIRE			38.20	
			IPERS REGULAR EMPLOYEES	4,412.80	
			IPERS WITHHOLDING EMT	684.39	
			IPERS WITHHOLDING POLICE	1,739.78	
			FIREARM REIMB.	37.27	
			STATE WITHHOLDING	2,875.37	
			TOTAL:	29,493.63	
			FICA WITHHOLDING	10,005.13	
			FICA WITHHOLDING	6,783.20	
			MEDICARE WITHHOLDING	1,586.42	
			AFLAC AFTER TAX PY W/HOLDI	111.93	
			AFLAC PY PRETAX WITHHOLDING	442.61	
			AFLAC AFTER TAX DEDUCTION	30.24	
			DEF. COMP PRETAX	275.00	
			GTL VTL INSURANCE	411.77	
			CHILD SUPPORT- SPANGLER-96	59.52	
			IPERS WITHHOLDING, FIRE	38.20	
			IPERS REGULAR EMPLOYEES	4,412.80	
			IPERS WITHHOLDING EMT	684.39	
			IPERS WITHHOLDING POLICE	1,739.78	
			FIREARM REIMB.	37.27	
			STATE WITHHOLDING	2,875.37	
			TOTAL:	29,493.63	
			FICA WITHHOLDING	10,005.13	
			FICA WITHHOLDING	6,783.20	
			MEDICARE WITHHOLDING	1,586.42	
			AFLAC AFTER TAX PY W/HOLDI	111.93	
			AFLAC PY PRETAX WITHHOLDING	442.61	
			AFLAC AFTER TAX DEDUCTION	30.24	
			DEF. COMP PRETAX	275.00	
			GTL VTL INSURANCE	411.77	
			CHILD SUPPORT- SPANGLER-96	59.52	
			IPERS WITHHOLDING, FIRE	38.20	
			IPERS REGULAR EMPLOYEES	4,412.80	
			IPERS WITHHOLDING EMT	684.39	
			IPERS WITHHOLDING POLICE	1,739.78	
			FIREARM REIMB.	37.27	
			STATE WITHHOLDING	2,875.37	
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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
===== FUND TOTALS =====				
001	GENERAL GOVERNMENT		43,267.93	
110	ROAD USE TAX FUND		12,501.39	
160	ECONOMIC/INDUSTRIAL DEVEL		80.08	
317	GO CP 2023		1,698.75	
600	WATER OPERATING		1,480.15	
610	WASTEWATER/AKA SEWER REVE		2,365.84	
630	ELECTRIC OPERATING		5,214.19	
640	GAS OPERATING		2,198.19	
660	AIRPORT OPERATING		15,088.98	
670	GARBAGE COLLECTION		6,364.88	
740	STORM WATER		71.25	
810	CENTRAL GARAGE		9,133.17	
835	ADMINISTRATIVE SERVICES		12,660.01	
860	PAYROLL ACCOUNT		29,493.63	
GRAND TOTAL:			141,618.44	



316 2nd St SE, STE 124
P.O. Box 2457
Cedar Rapids, IA 52406-2457
www.lynchdallas.com
dherman@lynchdallas.com
319.200.3717

Holly A. Corkery | Douglas D. Herman
Madison P. Huntzinger | Samantha R. Kuntz
Steven C. Leiding | Daniel M. Morgan
Patrick J. O'Connell | Amy L. Reasner
Bryce E. Schulte | Wilford H. Stone
Of Counsel: Mohammad H. Sheronick

TO: City of Tipton, Mayor and Council

FROM: City Attorney Doug Herman

RE: Pending R.E. Sale Considerations

Date: December 11, 2025

The Council Agenda includes a Public Hearing on the sale of City property, where some of which were bid at a price less than the City imposed minimum bid. I have discussed this with Brian, and to that end have created two draft Resolutions for your consideration, recognizing that neither one may be a perfect fit but which will be good templates for your consideration. Generally speaking:

Option 1: Resolution that approves sale of two properties where bids exceeded the City imposed minimum bid, likely approves sale of two properties where bids were less than City imposed minimum bid, and rejects bid on remaining property based upon assertion by person at PH that they were prepared to submit a bid at or about the previously set minimum bid.

Option 2: Resolution that approves sale of all five properties for sale prices bid and preliminarily approved.

Option 1 presumes that you will have one person appear and express interest in 1 of the 3 properties that Shumaker submitted bids on, all less than the minimum bid requirement. If this person, or two persons for example, speak at the PH and express a desire to submit bids on 2 or all 3 of those properties at or about the previously advertised minimum bid, you may want to amend this draft Resolution to not approve the sale of any of those parcels, instead putting them back out for bid and resetting PH. If you go this route, you will need to consider the risk that the current bidder may drop out, may lower bid, or that those expressing interest will not follow through.

Option 2 presumes that you will not hear from anyone at the PH that expresses an intent to offer a notably higher bid, or anyone that you have a comfort level with. (Recall that some prior bidders have backed out, and in one case when the City went back to an original bidder, that original bidder lowered their purchase price in light of being rejected initially.)

If you get pushback from the public that you should not sell any of the properties where the minimum bid was not reached, whether there is expressed interest or not, you could choose to readvertise those three properties with either a lower required minimum bid or

no minimum bid. (Maybe the minimum bid would be the Shumaker offer?) As noted above, there is no guarantee that Shumaker will resubmit or that others will submit if you go this route, you will need to make a judgment call after the PH.

Lastly, “Resolutions” in the packet are draft form, they can be approved at the meeting even if you are changing them so long as the change is not so significant that the Agenda item becomes inaccurate.

I hope this helps you understand your options. The good news is that these properties are all bringing revenue to the City in addition to improvements, both good results in light of the past condition of these properties.

Sincerely yours,

Douglas D. Herman

Douglas D. Herman

LYNCH DALLAS LEGAL

RESOLUTION NO. 121525A

**Resolution Approving Sale and Transfer of City owned Real Estate and Scheduling Public Hearing on
Proposed Sale of City Real Estate**

WHEREAS, the City of Tipton, Iowa owns the properties described herein, all of same having been offered for sale by way of a Request for Proposals, the City Council receiving proposals/bids and giving preliminary consideration to those proposals/bids on December 1, 2025, and

WHEREAS, the following table discloses the property address, bidder to purchase the property, the previously set minimum purchase price, the bidder's proposed purchase price, and additional information related to the bidders proposed estimated costs of improvements:

Address	Buyer	Required Minimum Purchase Price	Buyer's Proposed Purchase Price	Estimated Cost of Property Improvements
302 W 5th Street	Brad/Blakely Wurr	\$66,900	\$70,000	Roof, windows, foundation, flooring: \$8,500
615 W 8th Street	Randall Shumaker	\$74,640	\$48,750	Kitchen-dining room, 24'X32' garage: \$39,200
215 W 6th Street	Randall Shumaker	\$68,520	\$56,500	Foundation, Roofs house & garage: \$38,900
310 W 7th Street	Randall Shumaker	\$73,584	\$53,000	Single or Double Garage: \$21,900
701 Inland Road	Jared/Whitney Gehrs	\$3,508	\$5,000	Demo within 90 days, New Home: \$186,000- \$226,000

and

WHEREAS, after receipt and preliminary approval of the above bids, the City published notice of a Public Hearing for the 15th day of December, that public hearing taking place immediately prior to the consideration of this Resolution, the Public Hearing Notice including the following specific language:

“Of the five properties, the proposals for 302 W 5th and 701 Inland Road met the City Council’s required minimum purchase price. However, the proposals for 615 W 6th, 215 W 6th, and 310 W 7th did not. At or before the December 15 public hearing, anyone can propose to the Council that the bidding process should be reopened for any of these last three properties due to their willingness to make a competitive or compliant bid. The Council maintains the authority to either accept or decline such requests.”

