

City of Tipton, Iowa

Meeting: Tipton City Council Meeting
Place: Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772
Date/Time: Monday, May 19, 2025, 5:30 p.m.
Web Page: www.tiptoniowa.org
Posted: Friday, May 16, 2025 (Front door of City Hall & City Website)

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

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

You can also dial in using your phone.

Access Code:

642-904-677

United States (Toll Free):

[1 866 899 4679](tel:18668994679)

Mayor: Tammi Goerd

Council at Large:	Abby Cummins-VanScoy	Council At Large:	Jason Paustian
Council Ward #1	George Welker	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, May 5, 2025
2. Approval – Special Council Meeting Minutes, May 12, 2025
3. Approval – Investment and Treasurer’s Report, April 2025
4. Approval – Library Minutes, April 15, 2025
5. Approval – Library Director’s Report, April 2025
6. Approval – Airport Minutes, April 9, 2025

7. Approval – Garbage Exemption, 421 Cedar Street
8. Approval – Street closure, East 5th St., between Cedar St. and Meridian St., for Touch a Truck Event on Saturday, August 2nd, 8:00 a.m. to 11:00 a.m.
9. Approval – Appointment of Bill Ostola to the Library Board
10. Approval – Reappointment of Laura Woods to the Library Board
11. Approval – Rope rescue equipment for fire department.
12. Approval – Airbags and struts for fire department.
13. Approval – Claims Register which includes claims paid under the current Purchase Policy

G. City Business

1. Resolution No. 051925A: Resolution amending the current budget for fiscal year ending June 30, 2025
2. Resolution No. 051925B: Resolution relating to the financing of proposed projects to be undertaken by the City of Tipton, Iowa; establishing compliance with reimbursement bond regulations under the Internal Revenue Code
3. Resolution No. 051925C: Resolution setting a public hearing regarding the South-South Spruce Improvements Project 2025
4. Resolution No. 051925D: Resolution authorizing an application to the Iowa Department of Transportation's General Aviation Vertical Infrastructure (GAVI) Program and certifying the local match requirement.
5. Resolution No. 051925E: Resolution approving a City of Tipton V. HBK Settlement Agreement
6. Resolution finally approving Request for Proposals and public notice related thereto, regarding the sale of city owned real estate.
7. Discussion and possible action concerning Response to Request for Proposals City of Tipton Properties (*there is a question about whether to set a minimum value on any of these lots*)

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

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

I. Adjournment

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

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

May 5, 2025
Fire Station
301 Lynn Street
Tipton, Iowa

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

Agenda:

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

Council member Cummins arrived at 5:34 p.m.

Consent Agenda:

Motion by Paustian, second by Welker to approve the consent agenda which includes April 21st Council Meeting Minutes, liquor license renewal for Casey's, Statement of Work for Audit Services, New Body Fitness 5K and 1-mile on June 13th during the Kick-Off to Summer Event, Mechanical Sales invoice for James Kennedy Family Aquatic Center in the amount of \$18,470, and the following claims list. Following the roll call vote the motion passed unanimously.

AAA MECHANICAL INC	ANNUAL HVAC MAINT VISIT	861.00
ACCESS SYSTEMS LEASING	COPIER AGREEMENT	1700.15
AFLAC	AFLAC AFTER TAX PY W/HOLDING	586.66
ASCENDANCE TRUCKS	REPAIR PARTS	142.54
AXA EQUI-VEST PROCESSING	DEF. COMP PRETAX	250.00
BAKER & TAYLOR	BOOKS	573.36
BANLEACO	LEASE	105.60
BLUE CROSS/BLUE SHIELD	RENEWAL ADJUSTMENT	2685.71
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	195.99
CAPITAL ONE	MISC SUPPLIES	133.76
CINTAS	UNIFORMS	764.32
CINTAS CORPORATION	FIRST AID SUPPLIES	249.18
CITY OF TIPTON-REVOLVING	CENTRAL GARAGE REPAY	25019.13
CITY UTILITIES	CITY UTILITIES	19732.00
CJ COOPER & ASSOCIATES INC	4 SPECIMENS	220.00
CLARENCE COMMUNITY AMBULANCE	PARAMEDIC INTERCEPT TIER	175.00
COLLECTION SERVICES CENTER	CHILD SUPPORT	59.52
COPY SYSTEMS	BASE & COPIES	122.13
DENISE SMITH	REIMBURSE FOR PROGRAM SUPPLIES	50.98
DR DARLENE A EHLERS	MAY RENT	575.00
EMSLRC	TRAINING	23.00
ERIC STORJOHANN	1 BURIAL	600.00
FLETCHER-REINHARDT	OVERHEAD SUPPLIES	1656.93
GARDEN & ASSOCIATES INC	SPRUCE ST RECONSTRUCTION	10820.00
GOERDT INSPECTION	CONTRACT PAY MAY	1902.06
GRASSHOPPER LAWN CARE	WEED CONTROL	205.00
HASTY AWARDS	270 SOCCER MEDALS	688.19

HOLIDAY INN DES MOINES	TRAVEL TRAINING	237.44
I.R.S.	FEDERAL WITHHOLDING	25090.95
IOWA DEPT OF AGRICULTURE	FUEL METER LICENSE	4.50
IPERS	IPERS WITHHOLDING	16565.76
J & M DISPLAYS INC	FIREWORKS	18000.00
JOHNSON COUNTY AMBULANCE	ALS SERVICE	200.00
KELLY TREE FARM LLC	TREES & PLANTING SUPPLIES	11086.00
KILBURG EQUIPMENT LLC	REPAIR PARTS #35	307.00
KIRKWOOD COMMUNITY COLLEGE	TRAINING	18.00
MARCIA MEYERS	MAY RENT	600.00
MIDAMERICAN ENERGY COMPANY	MAY CASH REQUEST	65000.00
MISC. VENDOR	MISC VENDORS	558.00
MITCHELL 1	WEB SUBSCRIPTION	329.02
MUNICIPAL SUPPLY INC	METERS & METER SUPPLIES	14156.00
NILES CHIROPRACTIC	4 DRUG SCREENS	100.00
OFFICE MACHINE CONSULTANTS	TECH SERVICE	2997.50
PRINCIPAL	PRINCIPAL DENTAL POLICY	2335.03
PROGRESSIVE REHABILITATION	PRE WORK SCREEN	78.00
QUADIENT FINANCE USA INC	POSTAGE	2000.00
RAY'S PLUMBING HEATING & AIR	SERVICE CALL 310 WEST 7TH ST	2355.50
RODNEY'S YARD MOWING	MOWING	250.00
SHERWIN- WILLIAMS CO	FIRE HYDRANT PAINT	1130.08
SHIELD TECHNOLOGY	MOBILE CLIENT ANNUAL FEE	400.00
SPINUTECH INC	EMAIL MARKETING & 3 DOMAIN RENEWALS	235.00
STAPLES	OFFICE SUPPLIES	66.78
STORM STEEL	REPAIR PARTS	49.82
STUART C IRBY CO	UNDERGROUND SUPPLIES	2600.10
TREASURER, STATE OF IOWA	STATE WITHHOLDING	2708.43
VESTIS	MATS	189.17
WENDLING QUARRIES INC	198.11 TN ROCK/54.37 TN AGLIME	3284.93
WINDSTREAM	MONTHLY SERVICES	1116.58
WING PC	MEDICAL DIRECTOR	500.00
WRIGHT LAWN CARE	CONTRACT PAY MAY 2025	358.33
** TOTAL **		245005.13
FUND TOTALS		
001 GENERAL GOVERNMENT		70425.36
110 ROAD USE TAX FUND		16066.35
189 LIBRARY TRUST FUND		50.98
600 WATER OPERATING		5811.60
610 WASTEWATER/AKA SEWER REV		6778.22
630 ELECTRIC OPERATING		97805.69
640 GAS OPERATING		3085.51
660 AIRPORT OPERATING		666.72

670	GARBAGE COLLECTION	4125.96
740	STORM WATER	159.09
810	CENTRAL GARAGE	3253.73
835	ADMINISTRATIVE SERVICES	8300.66
860	PAYROLL ACCOUNT	28475.26
	GRAND TOTAL	245005.13

Payroll Amount for April 2025

\$222,642.28

City Business

1. Resolution No. 050525C: Resolution approving acceptance of deed to Tipton Economic Development Corp. (TEDCO) owned property, and the receipt other assets of TEDCO

Motion by Welker, second by Paustian to approve Resolution No. 050525C, the resolution approving acceptance of deed to Tipton Economic Development Corp. (TEDCO) owned property, and the receipt other assets of TEDCO. Following the roll call vote the motion passed unanimously.

2. Update on Solar Array Project

It is the consensus of the council to have a special council meeting on May 12th.

3. Clifton Larson Allen proposal for Inflation Reduction Act tax credit services for the Solar Array Project

Motion by Cummins, second by Welker to approve the proposal for Inflation Reduction Act tax credit services for the Solar Array Project. Following the roll call vote the motion passed unanimously.

4. Resolution No. 050525A: Resolution to assess utility charges due to non-payment by property owner.

Motion by Cummins, second by Welker to approve Resolution No. 050525A, the resolution to assess utility charges due to non-payment by property owner. Following the roll call vote the motion passed unanimously.

5. Resolution No. 050525B: Resolution to assess utility charges due to non-payment by property owner.

Motion by Cummins, second by Welker to approve Resolution No. 050525B, the resolution to assess utility charges due to non-payment by property owner. 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 Welker. Following the roll call vote the motion passed unanimously.

Meeting adjourned at 5:51 p.m.

Mayor_____

Attest:_____

City Clerk

May 12, 2025
Fire Station
301 Lynn Street
Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met in special session at 4:00 p.m. Mayor Goerdt called the meeting to order. Upon roll being called the following named council members were present: Paustian, Helm, and Johnston. Also present: Lenz, Nash, B. Brennan, other visitors, and the press.

Agenda:

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

Consent Agenda:

Motion by Johnston, second by Helm to approve the consent agenda which includes liquor license for The Wandering Crowd. Following the roll call vote the motion passed unanimously.

City Business:

1. Engineering Services Agreement related to storm water management.

Motion by Helm, second by Johnston to approve the Engineering Services Agreement with Garden and Associates related to storm water management. Following the roll call vote the motion passed unanimously.

2. Resolution No. 051225A: Resolution approving the Tipton Solar Array Agreement

Motion by Paustian, second Johnston to approve Resolution No. 051225A, the resolution approving the Tipton Solar Array Agreement. 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 Johnston, second by Paustian. Following the roll call vote the motion passed unanimously.

Meeting adjourned at 4:09 p.m.

