

City of Tipton, Iowa

Meeting: Tipton City Council Meeting
Place: Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772
Date/Time: Monday, August 25, 2025, 5:30 p.m.
Web Page: www.tiptoniowa.org
Posted: Friday, August 22, 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 Goerdt

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, August 11, 2025
2. Approval – Library Minutes, July 22, 2025
3. Approval – Library Director's Report, July 2025
4. Approval – Total Maintenance Inc. (TMI) Total Coverage Maintenance Agreement
5. Approval – Planning and Zoning Minutes, August 14, 2025
6. Approval – One-time water and sewer exemption, 116 Elizabeth Drive
7. Approval - Water plant controls purchase.

8. Approval – Purchase of diesel engine diagnostic tool.
9. Approval – Tanker of power plant fuel.
10. Approval – Chamber request to decorate library lawn for Scarecrow Fest
11. Approval – Inflatable Fire Education House with grant award.
12. Approval – Claims Register which includes claims paid under the current Purchase Policy

G. Public Hearing

1. Public hearing on proposed amendments to Chapter 166 of the city code creating a public use zoning district and amending other provisions related thereto.

H. City Business

1. Discussion and possible action concerning a stormwater project option for the area between East South Street and South Hwy 38
2. Discussion and possible action concerning stormwater project options for the Solar Array Project change order.
3. Ordinance No. 596: An ordinance amending Chapter 110 Gas Utility, Section 110.07 of the City Code of Ordinances (*2nd Reading*)
4. Ordinance No. 597: An ordinance to amend certain provisions of the City of Tipton Code of Ordinances related to zoning regulations. (*This ordinance creates Public Use Zoning. We recommend doing all three readings. P & Z's resolution recommending this is enclosed.*)
5. Resolution No. 082525C: Resolution approving application for Urban Revitalization Tax Exemption filed by Tipton Investment Partners, LLC located at 411 East South Street

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.

August 11, 2025
Fire Station
301 Lynn Street
Tipton, Iowa

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

Agenda:

Motion by Paustian, second by Koob to approve the agenda with no items removed but rearranged under City Business. Following the roll call vote the motion passed unanimously.

Consent Agenda:

Motion by Paustian, second by Helm to approve the consent agenda which includes July 21st Council Meeting Minutes, July 23rd Special Council Meeting Minutes, liquor license renewal for The Red Pin, June 10th Library Minutes, June 2025 Library Director's Report, 2024-2025 Library Annual Report, last day for outdoor pools to be open will still be Sunday, August 17th, Office Machine Consultants Equipment Rental and Maintenance Agreement for the library, Tipton Revitalization Incentive Program reimbursement request for Tipton Investment Partners in the amount of \$5,000, street closure on Lemon Street from 3rd Street to 5th Street on Saturday, September 27th, from 2:30 p.m. to 4:00 p.m., for hosting a Color Run fundraiser event at the VFW, carve a tree trunk in the easement on Mulberry Street west of First United Church of Christ, renewal with Windstream, power plant fuel from Cedar County Coop in the amount of \$25,142.11, new generation plant AC, and the following claims list. Following the roll call vote the motion passed unanimously.

AFLAC	AFLAC AFTER TAX PY W/HOLDING	1169.56
ALBAUGH PHC INC	AC REPAIR AT 310 WEST 7TH ST	372.00
AT&T MOBILITY	WIRELESS	405.44
ATLANTIC COCA-COLA BOTTLING	DRINK ORDER	705.38
AXA EQUI-VEST PROCESSING	DEF. COMP PRETAX	500.00
BAKER & TAYLOR	BOOKS	273.54
BANLEACO	LEASE	105.60
BITUMINOUS MATERIALS	CRS-2	1756.67
BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE	33517.93
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	198.29
CAPITAL ONE	MISC SUPPLIES	190.35
CARRICO AQUATIC RESOURCES	ADA LIFT FOR LAZY RIVER	11243.55
CCL SUPPLY LLC	INDUSTRIAL CLEANER	130.10
CEDAR COUNTY RECORDER	3 RECORDINGS	76.00
CEDAR COUNTY SOLID WASTE	TRANSFER FEES	3845.00
CEDAR COUNTY VFW POST 2537	FLAG	30.00
CENTRAL IOWA DISTRIBUTING	SHOP SUPPLIES	246.00
CHALLIS ENTERPRISES	YARD CLEANUP 522 W 2ND ST	547.00
CINTAS	UNIFORMS	1132.03
CINTAS CORPORATION	FIRST AID SUPPLIES	216.87
CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEMENTS	275.00
CITY OF TIPTON-REVOLVING	CENTRAL GARAGE REPAY	35245.77
CITY UTILITIES	CITY UTILITIES	13735.67

CLIFTON LARSON ALLEN LLP	AUDIT	4200.00
COLLECTION SERVICES CENTER	CHILD SUPPORT	119.04
CONTROL INSTALLATIONS	DOOR MAINTENANCE	515.10
COPY SYSTEMS	BASE & COPIES	111.39
CORE-MARK MIDCONTINENT INC	FOOD ORDER	4284.94
CRESCENT ELECTRIC SUPPLY	OVERHEAD SUPPLIES	26.36
CRIST ELECTRICAL SERVICES	UNDERGROUND CONVERSION	11555.00
D & R PEST CONTROL	D & R PEST CONTROL	230.60
ELECTRIC PUMP	SAGR LIFT STATION REPAIRS	2569.55
ELECTRICAL ENGINEERING	SUPPLIES	320.93
ELECTRONIC ENGINEERING	ALARM MONITOR ANNUAL FEE	400.00
ENERGY ECONOMICS INC	METER TESTING	1710.95
FAMILY FOODS	CONCESSION SUPPLIES	36.36
FEDEX	DELIVERY CHARGE FOR ADA LIFT	189.00
FUSION SITE MIDWEST LLC	PORT A POTTIE SERVICES	212.80
GARDEN & ASSOCIATES INC	SPRUCE ST RECONSTRUCTION	2929.70
GRAINGER	PARTS	168.56
H & H AUTO	TIRE REPAIR	82.00
HAMILTON MEDICAL INC	SUPPLIES	547.06
HAWKINS INC	CHEMICALS	3794.37
HEIMAN INC	SUPPLIES	93.00
I.R.S.	FEDERAL WITHHOLDING	58985.97
IOWA DEPARTMENT OF NATURAL	NPDES ANNUAL FEE	1275.00
IOWA GEMT PAYMENT PROGRAM	JULY & AUG STATE SHARE PAYMENT	3454.84
IOWA ONE CALL	LOCATES	99.00
IOWA PRISON INDUSTRIES	SUPPLIES	262.74
IPERS	IPERS REGULAR EMPLOYEES	34204.24
JOHNSON COUNTY AMBULANCE	ALS SERVICE	800.00
JON WALSH	FOOD DURING GENERATION	38.50
LECTRONICS INC	ALARM SERVICE	120.00
LYNCH DALLAS PC	LEGAL SERVICES	3234.45
MIDAMERICAN ENERGY COMPANY	AUGUST CASH REQUEST	36000.00
MIDWEST ALARM SERVICES	ALARM SERVICES	1285.00
MIDWEST BREATHING AIR LLC	QUARTERLY AIR TEST & FILTERS	793.43
MIDWEST WHEEL COMPANIES	PARTS	984.58
MISC. VENDOR	MISC VENDORS	10893.07
MUNICIPAL SUPPLY INC	923 AMI ELECTRIC METERS	101530.00
O'ROURKE MOTORS INC	METER TRUCK FOR EL DEPT	41550.00
OFFICE EXPRESS	OFFICE SUPPLIES	168.06
OFFICE MACHINE CONSULTANTS	TECH SERVICES	3373.75
PRINCIPAL	PRINCIPAL DENTAL POLICY	2470.89
QUADIENT FINANCE USA INC	POSTAGE	2000.00
RODNEY'S YARD MOWING	MOWING	1900.00

SHERMCO INDUSTRIES INC	GRID RESILIENCY	11650.00
SHOTTENKIRK	REPAIR PARTS	759.02
STUART C IRBY CO	SUPPLIES	294.25
THE HARTFORD	LONG TERM DISABILITY	972.39
THE PARADIGM ALLIANCE INC	FALL AWARENESS PROGRAM	1173.00
THOMAS HEATING & AIR	AC REPAIRS	3252.00
TIPTON CONSERVATIVE	BIDS,PROPERTIES,FAC,MIN	1258.20
TIPTON ELECTRIC MOTORS	PARTS & UPS CHARGES	103.06
TREASURER, STATE OF IOWA	STATE WITHOLDING	6215.47
ULINE	YARD WASTE BAGS	4727.13
VESTIS	MATS	189.17
WENDLING QUARRIES INC	WASHED CHIPS	313.88
WINDSTREAM	MONTHLY SERVICES	1125.67
** TOTAL **		477471.22

FUND TOTALS

001 GENERAL GOVERNMENT	85110.29
110 ROAD USE TAX FUND	8895.22
189 LIBRARY TRUST FUND	400.00
600 WATER OPERATING	10006.64
610 WASTEWATER/AKA SEWER REV	14797.50
630 ELECTRIC OPERATING	185011.48
640 GAS OPERATING	9795.46
660 AIRPORT OPERATING	312.45
670 GARBAGE COLLECTION	23286.95
740 STORM WATER	440.93
810 CENTRAL GARAGE	45848.81
835 ADMINISTRATIVE SERVICES	28128.68
860 PAYROLL ACCOUNT	65436.81
GRAND TOTAL	477471.22

CITY CREDIT CARD STATEMENT

Finance Director

Office Supplies	Amazon	161.93
Operational Equip & Repair	Amazon	384.56
Telecommunications	Amazon	71.67

618.16

Library

Building Supplies	Theisen's	15.99
Technology	GoDaddy	23.17
Materials	Amazon, Walmart	719.89
Programming	Walmart	72.92
Office Supplies	Copy Systems, Walmart, Demco, Amazon	75.15
Postage/Shipping	USPS	4.40

Card Ttl **-9094.79**

			911.52
Ambulance			
Training	American Heart ShopCPR, Live Acation Safety	624.20	
Building Maint & Repair	Lenoch & Cilek	39.95	
Op Equip Maint & Repair	Mailboxes of Iowa City	247.26	
Advertising	Indeed	120.00	
Miscellaneous	Walmart	99.17	
Operating Supplies	ADI	286.96	
Building Maint. & Repair	ADI	65.79	
Miscellaneous	ADI	666.37	
Building Maint & Repair	ADI	118.98	
Operational Equip & Repair	ADI	589.98	
			2858.66
Fire			
Small Tools	Perfect Stock, EVAC, Rock N Rescue	1945.69	
Office Supplies	First Responder Decal Co	209.99	
			2155.68
Police			
Travel Training -	Mojitos, Panda Express, AmericInn	350.44	
Uniforms/Equipment	Galls	280.74	
Postage/Shipping	USPS	18.65	
			649.83
Electric			
Operational Equip & Repair	Amazon, Walmart	640.62	
Safety	American Public Power Assoc.	188.68	
			829.30
Public Works			
Computer Supplies	AutoAuth	60.00	
Repair Parts	Walmart	13.89	
			73.89
REC / Aquatic Center			
Dues/Fees	IPRA	180.00	
Operating Supplies	Swim Outlet	277.16	
Dues/Fees	IPRA	180.00	
Concession Supplies	Walmart	39.48	
Operating Supplies	Walmart, Canva, Duke Rentals	292.74	
Miscellaneous	Amazon	28.37	
			997.75
Statement Total			9094.79
Payroll Amount for July 2025		\$249,201.42	

City Business

1. Resolution No. 081125A: Resolution authorizing and approving a loan agreement for the issuance and securing payment of \$1,950,000, Electric Revenue Bonds, Series 2025

Motion by Johnston, second by Paustian to approve Resolution No. 081125A, the resolution authorizing and approving a loan agreement for the issuance and securing payment of \$1,950,000, Electric Revenue Bonds, Series 2025. Following the roll call vote the motion passed unanimously.