and

WHEREAS, during the Public Hearing the Council heard from _____ who indicated that he/she was interested in acquiring the property located at _____, one of the properties for which the preliminarily accepted bid was notably less the originally published required minimum bid, _____ indicating that he would submit a bid in an amount equal to or in excess of the previously required minimum bid, and

WHEREAS, during the Public Hearing no other person appeared to express interest in purchasing any of the other properties where the preliminarily accepted bid was notably less than the originally published required minimum bid, and

WHEREAS, the Council finds that the sale of 302 W. 5th Street to Brad/Blakely Wurr at the sale price of \$70,000.00 should be approved, that the sale of 701 Inland Road to Jared/Whitney Gehrs at the sale price of \$5,000.00 should be approved, and that the sale of _____ and _____ to Randall Shumaker at the sale prices of \$ _____ and \$ _____ respectively should be approved, even though less than the originally imposed minimum bid, taking into account that there were no other bidders and no one appeared at the Public Hearing to express interest in bidding on said properties should the City put said properties back out to bid, and that the property located at _____ should not be approved for sale at this time, that in light of the comments received at tonight's public hearing, that said property should be readvertised for bids at this time, with notice to bidders to be published in substantially the same manner as the original notice to bidders, and

WHEREAS, in anticipation of the receipt of new bids on _____, on or before _____, the Council hereby sets a Public Hearing for the ____ day of _____, 2025, at which time the Council will consider the bids received and thereafter consider approval of the sale of _____ by resolution at that time, notice of said public hearing to be published as required by Iowa Code 362.3 and 364.7.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tipton, Iowa, does hereby approve the sale of the following described City owned real estate to the persons/entities identified below subject to the following general terms, all of same to be incorporated into a Real Estate Purchase Agreement to be prepared by the City Attorney, said sales being subject to reversion under such terms and conditions identified and explained in the request for proposals acknowledged by the purchasers as being a required term of sale, and other normal and customary terms of sale.

1. 302 W. 5th Street to Brad/Blakely Wurr at the sale price of \$70,000.00
2. 701 Inland Road to Jared/Whitney Gehrs at the sale price of \$5,000.00
3. _____ to Randall Shumaker at the sale prices of \$ _____
4. _____ to Randall Shumaker at the sale prices of \$ _____

IT IS FURTHER RESOLVED, that the property located at _____ will be readvertised for bid, with bids due on or before _____, to be considered at a Public Hearing set for the ____ day of _____, _____ during a regularly scheduled Tipton City Council meeting, held at the Tipton Fire Station located at 304 Lynn Street, Tipton, IA.

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 Resolution _____ which was passed by the Tipton City Council this ____ day of _____ 2025.

Amy Lenz, City Clerk

RESOLUTION NO. 121525B

Resolution Approving Sale and Transfer of City owned Real Estate

WHEREAS, the City of Tipton, Iowa owns the properties described herein, all of same having been offered for sale by way of a Request for Proposals, the City Council receiving proposals/bids and giving preliminary consideration to those proposals/bids on December 1, 2025, and

WHEREAS, the following table discloses the property address, bidder to purchase the property, the previously set minimum purchase price, the bidder's proposed purchase price, and additional information related to the bidders proposed estimated costs of improvements:

Address	Buyer	Required Minimum Purchase Price	Buyer's Proposed Purchase Price	Estimated Cost of Property Improvements
302 W 5th Street	Brad/Blakely Wurr	\$66,900	\$70,000	Roof, windows, foundation, flooring: \$8,500
615 W 8th Street	Randall Shumaker	\$74,640	\$48,750	Kitchen-dining room, 24'X32' garage: \$39,200
215 W 6th Street	Randall Shumaker	\$68,520	\$56,500	Foundation, Roofs house & garage: \$38,900
310 W 7th Street	Randall Shumaker	\$73,584	\$53,000	Single or Double Garage: \$21,900
701 Inland Road	Jared/Whitney Gehrs	\$3,508	\$5,000	Demo within 90 days, New Home: \$186,000-\$226,000

and

WHEREAS, after receipt and preliminary approval of the above bids, the City published notice of a Public Hearing for the 15th day of December, that public hearing taking place immediately prior to the consideration of this Resolution, the Public Hearing Notice including the following specific language:

“Of the five properties, the proposals for 302 W 5th and 701 Inland Road met the City Council’s required minimum purchase price. However, the proposals for 615 W 6th, 215 W 6th, and 310 W 7th did not. At or before the December 15 public hearing, anyone can propose to the Council that the bidding process should be reopened for any of these last three properties due to their willingness to make a competitive or compliant bid. The Council maintains the authority to either accept or decline such requests.”

and

WHEREAS, during the Public Hearing the Council heard from person(s) who expressed interest in bidding on one or more of the properties for which minimum bids were not received, but did not commit to what their bid would be nor commit to their bid being equal or greater than the originally advertised minimum bid, and

WHEREAS, the Council finds that all legal requirements were followed to put the properties out for bid, and that any person could have submitted a bid for consideration by the City Council prior to the Public Hearing and that the high bids received are those shown in the body of this resolution, and

WHEREAS, the Council further finds that it is in the best interest of the City to accept those bids given preliminary approval at this time, that those bids are believed to be representative of market value of the properties even though they do not exceed the original proposed minimum bid, and that the City could receive lesser bids or no bids at all should the City pursue rebidding of said properties.

WHEREAS, the Council finds that the sale of 302 W. 5th Street to Brad/Blakely Wurr at the sale price of \$70,000.00 should be approved, that the sale of 701 Inland Road to Jared/Whitney Gehrs at the sale price of \$5,000.00 should be approved, that the sale of 615 W. 8th Street to Randall Shumaker at the sale price of \$48,750.00 should be approved, that the sale of 215 W. 6th Street to Randall Shumaker at the sale price of \$56,500.00 should be approved, and that the sale of 310 W. 7th Street to Randall Shumaker at the sale price of \$53,000.00 should be approved

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tipton, Iowa, does hereby approve the sale of the following described City owned real estate to the persons/entities identified below subject to the following general terms, all of same to be incorporated into a Real Estate Purchase Agreement to be prepared by the City Attorney, said sales being subject to reversion under such terms and conditions identified and explained in the request for proposals acknowledged by the purchasers as being a required term of sale, and other normal and customary terms of sale.

1. 302 W. 5th Street to Brad/Blakely Wurr at the sale price of \$70,000.00
2. 701 Inland Road to Jared/Whitney Gehrs at the sale price of \$5,000.00
3. 615 W. 8th Street to Randall Shumaker at the sale price of \$48,750.00
4. 215 W. 6th Street to Randall Shumaker at the sale price of \$56,500.00
5. 310 W. 7th Street to Randall Shumaker at the sale price of \$53,000.00

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 Resolution _____ which was passed by the Tipton City Council this ____ day of _____ 2025.

Amy Lenz, City Clerk

AGENDA ITEM
AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

DATE:	12/15/2025
AGENDA ITEM:	Discussion and possible action concerning an advertising campaign for the City's Industrial Park properties.
ACTION:	Motion to approve, deny, or table.

SYNOPSIS:

Brian and I have been investigating ways to advertise the sale of 15.98 frontage acres and 19.72 in the industrial park along Highway 38.

There's always a cost to advertise. But, I've tried to find ways to give potential developers a complete idea of what we have to offer while trying to do it at a minimal expense.

Our strategy is to present video/broadcast and radio options to develop 15-second and 30-second ads.

Since there's so much information on our two industrial lots, we won't have enough time to adequately describe what we can offer within such limited amounts of commercial ad time.