Mayor_____

Attest:_____
City Clerk

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

Ending Cash Bal	6,997,322.78
O/S Deposits	-11,689.67
O/S Checks	190,526.63
CC Cleared	0.00
CC Outstanding	7,473.18
Bank Balance	7,183,632.92

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	739,528.03	118,758.34	0	496,586.93	0	361,699.44	322,581.70	684,281.14
110-ROAD USE TAX FUND	638,279.11	35,830.64	0	61,680.09	0	612,429.66	141,845.22	754,274.88
112-TRUST AND AGENCY FUND	47,611.21	5,385.02	0	0	0	52,996.23	0	52,996.23
119-Emergency Fund	5,698.22	0	0	0	0	5,698.22	0	5,698.22
121-LOCAL OPTION TAX	383,090.14	36,785.31	0	7,125.00	0	412,750.45	0	412,750.45
125-TIF SPECIAL REVENUE FUND	-74,876.17	0	0	0	0	-74,876.17	84,602.24	9,726.07
160-ECONOMIC/INDUSTRIAL DEVEL	172,215.02	124,686.46	655.17	126,999.34	0	169,246.97	14,514.29	183,761.26
168-AQUATIC CENTER CAMPAIGN F	-576,279.12	0	0	0	0	-576,279.12	0	-576,279.12
189-LIBRARY TRUST FUND	26,261.33	123.19	0	789.17	0	25,595.35	0	25,595.35
190-P S SHARE FUND	49,805.21	313.62	0	0	0	50,118.83	0	50,118.83
192-FIRE ENTERPRISE TRUST	243,140.88	19,457.81	0	0	0	262,598.69	0	262,598.69
203-06 ELECTRIC SUBSTATION RE	526,947.50	1,464.09	0	0	0	528,411.59	0	528,411.59
208-WW/SEWER REVENUE BOND SIN	136,981.67	380.59	0	0	0	137,362.26	0	137,362.26
216-GO CP BONDS SERIES 2011B	2,717.53	7.55	0	0	0	2,725.08	0	2,725.08
222-GO BOND 2015 DEBT SERVICE	90,377.62	769.17	0	0	0	91,146.79	0	91,146.79
224-GO BOND DEBT SERVICE	11,064.02	1,357.44	0	0	0	12,421.46	0	12,421.46
226-GO BOND SERIES 2021	20,168.95	1,720.84	0	600	0	21,289.79	0	21,289.79
228-GO BOND SERIES 2023	267,946.99	744.47	0	0	0	268,691.46	0	268,691.46
317-GO CP 2023	1,522,713.83	471,114.34	0	459,137.46	0	1,534,690.71	0	1,534,690.71
319-INDUSTRIAL FEEDER PROJECT	337,460.69	0	0	16,843.95	0	320,616.74	0	320,616.74
500-CEMETERY TRUST FUND	15,000.00	0	0	0	0	15,000.00	109,581.32	124,581.32
600-WATER OPERATING	886,467.14	62,304.92	0	62,741.11	0	886,030.95	0	886,030.95
610-WASTEWATER/AKA SEWER REVE	272,265.66	80,100.45	0	53,586.87	0	298,779.24	227,043.42	525,822.66
630-ELECTRIC OPERATING	74,241.28	396,741.70	-700	409,309.72	0	62,373.26	351,164.17	413,537.43
631-ELECTRIC DEVELOPMENT	9,233.54	25.65	0	0	0	9,259.19	0	9,259.19
632-ELECTRIC RENEWAL/REPLACEM	403,124.30	1,120.06	0	0	0	404,244.36	0	404,244.36
633-ELECTRIC RESERVE	292,215.67	4,926.23	4,094.22	0	0	293,047.68	153,922.12	446,969.80
634-ELECTRIC BOND/JINT RESERVE	118,506.58	329.26	0	0	0	118,835.84	175,278.50	294,114.34
640-GAS OPERATING	466,974.32	43,445.50	0	77,579.92	0	432,839.90	0	432,839.90
641-GAS D.E.I.	5,713.58	15.87	0	0	0	5,729.45	11,268.76	16,998.21
660-AIRPORT OPERATING	76,615.47	8,502.51	0	22,581.49	0	62,536.49	0	62,536.49
670-GARBAGE COLLECTION	147,619.63	51,838.83	0	70,856.75	0	128,601.71	0	128,601.71
740-STORM WATER	339,724.70	10,003.50	0	42,590.14	0	307,138.06	0	307,138.06
810-CENTRAL GARAGE	130,914.76	36,487.69	0	115,035.93	0	52,366.52	0	52,366.52
820-PSF HEALTH INSURANCE	61,848.02	9,313.39	0	5,825.23	0	65,336.18	0	65,336.18
835-ADMINISTRATIVE SERVICES	118,069.45	34,585.73	0	55,146.44	0	97,508.74	0	97,508.74
860-PAYROLL ACCOUNT	1,269.72	0	0	0	285.4	1,555.12	0	1,555.12
950-ELECTRIC METER DEPOSITS	141.27	1,200.66	0	1,010.00	0	331.93	11,268.76	11,600.69
951-WATER METER DEPOSITS	1,448.03	469.27	0	285	0	1,632.30	0	1,632.30
952-GAS METER DEPOSITS	7,797.17	761.48	0	875	0	7,683.65	0	7,683.65
GRAND TOTAL	8,000,042.95	1,561,071.58	4,049.39	2,087,185.54	285.41	7,470,165.00	1,603,070.50	9,073,235.50

31321.84

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

PAGE: 1

% OF YEAR COMPLETED: 83.33

	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	3,432,220.60	2,948,723.73	3,494,508.00	663,856.91	3,210,738.12	283,769.88	91.88
TOTAL EXPENDITURES	<u>3,581,735.38</u>	<u>2,412,137.58</u>	<u>3,588,364.00</u>	<u>307,561.66</u>	<u>3,027,053.51</u>	<u>561,310.49</u>	<u>84.36</u>
REVENUES OVER/(UNDER) EXPENDITURES	(149,514.78)	536,586.15	(93,856.00)	356,295.25	183,684.61	(277,540.61)	195.71-
<u>110-ROAD USE TAX FUND</u>							
TOTAL REVENUE	534,783.19	473,799.41	435,555.00	42,578.28	370,361.12	65,193.88	85.03
TOTAL EXPENDITURES	<u>656,114.49</u>	<u>136,362.40</u>	<u>760,283.50</u>	<u>27,040.26</u>	<u>571,416.00</u>	<u>188,867.50</u>	<u>75.16</u>
REVENUES OVER/(UNDER) EXPENDITURES	(121,331.30)	337,437.01	(324,728.50)	15,538.02	(201,054.88)	(123,673.62)	61.91
<u>112-TRUST AND AGENCY FUND</u>							
TOTAL REVENUE	571,235.00	553,491.85	602,795.00	207,277.97	568,931.05	33,863.95	94.38
TOTAL EXPENDITURES	<u>571,235.00</u>	<u>476,029.16</u>	<u>602,795.00</u>	<u>50,232.00</u>	<u>502,331.00</u>	<u>100,464.00</u>	<u>83.33</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	77,462.69	0.00	157,045.97	66,600.05	(66,600.05)	0.00
<u>121-LOCAL OPTION TAX</u>							
TOTAL REVENUE	360,000.00	345,639.72	390,000.00	33,865.37	336,284.59	53,715.41	86.23
TOTAL EXPENDITURES	<u>450,000.00</u>	<u>340,196.91</u>	<u>390,000.00</u>	<u>21,717.00</u>	<u>988,927.91</u>	<u>(598,927.91)</u>	<u>253.57</u>
REVENUES OVER/(UNDER) EXPENDITURES	(90,000.00)	5,442.81	0.00	12,148.37	(652,643.32)	652,643.32	0.00
<u>125-TIF SPECIAL REVENUE FUND</u>							
TOTAL REVENUE	250,902.00	251,739.28	289,109.00	96,673.19	264,777.65	24,331.35	91.58
TOTAL EXPENDITURES	<u>405,902.00</u>	<u>356,963.29</u>	<u>274,581.00</u>	<u>18,149.00</u>	<u>181,501.00</u>	<u>93,080.00</u>	<u>66.10</u>
REVENUES OVER/(UNDER) EXPENDITURES	(155,000.00)	(105,224.01)	14,528.00	78,524.19	83,276.65	(68,748.65)	573.21
<u>160-ECONOMIC/INDUSTRIAL DEVEL</u>							
TOTAL REVENUE	268,786.00	129,798.56	197,799.00	9,357.32	285,986.73	(88,187.73)	144.58
TOTAL EXPENDITURES	<u>183,945.00</u>	<u>216,210.67</u>	<u>285,000.00</u>	<u>131.00</u>	<u>269,332.99</u>	<u>15,667.01</u>	<u>94.50</u>
REVENUES OVER/(UNDER) EXPENDITURES	84,841.00	(86,412.11)	(87,201.00)	9,226.32	16,653.74	(103,854.74)	19.10-
<u>168-AQUATIC CENTER CAMPAIGN F</u>							
<u>189-LIBRARY TRUST FUND</u>							
TOTAL REVENUE	9,514.00	9,706.75	0.00	1,164.28	2,852.56	(2,852.56)	0.00
TOTAL EXPENDITURES	<u>1,667.00</u>	<u>0.00</u>	<u>26,600.00</u>	<u>459.80</u>	<u>2,616.19</u>	<u>23,983.81</u>	<u>9.84</u>
REVENUES OVER/(UNDER) EXPENDITURES	7,847.00	9,706.75	(26,600.00)	704.48	236.37	(26,836.37)	0.89-
<u>190-P S SHARE FUND</u>							
TOTAL REVENUE	2,000.00	5,341.43	2,000.00	293.15	4,007.67	(2,007.67)	200.38
TOTAL EXPENDITURES	<u>2,000.00</u>	<u>1,000.00</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	4,341.43	0.00	293.15	4,007.67	(4,007.67)	0.00

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

% OF YEAR COMPLETED: 83.33

	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	105,054.00	71,015.05	118,080.00	30,131.87	110,077.30	8,002.70	93.22
TOTAL EXPENDITURES	<u>65,587.00</u>	<u>54,655.10</u>	<u>59,987.00</u>	<u>4,998.00</u>	<u>49,991.00</u>	<u>9,996.00</u>	<u>83.34</u>
REVENUES OVER/ (UNDER) EXPENDITURES	39,467.00	16,359.95	58,093.00	25,133.87	60,086.30 (	1,993.30)	103.43
<u>202-ELECTRIC REVENUE BONDS</u>							
TOTAL REVENUE	0.00	0.00	173,523.00	14,569.70	145,131.56	28,391.44	83.64
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>173,523.00</u>	<u>0.00</u>	<u>43,622.78</u>	<u>129,900.22</u>	<u>25.14</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	14,569.70	101,508.78 (	101,508.78)	0.00
<u>203-06 ELECTRIC SUBSTATION RE</u>							
TOTAL REVENUE	227,900.00	196,616.16	226,900.00	19,679.29	197,715.47	29,184.53	87.14
TOTAL EXPENDITURES	<u>227,900.00</u>	<u>13,950.00</u>	<u>226,900.00</u>	<u>0.00</u>	<u>10,950.00</u>	<u>215,950.00</u>	<u>4.83</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	182,666.16	0.00	19,679.29	186,765.47 (	186,765.47)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	204,308.00	174,435.33	576,729.00	48,649.03	485,239.06	91,489.94	84.14
TOTAL EXPENDITURES	<u>204,308.00</u>	<u>77,654.00</u>	<u>576,729.00</u>	<u>0.00</u>	<u>77,164.00</u>	<u>499,565.00</u>	<u>13.38</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	96,781.33	0.00	48,649.03	408,075.06 (	408,075.06)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	204,308.00	174,435.33	576,729.00	48,649.03	485,239.06	91,489.94	84.14
TOTAL EXPENDITURES	<u>204,308.00</u>	<u>77,654.00</u>	<u>576,729.00</u>	<u>0.00</u>	<u>77,164.00</u>	<u>499,565.00</u>	<u>13.38</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	96,781.33	0.00	48,649.03	408,075.06 (	408,075.06)	0.00
<u>216-GO CP BONDS SERIES 2011B</u>							
TOTAL REVENUE	<u>0.00</u>	<u>194.61</u>	<u>0.00</u>	<u>0.00</u>	<u>3.59 (</u>	<u>3.59)</u>	<u>0.00</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	194.61	0.00	0.00	3.59 (	3.59)	0.00
<u>222-GO BOND 2015 DEBT SERVICE</u>							
TOTAL REVENUE	104,502.00	96,628.72	106,650.00	24,345.41	97,860.15	8,789.85	91.76
TOTAL EXPENDITURES	<u>104,502.00</u>	<u>4,750.00</u>	<u>106,650.00</u>	<u>0.00</u>	<u>3,325.00</u>	<u>103,325.00</u>	<u>3.12</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	91,878.72	0.00	24,345.41	94,535.15 (	94,535.15)	0.00
<u>224-GO BOND DEBT SERVICE</u>							
TOTAL REVENUE	179,603.00	156,118.81	175,103.00	54,421.52	148,850.75	26,252.25	85.01
TOTAL EXPENDITURES	<u>179,603.00</u>	<u>14,801.25</u>	<u>175,103.00</u>	<u>0.00</u>	<u>12,551.25</u>	<u>162,551.75</u>	<u>7.17</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	141,317.56	0.00	54,421.52	136,299.50 (	136,299.50)	0.00
<u>226-GO BOND SERIES 2021</u>							
TOTAL REVENUE	235,361.00	237,923.19	233,211.00	69,843.80	230,091.66	3,119.34	98.66
TOTAL EXPENDITURES	<u>235,361.00</u>	<u>10,480.00</u>	<u>233,211.00</u>	<u>0.00</u>	<u>9,405.00</u>	<u>223,806.00</u>	<u>4.03</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	227,443.19	0.00	69,843.80	220,686.66 (	220,686.66)	0.00