2. Ordinance No. 596: An ordinance amending Chapter 110 Gas Utility, Section 110.07 of the City Code of Ordinances

Motion by Paustian, second by Helm to approve the first reading of Ordinance No. 596: An ordinance amending Chapter 110 Gas Utility, Section 110.07 of the City Code of Ordinances. Following the roll call vote the motion passed unanimously.

3. Apply for the Grid Resilience Grant and certification of the match requirement.

Motion by Paustian, second by Helm to approve applying for the Grid Resilience Grant and certification of the match requirement. Following the roll call vote the motion passed unanimously.

4. Joining a Transmission Investment Group

Motion by Helm, second by Paustian to approve joining a Transmission Investment Group. Following the roll call vote the motion passed unanimously.

5. Ordinance No. 595: An ordinance amending Chapter 55, Animal Protection and Control, of the Code of Ordinances

Motion by Johnston, second by Paustian to approve the first reading. Following the roll call vote the motion passed unanimously.

Motion by Johnston, second by Koob to approve suspending the rules and approving the second and third readings. Following the roll call vote the motion passed unanimously.

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

Motion by Paustian, second by Helm to approve the third and final reading. Following the roll call vote the motion passed unanimously.

6. Closed session as permitted by Iowa Code Section 21.5(1)(j)

Closed session as permitted by Iowa Code Section 21.5(1)(j) to discuss the purchase of real estate where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property.

Motion by Paustian, second by Johnston to adjourn from regular session to closed session at 6:31 p.m. Following the roll call vote the motion passed unanimously.

Roll call to return to regular session:

The council reconvened to regular session from closed session at 7:07 p.m. with the following named council member's present: Cummins, Paustian, Koob, Helm and Johnston. Motion by Paustian, second by Johnston to reconvene to regular session from closed session. Following the roll call vote the motion passed unanimously.

7. Potential action following closed session to direct staff to proceed as directed in closed session.

Motion by Paustian, second by Helm to authorize course of action resulting from the previous closed session. 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 Johnston. Following the roll call vote the motion passed unanimously.

Meeting adjourned at 7:09 p.m.

Mayor_____

Attest:_____

City Clerk

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

The regular meeting of the Tipton Library Board of Trustees was called to order at 4:30 pm on July 22nd at the library by Amanda Fonteyne.

Present

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

Absent

Michala Becthold, Board Member	Jacob McFadon, Board Member
Tanya Demmel, Library Assistant - Working	

Approval of Agenda

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

Elect New Officers

Laura Motions for Amanda to continue to be president, Maggie seconds.

President: Amanda Fonteyne

Amanda Motions for Michala to become Vice President, Maggie seconds.

Vice President: Michala Becthold

Laura Motions for Maggie to become Secretary, Amanda seconds.

Secretary: Maggie Helmold

Approval of Minutes

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

Communication

None at this time.

Financial Report

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

Director's Report

Discussed directors report.

Annual Report

Denise presented the Annual Report to the Board.

Trustee Handbook

Chapter 1 (First Things First) Chapter 2 (Culture of Learning)

Unfinished Business

None

New Business

- a. Discussion and possible action concerning changing ILL charges colleges/universities from \$1 to \$3 to help with postage. Maggie motioned to raise the price to cover postage, Karen seconded. Motion passed.

Miscellaneous Items

- a. Open meetings/open records training Friday, August 15, 12-1:30 pm
- b. Touch-a-Truck Aug. 2nd.
- c. Open house August 9th from 10 to 1
- d. Presenting annual report to city council August 11th at 5:30. Library will close at 5:15 so all staff can attend
- e. Next meeting- August 13th at 4:30 p.m.

Adjournment

The meeting was adjourned at 5:08 by Maggie, seconded by Laura, motion passed. The next meeting will be held August 13th at 4:30 p.m at the Tipton Public Library.

Minutes submitted by: Maggie Helmold



Director's Report

Denise Smith

August 13, 2025

Library Staff/Services

- Throughout the month of July, the library's Bonus Round was Boredom Busters for the kids. Participants chose 5 activities to complete from their sheet and got a prize upon completion. Participants could choose from Blank Park Zoo Passes, Children's Museum passes, or a free cookie from Casey's.
- On Tuesday, July 21st, there were 32 attendees at the Monday movie event. They all enjoyed freshly popped popcorn.
- On Tuesday, July 22nd, 21 people enjoyed story time and a couple games of BINGO.
- Thursday evening July 24, 10 adults enjoyed a puzzle challenge and the team that put the puzzle together first received a \$50 gift card to Mi Tierra.
- Tuesday, July 29th marked the last summer storytime with 51 people enjoying an obstacle course that was set up in the large conference room.
- On Saturday, August 2nd, Denise and Becky participated in the Tipton Chamber's annual *Touch a Truck* event.
- Tanya's 4th year of service at the library was August 4th.
- The TPL Book Club met on August 8th and discussed *The Silent Patient* by Alex Michaelides.
- The library held an open house to celebrate its 125th birthday on August 9th.
- The library staff presented the 2024/2025 annual survey to the city council on August 11th.

Programs

- **TPL Book Club:** The TPL Book Club will meet on September 12th to discuss *The Heaven & Earth Grocery Store* by James McBride.

Recurring Library Events/Activities

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

Library Staff

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

Library Board of Trustees

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

July 2025

Circulation



Physical Items

July 2025:
2020

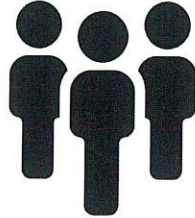
July 2024:
1,568

Bridges

July 2025:
522

June 2024:
452

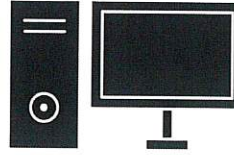
Visitors



July 2025:
1,842

July 2024:
1,925

Computer Use

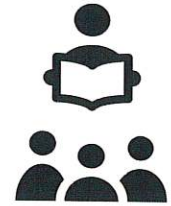


July 2025

Computers: 52
WiFi: 174

July 2024
Computers: 83
WiFi: 176

Programs



Number of Programs

July 2025:
18

Number of Attendees

July 2025:
386

Monthly Items

July

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

September

- ☐ Director evaluation
- ☐ Director salary proposed

November

- ☐ Board gives final approval to budget proposal

March

- ☐ Advertise for lawn care bids

April

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

June

- ☐ Last meeting for outgoing board members

Policies

- ☐ Collection Development (Reviewed 03/25)
- ☐ Library Service (Reviewed 04/23)
- ☐ Library Conduct (Reviewed 05/25)
- ☐ Internet and Technology (Reviewed 02/25)
- ☐ Personnel (Reviewed 09/23)
- ☐ Meeting Room (Reviewed 05/25)

Strategic Plan

- ☐ 5 year plan 12/12/2023-12/12/2027

Library Accreditation

- ☐ 07/01/2024 through 06/30/2027

Trustee's Handbook

July

Chapter 1 and Chapter 2

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

August

Chapter 3 and Chapter 4

- ☐ Five Primary Responsibilities of Boards
- ☐ Hiring a Library Director

September

Chapter 5

- ☐ Approving and Monitoring the Budget

October

Chapter 6

- ☐ Developing and Adopting Policies

November

Chapter 7

- ☐ Planning for the Library's Future

December

Chapter 8

- ☐ Evaluating Service and Advocating for Advancements

January

Chapter 9

- ☐ Board Relationships with Director, Staff and City

February

Chapter 10

- ☐ Evaluating the Library Director

March

Chapter 11

- ☐ Effective Board Meetings

April

Chapter 12 and Chapter 13

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

May

Chapter 14 and Chapter 15

- ☐ Public Library Standards
- ☐ Intellectual Freedom

June

Chapter 16

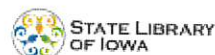
- ☐ Library Buildings



2021 EDITION

IOWA LIBRARY

TRUSTEE'S HANDBOOK



IOWA STATE LIBRARY OF IOWA

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~~

AGENDA ITEM: Total Maintenance, Inc. Total Coverage Maintenance Agreement

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE: 08/25/2025

AGENDA ITEM: Total Maintenance, Inc. Total Coverage Maintenance Agreement

ACTION: Approve and mayor sign

SYNOPSIS: New contract with Total Maintenance, Inc. backdated to start July 1, 2024 for four years. Payment schedule is as follows:

July 1, 2024 thru June 30, 2025:	\$6,564.00/year
July 1, 2025 thru June 30, 2026:	\$6,828.00/year
July 1, 2026 thru June 30, 2027:	\$7,092.00/year
July 1, 2027 thru June 30, 2028:	\$7,380.00/year

CIP ITEM:

RESPONSIBLE DEPARTMENT: Library

MAYOR/COUNCIL ACTION: Approve/sign

ATTACHMENTS: yes

PREPARED BY: Denise Smith

DATE PREPARED: 08/20/25



Proposal for: Tipton Public Library

TA-15043

Total Coverage Maintenance Agreement

By and Between:

"TMI"

Total Maintenance, Inc.
1017 State Street
Bettendorf, IA. 52722-4855

"Client"

Tipton Public Library
206 Cedar Street
Tipton, IA 52772
Denise Smith (563) 886-6266

Services will be provided at the following location:

As Stated Above

**Prepared by: Rob Schmit
August 19, 2025**

This Proposal is of a proprietary nature. It remains the property of Total Maintenance, Inc.

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4.

SCHEDULE A

The following HVAC equipment was identified during our survey and will be covered as a part of the Total Coverage Maintenance Agreement.