Our ads will introduce viewers and listeners to our City and the industrial lots. But, before the ads end, we'll ask interested parties to go to a new website such as "GrowTipton.org"

Though separate, the *GrowTipton* site would be located on the City's current website. Among other facts and information, the site would include:

- Per acre land prices per lot.
- Lot dimensions.
- Aerial photos of each lot including the locations of electric, water, and gas lines.
- Drone video.
- Zoning info.
- Locations relative to and miles from major highways and cities.
- Population sizes within different circumferences of miles.
- Tipton demographics.

The cost of some of the components for doing this will be the same no matter what we do.

These are the basic costs for all options:

--1.) We have joined the LOIS System which is paid for by the State of Iowa. Therefore, our participation in the program is at **no charge**. With time, we can also add other properties and available buildings to the *GrowTipton* site.

Going beyond what our advertising will do, LOIS will connect the City of Tipton's location(s) with site selectors and buyers by promoting available properties on a custom map used by government entities, property developers, and real estate professionals.

--2.) Drone footage including photos and the video will be added to *GrowTipton*. In the attachments, please see the page labeled as "Industrial Park Parcels." It shows the City's two lots and the location of nearby utilities—electric, gas, water.

Before the snow fell, we hired ECIA to produce some drone footage of our two properties. The City will be billed approximately **\$500** for the drone footage and the labels and graphics for both parcels. These photos/videos were needed to proceed with this project, but additional work may need to be required. So far, we've been provided with:

- Top-down shot of the lot and property.
- A full 360° video around the property.
- Low-level shots from four angles.
- High-level shots from four angles.
- Wide-view shots showing the surrounding area in relation to the property.

--3.) After the above basics, the variations in further costs will depend on the types of advertising that you choose to do.

Below is a summary and some of our recommendations. The info for each of these media outlets is attached. The ones that refer to a number of "impressions" are stating the number of possible individual views or listeners.

KCJJ Radio Station – Brian suggested that we include them early on because KCJJ is the #1 radio station in Iowa City. Job creators there may not realize how close Tipton is to Hwy I-80, Hwy 30, and IC itself. They are also offering to do 288 30-second ads over a 3-month period for **\$1200**. They will also assist with developing the ad's narrative.

Kwik Star – This, too, could have an unexpected positive impact early on. Kwik Star provided a lot of the attached info with some of the key points highlighted in yellow. Plans are customized can be tailored to fan-out to whatever mile-radius that we choose. Minimum of 250,000 impressions per month per each for fuel dispenser videos and in-store displays for one-month. Videos are 15-seconds. We must supply the video. Total cost: **\$5,000**.

KCRG TV – For one month, they estimate 591,000 impressions. Total cost: **\$5,475 plus \$500 in production costs**. We discussed drone footage (they will provide) and writing the narrative. 30-second commercials, and they can also do a 15-second commercial. One of the reasons for listing KCRG here is because they offered to let us use their 15-second ads for on Kwik Star's platform.

The Tipton Conservative and Advertiser – One month. Variety of ad sizes. 2,700 impressions per week. ½ page ad for four weeks. Total cost: **\$2,620.80** for The Tipton Conservative can also add the West Branch Times to be included for a total cost **\$4,284.00**. (if you advertise in both papers, it is a 20% discount). The paper also offers ¼ page ads for half of these prices. The advantage to this is that it would give local and out-of-town/out-of-state subscribers some written exposure to our ads. We have to assume that those who subscribe to the paper will have some sort of tie to Tipton that might work to our benefit.

Town Square Media Group – KHAK comes with 25 spots per week on air and a matching twenty-five on KHAK.com app/stream online. In addition, it comes with a banner ad that has 17,857 impressions. The week of 11/23, KDAT station format changes to Christmas music and they have a lot of additional listeners. Weekly Investments: **KHAK - \$850, KDAT - \$495 and KRNA - \$435**. Must run a minimum of two weeks per month per station. We'd have to confirm this, but it looks like all three stations for one-month would be **\$7120**.

--4.) In addition to these media choices, there might be others that you'd like us to look into.

Beyond advertising the *GrowTipton* site, we don't have any specific ideas about the narrative or video in these ads. That might be done by a committee, if desired.

One out-of-the-box idea might be to offer a "bounty" for any tips that lead to a company settling here—at least \$1000 or some other amount that would spark a reaction.

BUDGET ITEM: TBD

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

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

ATTACHMENTS: Marketing plans for the industrial park, possible options, map of industrial park.

Industrial Park parcels

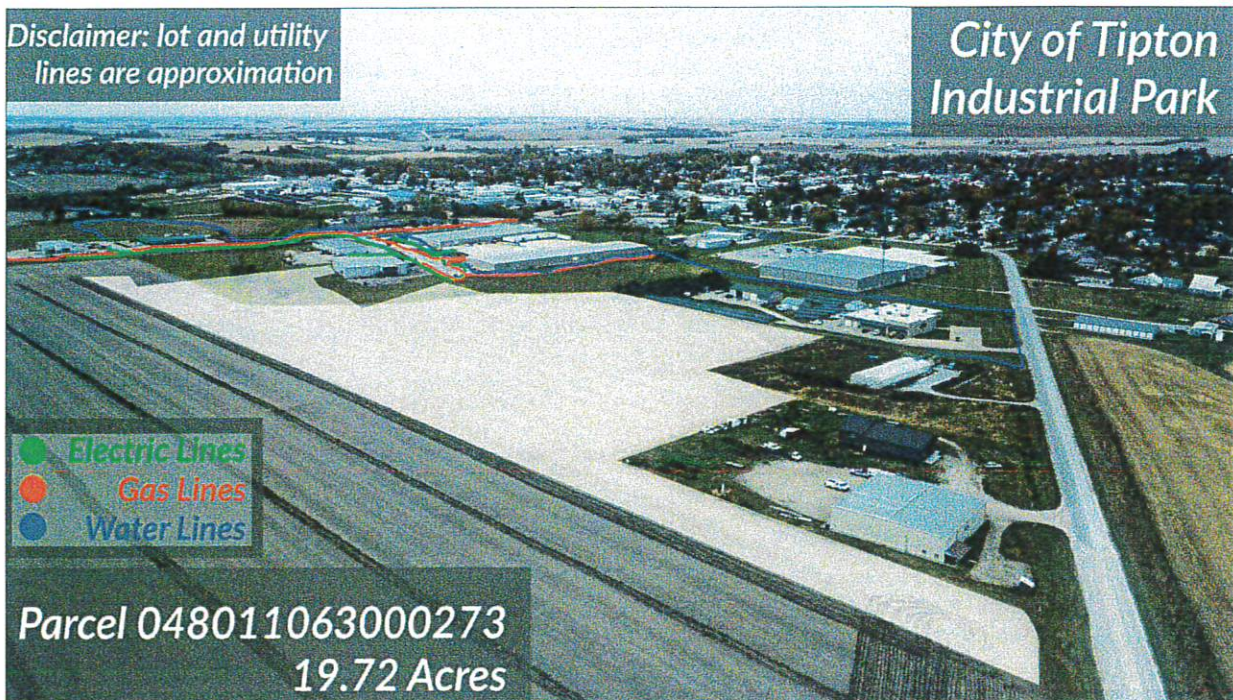
Disclaimer: lot and utility
lines are approximation

City of Tipton
Industrial Park



Disclaimer: lot and utility
lines are approximation

City of Tipton
Industrial Park



City of Tipton - Proposal - Dates ~~October~~ - ~~December~~

<u>RUN DATE</u>	<u>CLASS</u>	<u>LENGTH</u>	<u>M</u>	<u>T</u>	<u>W</u>	<u>TH</u>	<u>F</u>	<u>S</u>	<u>S</u>	<u>TOTAL SPOTS</u>	<u>Per Spot</u>	<u>Cost</u>
Three Months October-December	AM Drive Sponsor (6AM-10AM)	:30	1	1	1	1	1	1	1	96	\$20.00	\$1,920
Three months October-December	BT A 5am-7pm	:30	2	2	2	2	2	2	2	192	\$14.00	\$2,688
										288		Up-front payment! \$1200

City of Tipton (land auction) will be a named sponsor for AM DRIVE plus (1) per day BT A spots dates October December.
 The value of this proposal is over \$4,000 The cost – A one time, up-front payment of \$1200
 Thank you for your business.