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

% OF YEAR COMPLETED: 83.33

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>228-GO BOND SERIES 2023</u>							
TOTAL REVENUE	274,528.00	230,911.69	300,849.00	25,548.50	255,582.11	45,266.89	84.95
TOTAL EXPENDITURES	<u>274,528.00</u>	<u>71,913.34</u>	<u>283,400.00</u>	<u>0.00</u>	<u>78,900.00</u>	<u>204,500.00</u>	<u>27.84</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	158,998.35	17,449.00	25,548.50	176,682.11 (	159,233.11)	1,012.56
<u>317-GO CP 2023</u>							
TOTAL REVENUE	6,418,088.00	1,742,712.08	1,651,387.00	0.00	1,649,369.27	2,017.73	99.88
TOTAL EXPENDITURES	<u>6,418,088.00</u>	<u>2,907,845.11</u>	<u>4,450,000.00</u>	<u>8,998.25</u>	<u>3,373,402.03</u>	<u>1,076,597.97</u>	<u>75.81</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00 (	1,165,133.03)	(2,798,613.00)	(8,998.25)	1,724,032.76 (	1,074,580.24)	61.60
<u>319-INDUSTRIAL FEEDER PROJECT</u>							
TOTAL REVENUE	1,500,000.00	1,499,942.30	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	<u>1,500,000.00</u>	<u>145,303.71</u>	<u>1,000,000.00</u>	<u>0.00</u>	<u>90,655.29</u>	<u>909,344.71</u>	<u>9.07</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,354,638.59	(1,000,000.00)	0.00 (	90,655.29 (	909,344.71)	9.07
<u>500-CEMETERY TRUST FUND</u>							
TOTAL REVENUE	2,000.00	5,574.83	0.00	5,727.34	6,327.34 (	6,327.34)	0.00
TOTAL EXPENDITURES	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	5,574.83	0.00	5,727.34	6,327.34 (	6,327.34)	0.00
<u>600-WATER OPERATING</u>							
TOTAL REVENUE	680,636.00	574,155.21	661,300.00	54,055.64	570,311.74	90,988.26	86.24
TOTAL EXPENDITURES	<u>659,969.95</u>	<u>391,404.62</u>	<u>903,985.00</u>	<u>36,851.67</u>	<u>425,107.59</u>	<u>478,877.41</u>	<u>47.03</u>
REVENUES OVER/(UNDER) EXPENDITURES	20,666.05	182,750.59	(242,685.00)	17,203.97	145,204.15 (	387,889.15)	59.83-
<u>610-WASTEWATER/AKA SEWER REVE</u>							
TOTAL REVENUE	808,980.00	714,737.77	1,060,053.00	95,889.25	890,392.27	169,660.73	84.00
TOTAL EXPENDITURES	<u>866,140.78</u>	<u>686,803.25</u>	<u>1,128,951.76</u>	<u>87,120.36</u>	<u>887,534.83</u>	<u>241,416.93</u>	<u>78.62</u>
REVENUES OVER/(UNDER) EXPENDITURES	(57,160.78)	27,934.52	(68,898.76)	8,768.89	2,857.44 (	71,756.20)	4.15-
<u>630-ELECTRIC OPERATING</u>							
TOTAL REVENUE	5,118,627.59	4,187,693.31	5,218,585.00	383,428.48	4,221,305.52	997,279.48	80.89
TOTAL EXPENDITURES	<u>5,229,503.90</u>	<u>4,117,596.69</u>	<u>5,391,663.82</u>	<u>408,612.35</u>	<u>4,209,862.28</u>	<u>1,181,801.54</u>	<u>78.08</u>
REVENUES OVER/(UNDER) EXPENDITURES	(110,876.31)	70,096.62	(173,078.82)	(25,183.87)	11,443.24 (	184,522.06)	6.61-
<u>631-ELECTRIC DEVELOPMENT</u>							
TOTAL REVENUE	<u>0.00</u>	<u>97.33</u>	<u>0.00</u>	<u>10.12</u>	<u>130.98</u> (	<u>130.98</u>)	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	97.33	0.00	10.12	130.98 (	130.98)	0.00
<u>632-ELECTRIC RENEWAL/REPLACEM</u>							
TOTAL REVENUE	<u>0.00</u>	<u>4,249.27</u>	<u>0.00</u>	<u>441.83</u>	<u>5,718.94</u> (	<u>5,718.94</u>)	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	4,249.27	0.00	441.83	5,718.94 (	5,718.94)	0.00

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

% OF YEAR COMPLETED: 83.33

	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	4,865.69	0.00	320.29	12,054.67 (	12,054.67)	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	4,865.69	0.00	320.29	12,054.67 (	12,054.67)	0.00
<u>634-ELECTRIC BOND/INT RESERVE</u>							
TOTAL REVENUE	0.00	8,661.73	0.00	9,290.92	10,842.24 (	10,842.24)	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	8,661.73	0.00	9,290.92	10,842.24 (	10,842.24)	0.00
<u>640-GAS OPERATING</u>							
TOTAL REVENUE	1,943,631.00	1,775,886.69	2,365,678.00	403,336.39	1,816,615.24	549,062.76	76.79
TOTAL EXPENDITURES	1,955,992.58	1,671,008.80	2,391,177.52	222,796.80	1,837,062.52	554,115.00	76.83
REVENUES OVER/ (UNDER) EXPENDITURES	(12,361.58)	104,877.89	(25,499.52)	180,539.59	(20,447.28)	5,052.24)	80.19
<u>641-GAS D.E.I.</u>							
TOTAL REVENUE	0.00	237.80	0.00	6.26	543.69 (	543.69)	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	237.80	0.00	6.26	543.69 (	543.69)	0.00
<u>642-GAS RESERVE</u>							
<u>660-AIRPORT OPERATING</u>							
TOTAL REVENUE	57,318.01	45,311.05	286,315.00	2,761.93	45,878.87	240,436.13	16.02
TOTAL EXPENDITURES	57,318.22	48,138.14	323,153.00	11,587.31	167,021.61	156,131.39	51.68
REVENUES OVER/ (UNDER) EXPENDITURES	(0.21)	2,827.09)	(36,838.00)	(8,825.38)	(121,142.74)	84,304.74	328.85
<u>670-GARBAGE COLLECTION</u>							
TOTAL REVENUE	613,054.00	509,096.00	620,600.00	51,518.94	495,478.73	125,121.27	79.84
TOTAL EXPENDITURES	612,544.09	501,748.56	620,599.75	47,511.78	528,856.25	91,743.50	85.22
REVENUES OVER/ (UNDER) EXPENDITURES	509.91	7,347.44	0.25	4,007.16	(33,377.52)	33,377.77	1,008.00-
<u>740-STORM WATER</u>							
TOTAL REVENUE	107,282.00	90,150.52	103,500.00	9,242.72	90,356.82	13,143.18	87.30
TOTAL EXPENDITURES	169,420.17	69,881.75	254,883.75	7,085.12	202,188.24	52,695.51	79.33
REVENUES OVER/ (UNDER) EXPENDITURES	(62,138.17)	20,268.77	(151,383.75)	2,157.60	(111,831.42)	39,552.33)	73.87
<u>810-CENTRAL GARAGE</u>							
TOTAL REVENUE	448,434.61	383,026.43	426,690.00	38,884.81	423,797.75	2,892.25	99.32
TOTAL EXPENDITURES	443,434.25	264,624.39	451,259.00	108,482.20	400,139.74	51,119.26	88.67
REVENUES OVER/ (UNDER) EXPENDITURES	5,000.36	118,402.04	(24,569.00)	(69,597.39)	23,658.01	48,227.01)	96.29-
<u>820-PSF HEALTH INSURANCE</u>							
TOTAL REVENUE	91,500.00	79,435.73	98,400.00	2,463.31	85,932.99	12,467.01	87.33
TOTAL EXPENDITURES	91,500.00	81,982.31	98,400.00	20,512.23	96,519.68	1,880.32	98.09
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	(2,546.58)	0.00	(18,048.92)	(10,586.69)	10,586.69	0.00

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

% OF YEAR COMPLETED: 83.33

	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	479,423.93	424,336.15	503,083.00	38,157.21	525,388.66 (	22,305.66)	104.43
TOTAL EXPENDITURES	<u>479,423.93</u>	<u>341,212.43</u>	<u>503,083.00</u>	<u>59,846.82</u>	<u>478,114.57</u>	<u>24,968.43</u>	<u>95.04</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	83,123.72	0.00	(21,689.61)	47,274.09 (	47,274.09)	0.00
<u>860-PAYROLL ACCOUNT</u>							
<u>950-ELECTRIC METER DEPOSITS</u>							
TOTAL REVENUE	11,000.00	7,785.24	12,500.00	1,236.73	9,939.70	2,560.30	79.52
TOTAL EXPENDITURES	<u>11,000.00</u>	<u>9,680.00</u>	<u>12,500.00</u>	<u>380.00</u>	<u>8,015.00</u>	<u>4,485.00</u>	<u>64.12</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00 (	1,894.76)	0.00	856.73	1,924.70 (	1,924.70)	0.00
<u>951-WATER METER DEPOSITS</u>							
TOTAL REVENUE	4,000.00	3,224.38	4,800.00	1,153.31	4,732.66	67.34	98.60
TOTAL EXPENDITURES	<u>4,000.00</u>	<u>4,840.00</u>	<u>4,800.00</u>	<u>350.00</u>	<u>3,115.00</u>	<u>1,685.00</u>	<u>64.90</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00 (	1,615.62)	0.00	803.31	1,617.66 (	1,617.66)	0.00
<u>952-GAS METER DEPOSITS</u>							
TOTAL REVENUE	7,000.00	4,529.86	10,300.00	2,162.55	8,693.81	1,606.19	84.41
TOTAL EXPENDITURES	<u>7,000.00</u>	<u>6,470.00</u>	<u>10,300.00</u>	<u>415.00</u>	<u>4,880.00</u>	<u>5,420.00</u>	<u>47.38</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00 (	1,940.14)	0.00	1,747.55	3,813.81 (	3,813.81)	0.00
<u>GRAND TOTAL REVENUES</u>							
	25,255,979.93	18,122,228.99	20,922,731.00	2,490,992.65	18,073,542.09	2,849,188.91	86.38
<u>GRAND TOTAL EXPENDITURES</u>	<u>25,856,031.74</u>	<u>15,513,297.46</u>	<u>25,886,612.10</u>	<u>1,450,838.61</u>	<u>18,618,726.26 (</u>	<u>7,267,885.84)</u>	<u>71.92</u>
REVENUES OVER/ (UNDER) EXPENDITURES	(600,051.81)	2,608,931.53	(4,963,881.10)	1,040,154.04	(545,184.17 (	4,418,696.93)	10.98