BASEMENT MECHANICAL ROOM

- | | | | |
|---|--|----------------------------------|-------------|
| 1 | Weil-McLain Hot Water Natural Gas Fired Boiler | | |
| | Model # EGH-125-PIN | | |
| | Serial # 4 | | |
| | 1 | Natural Gas Burner Assembly | 550,000 BTU |
| | 4 | Grundfos Circ. Pumps | |
| 1 | Trane Air Handling Unit (Unit 1) | Hot water heat only | |
| | Model # BWV724AJ00E0 | Serves Lower Level | |
| | Serial # S17383280 | | |
| | 1 | Supply Fan Motor | Down flow |
| 1 | Trane Air Handling Unit (Unit2) | Hot water heat only | |
| | Model # BWV724AJ00E0 | Serves Lower Level | |
| | Serial # S17383288 | | |
| | 1 | Supply Fan Motor | Down flow |
| 1 | Trane Air Handling Unit (double wide) | Hot water heat only | |
| | Model # BWV724AJ00E0 | Serves upper level | |
| | Serial # S17383288 | | |
| | 1 | Supply Fan Motor | Down flow |
| | 2 | Filters 25x25x1 | |
| 1 | Lennox Air Handling Unit (Unit 3A – Twinned) | A/C Only | |
| | Model # CBX32M-048-230-6-05 | Stage 1 | |
| | Serial # 1614G10055 | | |
| | 1 | Supply Fan Motor | 1/3 HP |
| 1 | Lennox Air Handling Unit (Unit 3B – Twinned) | A/C Only | |
| | Model # CBX32M-048-230-6-05 | Stage 2 | |
| | Serial # 1614L04083 | | |
| | 1 | Supply Fan Motor | 1/3 HP |
| 1 | 1 | Entry way heater - East entryway | |
| 6 | Working Thermostats | | |

OUTSIDE- SOUTH SIDE

- | | | | |
|---|-----------------------------------|---------------------|----------|
| 1 | Lennox Air Cooled Condensing Unit | | |
| | Model # XC16-048-230-04 | | |
| | Serial # 5813L07034 | | |
| | 1 | Compressor | 21.5 RLA |
| | 1 | Condenser Fan Motor | 1/3 HP |
| 1 | Lennox Air Cooled Condensing Unit | | |
| | Model # XC16-048-230-04 | | |
| | Serial # 5813H09747 | | |
| | 1 | Compressor | 21.5 RLA |
| | 1 | Condenser Fan Motor | 1/3 HP |

ALL AUTOMATIC TEMPERATURE CONTROLS ASSOCIATED WITH THE
ABOVE LISTED EQUIPMENT IN THE PRESENT BUILDING COMPLEX.

- H. Air conditioning manufacturers design equipment to use a specific refrigerant that is optimal for efficient heat transfer and lubrication. Any use of alternate, contaminated, counterfeit, non-manufacture approved refrigerants, and/or non-approved refrigerant additives will nullify component replacement coverage, parts and labor, for compressors and any other parts that come in contact with the suspect refrigerant.
- I. It is understood that the repair, replacement, and emergency service provisions apply only to the systems and equipment covered by the Total Coverage Maintenance Agreement (see SCHEDULE A). Repair or replacement of non-maintainable parts of the system such as, but not limited to, ductwork, piping, steam traps, shell and tubes (for boilers, evaporators, condensers, and chillers), heat exchangers of all kinds, unit cabinets, boiler refractory material, insulating material, electrical wiring, hydronic and pneumatic piping, refrigerant, glycol, structural supports, pump housing, metal impellers, and other non-moving parts, are not included under the Planned Maintenance Agreement. Peripheral systems, such as but not limited to, variable frequency drives are not covered under this agreement.
- J. TMI will not make repairs or replacements necessitated by reason of negligence or misuse of the equipment by others or by reason of any other cause beyond our control except ordinary wear and tear.
- K. If an emergency service call is made at the client's request and inspection does not reveal any defect for which TMI is liable under the Total Coverage Maintenance Agreement, we reserve the right to charge the client our regular charges prevailing for such service.

3.7 The Entire Agreement

TMI shall be required to perform only the work specified in the Programmed Maintenance Agreement. The Programmed Maintenance Agreement shall constitute the entire agreement between the parties.

3.6 Limitation Of Liability

- A. TMI will not be liable for the repair or the replacement of any part of the mechanical system(s) with damages resulting from fire, flood, corrosive substances in the air, war, act of God or any other reason beyond TMI's reasonable control. Further, TMI will not be liable for any delay in furnishing or failure to furnish service due to strike, lockout, dispute with workers, or inability to obtain materials.
- B. If a mechanical part or component is determined to be no longer available due to obsolescence, at TMI's sole discretion, every effort will be made to obtain a similar part or component that will provide a satisfactory solution. TMI will not be responsible should the satisfactory solution require replacement or rebuilding of peripheral parts, components, or an entire piece of equipment.
- C. TMI shall not be responsible for any utility service connected to or essential to the operation of the equipment, nor for failure thereof. TMI will not be liable for damages sustained to the equipment due to failure thereof. TMI specifically shall not be responsible for damages sustained through power failure, low voltage or high voltage conditions, lightning, single phasing, damages caused by animals or other electrical abnormalities.
- D. TMI does not guarantee the operability of the client's systems and in no event shall TMI be liable for speculative, indirect or consequential damages.
- E. TMI shall not be required to make safety tests or to install new attachments, additional controls or equipment as recommended or directed by any insurance company or laboratory or to make replacements mentioned herein with parts or devices of a different design for any reason.
- F. TMI is not responsible for any additional labor, material, expenses or equipment required to comply with laws or regulations imposed or set forth by governmental agencies, including but not limited to, the storage, handling, recovery and/or recycling of refrigerants, upgrading to new refrigerants, asbestos removal and indoor air quality. Further, TMI shall not be responsible for repair or replacement of parts or components due to the obsolescence of R22 or any other refrigerant. TMI shall not be responsible for any components, such as compressors, that come in contact with any replacement or alternative refrigerant not specifically designed for the make and model of the air conditioner.
- G. The equipment covered under the scope of the TMI Total Coverage Maintenance Agreement is presupposed to be in maintainable condition. If, during the initial inspection and/or the initial seasonable start-up, equipment is found to be non-maintainable, TMI shall provide a written quote to the client within thirty (30) days. If the client elects to not place the equipment in maintainable condition, that equipment will be deleted from the Total Coverage Maintenance Agreement and the price adjusted accordingly.

3. FEATURES OF THE PROGRAMMED MAINTENANCE AGREEMENT

3.1 Planned Maintenance

TMI will provide mechanical maintenance service **FOUR(4) times** per year under the TMI Total Coverage Maintenance Agreement. Under the Programmed Maintenance Agreement, TMI will maintain the mechanical system(s) consisting of the components described in Schedule A. We will use trained personnel directly employed or supervised by us. The maintenance tasking procedures, which our technicians precisely follow, are determined by the manufacturer's recommendations, equipment application, equipment run time and our extensive experience.

3.2 Predictive Maintenance

TMI will replace worn, failed, or doubtful components and parts. These replacements will be of like or current design to minimize system depreciation and obsolescence. Where experience on similar equipment indicates that the failure point is approaching for any component, such component may be repaired or replaced in advance to prevent a system failure.

3.3 Emergency and Trouble Call Coverage

Every activity performed under the maintenance agreement is designed to minimize the incidence of emergency situations. However, backup emergency service will be provided 24 hours a day, 7 days a week, 365 days a year to minimize downtime and inconvenience. **The cost of emergency service labor and materials will be covered regardless of the time of day.**

3.4 Service Documentation

We will document all scheduled and unscheduled service work showing the time, date, name of service technician, equipment identification and brief description of work. This documentation will be made available so that you can keep an accurate maintenance log for your equipment.

3.5 General Provisions

All planned maintenance service under the TMI Total Coverage Maintenance Agreement will be performed during normal working hours. The client will provide reasonable means of safe access to all equipment covered by this agreement. TMI will be free to start and stop all primary equipment incidental to the operation of the mechanical systems, as arranged with client's representative.

In the event the client's system is altered, modified, changed or moved the agreement may be immediately terminated at TMI's option.

2.9 True 24 Hour Emergency Service

Our maintenance agreement has continuously proven to reduce emergency or trouble calls. However, when one does occur, you will receive our highest priority response. TMI responds to emergency service or trouble calls 24/7.

2.10 Stabilized Budget

TMI's Programmed Maintenance Agreement provides a single investment that covers all preventative maintenance as well as parts and labor pertaining to any worn, failed, or doubtful components. Our agreement clients have the flexibility of paying monthly, quarterly, or annually.

2.11 Single Source Accountability

TMI offers "one stop shopping" for all of your building's HVAC needs. Our expert staff works with all types of equipment from boilers to rooftop units. Our technicians are familiar with the full range of manufacturer's products including computerized building automation systems. Under the umbrella of our Total Coverage Maintenance Agreement, you would have one source for all of your heating and air conditioning solutions. Single source accountability eliminates issues as to who is responsible for which parts of the HVAC system.

2.12 Reduced Administrative Time

By rolling preventive maintenance, emergency calls, parts and comfort control issues into the Programmed Maintenance Agreement with a single investment amount, other individuals within the building, including tenants, can be empowered to arrange for service calls.

2.13 Peace of Mind

An intangible benefit maintenance agreement clients realize is peace of mind. Heating and air conditioning is something that is rarely thought of when it is working properly. Many of the features of the Programmed Maintenance Agreement are designed to work toward minimizing emergency calls and maximizing indoor air comfort.

2.3 Elimination of Expensive Down Time

Proper functioning equipment means money in your pocket. This Programmed Maintenance Agreement provides the manufacturers recommended maintenance tasking procedures for your equipment on a predetermined schedule. Our program reduces equipment failures, and costly equipment downtime while increasing employee productivity.

2.4 Extending Equipment Life

TMI's Programmed Maintenance Agreement keeps your equipment in optimum condition. This agreement is custom tailored to increase the life expectancy of your equipment over that of improperly maintained equipment. This results in the deferral of costly replacement expenditures.

2.5 Improved Indoor Air Quality

This program is designed to allow your equipment to operate within the original design environmental specifications they were engineered to provide. The first line of defense against possible perceived or real environmental complaints is proof of a verifiable maintenance program that provides for proper ventilation, filter changes and comfort control. Our program will help you meet these challenges plus provide an environment that is as healthy as possible.

2.6 Increased Comfort Control

Studies have shown that consistent indoor air comfort goes a long way in providing a happy work place. By including a building's environmental controls into the maintenance agreement, indoor air comfort is maximized therefore maintaining productivity levels at peak performance.

2.7 Programmed Maintenance

TMI takes into account your business and technical requirements when designing a maintenance program. Our call center automatically dispatches the manufacturer's recommended maintenance tasking procedures for your equipment on a predetermined schedule that best meets both your business and your equipment requirements. Computer generated tasking lists, radio dispatching and top notch personnel all work together to ensure the best possible service.

2.8 Engineering Support

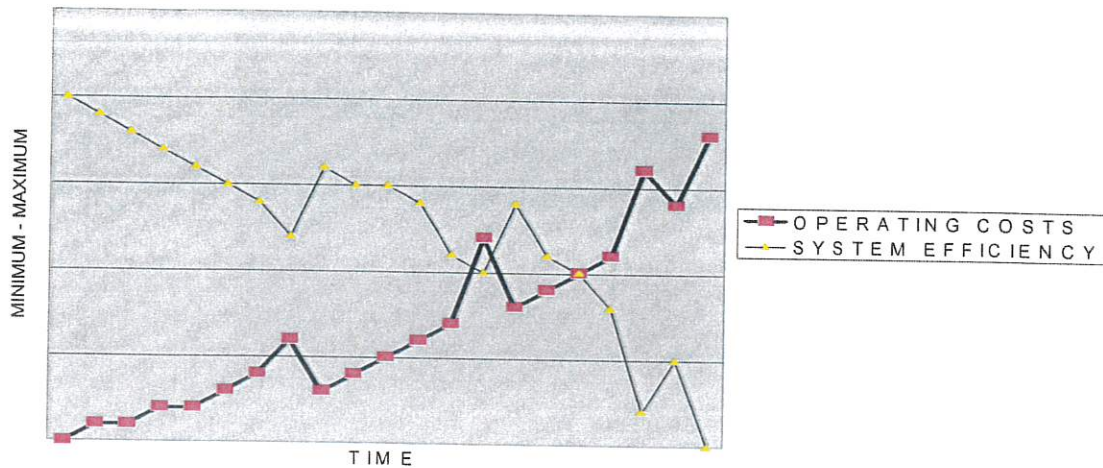
This maintenance program includes engineering support services to include identifying indoor air quality problems, solving comfort complaints, and or modifications to reduce or add air conditioning, heating or ventilation capacity in your facility. As with this and any of our programs, we provide written performance guarantees with all of our engineered solutions.