Deb Kelley-Melsha- Account Executive
 KCJJ Radio



Retail Media Opportunities

Kwik Trip

F A T I P T O N

Stu Heifetz

sheifetz@kwiktrip.com

608-791-7560

Kwik Trip

Kwik Star

STOP N GO

TOBACCO
Outlet
plus
GROCERY

Kwik
MEDIA

Tipton, Iowa-Kwik Star Proposal

-Minimum 250,000 Fuel Dispenser Impressions
(\$20 Cost per thousand)

-Minimum 250,000 In-store Digital Display Impressions
(No charge)

Total Cost: \$5,000



Kwik Media Rate Card

Fuel Dispenser Video – \$25 CPM

In-store Audio – \$15 CPM

Digital Display – \$10 CPM

- All plans are customized
- Reduced rate available for qualified non-profits



 Find a Store

Find your nearest Kwik Trip or Kwik Star store

City, State, or ZIP

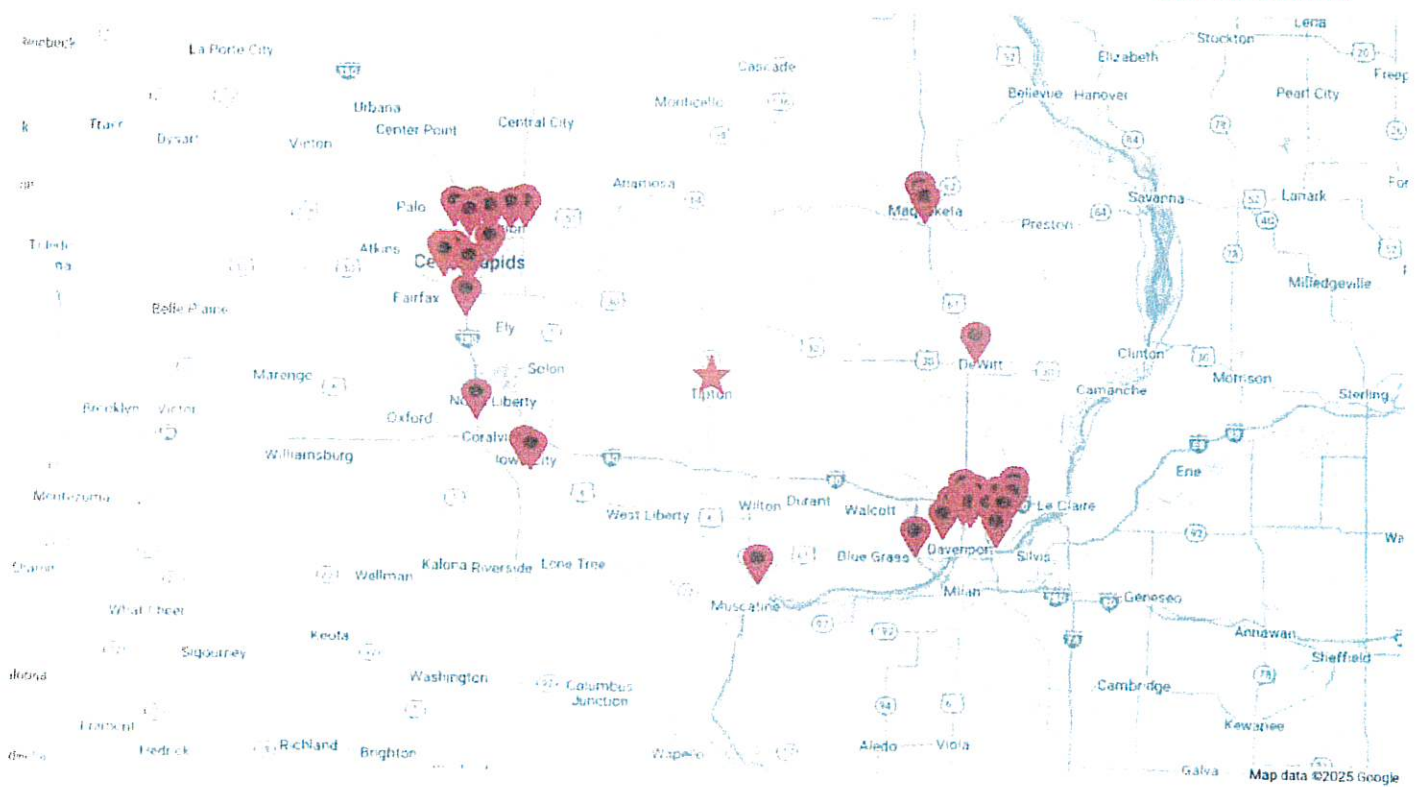
Tipton, Iowa

40 miles

Narrow your search

34 locations found within 40 miles

Maps and Downloads



Government

Emergency Programs

Healthcare

Food Programs

Connect With Us



The Kwik Trip Story

Kwik Trip is a multi-generational, family-owned business with over 38,000 co-workers in over 875 stores spanning Wisconsin, Minnesota, Iowa, South Dakota, Michigan and Illinois. Kwik Trip opened its' first store in 1965, in Eau Claire, Wisconsin. Excellent service, friendly co-workers, fresh, quality food and famously clean restrooms have made Kwik Trip a safe and popular destination.

Kwik Trips' Core Values

Kwik Trip, Inc. operates under the core values of honesty and integrity, respect, excellence, humility, innovation, and a roll-up-your-sleeves work ethic. Our stores welcome millions of guests each week and we want every one of them to find what they need and be happy that they stopped.

Kwik Trips' Vision Statement

"To serve our customers and community more effectively than anyone else by treating our customers, co-workers, and suppliers as we, personally, would like to be treated and to make a difference in someone's life."

"See you next time!"



Why Kwik Media A Captive Audience



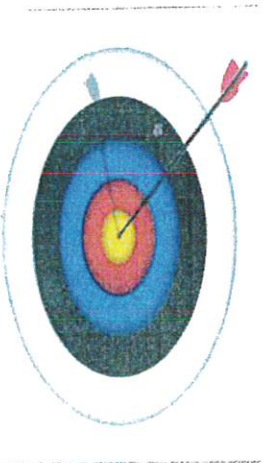
The average adult attention span is now 8.25 seconds
*Samba Recovery

The average American spends four hours and 37 minutes
on their cellphone every day and is exposed to well over
one thousand advertising messages daily
*Data Reportal

TIPTON

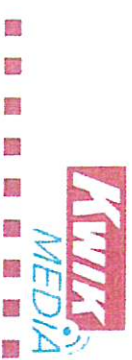
KWIK
MEDIA

Why Kwik Media Precise Targeting/No Waste



Kwik Media can geo-target your commercials by:

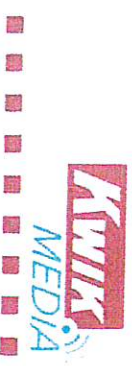
- State
- Zip Code
- County
- DMA
- Business Location
- Kwik Trip/Kwik Star store



Why Kwik Media Scale

In an average week Kwik Media reaches more people than all of the following teams reach in an entire year, combined!