*** END OF REPORT ***

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

	BEGINNING FUND BALANCE	YTD REVENUES	YTD EXPENSES	ENDING FUND BALANCE
001-GENERAL GOVERNMENT	729,616.11CR	3,210,738.12CR	3,027,053.51	913,300.72CR
110-ROAD USE TAX FUND	780,124.33CR	370,361.12CR	571,416.00	579,069.45CR
112-TRUST AND AGENCY FUND	47,611.21CR	568,931.05CR	502,331.00	114,211.26CR
119-Emergency Fund	5,698.22CR	0.00	0.00	5,698.22CR
121-LOCAL OPTION TAX	383,090.14CR	336,284.59CR	988,927.91	269,553.18
125-TIF SPECIAL REVENUE FUND	9,726.07CR	264,777.65CR	181,501.00	93,002.72CR
160-ECONOMIC/INDUSTRIAL DEVEL	186,074.14CR	285,986.73CR	269,332.99	202,727.88CR
168-AQUATIC CENTER CAMPAIGN F	576,279.12	0.00	0.00	576,279.12
189-LIBRARY TRUST FUND	26,261.33CR	2,852.56CR	2,616.19	26,497.70CR
190-P S SHARE FUND	49,805.21CR	4,007.67CR	0.00	53,812.88CR
192-FIRE ENTERPRISE TRUST	243,140.88CR	110,077.30CR	49,991.00	303,227.18CR
202-ELECTRIC REVENUE BONDS	0.00	145,131.56CR	43,622.78	101,508.78CR
203-06 ELECTRIC SUBSTATION RE	526,947.50CR	197,715.47CR	10,950.00	713,712.97CR
208-WW/SEWER REVENUE BOND SIN	136,981.67CR	485,239.06CR	77,164.00	545,056.73CR
208-WW/SEWER REVENUE BOND SIN	136,981.67CR	485,239.06CR	77,164.00	545,056.73CR
216-GO CP BONDS SERIES 2011B	2,717.53CR	3.59CR	0.00	2,721.12CR
222-GO BOND 2015 DEBT SERVICE	90,377.62CR	97,860.15CR	3,325.00	184,912.77CR
224-GO BOND DEBT SERVICE	11,064.02CR	148,850.75CR	12,551.25	147,363.52CR
226-GO BOND SERIES 2021	20,168.95CR	230,091.66CR	9,405.00	240,855.61CR
228-GO BOND SERIES 2023	267,946.99CR	255,582.11CR	78,900.00	444,629.10CR
317-GO CP 2023	1,522,713.83CR	1,649,369.27CR	3,373,402.03	201,318.93
319-INDUSTRIAL FEEDER PROJECT	337,460.69CR	0.00	90,655.29	246,805.40CR
500-CEMETERY TRUST FUND	124,581.32CR	6,327.34CR	0.00	130,908.66CR
600-WATER OPERATING	886,467.11CR	570,311.74CR	425,107.59	1,031,671.26CR
610-WASTEWATER/AKA SEWER REVE	499,309.31CR	890,392.27CR	887,534.83	502,166.75CR
630-ELECTRIC OPERATING	425,319.95CR	4,221,305.52CR	4,209,862.28	436,763.19CR
631-ELECTRIC DEVELOPMENT	9,233.54CR	130.98CR	0.00	9,364.52CR
632-ELECTRIC RENEWAL/REPLACEM	403,124.30CR	5,718.94CR	0.00	408,843.24CR
633-ELECTRIC RESERVE	442,043.57CR	12,054.67CR	0.00	454,098.24CR
634-ELECTRIC BOND/INT RESERVE	293,785.08CR	10,842.24CR	0.00	304,627.32CR
640-GAS OPERATING	466,974.30CR	1,816,615.24CR	1,837,062.52	446,527.02CR
641-GAS D.E.I.	16,982.34CR	543.69CR	0.00	17,526.03CR
660-AIRPORT OPERATING	76,615.47CR	45,878.87CR	167,021.61	44,527.27
670-GARBAGE COLLECTION	147,619.93CR	495,478.73CR	528,856.25	114,242.41CR
740-STORM WATER	339,724.70CR	90,356.82CR	202,188.24	227,893.28CR
810-CENTRAL GARAGE	130,914.76CR	423,797.75CR	400,139.74	154,572.77CR
820-PSF HEALTH INSURANCE	61,848.02CR	85,932.99CR	96,519.68	51,261.33CR
835-ADMINISTRATIVE SERVICES	118,069.45CR	525,388.66CR	478,114.57	165,343.54CR
860-PAYROLL ACCOUNT	1,305.19CR	0.00	0.00	1,305.19CR
950-ELECTRIC METER DEPOSITS	11,410.03CR	9,939.70CR	8,015.00	13,334.73CR
951-WATER METER DEPOSITS	1,448.03CR	4,732.66CR	3,115.00	3,065.69CR
952-GAS METER DEPOSITS	7,797.17CR	8,693.81CR	4,880.00	11,610.98CR
GRAND TOTAL FUND BALANCE	9,402,802.56CR	18,073,542.09CR	18,618,726.26	8,857,618.39CR

*** END OF REPORT ***

Tipton Library
Board of Trustees Meeting
April 15th, 2025 at 6:30 pm

The regular meeting of the Tipton Library Board of Trustees was called to order at 6:30 pm on April 15th at the library by Amanda Fonteyne.

Present

Amanda Fonteyne, Board President

Maggie Helmold, Board Vice-President

Dale Jedlicka, Board Member

Laura Woods, Board Member

Denise Smith, Library Director

Becky Knoche, Youth Services Librarian

Tanya Demmel, Library Assistant

Absent

Jacob McFadon, Board Member

Michala Becthold, Board Member

Holly Kerns, Board Secretary

Approval of Agenda

Agenda for the meeting was read and approved by a motion from Laura and seconded by Dale, motion passed.

Approval of Minutes

Minutes from the prior meeting motion to approve by Laura, seconded by Maggie, motion passed.

Communication

None at this time.

Financial Report

The main budget is balanced. Reserve Fund (previously known as the Trust) revenues and reserve fund expenditures will now be visual. Dale motion to accept the financial report, seconded by Maggie.

Director's Report

Discussed directors report.

Trustee Handbook

Read and discussed Evaluating Service and Advocating for Advancements.

Unfinished Business

Nothing was discussed.

New Business

Discuss and possible action concerning adding an additional handicap parking space. Dale motions to add a handicap space, seconded by Laura, motion passed.

Review Revised Meeting Room Policy. The board wants to add an insurance piece so that the library is covered should a larger group use the space.

Miscellaneous Items

Next meeting will be on May 14th at 6:30.

Adjournment

The meeting was adjourned at 7:05 by Dale, seconded by Maggie, motioned passed. The next meeting will be held May 14th at 6:30 p.m at the Tipton Public Library.

Minutes submitted by: Maggie Helmold



Director's Report

Denise Smith

May 14, 2025

Library Grounds/Building

- Yard waste bags have been picked up to be used by Grasshopper and the volunteer that works on the flower gardens.
- The new roof was completed by Meeks Construction on April 9th.
- New wooden chairs were purchased with memorial money on April 30th.
- An extra handicap space was added to the library parking lot.

Library Staff/Services

- Denise celebrated 23 years working at the library on April 21st.
- Denise sorted through and organized all the history of the library that had been stored in the kitchen closet. The library itself was started on August 1, 1900 making this year 125 years old. The staff is planning an open house to celebrate and show off the new arrangement of the library.
- The library will be closed for staff work day on May 16th so that the staff can sort and move the newly categorized picture books. (Thank you, Tanya and Becky for all your hard work on this project!)

Programs

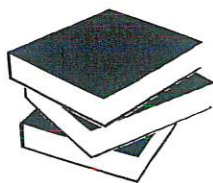
- **Storytime for the Littles:** Storytime is every Tuesday morning at 10:30.
- **Preschool Outreach:** Library visits to Miss Sara at Sycamore Center, Taylor Tots and Little Friends monthly
- **TPL Book Club:** The TPL Book Club met on May 9th and discussed *The Art Thief* by Michael Finkel. The June 13th selection will be *The Midnight Library* by Matt Haig.
- **Crafternoon** - On April 21st, kids with their grown-ups, stopped by for an afternoon of decorating and planting seeds in flower pots.
- Kickoff to the Summer Library Program is May 30th from 6 p.m to 8 p.m.

Recurring Library Events/Activities

- **Storytime** - Tuesday @ 10:30 am
- **TPL Book Club** - Second Friday of each month @10:00 am

April 2025

Circulation



Physical Items

April 2025:

1337

April 2024:

1147

Bridges

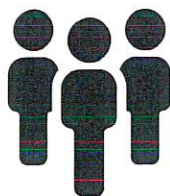
April 2025:

525

April 2024:

370

Visitors



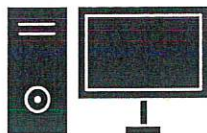
April 2025:

2362

April 2024:

1603

Computer Use



April 2025

Computers: **104**

WiFi: **316**

April 2024

Computers: 87

WiFi: 165

Programs



Number of Programs

April 2025: **16**

Number of Attendees

April 2025: **255**

Monthly Items

January

- ☒ ~~Director/Board attend council meeting to present budget~~
- ☒ ~~Director/Board meets with City Manager for possible budget revisions~~
- ☒ ~~Discuss status of board members at the of the FY~~

February

- ☒ ~~Review Internet and Technology Policy~~

March

- ☒ ~~Advertise for lawn care bids~~
- ☒ ~~Review Collection Development Policy~~

April

- ☒ ~~Award bid for lawn care (Current contract good through 06/30/26)~~
- ☐ Review Library Meeting Room Policy

May

- ☐ Review Library Conduct Policy
- ☐ Review Library Child Safety and Vulnerable Adults Policy
- ☐ Review Sex Offenders Against Minors Policy

June

- ☐ Last meeting for outgoing board members

July

- ☐ First meeting for new board members
- ☐ Review the 5-year strategic plan

August

- ☐ Director presents annual report to the board
- ☐ Director evaluation process needs to begin

September

- ☐ Director evaluation
- ☐ Director salary proposed
- ☐ Review Personnel Policy

October

- ☐ Director/Board work on budget
- ☐ Holiday lighting???

November

- ☐ Board gives final approval to budget proposal
- ☐ Review By-Laws of the Tipton Public Library

December

- ☐ Director/Board sends budget proposal to City Manager/Finance Clerk

2023-2024 Strategic Plan Items

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

2024/2025

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

By Fall of 2025

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

Spring 2026

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

Fall 2027

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

Tipton Airport Committee Meeting

Tuesday April 9, 2025 at 5:35 PM, at the terminal, Mathews Memorial Airport, Tipton, Iowa.

Max Coppess called the meeting to order with a roll call. Those present: Max Coppess, Dennis Pearson, Mike Moes, Rick Sawyer and Scott Pearson. Jim Rolhf as a call in.

George Welker and Abby Cummins-Vanscoy were present as council representative.

Brian Wagner was present as a guest.

Meeting agenda and minutes were approved with motion by Dennis and second by Mike. Motion carried.

Land Acquisition

Discussed potential land acquisition options

Ramp project

6 bids received with a range of \$208,946.45 to \$376,695.00

Heuer Construction bid was accepted by council.

Construction date will be set in July sometime.

State Grant Application

A motion for 15% match grant application for septic, paint and roof seal was made by Scott, second by Mike.

Unscheduled

None

Manager's Report

1600 gallons of fuel in tank, \$5.70/gallon.

Three planes from Marion are renting hangar spots in case Marion closes.

Meeting adjourned at 6:50PM with a motion by Rick and a second by Dennis. Motion carried.

Respectfully submitted by Scott Pearson with assistance from Max Coppess.

This meeting is held at the airport terminal and is always open to the public. Minutes are posted on the bulletin board inside the terminal.

Cindy Doermann

From: Blair Freet <bpfreet@yahoo.com>
Sent: Saturday, May 10, 2025 12:34 PM
To: City of Tipton
Subject: Garbage Exemption - 421 Cedar Street

Good Day,

We are writing to notify the City of Tipton about an issue with our city-provided garbage receptacle, located for service at Ms Molly's Antiques and Collectables, located at 421 Cedar Street, Tipton. We noticed approximately one month ago that our large black garbage receptacle had gone missing from its usual location in the alley behind our store. We have not been able to locate said receptacle and are asking for assistance from the City of Tipton with the serial number of the unit. At this point, we believe that this item has been taken by another party or has been inadvertently lost within the City.

Further, as we have no trash receptacle, we are disposing trash from Ms. Molly's at our home. With that in mind, we are requesting an exception to the waste/trash fee that is being billed to Ms. Molly's as we are not using the service. We will likely no longer need trash service at Ms. Molly's as we will continue to transport the minimal amount of waste to the trash receptacle at our home in Tipton. As there will be no need for trash collection services at 421 Cedar Street, we are requesting that this exemption become permanent.

Thank you for your time,
Pam and Blair Freet

eligible -
Pay for garbage at 203 W 2nd St

AGENDA ITEM

AGENDA INFORMATION

TIPTON CITY COUNCIL COMMUNICATION

DATE:	5/19/2025
AGENDA ITEM:	Touch a Truck Event
ACTION:	Motion to approve, deny or table

SYNOPSIS: Touch a Truck is a family event that allows children to explore trucks of all shapes and sizes. Many communities across our country sponsor this event for children to investigate trucks, sit in a driver's seat, look at the big tires etc. Event date is Saturday, August 2nd from 9:00 a.m. - 11:00 a.m. This event will also coincide with Ridiculous Days.