2.2 Operating Cost Saving

Our program will save you money in two ways. First, TMI is part of a national HVAC materials and parts procurement network. Our clients benefit from our ever-growing economies of scale. This aggregated buying power allows us to pass along the lowest possible price and still provide the highest quality and most efficient service possible.

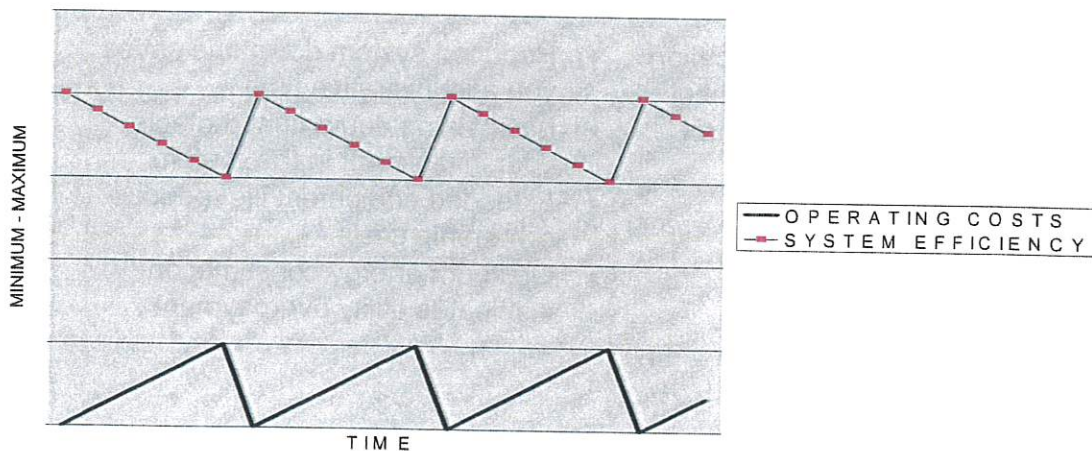
Second, as we implement the maintenance agreement, system efficiency is returned to an optimum level and operating costs and productivity losses are reduced to a minimum.

Reactive Maintenance... Operating costs rise and efficiency drops. Your system is heading for early replacement. Your discomfort and problems increase and reliability is



non-existent.

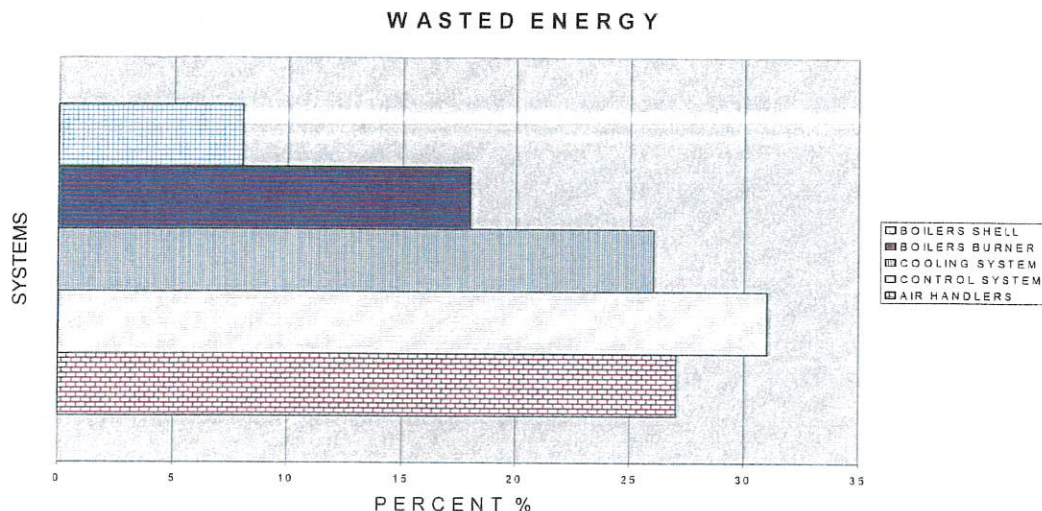
Proactive Maintenance... A proactive maintenance program maximizes your system's efficiency. Your operating costs remain level. Your system's life increases. Occupants are kept comfortable.



2.1 Elimination of Utility Overpayment

Programmed maintenance keeps your building's equipment in peak operating condition, thereby eliminating overpayment to your utility company. Our program will provide the proper maintenance tasking procedures that will include cleaning all heat transfer surfaces and calibrating your equipment to operate at peak performance.

Without thorough and professional preventive maintenance, your system's performance will deteriorate while energy consumption and your operating costs will increase. **(SEE BELOW)**



BOILERS: Soot build up (1/8"), Burner Efficiency. COOLING SYSTEM: Scale build up (1/8"). CONTROL SYSTEMS: Thermostat malfunction (3°). AIR HANDLERS: Dirty filters and coils. Source: ASHRAE

TMI SERVICE:

- Cleaning, adjustment, lubrication and calibration of all equipment
- Automatic temperature control service
- Operational analysis of the system
- Cleaning of equipment

YOUR BENEFITS:

- Reduced system downtime saves you administrative time
- Maintaining equipment protects your investment in the system
- Extended equipment life reduces ownership costs
- Optimum energy consumption eliminates utility overpayment

2. BENEFITS OF PROGRAMMED MAINTENANCE

The Total Coverage Maintenance Agreement you are about to review is the optimum choice for Tipton Public Library to maintain its HVAC equipment operation at peak efficiency. This program is customized to meet all of the unique requirements of your specific HVAC equipment. Tipton Public Library will derive many benefits from a well-designed and implemented programmed maintenance agreement such as the one we are offering here.

TMI's maintenance programs are designed to help you reduce the cost of operating and maintaining your HVAC systems. Studies have shown that our type of maintenance program can help you:

- Avoid expensive downtime, employee productivity losses, or tenant turnover
- Avoid utility overpayment by 5-20% (Possibly more!!)
- Extend the useful life of your equipment by 20% or more
- Reduce administrative costs associated with managing HVAC services

Our goal is to help you control your overall maintenance costs via an optimum blend of predictive, diagnostic and scheduled maintenance tasking services. With this Total Coverage Maintenance Agreement, Tipton Public Library will receive the following benefits:

- 2.1 Elimination of Utility Overpayment**
- 2.2 Operating Cost Savings**
- 2.3 Elimination of Expensive Down Time**
- 2.4 Extended Equipment Life**
- 2.5 Improved Indoor Air Quality**
- 2.6 Increased Comfort Control**
- 2.7 Programmed Maintenance**
- 2.8 Engineering Support**
- 2.9 True 24 Hour Emergency Service**
- 2.10 Stabilized Budget**
- 2.11 Single Source Accountability**
- 2.12 Reduced Administrative Time**
- 2.13 Peace of Mind**

Other: _____

1. EXECUTIVE SUMMARY

Total Maintenance, Inc. (TMI) would like to thank you for this opportunity to propose the following custom tailored mechanical maintenance solution for your heating, ventilation and air conditioning (HVAC) equipment.

In today's economy, organizations are charged with finding ways to squeeze as much value as possible out of their investments. When facing such challenges, effective strategic decision-making is crucial to meeting these higher standards. TMI is a resource that offers turnkey, integrated mechanical maintenance solutions designed to help meet these goals. TMI is dedicated to identifying, developing and implementing strategies that will reduce your cost structure through the implementation of optimally designed mechanical maintenance programs and innovative procurement strategies.

TMI is not only one of the best, but also one of the largest locally owned service organizations in the area with the most sophisticated computerized dispatch and maintenance management system available. In addition, our purchasing power helps keep our costs lower, which in turn benefits you directly in all categories of HVAC work we perform on your behalf. We have, for more than 52 years, been able to provide our clients with the best value for their investment dollar.

Each proposal is designed to match your specific needs with our capabilities and provide you with reduced energy costs, improved equipment efficiency, better comfort, extended equipment life and general peace of mind, related to HVAC/R.

After a careful and thorough survey and review of your mechanical systems, we present the following recommendations for your approval.

Thank you again for your time and effort put toward this matter. We look forward to working with you.

5.

SCHEDULE B

FILTER SCHEDULE

Furnish and install replacement media for the following air filters.

All units as listed on schedule A

And make **FOUR (4)** media changes per annum.

IT IS FURTHER AGREED that should experience show that additional or more frequent changes are required such charges will be made after mutual consent at the established selling prices per additional filter changes.

6.

SCHEDULE C

BOILER WATER TREATMENT

Provide water treatment service on the following boiler including the services listed below:

MAKE	MODEL	FIXTURE
------	-------	---------

1. AS LISTED ON SCHEDULE A

- a. To make an analysis of the boiler water to determine the proper kind and amount of additives needed.
- b. To furnish needed additives in the amounts required.
- c. To provide the necessary labor to inspect the boiler water as required.
- d. To furnish the necessary labor to add the correct compounds.
- e. To make periodic water analysis and submit a report of our findings to the client.

Note: This agreement provides for typical testing and treatment of a closed loop system. Should it be determined that an unusual amount of make-up water is being used, the client shall be responsible for that additional treatment.

7.

YOUR PROGRAM INVESTMENT

Client agrees to pay TMI the annual sum of (SEE SCHEDULE D) payable (in advance) upon presentation of an invoice as follows:

() Annually () Semi-annually () Quarterly () Monthly

There will be a 4% discount if paid annually in full within 30 days of invoice date

The mechanical maintenance service under this Programmed Maintenance Agreement shall begin on the **FIRST** day of **JULY**, 2024, and shall continue for a period of **FOUR(4)** year(s). This agreement shall automatically renew from year to year thereafter. Either party may terminate this agreement by giving thirty (30) days written notice to the other party prior to the anniversary date hereof.

The price may be adjusted yearly by TMI to account for annual increases in prevailing labor, material and other associated costs associated with delivering our service.

In addition to the price set forth herein, client shall pay any present or future taxes or other governmental charges now or hereafter imposed with respect to the sale, transfer, use, ownership or possession of the services and/or equipment sold under the this agreement.

Proposal Expiration

The proposed price quoted herein shall expire in 90 days from proposal date at bottom of page.

TIPTON PUBLIC LIBRARY

BY _____
Print

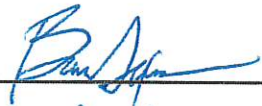
BY _____

Title _____

Date _____

TOTAL MAINTENANCE, INC.


Rob Schmit

By  _____

Title President _____

Date July 1, 2024 _____

Proposal No. TA-15043 _____

8.

SCHEDULE D

July 1, 2024...

Six Thousand Five Hundred Sixty-Four and no/100 (\$6,564.00/Year)

July 1, 2025...

Six Thousand Eight Hundred Twenty-Eight and no/100 (\$6,828.00/Year)

July 1, 2026...

Seven Thousand Ninety-Two and no/100 (\$7,092.00/Year)

July 1, 2027...

Seven Thousand Three Hundred Eighty and no/100 (7,380.00/Year)

TIPTON PUBLIC LIBRARY

BY _____

TOTAL MAINTENANCE, INC.