Minnesota Twins
Minnesota Vikings
Minnesota Timber-Wolves
Minnesota Stars
Green Bay Packers
Milwaukee Brewers
Milwaukee Bucks
University of Iowa Football
University of Iowa Wrestling
University of Iowa Men's and Women's basketball





2025 Retail Media Opportunities

- Speak to your potential customers on a 1-1 basis in an unmatched, positive advertising environment
- Speak directly to a captive audience with rapt attention on your commercial
- Guaranteed delivery
- Brand safety



Kwik Trip™

Kwik Star

STOPN'GO

TOBACCO
Outlet
plus
GROCERY





2025 Retail Media Opportunities

Cut through the clutter of today's crowded, loud and confusing advertising market

- TV-OTA, Subscription, Cable, etc.
- Radio-OTA, Subscription, Satellite
- Online-Social, search
- Content concerns
- Competitive protection

Kwik Trip

Kwik Star

STOPN GO

TOBACCO
Outlet
plus
GROCERY



Fuel Dispenser Video



- Prioritized, fixed positioned : 15 commercials.
- Customized content for Kwik Trip /Kwik Star customers
- Extensive geo-targeting capabilities

TIPTON



In-Store Digital Display



- Network of over 10,000 screens
- Fully customized creative with static image and video capabilities
- Can run numerous creative executions highlighting different positions or opportunities
- Extensive geo-targeting capabilities

F. TIPTON



Testimonials

"The feedback we received from our advertising on Kwik Trip fuel dispenser video has been 100% positive. We saw a direct impact from our Kwik Trip advertising to increased attendance at our most recent boat show. We couldn't be happier with the results."

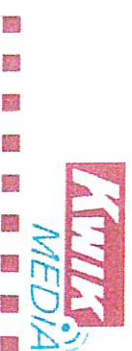
Eric Mysliwiec, American Marine

"We have been advertising on the Kwik Trip fuel dispenser video for a few months now, and it has been a great move for our brand. We have had a large number of folks in the Midwest getting to see our brand on a daily basis at their favorite gas station, Kwik Trip. The feedback that we have received has been nothing but positive".

Russell Nicolet, Nicolet Law

"Kwik Trip has been an integral partner in our first quarter multipronged marketing campaign in Central and Northern Wisconsin to increase the number of veteran applications to fly on the Never Forgotten Honor Flight. The results have been beyond expectations, with an increase of 410%!"

James K. Campbell, Jr., Never Forgotten Honor Flight, Inc.





Retail Media Ad Specs

FUEL DISPENSER ADS

Dimensions

- 16:9 Full Screen: 1920w x 1080h
- The system will transcode the images if they are not this ration and add black top or side to not stretch the image or video to fit

File Types and Sizes

- JPG or PNG image files supported
- MOV and MP4 video files supported

File size limit

- Maximum recommended file size for the source video asset is 35 Mb



IN-STORE DIGITAL DISPLAY ADS

Dimensions

- 1920 x 1080 Single Display
- 1920 x 540 Double Display

File Types and Sizes

- WEBM video files supported or MP4 and we will convert
- Video Codec Setting: VP8
- Audio Codec Setting: VORBIS (no sound)

Length

- 15 seconds



- #### Special Requirements
- Length 15 seconds
 - Each spot requires 2 frames of black before any creative content. The 2 frames is not in addition to, rather part a part of the 15 second duration of the spot.

IN-STORE RADIO ADS

File Types

- MP3

Length

- 15 seconds





Marketing Plan

TV Commercials – 591,000 Impressions per Month

Program	Time	Monthly Commercials
Early News	M-F 5-6a	6
Morning News	M-F 6-7a	6
TV9 News at 10	M-F, SU 10-1035p	6
US Farm Report	SA 5-6a	3
Sat Morning News	SA 6-7a	3
Sun Morning News	SU 6-7a	3

Total Commercials 27

TV Schedule Monthly Reach: 79.4% Households/ Frequency: 2.7x

Total Monthly Investment: \$5,475

This strategic advertising schedule was created to effectively reach business owners when they are most receptive to marketing messages. Business owners often operate on tight schedules and are inundated with information daily. By using a consistent, well-timed plan, we can maximize visibility, repetition, and align our outreach with key decision-making periods. This approach ensures sustained engagement across multiple touchpoints, increasing the likelihood of meaningful connections and conversions.



Tipton Conservative & West Branch rate: \$10.40 per column inch

\$11.80 per column inch classified ads

Add \$150 to any ad for full color - this MAY be negotiable with long-term runs (6 mo. or more).

All prices below are non-classified, black & white rates:

2 col. x 2" (3-5/8" wide x 2" tall) - \$41.60 per week

2 col. x 3" (3-5/8" wide x 3" tall) \$62.40 per week

2 col. x 4" (3-5/8" wide x 4" tall) \$83.20 per week

2 col. x 5" (3-5/8" wide x 5" tall) \$104 per week

3 col. x 3" (5-5/8" wide x 3" tall) \$97.20 per week

3 col. x 4" (5-5/8" wide x 4" tall) \$124.80 per week

3 col. x 5" (5-5/8" wide x 5" tall) \$156 per week

1/4 pg. - 3 col. x 10.5" (5-5/8" wide x 10-1/2" tall) \$327.60 per week

1/2 pg. - 6 col. x 10.5" (11-1/2" wide x 10-1/2" tall) \$655.20 per week

Full pg. - 6 col. x 21" (11-1/2" wide x 21" tall) \$1,179.36 (this includes a 10% discount)

Classified Page

Tipton Conservative: \$11.80 per column inch

Tipton and West Branch: \$17.00 per column inch

Combination Rates

Tipton and West Branch combo rate: \$17.00 per column inch

Papers we own:

Tipton Conservative

West Branch Times

Advertise in 2 papers - 20% discount

Deadlines: Deadlines are 3 p.m. on Thursdays

2025-26 CUSTOMER APPRECIATION SALE

YOUR ACCESS TO UPFRONT PRICING & LIMITED-TIME ADDED VALUE

WEEKLY RATES, BY STATION:

:30 CAS PACKAGE

25 / :30 COMMERCIALS (on air & online)
On Air ~ M-F 6AM - 8P & M-SU 6A-12M
Online ~ M-SU 6AM - 12mid
Display Advertising ~17,857 Impressions
Weekly Investment: KHAK - \$850
Weekly Investment: KDAT - \$495
Weekly Investment: KRNA - \$435



2025-26 EXCLUSIVE ADDED VALUE

Based on suggested schedule, you will qualify for the following incentives:

Bonus spot weight (Commitment Based)
Everything from above, plus you will receive Free Commercials to be used in the quarter the credit earned.
16 Weeks Purchased — Receive 100 M-SU 5A-12M radio spots
24 Weeks Purchased — Receive 175 M-SU 5A-12M radio spots
36 Weeks Purchased — Receive 350 M-SU 5A-12M radio spots
48+ Weeks Purchased — Receive 600 M-SU 5A-12M radio spots
- All spots are 100% pre-emptible - Added value must be placed in the same quarter as paid ads - Added value may run on purchased or lower tier station - All schedules need to be approved before airing.