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

BUDGET ITEM: None

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

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

ATTACHMENTS: None

DATE PREPARED: 5/12/2025

AGENDA ITEM:

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE: 05/19/25

AGENDA ITEM: ROPE RESCUE EQUIPMENT

ACTION: Motion to Approve, Deny or Table

SYNOPSIS: The fire department would like to acquire more rope rescue equipment. Currently we have minimal equipment for rescue situations. The kit we are looking at would greatly enhance our abilities to rescue person in a grain bin or off a building. The kit from ALL HANDS FIRE is \$5,232.00. This kit would allow two persons to be lowered and raised. Additional equipment would need to be purchased next FY but this would be a great up start.

PREPARED BY: Sean Paustian, Fire Chief

DATE PREPARED: 05/16/25



AGENDA ITEM:

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE: 05/19/25

AGENDA ITEM: CIP Item

ACTION: Motion to Approve, Deny or Table

SYNOPSIS: In the CIP we have 20K to purchase new airbags and struts for the fire department. The department would like to purchase airbags through Dinges Fire for \$9,360.00. We would like to purchase the struts through Alex Air for \$18,986. TFD INC will pick up the remaining balance.

PREPARED BY: Sean Paustian, Fire Chief

DATE PREPARED: 05/16/25

**Dinges Fire Company**

243 E Main St.
Amboy, IL 61310
Phone: 815.857.2000
www.DingesFire.com

Bill To:

Tipton Fire Dept (Tipton,IA)
C/O: Sean
304 Lynn St
Tipton, IA 52772

Ship To:

Tipton Fire Dept(S)
304 Lynn St
Tipton, IA 52772

Quantity	Item	Description	Price	Total
1	Resqtec-LTO-105T	LT ONE 105 TON KIT	\$7,500.00	\$7,500.00

* Sales tax will be applied to customers who have not provided a tax exempt certificate.

Sub Total \$7,500.00

* Quote Created on 05/12/2025. Pricing valid until 06/12/2025, unless noted otherwise.

Shipping TBD

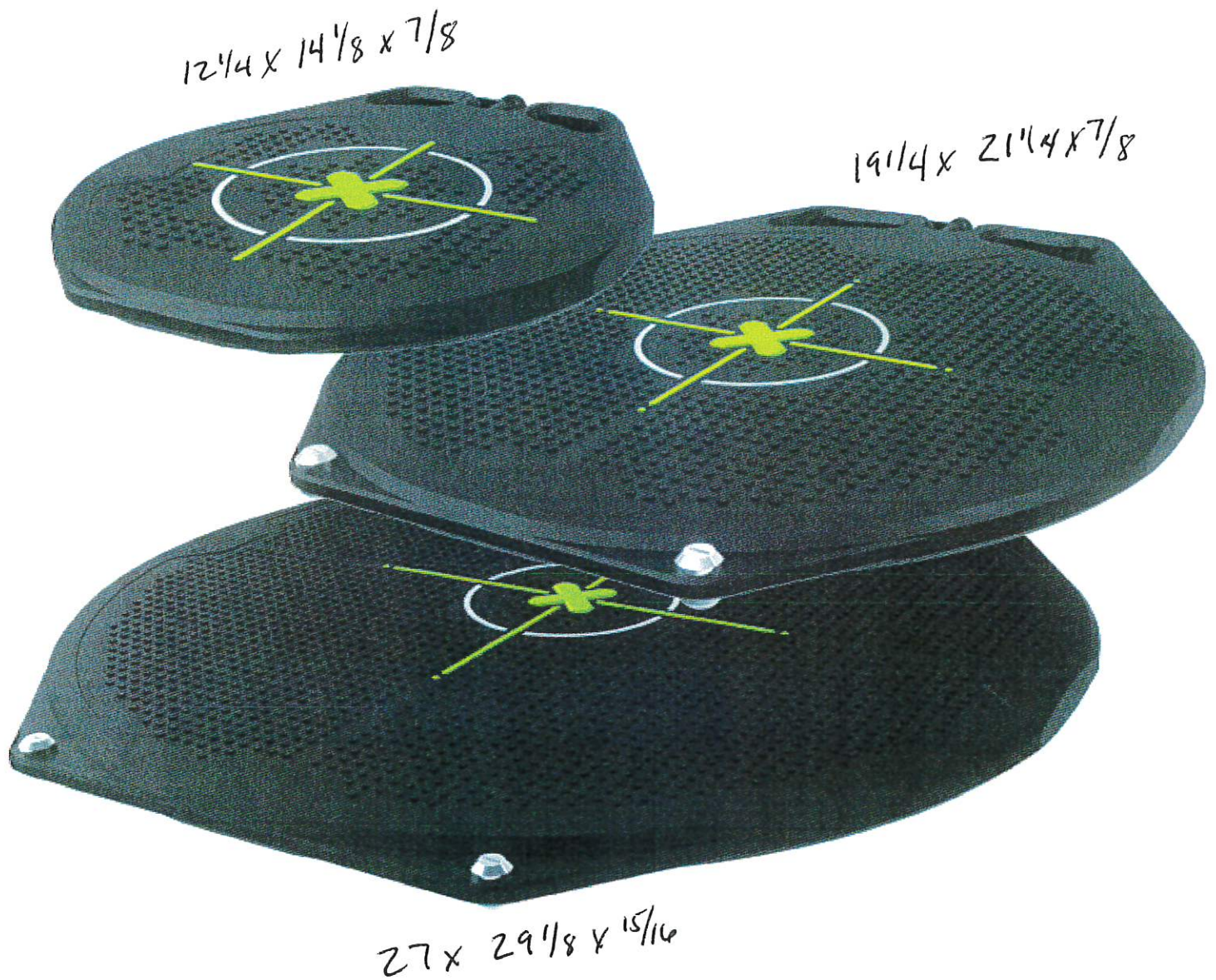
* Financing options may be available. Please contact your sales rep for more information and a payment estimate.

Total \$7,500.00

This is a quotation only. Please do not make payment based off this quotation. An invoice will be sent to you when product is ready for delivery. Contact your local sales representative with any questions or requests.

Some products may not be able to be cancelled after an order is approved if is a built to spec or custom item. Restocking fees may apply if custom products are cancelled after order and before delivery.

7,186.00
for
extra
pay





312 Oak St
 New London, MN 56273
 Phone: 800-264-2320
 Fax: 320-763-9077
 Email: info@alexairapparatus.com
 Web Site: www.alexairapparatus.com

QUOTE

Date	Customer PO
5/5/2025	

BILL TO Tipton Fire Dept Sean Paustian tiptonfire@tiptoniowa.org

SHIP TO

			S.O. #	Promise Date	Terms	Sales Rep	
					N30	816	
P.O.#	QTY	STOCK ORDER	PART NUMBER	DESCRIPTION		PRICE (Each)	PRICE (Extended)
				Res-Q-Jack Products			
	1	Order	SPX_2KIT	Super-X 2- Point Kit		\$11,556.00	\$11,556.00
	1	Order	SPX-4PTX	Super-X 2- Point Kit		\$18,986.00	\$18,986.00
	1	Order	APX-2KIT	APEX 2-point Kit		\$9,761.00	\$9,761.00
	1	Order	APX-4PTX	APEX 4-point Kit		\$16,591.00	\$16,591.00
	1			Shipping dependent upon order			

*CUSTOMERS THAT HAVE NOT PROVIDED TAX EXEMPT FORMS WILL BE CHARGED APPLICABLE SALES TAX

*FREIGHT PREPAID & ADDED

*F.O.B SHIPPING POINT

*THIS IS NOT AN INVOICE

SHIPPING:

Tax Rate SUB: \$56,894.00

TAX:

TOTAL: \$56,894.00

 Authorized Signature of Approval



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE DEPARTMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	245.54
			MEDICARE WITHHOLDING	27.86
			MEDICARE WITHHOLDING	29.28
			MEDICARE WITHHOLDING	0.28
			PHONE, INTERNET, CIRCUIT	36.25
			WIRELESS	142.87
		AUREON COMMUNICATIONS	ANNUAL IOWA SYSTEM	1,200.00
		AT&T MOBILITY	IPERS WITHHOLDING POLICE	384.86
		IOWA DEPT OF PUBLIC SAFETY	CHAMBER BUCKS FOR DARE	25.00
		IPERS	OFFICE SUPPLIES	12.74
		TIPTON CHAMBER OF COMMERCE	PRINCIPAL DENTAL POLICY	36.60
		OFFICE EXPRESS	SHIELDWARE	2,025.00
		PRINCIPAL	CELL & DATA	80.04
		SHIELD TECHNOLOGY CORPORATION	Repay Admin Services	6,790.84
		VERIZON	PSF payment	1,746.86
		CITY OF TIPTON FUNDS	TOTAL:	12,784.02
FIRE DEPARTMENT	GENERAL GOVERNMENT	AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.25
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	25.57
			OPERATING SUPPLIES	64.17
		D & R PEST CONTROL	D & R PEST CONTROL	45.00
		ELECTRONICS INC	ALARM SERVICE	30.00
		CITY OF TIPTON FUNDS	Repay Admin Services	1,418.64
			TRANSFERS	416.00
			TOTAL:	2,035.63
AMBULANCE	GENERAL GOVERNMENT	AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.25
		AT&T MOBILITY	WIRELESS	238.57
		BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	17.36
			MEDICAL SUPPLIES	111.07
			MEDICAL SUPPLIES	196.66
		FAMILY FOODS	MISC SUPPLIES	61.08
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	26.99
		D & R PEST CONTROL	D & R PEST CONTROL	40.00
		IOWA GEMT PAYMENT PROGRAM	JUNE STATE SHARE PAYMENT	1,311.35
		JOHNSON COUNTY AMBULANCE SERVICE	ALS SERVICE	200.00
			ALS SERVICE	200.00
		PUBLIC CONSULTING GROUP LLC	GEMT SERVICES	4,717.40
		NAPA AUTO PARTS	PARTS, SUPPLIES, TOOLS	2.38
		TIPTON PHARMACY	PHARMACEUTICALS	349.23
		CITY OF TIPTON FUNDS	Repay Admin Services	4,633.55
			PSF payment	33.88-
			TRANSFERS	1,422.00
			TOTAL:	13,530.01
STREET DEPARTMENT	GENERAL GOVERNMENT	CINTAS	UNIFORMS	51.68
			UNIFORMS	81.97
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	38.55
		SPAHN & ROSE LUMBER CO	OPERATING SUPPLIES	97.35
		CITY OF TIPTON FUNDS	Central Stores services pa	1,895.12
			PSF payment	2,838.39
			TRANSFERS	1,510.00
			TOTAL:	6,513.06
SIDEWALKS	GENERAL GOVERNMENT	SPAHN & ROSE LUMBER CO	OPERATING SUPPLIES	10.06
		CITY OF TIPTON FUNDS	Central Stores services pa	39.60