Rob Schmit

By _____



Barron Sexson

August 14, 2025
Tipton Fire Station
301 Lynn Street
Tipton, Iowa

The Planning & Zoning Commission of the City of Tipton, Cedar County, Iowa, met at 5:00 p.m. Chairperson, Brett Eggert called the meeting to order. Upon roll being called the following named commission members were present: LuAnn Helm, Dave Hill, Larry Hodgden, and Annie Schroder. Also present: Terry Goerdt, Planning & Zoning Administrator and Konnie Daufeldt, Acting Secretary.

Agenda:

The Commission reviewed the agenda.

**RESOLUTION NO. P&Z -082525A: Resolution Recommending a Proposed City Council
"Ordinance to amend certain provision of the City of Tipton Code of Ordinances related to
zoning regulation."**

Motion by Schroder, seconded by Helm to recommend proposed amendment to the City of Tipton Code of Ordinances related to zoning regulations. The motion passed unanimously.

Adjourn:

With no further business to come before the commission a motion to adjourn was made by Hodgden, second by Hill. The motion passed unanimously.

Minutes submitted by: Konnie Daufeldt

AGENDA ITEM

AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

DATE: August 25, 2025

AGENDA ITEM: One Time Water & Sewer Bill exemption for 116 Elizabeth Drive

ACTION: Motion

SYNOPSIS: Attached is a current utility bill and letter from Marilyn Kotz requesting a one-time water and sewer exemption for 116 Elizabeth Drive. If the council would approve the request, it would reduce her bill by the maximum of \$500.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: Utilities

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Exemption Request

PREPARED BY: Cindy Doermann

DATE PREPARED: 8/20/2025

To: City Council

I have received notice of a
Very very large water/sewer bill.
I had a stool in the basement that
had been running and didn't
know it as I am unable to go
to the basement do to health
reasons. The problem was
discovered and fixed. I was
informed that I would receive
an adjustment as I never have
received one before.

Thank you

Marilyn Katz

ACCOUNT	SERV/TBL	CHARGE	PREVIOUS	CURRENT	CONS	SERV/TBL	CHARGE	SERVICE INFO
09-0720-00 KORZ, NORMAN 116 ELIZABETH DR	100-RE1 EL	114.56	39848	41341	1493	400-SR SE	404.63	250 = \$154.63 STEP: 01
	100-FUEL-ADJ	61.28				500-RGA GT	21.75	
	100-RE1 TAX	1.76				600-BER BC	12.50	
	300-WA WA	377.12	8486	9463	9770	600-BER TAX	0.13	STEP: 01
	300-WA TAX	22.63				600-BWR BC	13.00	STEP: 01
	200-RG1 G	0.78	5631	5635	4	600-BWR TAX	0.91	STEP: 01
	200-FUEL-ADJ	2.76				600-BSR BC	13.95	STEP: 01
	200-RG1 TAX	0.04				600-BGR BC	10.00	STEP: 01
						600-BGR TAX	0.10	
						550-SWF SW	5.00	STEP: 01
						400-SRF SE	22.00	STEP: 01
						PENALTY	16.28	
							CURRENT BILL	1,084.90
							TOTAL	1,084.90

*** END OF REPORT ***

1x water/sewer exemption
Eligible for \$250 water > exemption
\$250 sewer

Service: 300 WA RESIDENTIAL WATER Meter: 68785721

		Read		Total	Demand		Reading		
Month	Date	Previous	Current	Consumption	Read	Consumption	Flag	Source	Occupant
Year : 2025 Total 7 <i>New 9770</i>									
Jul	07/02/2025	8462	8486	240			Regular	Hand Held	00
Jun	06/04/2025	8434	8462	280			Regular	Hand Held	00
May	05/05/2025	8401	8434	330			Regular	Hand Held	00
Apr	04/03/2025	8376	8401	250			Regular	Hand Held	00
Mar	03/05/2025	8346	8376	300			Regular	Hand Held	00
Feb	02/03/2025	8316	8346	300			Regular	Hand Held	00
Jan	01/03/2025	8288	8316	280			Regular	Hand Held	00
Year : 2024 Total 12 <i>330</i>									
Dec	12/03/2024	8261	8288	270			Regular	Hand Held	00
Nov	10/31/2024	8234	8261	270			Regular	Hand Held	00
Oct	10/03/2024	8211	8234	230			Regular	Hand Held	00
Sep	09/04/2024	8182	8211	290			Regular	Hand Held	00
Aug	08/01/2024	8143	8182	390			Regular	Hand Held	00
Jul	07/02/2024	8121	8143	220			Regular	Hand Held	00
Jun	06/03/2024	8094	8121	270			Regular	Hand Held	00
May	05/02/2024	8072	8094	220			Regular	Hand Held	00
Apr	04/03/2024	8047	8072	250			Regular	Hand Held	00
Mar	03/04/2024	8021	8047	260			Regular	Hand Held	00
Feb	02/01/2024	7994	8021	270			Regular	Hand Held	00
Jan	01/02/2024	7962	7994	320			Regular	Hand Held	00
Year : 2023 Total 12									
Dec	11/30/2023	7938	7962	240			Regular	Hand Held	00
Nov	11/01/2023	7912	7938	260			Regular	Hand Held	00
Oct	10/02/2023	7878	7912	340			Regular	Hand Held	00
Sep	08/31/2023	7853	7878	250			Regular	Hand Held	00
Aug	08/02/2023	7821	7853	320			Regular	Hand Held	00
Jul	07/03/2023	7791	7821	300			Regular	Hand Held	00
Jun	06/01/2023	7753	7791	380			Regular	Hand Held	00
May	05/03/2023	7723	7753	300			Regular	Hand Held	00
Apr	04/03/2023	7697	7723	260			Regular	Hand Held	00
Mar	03/02/2023	7670	7697	270			Regular	Hand Held	00
Feb	02/01/2023	7646	7670	240			Regular	Hand Held	00
Jan	01/03/2023	7619	7646	270			Regular	Hand Held	00
Year : 2022 Total 12									
Dec	12/01/2022	7592	7619	270			Regular	Hand Held	00
Nov	11/02/2022	7560	7592	320			Regular	Hand Held	00
Oct	10/03/2022	7532	7560	280			Regular	Hand Held	00
Sep	09/01/2022	7507	7532	250			Regular	Hand Held	00
Aug	08/03/2022	7485	7507	220			Regular	Hand Held	00
Jul	07/05/2022	7449	7485	360			Regular	Hand Held	00
Jun	06/02/2022	7419	7449	300			Regular	Hand Held	00
May	05/04/2022	7397	7419	220			Regular	Hand Held	00
Apr	04/04/2022	7374	7397	230			Regular	Hand Held	00
Mar	03/03/2022	7352	7374	220			Regular	Hand Held	00
Feb	02/01/2022	7333	7352	190			Regular	Hand Held	00
Jan	01/04/2022	7303	7333	300			Regular	Hand Held	00
Year : 2021 Total 12									
Dec	12/01/2021	7279	7303	240			Regular	Hand Held	00
Nov	11/02/2021	7250	7279	290			Regular	Hand Held	00
Oct	09/30/2021	7223	7250	270			Regular	Hand Held	00
Sep	09/01/2021	7199	7223	240			Regular	Hand Held	00
Aug	07/02/2021	7159	7199	400			Regular	Hand Held	00
Jul	07/01/2021	7128	7159	310			Regular	Hand Held	00
Jun	06/02/2021	7104	7128	240			Regular	Hand Held	00

AGENDA ITEM: Water Plant Controls Upgrade

**AGENDA INFORMATION
TIPTON CITY COUNCIL MEETING
DISCUSSION / POSSIBLE ACTION**

DATE:	8/25/25
AGENDA ITEM:	Water Plant Controls Purchase \$19,710.93
ACTION:	SEE THIS ITEM UNDER CONSENT

SYNOPSIS:

Tipton's water plant is controlled by it's original (22-year-old) processor which is called a "slick system". This system is outdated. Parts are no longer available. We stand the risk of control loss and could find ourselves in an emergency repair situation. Let's be proactive. For \$19,710.93 we can buy the upgrade parts from Van Meter, have Mike VanDenBosch do the install at a flat rate of \$85/hr, and have our water plant updated to a modern processor. If all goes well it will be done in one day. Worst case scenario would be one week.

This is a CIP planned project.

PREPARED BY: Brian Brennan

DATE PREPARED: 07/25/25



470 Ruppert Rd
IOWA CITY, IA 52246-4751
319-339-0000 Fax 319-339-1816

Quotation

QUOTE DATE	QUOTE NUMBER
07/21/25	S013959786
ORDER TO: (7) VAN METER INC. 470 Ruppert Rd IOWA CITY, IA 52246-4751 319-339-0000 Fax 319-339-1816	PAGE NO. 1

QUOTE TO:
CITY OF TIPTON
407 LYNN STREET
TIPTON, IA 52772-1633

SHIP TO:
CITY OF TIPTON
407 LYNN STREET
TIPTON, IA 52772-1633

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	ORDERED BY	SALESPERSON	PRICE BR	SHIP BR
28263			IA-E_HSE	7	10
WRITER		SHIP VIA	TERMS	BID EXP DATE	FREIGHT ALLOWED
Shawn Nutt CR 2758		BW BEST WAY	NET 30 DAYS	See Below	No
ORDER QTY	DESCRIPTION		UNIT PRICE	EXTENSION	
1ea	A-B 1769-PA2 120/240VAC PWR SUPPLY		440.404e	440.40	
1ea	A-B 1769-L33ER COMPACTLOGIX 5370 L3 CONTROLLERS; DUAL ETHERNET W/DLR CAPABILITY; 2MB MEMORY; 16 I/O EXPANSION; 32 ETHERNET IP NODES. CONTROLLERS ARE SHIPPED WITH 1GB SD CARD AND CAN SUPPORT UP TO 2GB SD CARD. *** STOCK IN MN		4613.082e	4613.08	
2ea	A-B 1769-IA16 16-POINT 120VAC INPUT MODULE		456.375e	912.75	
2ea	A-B 1769-OW16 16 PT. AC/DC RELAY		645.306e	1290.61	
1ea	A-B 1769-IF8 ANALOG 8 CHANNEL		1254.687e	1254.69	
1ea	A-B 1769-ECR RIGHT END CAP TERM		54.814e	54.81	
1ea	A-B 2711P-T12W22D9P PANELVIEW PLUS		7145.550e	7145.55	
1ea	A-B 2711P-T15C22D9P PANELVIEW PLUS 7 PERFORMANCE TERMINAL 15IN TOUCH SCREEN		8316.596e	8316.60	
1ea	E-RAIL 111.103 DIN MOUNTING RAIL 1-METER LENGTH * Sub for : A-B 199-DR1 DIN RAIL ZINC		4.290e	4.29	
1ea	PROSOFT AN-X4-AB-DHRIO *** FACTORY STOCKED		2823.701e	2823.70	

Wire, conduit, and Solar modules quoted prices valid for 24 hours. Quoted prices for other items valid 30 days, based on qtys supplied. Any nonstock item that is not returnable to the manufacturer may not be returned to Van Meter for a refund or credit. Any nonstock item that is returnable to the manufacturer may be returned to Van Meter for a credit, but subject to any restocking charges, based on the manufacturer's terms and conditions. Freight charges or applicable tax not included. All pricing on sales quotes and orders impacted by trade tariffs are subject to adjustment. Van Meter shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from COVID-19 pandemic or any future epidemic, and Buyer shall not be entitled to any damages resulting thereof. For complete terms and conditions as well as EEO Compliance regulations please go to the Van Meter, Inc. web site.