Guidelines:

- Must run a minimum of 2 weeks per month per station
- Schedules are cancelable with 1 month notice after 90 days
- Spots are pre-emptible and can be moved within flight
- All clients are subject to the credit policies of TSM

- Weeks are in limited supply and will sell out
- All sold on first come, first serve basis
- Spots runs in set dayparts
- Sponsored Social Mentions are delivered over the course of a month

Start of Week	KHAK	KDAT	KRNA
Q4 2025			
	KHAK - \$850	KDAT - \$495	KRNA - \$435
29-Sep			
6-Oct			
13-Oct			
20-Oct			
27-Oct			
3-Nov			
10-Nov			
17-Nov			

Start of Week	KHAK	KDAT	KRNA
Q2 2026			
	KHAK - \$850	KDAT - \$495	KRNA - \$435
30-Mar			
6-Apr			
13-Apr			
20-Apr			
27-Apr			
4-May			
11-May			
18-May			
25-May			
1-Jun			
8-Jun			
15-Jun			
22-Jun			
Q2 Total			
Q3 2026			
	KHAK - \$850	KDAT - \$495	KRNA - \$435
29-Jun			
6-Jul			
13-Jul			
20-Jul			
27-Jul			
3-Aug			
10-Aug			
17-Aug			
24-Aug			
31-Aug			
7-Sep			
14-Sep			
21-Sep			
Q3 Total			

AGENDA ITEM
AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

DATE: 12/15/2025

AGENDA ITEM: Discussion and possible action to set a per acre price for the City's Industrial Park properties.

ACTION: Motion to approve, deny, or table.

SYNOPSIS:

Whether or not the Council pursues an ad campaign for these two properties and whether or not it is done now or later...

At some point, the Council has to set a per acre price on our two industrial park properties.

As you might recall, the parcel that's along Hwy 38 is 15.98 acres. The interior parcel that starts off the end of Commerce Boulevard is 19.72 acres.

It is reasonable to assume that the much flatter and more accessible parcel along Hwy 38 would have a higher price.

If it helps, these are some prices from industrial parks that Linda checked on:

--1.) Manchester Industrial Park: Their recent sales that have ranged from \$30,000 to \$50,000/acre, however closer to \$50K/acre.

--2.) Independence: "Negotiable."

--3.) DeWitt: \$25,000/acre.

--4.) Buffalo: \$65,000/acre.

--5.) Iowa Falls: "Call."

--6.) Farley: \$45,000/acre.

--7.) New Hampton: Negotiable.

--8.) Bellevue: \$21,213 average per acre.

--9.) Oskaloosa: \$25,000/acre.

--10.) Webster City: \$25,000/acre.

--11.) Maquoketa: \$25,000/acre.

--12.) TEDCO had been advertising frontage acres at the industrial park between \$40,000 and \$45,000 per acre.

If desired, we can also check on additional industrial parks that you might suggest.

BUDGET ITEM: TBD

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

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

RESOLUTION NO. 121525C

RESOLUTION APPROVING THE FY 2027 FIVE-YEAR CAPITAL
IMPROVEMENT PROGRAM AND AIRPORT IMPROVEMENT PROGRAM DATA SHEETS

WHEREAS, as a condition to receiving State and Federal aid for the Matthews Memorial Airport, the following provisions must be met:

- Approved 5-Year Capital Improvement Program
- Approved Airport Improvement Program data sheets with the Sponsor's Signature
- Certification that the local match exists if a grant is awarded
- Authorization to submit the proposed projects for Federal Grants; and

WHEREAS, the FY 2027 Five-Year Capital Improvement Program and Airport Improvement Program data sheet(s) is attached listing projects deemed to be in the best interest of the Matthews Memorial Airport.

NOW, THEREFORE, Be It Resolved that the City of Tipton authorizes the submittal of the attached Five-Year Capital Improvement Program for the Matthews Memorial Airport, the airport improvement program data sheets for applicable Federal Aviation Administration Grants, and certifies that the local match of up to 10% is available for each project awarded a grant.

PASSED AND APPROVED this 15th day of December 2025.

Tammi Goerdt, Mayor

ATTEST:

Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. _____ which was passed by the Tipton City Council this 15th day of December 2025.

Amy Lenz, City Clerk



FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)
Attach additional sheets if necessary.

Airport Name, LOCID, City, State:	Mathews Memorial Airport, 8C4, Tipton, Iowa	Sponsor Email:	cityplanning@tiptoniowa.org
Prepared By:	Brian Wagner	Sponsor Signature:	
Date Prepared:	September 2025	Printed Name:	Brian Wagner
Sponsor Phone:	563-886-6564		

FY	Detailed Project/Scope Description	Fund Source	Amount
2026	Land Acquisition - Phase 2 "Brennan" (Parcel A-2)	Federal	\$250,332
		BIL	
		State	
		Local	\$13,175
		Total	\$263,507
2026	Expand Apron and Reconstruct Taxiway	Federal	\$253,479
		IIJA	\$379,000
		BIL	
		State	
		Local	\$33,288
2029	Land Acquisition - Phase 3 "Marten" (Parcel E)	Total	\$665,767
		Federal	\$662,499
		BIL	
		State	
		Local	\$73,611
		Total	\$736,110
		Federal	
		BIL	
		State	
		Local	\$0
		Total	
		Federal	
		BIL	
		State	
		Local	



LONG-RANGE NEEDS ASSESSMENT YEARS SIX TO 20

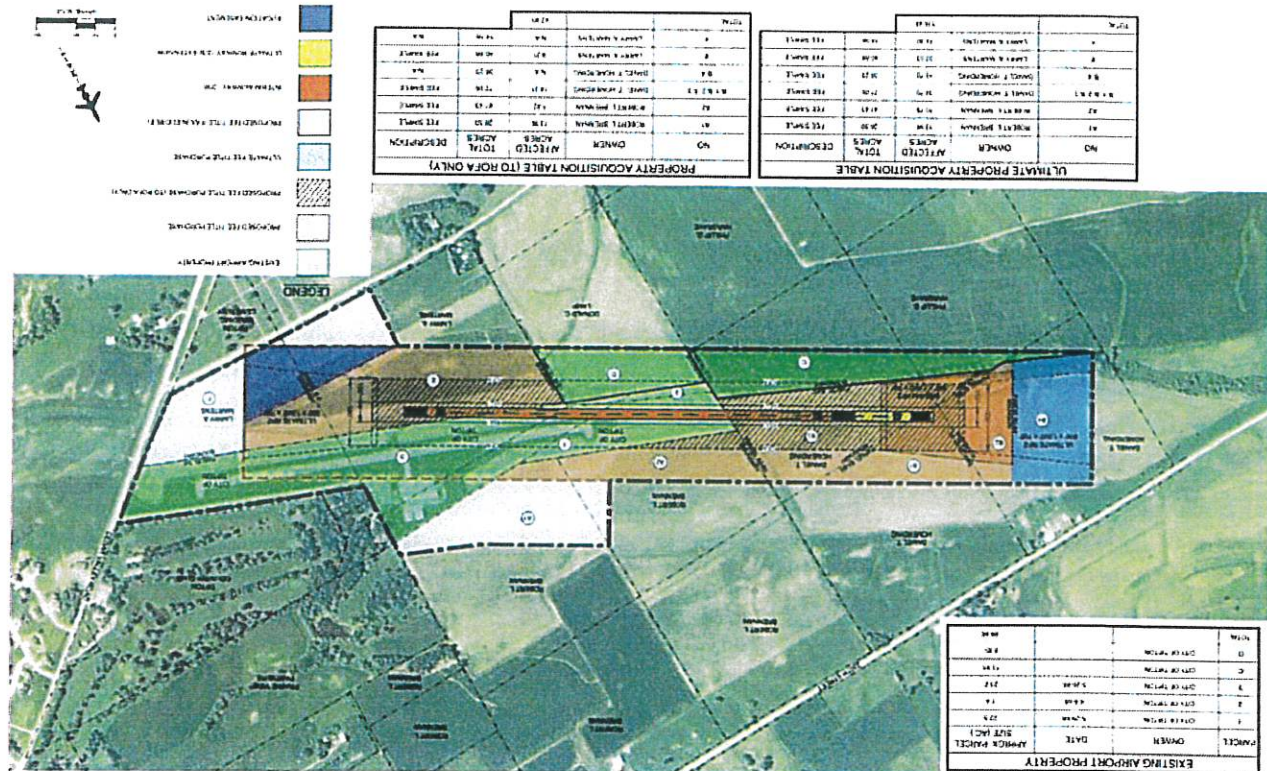
Attach additional sheets if necessary.