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
TREES	GENERAL GOVERNMENT	FAMILY FOODS	TOTAL:	49.66
		STEVE NASH	OPERATING SUPPLIES	62.50
		TIPTON CONSERVATIVE	TRAVEL TRAINING	132.16
		CITY OF TIPTON FUNDS	MIN,HRNG,POOL,NTCE,THANK Y	218.40
			Central Stores services pa	165.50
			TOTAL:	578.56
CEMETERY	GENERAL GOVERNMENT	EASTERN IOWA LIGHT & POWER	UTILITIES	10.75
		GRASSHOPPER LAWN CARE	UTILITIES	21.50
			CONTRACT PAY 0416-0515	3,083.33
			TOTAL:	3,115.58
GENERAL ADMINISTRATION	GENERAL GOVERNMENT	CINTAS	UNIFORMS	21.99
		CITY OF TIPTON FUNDS	UNIFORMS	21.99
			Central Stores services pa	1,000.03
			PSF payment	384.61
			TOTAL:	1,428.62
LIBRARY	GENERAL GOVERNMENT	VESTIS	BLDG MAINT SUPPLIES	352.82
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	108.40
		SCHUMACHER ELEVATOR COMPANY	MONTHLY MAINTENANCE	262.15
		CITY OF TIPTON FUNDS	PSF payment	7.90
			TOTAL:	731.27
PARK	GENERAL GOVERNMENT	ALBAUGH PHC INC	SINK	410.15
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	212.83
		MISC. VENDOR WANDA WHITMER	WANDA WHITMER:FLOWERS FOR	207.67
		SPAHN & ROSE LUMBER CO	OPERATING SUPPLIES	65.96
			OPERATING SUPPLIES	87.57
		CITY OF TIPTON FUNDS	OPERATING SUPPLIES	5,632.47
			Repay Admin Services	403.73
			PSF payment	0.40
		CITY UTILITIES	CITY UTILITIES	148.03
			TOTAL:	7,168.81
RECREATION DEPARTMENT	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	Repay Admin Services	368.06
			PSF payment	3.95
			TOTAL:	372.01
SUMMER BALL PROGRAMS	GENERAL GOVERNMENT	MISC. VENDOR ANDREA WULF	ANDREA WULF:TBALL REFUND	30.00
		T & M CLOTHING	SUMMER BALL UNIFORM SUPPLI	322.00
			SUMMER BALL UNIFORM SUPPLI	1,437.00
			TOTAL:	1,789.00
RED CROSS SWIM	GENERAL GOVERNMENT	MISC. VENDOR ALICE HANSON	ALICE HANSON:REFUND SWIM L	90.00
			TOTAL:	90.00
YOUTH RECREATION	GENERAL GOVERNMENT	JOHN DEERE FINANCIAL	OPERATING SUPPLIES	25.62
		FUSION SITE MIDWEST LLC	PORT A POTTIE SERVICES	425.60
			TOTAL:	451.22
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT	AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	150.52
		CARRICO AQUATIC RESOURCES	CHEMICALS	2,607.92
		CLARENCE LOWDEN SUN-NEWS & ADVERTISER	POOL SCHEDULE	198.80
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	37.83

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		D & R PEST CONTROL	D & R PEST CONTROL	60.00
		HAWKINS INC	CHEMICALS	1,640.51
		STATE HYGIENIC LABORATORY	TESTING	29.00
		IOWA DEPT OF INSPECTIONS, APPEALS, AND	FOOD SERVICE LICENSE	150.00
		ELECTRONICS INC	ALARM SERVICE	30.00
		MECHANICAL SALES IOWA INC	SERVICE/MAINT AGREEMENTS	18,470.00
		TIPTON CONSERVATIVE	MIN,HRNG,POOL,NTCE,THANK Y	291.20
		TIPTON ELECTRIC MOTORS	UPS CHARGES,OPERATING SUPP	0.40
			UPS CHARGES,OPERATING SUPP	85.00
		CITY OF TIPTON FUNDS	Repay Admin Services	3,511.48
		CITY UTILITIES	PSF payment	3.95
			CITY UTILITIES	5,884.73
			TOTAL:	33,151.34
		LINDA BECK	MILEAGE REIMBURSEMENT	105.00
		BOEVE, CHRISTINE	MURAL FOR DOWNTOWN ALLEY	3,274.74
		ELECTRONICS INC	ALARM SERVICE	30.00
		CITY OF TIPTON FUNDS	PSF payment	7.90
		CITY UTILITIES	CITY UTILITIES	160.43
			TOTAL:	3,578.07
		LYNCH DALLAS PC	LEGAL SERVICES	440.00
		TIPTON CONSERVATIVE	4TH OF JULY	124.80
		CITY OF TIPTON FUNDS	Repay Admin Services	1,212.61
			PSF payment	60.38
			TOTAL:	1,837.79
		VESTIS	MATS	189.17
		JOHN DEERE FINANCIAL	OPERATNG SUPPLIES	18.28
		D & R PEST CONTROL	D & R PEST CONTROL	40.00
		ELECTRONICS INC	ALARM SERVICE	30.00
		OFFICE EXPRESS	OFFICE SUPPLIES	49.47
			TOTAL:	326.92
		CITY OF TIPTON FUNDS	TRANSFERS	1,422.00
			TOTAL:	1,422.00
		CITY OF TIPTON FUNDS	TRANSFERS	1,666.00
			TOTAL:	1,666.00
		FIDELITY BANK & TRUST	CD	34,713.15
			TOTAL:	34,713.15
		CITY OF TIPTON FUNDS	Central Stores services pa	55.29
			PSF payment	0.24
			TOTAL:	55.53
		CITY OF TIPTON FUNDS	Central Stores services pa	532.26
			PSF payment	946.26
			TOTAL:	1,478.52
		CITY OF TIPTON FUNDS	Central Stores services pa	131.61
			TOTAL:	131.61
		CITY OF TIPTON FUNDS	TRANSFERS	2,446.00
			TOTAL:	2,446.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
TRANSFERS/OTHER SOURCE	TRUST AND AGENCY F	CITY OF TIPTON FUNDS	TRANSFERS	50,232.00
			TOTAL:	50,232.00
TRANSFERS/OTHER SOURCE	LOCAL OPTION TAX	CITY OF TIPTON FUNDS	TRANSFERS	21,717.00
			TOTAL:	21,717.00
TRANSFERS/OTHER SOURCE	TIF SPECIAL REVENUE	CITY OF TIPTON FUNDS	TRANSFERS	3,149.00
			TRANSFERS	15,000.00
			TOTAL:	18,149.00
REVOLVING LOAN PRGRM	ECONOMIC/INDUSTRIA	CITY UTILITIES	CITY UTILITIES	82.24
			CITY UTILITIES	116.76
			TOTAL:	199.00
TRANSFERS/OTHER SOURCE	FIRE ENTERPRISE TR	CITY OF TIPTON FUNDS	TRANSFERS	4,998.00
			TOTAL:	4,998.00
WATER DISTRIBUTION	WATER OPERATING	AUREON COMMUNICATIONS CINTAS	PHONE, INTERNET, CIRCUIT UNIFORMS	36.25 0.00
		JOHN DEERE FINANCIAL	UNIFORMS	0.00
		HAWKINS INC	OPERATING SUPPLIES	24.99
		STATE HYGIENIC LABORATORY	OPERATING SUPPLIES	83.57
		IOWA ONE CALL	CHEMICALS	1,618.54
		MUNICIPAL SUPPLY INC	TESTING	1,043.00
		OFFICE EXPRESS	LOCATES	36.30
		CITY OF TIPTON FUNDS	METER SUPPLIES	750.00
			OFFICE SUPPLIES	45.99
			Repay Admin Services	4,610.42
			PSF payment	3,131.97
			TOTAL:	11,381.03
WATER BILL/COLLECT	WATER OPERATING	CITY OF TIPTON FUNDS	Repay Admin Services	309.25
			PSF payment	3.95
			TOTAL:	313.20
TRANSFER/OTHER SOURCES	WATER OPERATING	CITY OF TIPTON FUNDS	TRANSFERS	3,487.00
			TRANSFERS	2,876.00
			TOTAL:	6,363.00
WASTEWATER/AKA SEWER	WASTEWATER/AKA SEW	JOHN DEERE FINANCIAL	OPERATING SUPPLIES	5.99
		NAPA AUTO PARTS	PARTS, SUPPLIES, TOOLS	10.65
		TEST INC	WASTEWATER TESTING	2,167.00
		TIPTON ELECTRIC MOTORS	UPS CHARGES, OPERATING SUPP	52.04
		WINDSTREAM	MONTHLY SERVICES	97.75
		CITY OF TIPTON FUNDS	Repay Admin Services	2,102.43
			PSF payment	1,719.34
			TOTAL:	6,155.20
LAGOON	WASTEWATER/AKA SEW	EASTERN IOWA LIGHT & POWER	UTILITIES	1,466.71
			TOTAL:	1,466.71
TRANSFER/OTHER SOURCES	WASTEWATER/AKA SEW	CITY OF TIPTON FUNDS	TRANSFERS	3,550.00
			TRANSFERS	48,360.00
			TOTAL:	51,910.00
NON-DEPARTMENTAL	ELECTRIC OPERATING	FIDELITY BANK & TRUST	CD	126,429.91

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING	AUREON COMMUNICATIONS CINTAS	CD	66,434.28
			TOTAL:	192,864.19
			PHONE, INTERNET, CIRCUIT	36.25
			UNIFORMS, SHOP TOWELS, MAT	85.06
			UNIFORMS, SHOP TOWELS, MAT	69.06
			UNIFORMS, SHOP TOWELS, MAT	85.06
			UNIFORMS, SHOP TOWELS, MAT	69.06
			OPERATING SUPPLIES	14.46
			03-1620-14	56.92
			D & R PEST CONTROL	42.80
ELECTRIC POWER PLANT	ELECTRIC OPERATING	MISC. VENDOR BROWN, TABATHA D & R PEST CONTROL IOWA ONE CALL POWER LINE SUPPLY SPAHN & ROSE LUMBER CO STUART C IRBY CO CITY OF TIPTON FUNDS CITY UTILITIES	LOCATES	36.30
			UNDERGROUND SUPPLIES	2,568.00
			UNDERGROUND SUPPLIES	2,568.00
			OPERATING SUPPLIES	92.03
			SUPPLIES	439.77
			SUPPLIES	1,433.80
			Repay Admin Services	10,832.96
			PSF payment	7,782.50
			CITY UTILITIES	134.48
			CITY UTILITIES	19.98
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING	MISC. VENDOR US STANDARD PRODUCTS D & R PEST CONTROL CITY OF TIPTON FUNDS	TOTAL:	26,366.49
			US STANDARD PRODUCTS:DEGRE	617.06
			D & R PEST CONTROL	42.80
			Repay Admin Services	1,480.82
			PSF payment	1.58
			TOTAL:	2,142.26
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING	CITY OF TIPTON FUNDS	Repay Admin Services	682.24
			PSF payment	7.51
			TOTAL:	689.75
TRANSFER/OTHER SOURCES	ELECTRIC OPERATING	CITY OF TIPTON FUNDS	TRANSFERS	23,105.00
			TRANSFERS	34,018.00
			TRANSFERS	7,308.00
			TOTAL:	64,431.00
GAS DISTRIBUTION	GAS OPERATING	AUREON COMMUNICATIONS CINTAS IOWA ONE CALL KOONS GAS MEASUREMENT CITY OF TIPTON FUNDS CITY UTILITIES	PHONE, INTERNET, CIRCUIT	36.25
			UNIFORMS, SHOP TOWELS, MAT	49.86
			UNIFORMS, SHOP TOWELS, MAT	49.86
			LOCATES	36.30
			REGULATORS	753.98
			Repay Admin Services	14,266.17
			PSF payment	293.04
			CITY UTILITIES	28.22
			TOTAL:	15,513.68
GAS BILL/COLLECT	GAS OPERATING	CITY OF TIPTON FUNDS	Repay Admin Services	389.35
			PSF payment	4.74
			TOTAL:	394.09
TRANSFER/OTHER SOURCES	GAS OPERATING	CITY OF TIPTON FUNDS	TRANSFERS	12,640.00
			TOTAL:	12,640.00
AIRPORT	AIRPORT OPERATING	AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.25