Subtotal	\$26856.48
SS&H CHGS	To be Determined
Tax	To be Determined
Amount Due	\$26856.48

\$19710.93

DIESEL DIAGNOSTIC TOOL SELECTION

We have completed our research on Diesel Engine Diagnostic Tools and decided what we think is the best option for the City of Tipton. We have had Demo units from 3 manufactures. Snap On Tools ProLink Plus, Noregon Systems JPRO and Jaltest Cojali.

One of our requirements is a tool that you can use for On Highway and Off Highway applications. Another item is the cost of annual updates to the tool to maintain functionality. The cost of updates is basically the same between the tools.

The Snap On Pro Link is fine for On Highway equipment but doesn't work with our Off Highway equipment. It is priced at \$12,195.00.

The Noregon JPRO works with On Highway and Off highway but is not what fits our operation well. It is priced at \$8,641.44.

The Jaltest Cojali works with On Highway and Off Highway very well. It is the tool We recommend purchasing for \$ 7,564.50.

This is a budgeted item and has been in our CIP building funds for a couple of years.

If you have any questions, let me know.

Klay Johnson

Fleet Supervisor

City of Tipton

**Snap-on Tools Quote**

Quote Date - 5/29/2025 13:25:54

Sold By: BAILY KEMP
 Address: 102 BLAIRS FERRY RD
 HIAWATHA, IA 52233-

Sold To: KLAY JOHNSON
 Address: 208 EAST 11TH ST.
 TIPTON, IA 52772-

Account Type: RA
 Invoice #: 05292536043Q

Phone: 641-451-4993

Phone: 563-886-4722

Tax Exempt #:

PO #:

Part #	Qty	Description	Line Type	Price	Discount	Total	Tax
EEHD754A	1	PRO-LINK PLUS	Sale	10,995.00	1,000.00	9,995.00	0.00
EES5754.	1	12 MONTH SUBSCRIPTION	Sale	2,195.00	0.00	2,195.00	0.00

- Wear safety goggles
- Use the right tool
- Use the tool properly
- Maintain the tool regularly

SubTotal 12,190.00
 0.00 % Tax 0.00
 Freight 0.00
Grand Total 12,190.00

AccountType	Previous Balance	Balance as of	Purchases	Total	Payment	New Balance
RA	0.00		12,190.00	12,190.00	0.00	12,190.00

Your Next RA Payment Will Include: 0.00
 Your Agreed Upon Weekly Payment Is: 1,219.01
 Your Next RA Payment Will Be: 1,219.01

For value received, the Purchaser, as continuing security for the repayment of all obligations now or hereafter owing to the Franchisee, including, without limitation, the prompt payment, as and when due, of the purchase price of the PMSI Collateral (as hereinafter defined), and the performance of all of the obligations, covenants and warranties of the Purchaser to the Franchisee hereunder, hereby grants to the Franchisee a continuing specific and fixed purchase money security interest in all products supplied, sold or provided to the Purchaser by the Franchisee, including the tools listed above, and including all accretions, substitutions, replacements, additions and accessions thereto and all Proceeds thereof (the "PMSI Collateral"). I agree that the Franchisee named above or its assigns shall retain a Purchase Money Security Interest in the PMSI Collateral until I have made all the promised payments, at which time Franchisee's security interest shall be released. If I fail to make any of the payments specified, I agree to return the PMSI Collateral to the Franchisee or its assigns on demand. Until all payments are made, I agree to retain the PMSI Collateral in my possession in good condition and to notify the Franchisee of any changes in employment or home address. In the event that I fail to make the promised payments and the Franchisee must resort to civil litigation to obtain return of or payment for the PMSI Collateral, I shall be held responsible for the costs of such litigation including reasonable attorneys' fees.

X

X



Quote

Noregon Systems, LLC
(855) 889-5776
7823 National Service Rd
Greensboro, NC 27409
United States

Quote #: 111873
Date: 8/11/2025

Bill To:
City of Tipton (563) 886-4722 407 Lynn St Tipton, IA 52772 United States

Ship To:
City of Tipton (563) 886-4722 407 Lynn St Tipton, IA 52772 United States

Quote Expires	Sales Rep
11/9/2025	Wes Kachingwe

Qty	Item	Description	License Key(s)	Unit Price	Amount
1	264451	JPRO Diagnostic Service Kit with NextStep Repair & Adapter Kit		\$7,574.00	\$7,574.00
1	3121574	Panasonic Smart Battery and 3 Year Protection Plus		\$450.00	\$450.00
Subtotal					\$8,024.00
Shipping (Estimate)					\$55.76
Sales Tax Total					\$561.68
Total					\$8,641.44

Notes



REMIT TO: 2150 Sadler Drive SW
Cedar Rapids, IA 52404
Visit us on the web.
www.sadlerpowertrain.com
(319) 366-8238

3151 Research Parkway
Davenport, IA 52806
(563) 386-4213

Cedar Rapids | Davenport | Waterloo | Dubuque

PARTS QUOTE

Quote: 249381

Date / Time: 6/19/2025 9:55:29AM

Customer: 77455

Branch: DAV

Quote Total: \$7,564.50

Expiration Date: 08/18/2025

Page 1 of 1

Bill To: CITY OF TIPTON
407 LYNN STREET
TIPTON, IA 52772

Ship To: CITY OF TIPTON
407 LYNN STREET
TIPTON, IA 52772
Office Phone: 563-886-6187

Customer P/O:		Inside Slsm: mpoeltl		Delivery Method: DELIVERY		
Supplier	Part / Misc	Description / Ref Number	U/M	Quantity	Price	Extended Price
COJ	29806	TEST COMMERCIAL LINK PACKAGE KIT W/O MULTIPIN EA	EA	1	6,664.50	6,664.50
COJ	293208	JALTEST COJALI OHW LISCENCE UPGRADE	EA	1	900.00	900.00

Customer Tax ID:

ISTEC 11/07

Quote

Quote Subtotal: \$7,564.50
Total Tax: \$0.00
Quote Total: \$7,564.50

TERMS: All accounts are due and payable by the terms stated above. 1.5% per month, 18% per annum service charge will be added to all delinquent accounts.

RETURN POLICY: No returns on special order or electrical parts. Cores must be returned in 90 days. All return parts must be returned within 30 days of the invoice date and must be accompanied by the invoice. All special orders require full payment prior to order placement.

LIMITED WARRANTY: Labor performed in our service department is warranted for 30 days or 3000 miles, whichever comes first. Parts are warranted by their manufacturer and are subject to their coverage limits. The above entitled company shall be the sole judge on any labor warranty and all corrective work must be performed in our service department. This limited warranty is the only warranty offered by the above entitled company and shall not supersede any warranty between the customer and manufacturer. Implied warranties, as to the quality and performance of products and their merchantability or fitness for a particular purpose, are hereby limited in duration to the same length of time as the limited warranty stated above. This limited warranty does not cover damages due to accident, misuse, neglect, alterations, overheating, lack of lubrication, or lack of maintenance. The above entitled company is not liable for consequential damages such as down time or lost revenue.

Signature: _____

AGENDA ITEM

AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

DATE: 8/25/2025

AGENDA ITEM: Power Plant Fuel

ACTION: Discussion and/or Approval

SYNOPSIS: The power plant generators have been dispatched with the heat more this year than in the past and they now require a tanker a fuel. We still have budgeted money for this. We currently have about 8 hours of fuel in the tanks with an emission compliance run coming up shortly and our usual dispatched times to run this year is on average about 5 hours.

I'd like to move forward and get a tanker here before the end of August.

BUDGET ITEM: Yes

RESPONSIBLE DEPARTMENT: Electric

MAYOR/COUNCIL ACTION: Discussion and Possible Approval

ATTACHMENTS: No

PREPARED BY: Jon Walsh

DATE PREPARED: 8/21/2025.

AGENDA ITEM

AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

DATE: 08/25/2025

AGENDA ITEM: Chamber Request – decorate library lawn for Scarecrow Fest

ACTION: Motion to approve, deny, or table.

SYNOPSIS: SYNOPSIS:

The chamber board would like to encourage Tipton businesses to decorate the library lawn for scarecrow fest.

1. Scarecrow Fest – set up for businesses would begin on September 25th. Contest runs October 1st – 29th. Displays to be removed by November 2nd.

Library board also approved the chamber boards request to use their lawn. This was great fun last year for our community.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

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

ATTACHMENTS: None

DATE PREPARED: 8/21/25

AGENDA ITEM: *(City Hall will fill in this blank)*

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE: 8/25/2025

AGENDA ITEM: Inflatable Smoke House

ACTION: Council consideration, Motion to approve inflatable smoke house

SYNOPSIS:

The Fire Department and Ambulance Service is excited to be one of the recipients of a grant from the Iowa Department of Inspections, Appeals and Licensing (DIAL) to improve public safety and education for fireworks safety. The total of this portion of the grant is \$7,678.00.

One of the public safety education items that we requested was a blow-up smoke house. The unit, when inflated, is 33' x 15' x 17' and would be used by the fire department to provide education to the public, especially children to aid in the recognition of fire inside of a building, and how to safely evacuate.

The fire department had been searching for a sustainable, cost-effective method of providing such education, in the absence of a traditional smoke trailer and this grant enables this to occur at no cost. As a note, this quote from Go Smart Solutions, LLC was already approved by DIAL. The total cost of the item plus shipping is \$7,078.00.

This grant requires us to purchase the item first and then submit for reimbursement. In turn, the fire department and the ambulance will work together to provide multiple public education opportunities for to improve fireworks safety.

BUDGET ITEM: Fire Department Training

RESPONSIBLE DEPARTMENT: Ambulance

MAYOR/COUNCIL ACTION: Consideration, motion and roll call vote to approve, table or deny.

ATTACHMENTS: Inflatable Island Quote

PREPARED BY: Brad Ratliff

DATE PREPARED: 08/18/2025



Go Smart Solutions, LLC
(DBA inflatableisland)
100 Crest Dr #1428
Pismo Beach, CA 93448

Shipping Address:
Brad Ratliff
Tipton Fire Department
407 Lynn ST
Tipton, IA 52772
tiptonambulance@tiptoniowa.org
(563) 886-6502 ext3

Billing Address:
Brad Ratliff
Tipton Fire Department
407 Lynn ST
Tipton, IA 52772
tiptonambulance@tiptoniowa.org
(563) 886-6502 ext3

Quote #: IL-5059

Quote Date: 08/19/25

Quote good for 14 days from quote date

DESCRIPTION	QTY	AMOUNT
Inflatable Fire Education House: 33ft W X 15ft D X 17ft H (ADA Compliant) 3 rooms on the inside <ul style="list-style-type: none">Kitchen with kitchen safety sign and smoke alarms/space heater safety signLiving Room with Fireplace and candles safety signExit Area with exit drills safety sign and Launch Pad	1	\$6,489.00

Colors: red body, black roof, red/yellow launch pad, red chimney, white door, white for department name.

Banners & Add-ons:

- Banner will be created for the front top with department name
- Logo banner will be created for front.