Airport Name:		Mathews Memorial Airport (8C4), Tipton, Iowa		
Estimated FY	Project Description	Fund Source	Amount	
2033	Land Acquisition - Phase 4 "Homerding" (Parcel B1, B2, B3)	Federal		\$607,649
		BIL		
		State		
		Local		\$67,516
		Total		\$675,165
2035	Runway 12/30 & Turnaround (Design)	Federal		\$360,000
		BIL		
		State		
		Local		\$40,000
		Total		\$400,000
2037	Runway 12/30 & Turnaround (Grading & Drainage) - 3,400' x 75'	Federal		\$900,000
		BIL		
		State		
		Local		\$100,000
		Total		\$1,000,000
2038	Runway 12/30 & Turnaround (Paving, Marking, & Lighting) - 3,400' x 75'	Federal		\$2,700,000
		BIL		
		State		
		Local		\$300,000
		Total		\$3,000,000
2040	Taxilane Loop Reconstruction	Federal		\$336,487
		BIL		
		State		
		Local		\$37,388
		Total		\$373,875

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LocID, City, State:		Mathews Memorial Airport, 8C4, Tipton, Iowa	
AIP Project Type:		Land Acquisition - Phase 2 (Parcel A-2)	
Local Priority:	1	Fed. Share (AIP):	\$137,332
FFY Requested:	2026	Fed. Share (BIL-AIG):	
NEPA Determination:	November 2019	State Share:	
(on a separate sheet) that clearly identifies the scope of the project		Local Share:	\$126,175
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing		Total Project Cost:	\$263,507

Project Justification and Scope:

Acquire parcels E for the construction of interim Runway 12/30 (75' x 3,400') and protection of the RSA, RPZ and 35' BRL.



ULTIMATE PROPERTY ACQUISITION TABLE			
NO	OWNER	ACRES	DESCRIPTION
01	WILLIAMS, JENNIFER	1.00	1.00 ACRES
02	WILLIAMS, JENNIFER	1.00	1.00 ACRES
03	WILLIAMS, JENNIFER	1.00	1.00 ACRES
04	WILLIAMS, JENNIFER	1.00	1.00 ACRES
05	WILLIAMS, JENNIFER	1.00	1.00 ACRES
06	WILLIAMS, JENNIFER	1.00	1.00 ACRES
07	WILLIAMS, JENNIFER	1.00	1.00 ACRES
08	WILLIAMS, JENNIFER	1.00	1.00 ACRES
09	WILLIAMS, JENNIFER	1.00	1.00 ACRES
10	WILLIAMS, JENNIFER	1.00	1.00 ACRES
11	WILLIAMS, JENNIFER	1.00	1.00 ACRES
12	WILLIAMS, JENNIFER	1.00	1.00 ACRES
13	WILLIAMS, JENNIFER	1.00	1.00 ACRES
14	WILLIAMS, JENNIFER	1.00	1.00 ACRES
15	WILLIAMS, JENNIFER	1.00	1.00 ACRES
16	WILLIAMS, JENNIFER	1.00	1.00 ACRES
17	WILLIAMS, JENNIFER	1.00	1.00 ACRES
18	WILLIAMS, JENNIFER	1.00	1.00 ACRES
19	WILLIAMS, JENNIFER	1.00	1.00 ACRES
20	WILLIAMS, JENNIFER	1.00	1.00 ACRES
21	WILLIAMS, JENNIFER	1.00	1.00 ACRES
22	WILLIAMS, JENNIFER	1.00	1.00 ACRES
23	WILLIAMS, JENNIFER	1.00	1.00 ACRES
24	WILLIAMS, JENNIFER	1.00	1.00 ACRES
25	WILLIAMS, JENNIFER	1.00	1.00 ACRES
26	WILLIAMS, JENNIFER	1.00	1.00 ACRES
27	WILLIAMS, JENNIFER	1.00	1.00 ACRES
28	WILLIAMS, JENNIFER	1.00	1.00 ACRES
29	WILLIAMS, JENNIFER	1.00	1.00 ACRES
30	WILLIAMS, JENNIFER	1.00	1.00 ACRES
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99	WILLIAMS, JENNIFER	1.00	1.00 ACRES
100	WILLIAMS, JENNIFER	1.00	1.00 ACRES

Signature:	<i>Brian Wagner</i>	Date:	10/7/2025
Printed Name:	Brian Wagner	Title:	City Manager
Phone Number:	563-886-6564	Email:	citymanager@tiptoniowa.org

SPONSOR SIGNATURE BLOCK

OPINION OF PROBABLE PROJECT COST
 PROJECT: Land Acquisition - Phase 2 (Parcel E)
 AIRPORT: MATHEWS MEMORIAL AIRPORT (8C4), TIPTON, IOWA
 DATE: DECEMBER 2023

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	COST
GP-50-1	LAND ACQUISITION (PARCEL A-2)	10.8	AC	\$ 21,506.58	\$ 232,056.00
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST					
	AIRSPACE ANALYSIS			\$ 700.00	
	LAND ACQUISITION SERVICES (PHASE I,II,III)			\$ 7,250.00	
	ADDITIONAL PHASE III LAND ACQUISITION SERVICES (PLAT RECORDING, SURVEY, EXHIBITS)			\$ 6,000.00	
	LEGAL SERVICES			\$ 4,500.00	
	ADMINISTRATIVE SERVICES			\$ 500.00	
	ENVIRONMENTAL ASSESSMENT			\$ 12,500.00	
TOTAL ESTIMATE OF PROBABLE PROJECT COST					
					\$263,507.00

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:		Mathews Memorial Airport, 8C4, Tipton, Iowa	
AIP Project Type:		Apron Expansion & Taxiway Reconstruction	
Local Priority:	2	Fed. Share (AIP):	
FFY Requested:	2026	Fed. Share (BIL-AIG):	\$632,478
NEPA Determination:	November 2019	State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$33,289
		Total Project Cost:	\$665,767

Project Justification and Scope:
The existing taxiway servicing the t-hangar and box hangars has been degrading and is in need of reconstruction. The Iowa Airport Pavement Management System shows a PCI rating of 31 in 2023 which is past the threshold for major rehabilitation. Distress present are High severity alligator cracking and medium severity LT cracking. The airport is also in need of additional apron space which will be included along with the reconstruction of the taxiway.