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
INT SRVC-OTHER BUSINES ADMINISTRATIVE SER	CENTRAL GARAGE	JOHN DEERE FINANCIAL FILTRATION CORP. OF AMERICA	OPERATING SUPPLIES	13.98
			OPERATING SUPPLIES	254.65
			TOTAL:	304.88
		CITY OF TIPTON FUNDS	TRANSFERS	355.00
			TOTAL:	355.00
			TRANSFER FEES	4,987.00
			UNIFORMS	19.48
			OPERATING SUPPLIES	19.48
			OPERATING SUPPLIES	41.46
			Repay Admin Services	4.76
INT SRVC-OTHER BUSINES ADMINISTRATIVE SER	CENTRAL GARAGE	CITY OF TIPTON FUNDS	Central Stores services pa	2,799.90
			PSF payment	5,108.11
			TOTAL:	771.81
			TOTAL:	13,752.00
		CITY OF TIPTON FUNDS	RECYCLING SORT FEES	988.34
			PSF payment	7.42
			TOTAL:	995.76
			TRANSFERS	3,009.00
			TRANSFERS	345.00
			TOTAL:	3,354.00
		CITY OF TIPTON FUNDS	OPERATING SUPPLIES	7.98
			Repay Admin Services	1,280.02
			PSF payment	567.37
			TOTAL:	1,855.37
INT SRVC-OTHER BUSINES ADMINISTRATIVE SER	CENTRAL GARAGE	CITY OF TIPTON FUNDS	TRANSFERS	576.00
			TRANSFERS	4,458.00
			TOTAL:	5,034.00
		ASCENDANCE TRUCKS EASTERN IOWA LLC AUREON COMMUNICATIONS CEDAR COUNTY COOP CINTAS	REPAIR PARTS #29	87.25
			PHONE, INTERNET, CIRCUIT	36.25
			259.45 GL FUEL	882.20
			UNIFORMS	17.24
			SUPPLIES	153.44
			UNIFORMS	17.24
			HYDRAULIC PARTS #5	32.50
			OPERATING SUPPLIES	31.63
			REPAIR PARTS #66	1,291.64
			PARTS, SUPPLIES, TOOLS	117.62
INT SRVC-OTHER BUSINES ADMINISTRATIVE SER	CENTRAL GARAGE	CITY OF TIPTON FUNDS	PARTS, SUPPLIES, TOOLS	33.26
			PARTS, SUPPLIES, TOOLS	4.55
			PARTS, SUPPLIES, TOOLS	19.76
			CELL & DATA	41.47
			REPAIR PARTS #135	37.53
			Repay Admin Services	2,754.35
			PSF payment	3.95
			TOTAL:	5,561.88
		AUREON COMMUNICATIONS CLIFTON LARSON ALLEN LLP MISC. VENDOR AMY LENZ	PHONE, INTERNET, CIRCUIT	664.11
			TAX CREDIT QUESTIONS	840.00
			AMY LENZ:PRINTER RIBBONS	26.38

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		IIMC	DUES	220.00
		LYNCH DALLAS PC	LEGAL SERVICES	40.00
			LEGAL SERVICES	4,697.40
			LEGAL SERVICES	518.00
			LEGAL SERVICES	60.00
			LEGAL SERVICES	1,836.75
		QUADIENT LEASING USA INC	POSTAGE MACHINE LEASE	969.84
		TIPTON CONSERVATIVE	MIN,HRNG,POOL,NTCE,THANK Y	1,048.30
		CITY OF TIPTON FUNDS	PSF payment	250.09
			TOTAL:	11,170.87
NON-DEPARTMENTAL	PAYROLL ACCOUNT	I.R.S.	FEDERAL WITHHOLDING	492.25
			FICA WITHHOLDING	245.54
			MEDICARE WITHHOLDING	57.42
		AXA EQUI-VEST PROCESSING OFFICE	DEF. COMP PRETAX	50.00
		IPERS	IPERS WITHHOLDING POLICE	256.71
		PRINCIPAL	PRINCIPAL DENTAL POLICY	33.49
		TREASURER, STATE OF IOWA	STATE WITHHOLDING	123.20
			TOTAL:	1,258.61

```

===== FUND TOTALS =====
001 GENERAL GOVERNMENT          92,619.57
110 ROAD USE TAX FUND           38,824.81
112 TRUST AND AGENCY FUND       50,232.00
121 LOCAL OPTION TAX           21,717.00
125 TIF SPECIAL REVENUE FUND    18,149.00
160 ECONOMIC/INDUSTRIAL DEVEL   199.00
192 FIRE ENTERPRISE TRUST       4,998.00
600 WATER OPERATING            18,057.23
610 WASTEWATER/AKA SEWER REVE   59,531.91
630 ELECTRIC OPERATING         286,493.69
640 GAS OPERATING              28,547.77
660 AIRPORT OPERATING          659.88
670 GARBAGE COLLECTION         18,101.76
740 STORM WATER                 6,889.37
810 CENTRAL GARAGE              5,561.88
835 ADMINISTRATIVE SERVICES    11,170.87
860 PAYROLL ACCOUNT            1,258.61
-----
GRAND TOTAL:                   663,012.35
-----

```

RESOLUTION NO. 051925A

RESOLUTION AMENDING THE CURRENT BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2025

WHEREAS, the Tipton City Council published the required notice concerning the proposed amendment to the current budget for the fiscal year ending June 30, 2025, on May 7, 2025; and

WHEREAS, the Tipton City Council held a public hearing concerning the proposed amendment to the current budget for the fiscal year ending June 30, 2025, on May 19, 2025; and

WHEREAS, the Tipton City Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment to the budget and modifications proposed at the hearing.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Tipton, Iowa that the current budget is amended as set out in the attached paperwork; and that the Mayor and City Clerk are hereby authorized and directed to execute this resolution; and

BE IT ALSO FURTHER RESOLVED, by the City Council of the City of Tipton, Iowa, that the Finance Director is hereby directed to submit this budget amendment to the Cedar County Auditor.

PASSED AND APPROVED this 19th day of May 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 No. 051925A which was passed by the Tipton City Council this 19th day of May 2025.

Amy Lenz, City Clerk

ADOPT FEDERAL REIMBURSEMENT
RESOLUTION

419554-NEW

Tipton, Iowa

May 19, 2025

The City Council of the City of Tipton, Iowa, met on May 19, 2025, at _____ o'clock
____.m., at _____, Tipton, Iowa.

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

Present: _____

Absent: _____.

The City Clerk reported that, in order to preserve the City's eligibility to issue tax-exempt
electric revenue bonds for an electric generation / solar panel project, it would be necessary for the
City Council to adopt a resolution declaring the Council's intent to expend current cash on-hand
and to later reimburse those expenses from the proceeds of a bond issue. Council Member
_____ introduced the resolution next hereinafter set out, related to
financing the projects, and moved its adoption, seconded by Council Member
_____. After due consideration and discussion, the Mayor put the question
upon the adoption of said resolution, and the roll being called, the following Council Members
voted:

Ayes: _____

Nays: _____.

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

• • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

Mayor

Attest:

City Clerk

RESOLUTION NO. _____

Resolution relating to the financing of proposed projects to be undertaken by the City of Tipton, Iowa; establishing compliance with reimbursement bond regulations under the Internal Revenue Code

BE IT RESOLVED by the City Council (the "Council") of the City of Tipton, Iowa (the "City"), as follows:

Section 1. Recitals.

(a) The Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the "Regulations") dealing with the issuance of bonds, all or a portion of the proceeds of which are to be used to reimburse the City for project expenditures made by the City prior to the date of issuance.

(b) The Regulations generally require that the City make a prior declaration of its official intent to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued borrowing and that the borrowing occur and the reimbursement allocation be made from the proceeds of such borrowing within a certain period after the payment of the expenditure or the date the projects are placed in service; and

(c) The City desires to comply with requirements of the Regulations with respect to certain projects hereinafter identified.

Section 2. Official Intent Declaration.

(a) The City proposes to undertake the following projects and to make original expenditures with respect thereto prior to the issuance of bonds, notes or other obligations (the "Bonds") and reasonably expects to issue the Bonds for such projects in the maximum principal amount shown below:

<u>Projects</u>	<u>Maximum Amount of Bonds Expected to be Issued for Projects</u>
Electric generation / solar panel project	\$1,900,000

(b) Other than (i) expenditures to be paid or reimbursed from sources other than the Bonds or (ii) expenditures made not earlier than sixty days prior to the date of this Resolution or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the projects have heretofore been made by the City for which the City will seek reimbursement from the proceeds of the Bonds.

(c) This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. Budgetary Matters.

As of the date hereof, there are no City funds reserved, allocated on a long term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long term basis or otherwise set aside) to provide permanent financing for the expenditures related to the projects, other than pursuant to the issuance of the Bonds. This resolution, therefore, is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof, all within the meaning and content of the Regulations.

Section 4. Reimbursement Allocations.

The City's financial officer shall be responsible for making the "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the Bonds to reimburse the source of temporary financing used by the City to make payment of the prior costs of the projects. Each allocation shall be evidenced by an entry on the official books and records of the City maintained for the Bonds, shall specifically identify the actual prior expenditure being reimbursed or, in the case of reimbursement of a fund or account, the fund or account from which the expenditure was paid, and shall be effective to relieve the proceeds of the Bonds from any restriction under the bond resolution or other relevant legal documents for the Bonds, and under any applicable state statute, which would apply to the unspent proceeds of the Bonds.

Section 5. Repealer.

All resolutions, parts of resolutions, or actions of the City Council in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved May 19, 2025.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
CEDAR COUNTY
CITY OF TIPTON

SS:

I, the undersigned, City Clerk of the City of Tipton, Iowa, hereby certify that the attached is a true, correct and complete transcript of the proceedings had and action taken by the City Council in connection with reimbursement bond regulations, including a true, correct and complete copy of the resolution referred to in such minutes.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

RESOLUTION 051925C

RESOLUTION SETTING A PUBLIC HEARING REGARDING THE
SOUTH-SOUTH SPRUCE IMPROVEMENTS PROJECT 2025

WHEREAS, the City Council of the City of Tipton wishes to pursue a street construction/storm water project on Spruce Street (south of South Street,) a public hearing shall be conducted as follows to consider plans and cost estimates:

The public hearing will be held at **5:30 P.M. on June 2, 2025**, in the Council Chambers, Fire Station, 301 Lynn Street, in accordance with the provisions of Chapter 384, Code of Iowa. At said hearing any interested person may appear and file objections thereto or to the cost of the improvements. At the hearing, the City will receive and consider any objections made by any interested party, to the Plans and Specifications, proposed contract, and the estimate of cost for the project.

AND, WHEREAS, the Project's Plans and Specifications are available to the public at Tipton City Hall and show that the Engineer's construction cost estimates are:

**24 feet wide, 7" thick concrete, 728' long, rural section,
plus storm water improvements.**

<u>Pavement</u>	<u>Storm</u>	<u>Total</u>
\$255,795	\$34,850	\$290,645

AND, WHEREAS, the anticipated bidding schedule is:

Council meeting, May 19:	Set the public hearing for June 2.
Public Hearing Notice:	In the Conservative's May 28 edition.
Council meeting, June 2:	Conduct public hearing on proposed plans/specs. Consider resolution to approve on plans/specs.
Bid opening, City Hall:	June 12.
Council meeting, June 16:	Consider resolution to award a bid.
Sign contract, July 7.	

(Once started: Project is estimated to take 10 weeks.)

NOW, THEREFORE, Be It Resolved, the City Council of the City of Tipton does hereby set Monday, June 2, 2025, at 5:30 p.m. at the Tipton Fire Station, 301 Lynn Street as the public hearing's date and location.

PASSED AND APPROVED this 19th day of May 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 No. 051925C which was passed by the Tipton City Council this 19th day of May 2025.

Amy Lenz, City Clerk

RESOLUTION NO. 051925D

A RESOLUTION AUTHORIZING AN APPLICATION TO THE IOWA DEPARTMENT OF
TRANSPORTATION'S GENERAL AVIATION VERTICAL INFRASTRUCTURE
(GAVI) PROGRAM & CERTIFYING THE LOCAL MATCH REQUIREMENT

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

- Approved Airport Improvement Program Data sheets with the Sponsor's
Signature and airfield project application with sponsor's signature.
- Certification that the local match exists if the grant is awarded,
- Authorization to submit the proposed projects for State or Federal Grants; and

WHEREAS, the State of Iowa's Department of Transportation offers the GAVI grant program
to finance qualified improvements at municipal airports when matched by local funds, and;

WHEREAS, the City of Tipton wishes to apply to this program to provide funding for
approximately \$51,255 (85%) of an estimated total project cost of \$60,300 for the following Terminal
Building improvements:

- 1.) Roof Sealant Coating.
- 2.) Exterior Wall Painting.
- 3.) Installation of a New Septic System.

AND, WHEREAS, the City's estimated local match would be approximately \$12,500 (15%) of
the cost of the project.

NOW, THEREFORE; Be It Resolved, the Tipton City Council authorizes the City's application
for a GAVI grant and commits to the availability of the City's local match.

PASSED AND APPROVED this 19th day of May 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 051925D which was passed by the Tipton City Council this 19th day of May 2025.