Material: Commercial Grade PVC Tarpaulin

Accessories: Air Blower, Storage Bag, Repair Patches, Stakes, Sandbags (without the sand)



SUBTOTAL: \$6,489.00

SHIPPING: \$589.00

TOTAL: \$7,078.00

Warranty: Every inflatable is covered by a 2 year manufacturer warranty.

Payment Terms: A deposit of 60% of the total purchase price is required prior to the commencement of production. The remaining 40% balance is due upon completion of the inflatable and prior to shipment. Accepted forms of payment include credit card, check, money order, ACH transfer, and wire transfer.

Timeline: Production time + shipping times will result in delivery within 60 to 90 days from the date of order deposit. These timelines are estimates and subject to factors beyond our control, including but not limited to production delays and shipping carrier schedules.

Approval Process: Upon receipt of your payment, digital renderings of the inflatable incorporating your custom requests will be provided for your review and approval. Upon completion of production, a video and photographs of the final product will be provided for your approval prior to shipment.

Agreement to Terms: By making a purchase, you acknowledge and agree to be bound by our Terms of Service

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	1,517.51
			MEDICARE WITHHOLDING	269.42
			MEDICARE WITHHOLDING	3.36
			MEDICARE WITHHOLDING	9.24
			MEDICARE WITHHOLDING	24.13
			MEDICARE WITHHOLDING	48.75
			PHONE, INTERNET, CIRCUIT	36.25
			IPERS, REGULAR EMPLOYEES	5.49
			IPERS WITHHOLDING EMT	69.13
			IPERS WITHHOLDING POLICE	2,244.23
			LEGAL SERVICES	1,336.50
			PRINCIPAL DENTAL POLICY	266.50
			POLICE TOUGHBOOKS	80.02
			BCBS HEALTH INS PY CITY	5,574.80
			TOTAL:	11,485.33
FIRE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	54.24
			MEDICARE WITHHOLDING	12.70
			SUPPLIES	336.00
		424 WARNING SYSTEMS LLC	PHONE, INTERNET, CIRCUIT	36.25
		AUREON COMMUNICATIONS	SUPPLIES	293.96
		JOHN DEERE FINANCIAL	IPERS WITHHOLDING, FIRE	57.27
		IPERS	IPERS REGULAR EMPLOYEES	15.10
			SUPPLIES	9.32
			TOTAL:	814.84
AMBULANCE	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	565.35
			MEDICARE WITHHOLDING	75.30
			MEDICARE WITHHOLDING	39.10
			MEDICARE WITHHOLDING	12.65
			MEDICARE WITHHOLDING	1.96
			MEDICARE WITHHOLDING	3.21
			PHONE, INTERNET, CIRCUIT	36.25
			MEDICAL SUPPLIES	428.56
			SUPPLIES	34.46
			IPERS WITHHOLDING EMT	803.29
			ALS SERVICE	200.00
			ALS SERVICE	200.00
			ALS SERVICE	200.00
			ALS SERVICE	200.00
			ANNUAL LICENSE	1,027.20
			PRINCIPAL DENTAL POLICY	62.90
			PHARMACEUTICALS	518.44
			BCBS HEALTH INS PY CITY	199.54
			TOTAL:	4,608.21
STREET DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	223.29
			MEDICARE WITHHOLDING	35.47
			MEDICARE WITHHOLDING	1.01
			MEDICARE WITHHOLDING	0.77
			MEDICARE WITHHOLDING	2.74
			MEDICARE WITHHOLDING	12.01
			MEDICARE WITHHOLDING	0.24
			UNIFORMS	33.97
			UNIFORMS	33.97
			SUPPLIES	91.29

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
CEMETERY	GENERAL GOVERNMENT	IPERS	IPERS REGULAR EMPLOYEES	355.56
		PRINCIPAL	PRINCIPAL DENTAL POLICY	53.09
		SPAHN & ROSE LUMBER CO	SUPPLIES	5.13
		WENDLING QUARRIES INC	17.14 TN WASHED CHIPS	321.38
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	1,506.13
			TOTAL:	2,676.05
CEMETERY	GENERAL GOVERNMENT	EASTERN IOWA LIGHT & POWER	UTILITIES	10.96
		GRASSHOPPER LAWN CARE	UTILITIES	21.92
		ERIC STORJOHANN	CONTRACT PAY 0716-0815	3,083.33
			2 BURIALS	1,250.00
			TOTAL:	4,366.21
GENERAL ADMINISTRATION	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	173.07
			MEDICARE WITHHOLDING	31.72
			MEDICARE WITHHOLDING	0.72
			MEDICARE WITHHOLDING	0.10
			MEDICARE WITHHOLDING	7.89
CINTAS			MEDICARE WITHHOLDING	0.03
			UNIFORMS	21.99
			UNIFORMS	21.99
		IPERS	IPERS REGULAR EMPLOYEES	269.68
		PRINCIPAL	PRINCIPAL DENTAL POLICY	33.66
BLUE CROSS/BLUE SHIELD			BCBS HEALTH INS PY CITY	922.37
			TOTAL:	1,483.22
LIBRARY	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	310.77
			MEDICARE WITHHOLDING	64.85
			MEDICARE WITHHOLDING	4.94
			MEDICARE WITHHOLDING	2.89
			BLDG MAINT SUPPLIES	356.83
VESTIS	AUREON COMMUNICATIONS	BAKER & TAYLOR	PHONE, INTERNET, CIRCUIT	144.70
			BOOKS	249.22
			BOOKS	112.31
			SUPPLIES	35.18
		JOHN DEERE FINANCIAL	KATLIN TRUELSEN:AUTHOR VIS	50.00
MISC. VENDOR	KATLIN TRUELSEN	IPERS	IPERS REGULAR EMPLOYEES	477.57
			TECH SERVICES	65.00
		OFFICE MACHINE CONSULTANTS INC	PRINCIPAL DENTAL POLICY	36.60
		SCHUMACHER ELEVATOR COMPANY	MONTHLY MAINTENANCE	262.15
		TOTAL MAINTENANCE INC	MONTHLY SERVICE - 6 MONTHS	3,326.00
BLUE CROSS/BLUE SHIELD			BCBS HEALTH INS PY CITY	478.09
			TOTAL:	5,977.10
PARK	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	69.03
			MEDICARE WITHHOLDING	1.80
			MEDICARE WITHHOLDING	13.82
			MEDICARE WITHHOLDING	0.52
			SUPPLIES	6.94
JOHN DEERE FINANCIAL	IPERS		IPERS REGULAR EMPLOYEES	15.34
		PRINCIPAL	PRINCIPAL DENTAL POLICY	1.83
		SPAHN & ROSE LUMBER CO	SUPPLIES	301.71
			SUPPLIES	71.44
		CITY UTILITIES	CITY UTILITIES	209.33
BLUE CROSS/BLUE SHIELD			CITY UTILITIES	65.09
			BCBS HEALTH INS PY CITY	47.20

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
RECREATION DEPARTMENT	GENERAL GOVERNMENT I.R.S.		TOTAL:	804.05
		ACCESS SYSTEMS LEASING	FICA WITHHOLDING	72.95
		IPERS	MEDICARE WITHHOLDING	15.35
		PRINCIPAL	MEDICARE WITHHOLDING	1.71
		BLUE CROSS/BLUE SHIELD	COPIER AGREEMENT	101.10
			IPERS REGULAR EMPLOYEES	117.68
			PRINCIPAL DENTAL POLICY	18.30
			BCBS HEALTH INS PY CITY	460.07
			TOTAL:	787.16
ADULT RECREATION	GENERAL GOVERNMENT T & M CLOTHING		9 SHIRTS	108.00
			TOTAL:	108.00
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	1,089.69
		ACCESS SYSTEMS LEASING	MEDICARE WITHHOLDING	37.17
		AUREON COMMUNICATIONS	MEDICARE WITHHOLDING	215.96
		JOHN DEERE FINANCIAL	MEDICARE WITHHOLDING	1.71
		MISC. VENDOR	COPIER AGREEMENT	101.10
		HAWKINS INC	PHONE, INTERNET, CIRCUIT	150.52
		STATE HYGIENIC LABORATORY	SUPPLIES	33.19
		IPERS	TRAVIS VOSHELL:FAC REFUND	50.00
		FOSTERS KRAUS	CHEMICALS	660.38
		PRINCIPAL	TESTING	46.50
		SPAHN & ROSE LUMBER CO	IPERS REGULAR EMPLOYEES	385.03
		CITY UTILITIES	EQUIPMENT MAINT REPAIRS	1,408.99
		BLUE CROSS/BLUE SHIELD	PRINCIPAL DENTAL POLICY	54.90
			SUPPLIES	133.73
			CITY UTILITIES	6,663.26
			BCBS HEALTH INS PY CITY	721.41
			TOTAL:	11,753.54
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	149.15
		LINDA BECK	MEDICARE WITHHOLDING	20.93
		IPERS	MEDICARE WITHHOLDING	13.95
		PRINCIPAL	MILEAGE	50.12
		CITY UTILITIES	IPERS REGULAR EMPLOYEES	238.72
		BLUE CROSS/BLUE SHIELD	PRINCIPAL DENTAL POLICY	36.60
			CITY UTILITIES	108.88
			BCBS HEALTH INS PY CITY	944.02
			TOTAL:	1,562.37
EXECUTIVE	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	23.25
			MEDICARE WITHHOLDING	5.44
			TOTAL:	28.69
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	24.29
		IPERS	MEDICARE WITHHOLDING	2.63
		LYNCH DALLAS PC	MEDICARE WITHHOLDING	3.02
		PRINCIPAL	MEDICARE WITHHOLDING	0.02
		TIPTON CONSERVATIVE	IPERS REGULAR EMPLOYEES	38.66
		BLUE CROSS/BLUE SHIELD	LEGAL SERVICES	20.00
			PRINCIPAL DENTAL POLICY	4.40
			4TH OF JULY	327.60
			BCBS HEALTH INS PY CITY	179.78
			TOTAL:	600.40