SPONSOR SIGNATURE BLOCK

Signature:	<i>Brian Wagner</i>	Date:	10/7/2025
Printed Name:	Brian Wagner	Title:	City Manager
Phone Number:	563-886-6564	Email:	citymanager@tiptoniowa.org

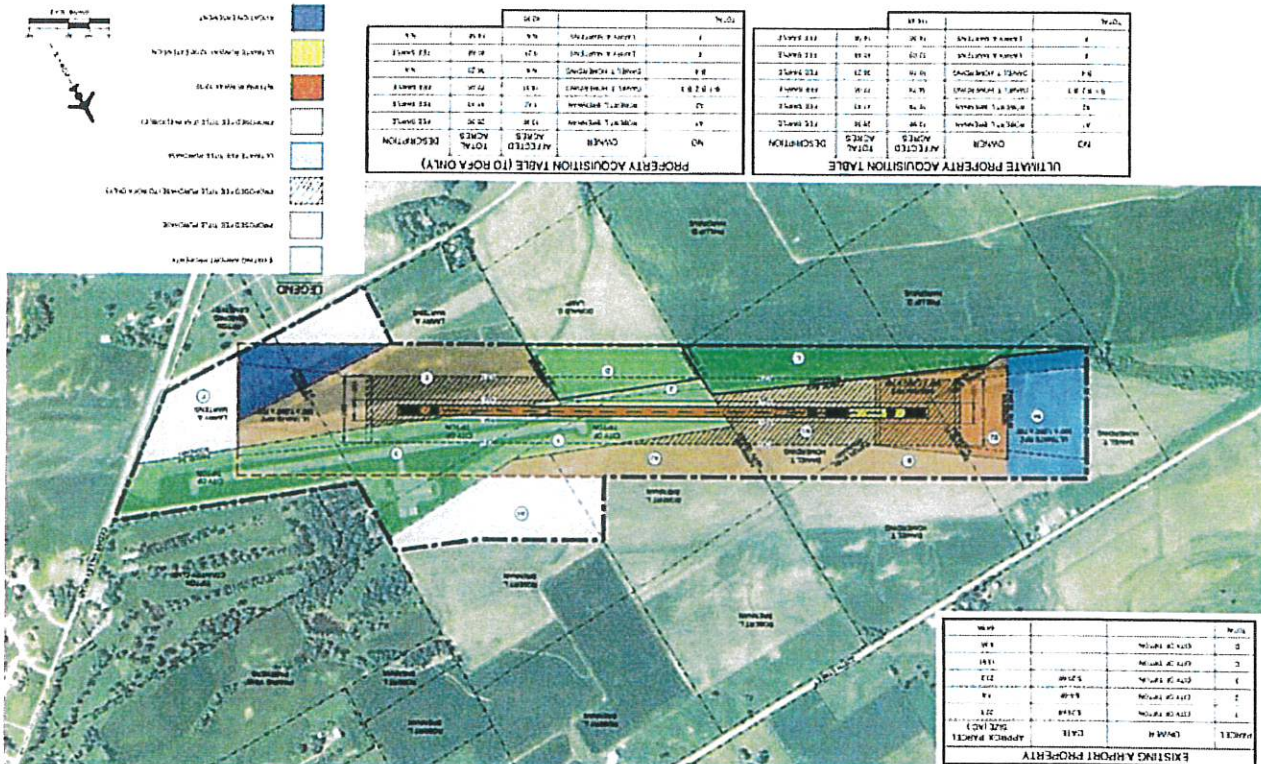
OPINION OF PROBABLE PROJECT COST
 PROJECT: APRON AND TAXILANE EXPANSION
 AIRPORT: MATHEWS MEMORIAL AIRPORT (8C4), TIPTON, IOWA
 DATE: SEPTEMBER 2025

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	COST
GP-50-1	CONSTRUCTION STAKING	1.0	LS	\$ 8,000.00	\$ 8,000.00
C-105-1	MOBILIZATION	1.0	LS	\$ 50,000.00	\$ 50,000.00
C-105-2	TRAFFIC CONTROL	1.0	LS	\$ 8,000.00	\$ 8,000.00
C-102-1	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)	1.0	LS	\$ 10,000.00	\$ 10,000.00
C-102-2	SILT FENCE	600.0	LF	\$ 5.00	\$ 3,000.00
C-102-3	FILTER SOCK	40.0	LF	\$ 15.00	\$ 600.00
P-101-1	HMA AND BASE REMOVAL	1,433.3	SY	\$ 20.00	\$ 28,666.67
P-152-1	EARTHWORK	200.0	CY	\$ 35.00	\$ 7,000.00
P-156-1	12" CEMENT TREATED SUBGRADE	2,700.0	SY	\$ 10.00	\$ 27,000.00
P-156-2	CEMENT	150.0	TN	\$ 220.00	\$ 33,000.00
P-209-1	6" AGGREGATE BASE	2,500.0	SY	\$ 18.00	\$ 45,000.00
P-501-1	6" PCC PAVING	2,400.0	SY	\$ 110.00	\$ 264,000.00
P-620-1	PAVEMENT MARKING (WATERBORNE)	900.0	SF	\$ 5.00	\$ 4,500.00
D-705-1	SUBDRAIN	800.0	LF	\$ 20.00	\$ 16,000.00
D-705-2	SUBDRAIN CLEANOUTS	3.0	EA	\$ 1,500.00	\$ 4,500.00
T-901	TOPSOILING	2.0	AC	\$ 2,500.00	\$ 5,000.00
T-905	SEEDING AND FERTILIZING	2.0	AC	\$ 2,500.00	\$ 5,000.00
T-908	MULCHING	2.0	AC	\$ 2,500.00	\$ 5,000.00
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST					\$524,266.67
TOTAL ESTIMATE OF PROBABLE PROJECT COST					\$665,767.00
GEOTECHNICAL INVESTIGATION					N/A
TOPOGRAPHIC SURVEY / DRONE SURVEY					\$ 6,000.00
DESIGN PHASE ENGINEERING					\$ 65,000.00
BIDDING PHASE					\$ 5,000.00
CONSTRUCTION ADMIN/OBSERVATION					\$ 60,000.00
SPONSOR ADMINISTRATION					\$ 500.00
QA MATERIAL TESTING (EST.)					\$ 5,000.00
FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT					N/A
FAA FLIGHT INSPECTION					N/A

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LocID, City, State:		Mathews Memorial Airport, 8C4, Tipton, Iowa	
AIP Project Type:		Land Acquisition - Phase 3 (Parcel E)	
Local Priority:	1	Fed. Share (AIP):	\$662,499
FFY Requested:	2025	Fed. Share (BIL-AIG):	
NEPA Determination:	November 2019	State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$73,611
		Total Project Cost:	\$736,110

Project Justification and Scope:
Acquire parcels A1, A2 for the construction of interim Runway 12/30 (75' x 3,400') and protection of the RSA, RPZ and 35' BRL. Parcel A2 is the priority.

EXISTING AIRPORT PROPERTY	
PARCEL	ACRES
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ULTIMATE PROPERTY ACQUISITION TABLE	
NO.	DESCRIPTION
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PROPERTY ACQUISITION TABLE (TO ROFA ONLY)	
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Signature:	<i>Brian Wagner</i>	Date:	10/1/2025
Printed Name:	Brian Wagner	Title:	City Manager
Phone Number:	563-886-6564	Email:	citymanager@tiptoniowa.org
SPONSOR SIGNATURE BLOCK			

OPINION OF PROBABLE PROJECT COST
 PROJECT: Land Acquisition - Phase 3 (Parcel E)
 AIRPORT: MATHEWS MEMORIAL AIRPORT (8C4), TIPTON, IOWA
 DATE: DECEMBER 2023

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	COST
GP-50-1	LAND ACQUISITION (PARCEL E)	32.0	AC	\$ 22,000.00	\$ 704,660.00
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST					
AIRSPACE ANALYSIS LAND ACQUISITION SERVICES (PHASE I,II,III) ADDITIONAL PHASE III LAND ACQUISITION SERVICES (PLAT RECORDING, SURVEY, EXHIBITS) LEGAL SERVICES ADMINISTRATIVE SERVICES ENVIRONMENTAL ASSESSMENT					
				\$	700.00
				\$	7,250.00
				\$	6,000.00
				\$	4,500.00
				\$	500.00
				\$	12,500.00
TOTAL ESTIMATE OF PROBABLE PROJECT COST					
\$736,110.00					