Amy Lenz, City Clerk

Justification:

Upgrades to the exterior of the terminal building are essential to protect previous investments and ensure the terminal remains functional, safe, and sustainable. Long term exposure to the elements has degraded the building's external materials; repainting the walls and applying a silicone roof sealant will prevent water intrusion and weather-related damage. These improvements also enhance the building's appearance, creating a more welcoming environment for users. Additionally, the current septic system is outdated and undersized the building's occupancy. Installing a new 500-gallon tank and replacing the failing leach field will ensure reliable wastewater management.

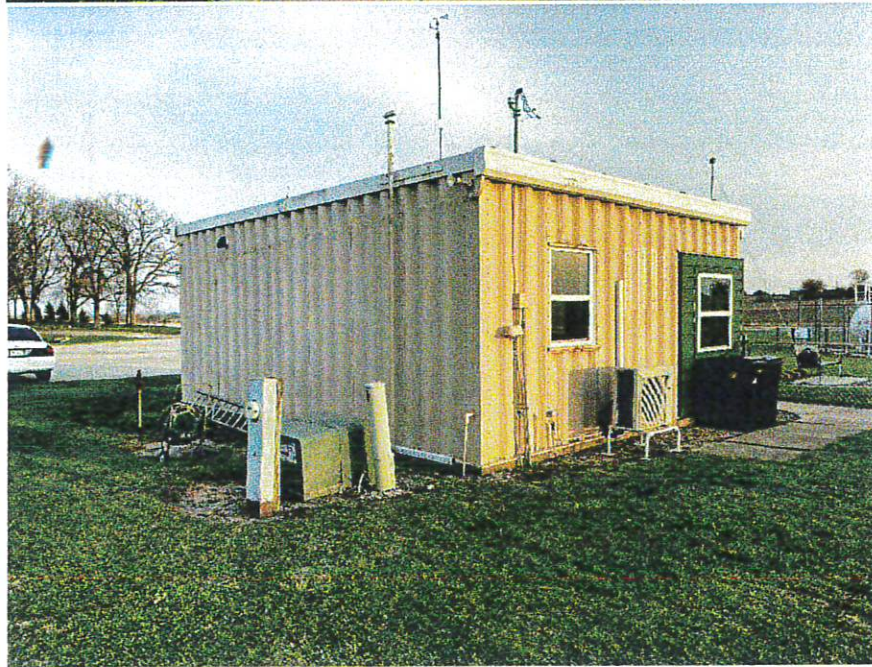
Detailed Cost Estimate:

Item Description	Cost
Terminal Roof Sealant Coating	\$9,500
Terminal Exterior Wall Painting	\$12,300
New Terminal Septic System Installation	\$26,000
Construction Total	\$47,800
Design Phase Engineering	\$6,000
Bidding Phase	\$2,500
Construction Admin/Observation	\$3,500
Sponsor Administration	\$500
Soft Costs Total	\$12,500
Total Probable Project Cost	\$60,300

Funding Type	Amount	Percentage
Local Share	\$9,045	15%
GAVI	\$51,255	85%
Total Project Cost	\$60,300	100%



Exhibits:



RESOLUTION NO. 051925E

RESOLUTION APPROVING A CITY OF TIPTON V. HBK SETTLEMENT AGREEMENT

WHEREAS, on May 12, 2015, representatives of the City of Tipton met with representatives of HBK Engineering to settle a dispute concerning a recent project at the City's Aquatic Center, and;

WHEREAS, the two Parties negotiated a Settlement Agreement which includes, but is not necessarily limited to:

- 1.) City's release of all actions and complaints against HBK.
- 2.) HBK's payment of \$500,000 to the City.
- 3.) Approval of the Settlement Agreement is contingent on City Council approval.

NOW, THEREFORE; Be It Resolved, the Tipton City Council authorizes and directs the Mayor and City Clerk to execute all documents related to the scope of this Resolution.

PASSED AND APPROVED this 19th day of May 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 051925D which was passed by the Tipton City Council this 19th day of May 2025.

Amy Lenz, City Clerk

RESOLUTION NO. 051925F

Resolution Finally Approving Request for Proposals and Public Notice Related thereto, regarding the sale of City owned Real Estate

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

WHEREAS, the City Council previously directed staff to work with the City Attorney to prepare a Request for Proposals related to the sale of four of the recently acquired properties, three of which must be demolished upon acquisition by the purchaser, with the fourth to be renovated or demolished, at the discretion of the purchaser, said properties being located at the following addresses:

1. 323 W. 8th Street (Must be demolished)
2. 102 E. 11th Street (Must be demolished)
3. 205 Spruce Street (Must be demolished)
4. 403 W. 3rd Street (Renovate or Demolish)

and

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

WHEREAS, the City Council finds that proposals shall be due as indicated in the Public Notice by 11:00 a.m. on June 25, 2025, with timely proposals to be reviewed and considered by the City Council at its regularly scheduled meeting on July 7, 2025 at 5:30 p.m., with those submitting proposals to be invited to the July 7, 2025 City Council meeting to offer additional information to the Council and/or to answer questions from the City Council, if any, the Council to consider preliminary approval of proposals deemed to be acceptable and in the best interest of the City at this meeting, subject to a Public Hearing to be held during the regularly scheduled City Council meeting on July 21, 2025 at 5:30 p.m., after which the Council will consider and give final approval to the sale of said City properties.

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

- Section 1: To publish the Public Notice "Requests for Proposals/Bids" as soon as possible;
- Section 2: To open and review all Proposals/Bids received shortly after 11:00 a.m. on June 25, 2025, the deadline for submission of proposals;
- Section 3: To prepare a summary of Proposals/Bids received, and to deliver that information to the Council for consideration as part of the July 7, 2025, City Council Meeting packet;
- Section 4: To provide a copy of the summary of the Proposals/Bids received to all parties submitting Proposals and inviting them to be heard by the Council during the July 7, 2025, meeting.
- Section 5: To publish notice of the July 21, 2025, Public Hearing on the proposed sale and transfer of the Property described herein after the July 7, 2025, meeting in full compliance with Iowa Code §§ 364.7 and 362.3, in a form substantially consistent with the Public Notice attached hereto as Exhibit A.

Exhibit A

CITY OF TIPTON

NOTICE OF PUBLIC HEARING ON THE PROPOSED SALE OF CITY OWNED REAL ESTATE

Notice is hereby given that the City of Tipton, Cedar County, Iowa, proposes to sell and convey the following described City owned real estate: 323 W. 8th Street, 102 E. 11th Street, 205 Spruce Street, and 403 W. 3rd Street.

The City previously sought proposals from parties interested in acquiring the above properties and considered those proposals at the City Council meeting held on _____, 2025, giving preliminary approval to the sale of the properties to the following persons/entities, final approval being subject to a Public Hearing, public input, and additional City Council consideration: 323 W. 8th Street to _____ in return for payment to the City in the amount of \$ _____; 102 E. 11th Street to _____ in return for payment to the City in the amount of \$ _____; 205 Spruce Street to _____ in return for payment to the City in the amount of \$ _____; and 403 W. 3rd Street to _____ in return for payment to the City in the amount of \$ _____. All sales require the purchaser to demolish the structures located at 323 W. 8th Street, 102 E. 11th Street, and 205 Spruce Street within sixty (60) days of real estate closing, with purchaser having the option to demolish the structures located at 403 W. 3rd Street within sixty (60) days of real estate closing, or in the alternative, to renovate same in accordance with the RFP.

The Public Hearing on the proposed transfers is scheduled for _____ p.m. on _____, 2025 during a regularly scheduled Tipton City Council meeting, held at the Tipton Fire Station located at 304 Lynn Street, Tipton, IA. After acceptance of public comment, if any, and closing of the public hearing, the City Council may act upon the proposal to transfer said properties.

Any person may appear at the Public Hearing to comment on the proposed sale/transfer and/or may submit written comments in advance of the Public Hearing by delivery of same to the City Clerk's Office, at Tipton City Hall, during regular business hours, or by mailing to the City of Tipton, Attn. City Clerk, 407 Lynn Street, Tipton, Iowa, 52772, or by email to alenz@tiptoniowa.org, on or before the date and time of the Public Hearing.

Amy Lenz, City Clerk
City of Tipton, Iowa

Response to Request for Proposals City of Tipton Properties

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

Address of the property to which this proposal applies:

Your signature(s): _____

Printed name(s): _____

Buyer Name / Business, if applicable: _____

Address: _____

Phone #: _____ Date: _____

Email: _____

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

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

Acknowledgements

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

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

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

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

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

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

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

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

Your Proposal

Using separate pages, please attach your proposal for this property. Try to address all of the requirements throughout this RFP, but, in particular, remember to address all of the requirements of #9 within.

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

*Respectfully,
City of Tipton*

City of Tipton, Real Estate Sale

General Instructions Re: Response to Request for Proposals

323 W. 8th Street, 102 E. 11th Street, 205 Spruce Street and 403 W. 3rd Street

General Instructions. The following instructions are applicable to all submissions in response to the Request for Proposals associated with the proposed sale of City owned Real Estate located at 323 W. 8th Street, 102 E. 11th Street, 205 Spruce Street and/or 403 W. 3rd Street.

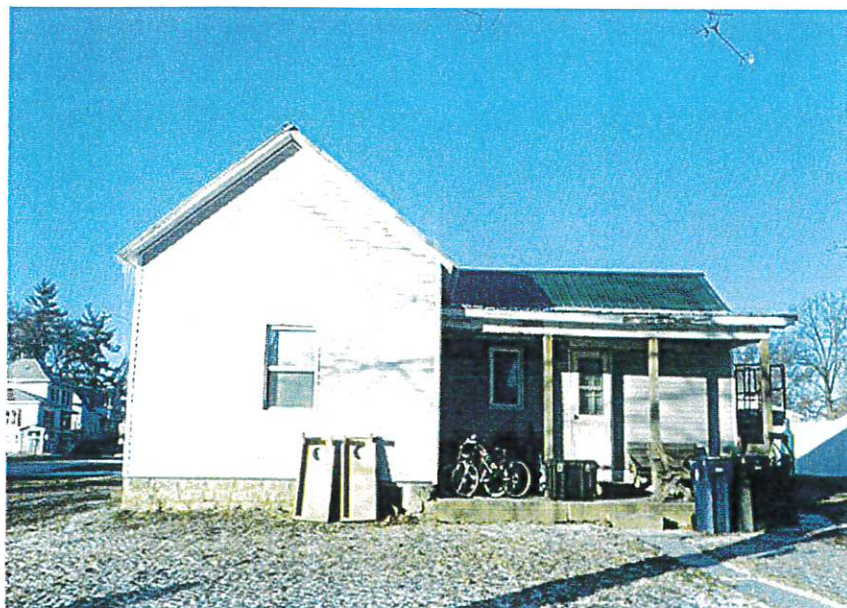
Failure to follow the instructions may, in the sole discretion of the City Council, result in your bid being found to be void. The Council also reserves the right to waive any irregularities in the submission of any proposal.

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

a.) **323 W. 8th Street.** Parcel #048007313590010. The lot is 75' X 142' +/-



b.) **102 E. 11th Street.** Parcel # 048007313060060. The lot is 100' X 87' +/-



c.) 205 Spruce Street. Parcel # 048010012790090. The lot is 75' X 82' +/-



d. 403 W. 3rd Street Parcel # 048010012790040. The lot is 75' X 60' +/-



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

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

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

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

- a.) The proposed purchase price.
- b.) The proposed use of the property after demolition.
- c.) When applicable, an itemized project cost estimates related to proposed, post-demolition improvements to the property, including any supporting documentation deemed appropriate.
- d.) The Proposed schedule for proposed post-demolition improvements, if any. When they are proposed to begin and to be completed.
- e.) A description of the bidder's experience with property acquisition, property demolition, and with property improvements as proposed if the bidder plans to perform some or all of said work. If bidder does not plan to perform some or all of that work, a description of how the bidder will see to the completion of said work, a description of contractors or others intended to be used if known, or other applicable information. If the bidder proposes to perform some or all of the work, please provide up to three references who can attest to bidder's experience and qualifications, along with any other information or evidence of the ability to so perform.
- f.) A statement addressing the developer's financial capacity to complete the proposed project. Please note that, upon the acceptance of a proposal, the developer must provide the City with adequate documentation showing the ability to finance the work being proposed. The submittal of a binding letter of credit as part of your response to this RFP is not required but is preferred.

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

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

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

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

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

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

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

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

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

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