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
BUILDING MAINTENANCE	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	24.91
		VESTIS	MEDICARE WITHOLDING	5.83
		CINTAS CORPORATION	MATS	189.17
		MISC. VENDOR	FIRST AID SUPPLIES	17.05
		CINDY DOERMANN	CINDY DOERMANN:BLINDS FRNT	60.80
		IPERS	IPERS REGULAR EMPLOYEES	37.92
			TOTAL:	335.68
STREET DEPARTMENT	ROAD USE TAX FUND	LL PELLING CO INC	SEAL COTE ON PLUM 5TH TO 7	5,025.70
		I.R.S.	TOTAL:	5,025.70
TRAFFIC SERVICE MAINT.	ROAD USE TAX FUND		FICA WITHHOLDING	5.85
		IPERS	MEDICARE WITHOLDING	0.98
		PRINCIPAL	MEDICARE WITHOLDING	0.22
		BLUE CROSS/BLUE SHIELD	MEDICARE WITHOLDING	0.17
			IPERS REGULAR EMPLOYEES	9.26
			PRINCIPAL DENTAL POLICY	0.98
			BCBS HEALTH INS PY CITY	42.44
			TOTAL:	59.90
SNOW AND ICE REMOVAL	ROAD USE TAX FUND	I.R.S.	FICA WITHHOLDING	67.10
			MEDICARE WITHOLDING	13.30
			MEDICARE WITHOLDING	1.08
			MEDICARE WITHOLDING	0.26
			MEDICARE WITHOLDING	0.97
			MEDICARE WITHOLDING	0.08
		IPERS	IPERS REGULAR EMPLOYEES	106.85
		PRINCIPAL	PRINCIPAL DENTAL POLICY	16.26
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	458.89
			TOTAL:	664.79
REVOLVING LOAN PRGRM	ECONOMIC/INDUSTRIA	MISC. VENDOR	TIPTON INVESTMENT PARTNERS	5,000.00
			TOTAL:	5,000.00
WATER DISTRIBUTION	WATER OPERATING	I.R.S.	FICA WITHOLDING	336.75
			MEDICARE WITHOLDING	56.75
			MEDICARE WITHOLDING	2.52
			MEDICARE WITHOLDING	0.77
			MEDICARE WITHOLDING	16.85
			MEDICARE WITHOLDING	1.88
		ALBAUGH PHC INC	OPERATING SUPPLIES	20.00
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	36.25
		CEDAR COUNTY COOP	FUEL, OIL, SUPPLIES	25.00
		CINTAS	UNIFORMS	0.00
		STATE HYGIENIC LABORATORY	UNIFORMS	0.00
		IPERS	TESTING	46.50
		PRINCIPAL	IPERS REGULAR EMPLOYEES	538.67
		BLUE CROSS/BLUE SHIELD	PRINCIPAL DENTAL POLICY	67.53
			BCBS HEALTH INS PY CITY	2,173.33
			TOTAL:	3,322.80
WATER BILL/COLLECT	WATER OPERATING	I.R.S.	FICA WITHOLDING	59.18
			MEDICARE WITHOLDING	10.87
			MEDICARE WITHOLDING	0.02
			MEDICARE WITHOLDING	2.94
		IPERS	IPERS REGULAR EMPLOYEES	97.90

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
WASTEWATER/AKA SEWER	WASTEWATER/AKA SEW I.R.S.	PRINCIPAL BLUE CROSS/BLUE SHIELD	PRINCIPAL DENTAL POLICY	18.30
			BCBS HEALTH INS PY CITY	879.22
			TOTAL:	1,068.43
LAGOON	WASTEWATER/AKA SEW EASTERN IOWA LIGHT & POWER JOHN DEERE FINANCIAL GRAINGER		FICA WITHHOLDING	350.62
			MEDICARE WITHHOLDING	56.98
			MEDICARE WITHHOLDING	2.74
			MEDICARE WITHHOLDING	0.40
			MEDICARE WITHHOLDING	20.15
			MEDICARE WITHHOLDING	1.76
			FUEL, OIL, SUPPLIES	223.76
			SUPPLIES	6.73
			TESTING	593.50
			IPERS REGULAR EMPLOYEES	561.50
			SUPPLIES AND PARTS	5.18
			PRINCIPAL DENTAL POLICY	68.53
			WASTEWATER TESTING	2,167.00
			MONTHLY SERVICES	97.64
			BCBS HEALTH INS PY CITY	2,567.19
			TOTAL:	6,723.68
	ELECTRIC DISTRIBUTION	ELECTRIC OPERATING I.R.S.	UTILITIES	1,239.27
			SUPPLIES	147.82
			PARTS	21.16
			PARTS	47.44
			TOTAL:	1,455.69
			FICA WITHHOLDING	1,161.94
			MEDICARE WITHHOLDING	198.98
			MEDICARE WITHHOLDING	13.51
			MEDICARE WITHHOLDING	42.50
			MEDICARE WITHHOLDING	15.22
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING I.R.S.	ELECTRIC OPERATING I.R.S.	MEDICARE WITHHOLDING	1.53
			PHONE, INTERNET, CIRCUIT	36.25
			UNIFORMS, SHOP TOWELS, MAT	93.48
			UNIFORMS, SHOP TOWELS, MAT	69.06
			UNIFORMS, SHOP TOWELS, MAT	93.48
			UNIFORMS, SHOP TOWELS, MAT	69.06
			FIRST AID SUPPLIES	64.75
			SUPPLIES	3.04
			UNDERGROUND SUPPLIES	556.81
			IPERS REGULAR EMPLOYEES	1,843.45
			SUPPLIES AND PARTS	12.24
			PRINCIPAL DENTAL POLICY	187.60
			GRID RESILIENCY	3,136.00
			GRID RESILIENCY	1,366.00
			15 STREET LIGHTS	3,177.90
			MISC SUPPLIES	438.70
			MISC SUPPLIES	647.35
			CIRCUIT SWITCHER	17,863.65
			50 WORK SHIRTS	615.00
			CITY UTILITIES	68.67
			CITY UTILITIES	19.54
			BCBS HEALTH INS PY CITY	5,003.43
			TOTAL:	36,799.14

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
ELECTRIC POWER PLANT	ELECTRIC OPERATING I.R.S.		FICA WITHHOLDING	34.62
			MEDICARE WITHHOLDING	7.19
			MEDICARE WITHHOLDING	0.30
			MEDICARE WITHHOLDING	0.61
			FUEL, OIL, SUPPLIES	25,142.11
			SUPPLIES	553.98
			FIRST AID SUPPLIES	40.16
			IPERS REGULAR EMPLOYEES	56.15
			SUPPLIES AND PARTS	181.64
			PRINCIPAL DENTAL POLICY	6.43
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING I.R.S.		BCBS HEALTH INS PY CITY	229.38
			TOTAL:	26,252.57
			FICA WITHHOLDING	142.75
			MEDICARE WITHHOLDING	28.03
			MEDICARE WITHHOLDING	0.71
			MEDICARE WITHHOLDING	0.02
			MEDICARE WITHHOLDING	3.72
			MEDICARE WITHHOLDING	0.92
			IPERS REGULAR EMPLOYEES	231.34
			PRINCIPAL DENTAL POLICY	33.01
GAS DISTRIBUTION	GAS OPERATING		BCBS HEALTH INS PY CITY	1,308.71
			TOTAL:	1,749.21
			FICA WITHHOLDING	476.19
			MEDICARE WITHHOLDING	79.01
			MEDICARE WITHHOLDING	3.21
			MEDICARE WITHHOLDING	16.85
			MEDICARE WITHHOLDING	10.06
			MEDICARE WITHHOLDING	2.25
			PHONE, INTERNET, CIRCUIT	36.25
			UNIFORMS, SHOP TOWELS, MAT	49.86
GAS BILL/COLLECT	GAS OPERATING		UNIFORMS, SHOP TOWELS, MAT	49.86
			IPERS REGULAR EMPLOYEES	753.05
			PRINCIPAL DENTAL POLICY	95.94
			CITY UTILITIES	28.35
			BCBS HEALTH INS PY CITY	1,828.02
			TOTAL:	3,428.90
			FICA WITHHOLDING	76.49
			MEDICARE WITHHOLDING	14.46
			MEDICARE WITHHOLDING	0.02
			MEDICARE WITHHOLDING	3.09
AIRPORT	AIRPORT OPERATING		MEDICARE WITHHOLDING	0.30
			IPERS REGULAR EMPLOYEES	125.98
			PRINCIPAL DENTAL POLICY	21.53
			BCBS HEALTH INS PY CITY	993.91
			TOTAL:	1,235.78
			FICA WITHHOLDING	15.46
			MEDICARE WITHHOLDING	3.62
			PHONE, INTERNET, CIRCUIT	36.25
			SUPPLIES	36.34
			IPERS REGULAR EMPLOYEES	23.54
ELECTRIC POWER PLANT	ELECTRIC OPERATING I.R.S.		TOTAL:	115.21
			FICA WITHHOLDING	15.46
			MEDICARE WITHHOLDING	3.62
			PHONE, INTERNET, CIRCUIT	36.25
			SUPPLIES	36.34
			IPERS REGULAR EMPLOYEES	23.54
			TOTAL:	115.21
			FICA WITHHOLDING	15.46
			MEDICARE WITHHOLDING	3.62
			PHONE, INTERNET, CIRCUIT	36.25
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING I.R.S.		SUPPLIES	36.34
			IPERS REGULAR EMPLOYEES	23.54
			TOTAL:	115.21
			FICA WITHHOLDING	15.46
			MEDICARE WITHHOLDING	3.62
			PHONE, INTERNET, CIRCUIT	36.25
			SUPPLIES	36.34
			IPERS REGULAR EMPLOYEES	23.54
			TOTAL:	115.21
			FICA WITHHOLDING	15.46

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
GARBAGE COLLECTION	GARBAGE COLLECTION	I.R.S.	FICA WITHHOLDING	219.38
			MEDICARE WITHHOLDING	29.81
GARBAGE COLLECTION	GARBAGE COLLECTION	CINTAS	MEDICARE WITHHOLDING	0.36
			MEDICARE WITHHOLDING	0.14
			MEDICARE WITHHOLDING	20.87
			MEDICARE WITHHOLDING	0.13
			UNIFORMS	19.48
			UNIFORMS	19.48
			SUPPLIES	61.96
			IPERS REGULAR EMPLOYEES	352.88
			PRINCIPAL DENTAL POLICY	49.06
			BCBS HEALTH INS PY CITY	2,024.87
RECYCLING	GARBAGE COLLECTION	I.R.S.	TOTAL:	2,798.42
			FICA WITHHOLDING	77.33
			MEDICARE WITHHOLDING	9.10
			MEDICARE WITHHOLDING	6.53
			MEDICARE WITHHOLDING	2.46
			IPERS REGULAR EMPLOYEES	80.39
			PRINCIPAL DENTAL POLICY	14.64
			RECYCLING SORT FEES	1,413.85
			BCBS HEALTH INS PY CITY	693.02
			TOTAL:	2,297.32
STORM WATER	STORM WATER	I.R.S.	FICA WITHHOLDING	23.95
			MEDICARE WITHHOLDING	5.27
			MEDICARE WITHHOLDING	0.15
			MEDICARE WITHHOLDING	0.11
			MEDICARE WITHHOLDING	0.04
			IPERS REGULAR EMPLOYEES	38.54
			PRINCIPAL DENTAL POLICY	7.31
			BCBS HEALTH INS PY CITY	177.00
			TOTAL:	252.37
INT SRVC-OTHER BUSINES	CENTRAL GARAGE	I.R.S.	FICA WITHHOLDING	97.63
			MEDICARE WITHHOLDING	16.34
			MEDICARE WITHHOLDING	3.61
			MEDICARE WITHHOLDING	2.87
			REPAIR PARTS	33.84
			REPAIR PARTS	93.60-
			REPAIR PARTS	104.90
			PHONE, INTERNET, CIRCUIT	36.25
			FUEL, OIL, SUPPLIES	267.52
			FUEL, OIL, SUPPLIES	1,476.30
	ASCENDANCE TRUCK CENTERS LLC	AUREON COMMUNICATIONS	DSL	85.44
			DSL	1,913.17
			UNIFORMS	17.24
			UNIFORMS	17.24
			FIRST AID SUPPLIES	38.98
			SUPPLIES	15.77
			PARTS	27.44
			PARTS AND TOOLS	4.49
			PARTS AND TOOLS	22.48
			REPAIR PARTS	45.65
			TIRE REPAIR	24.00
			IPERS REGULAR EMPLOYEES	154.40
	AUREON COMMUNICATIONS	CEDAR COUNTY COOP	CEDAR COUNTY ENGINEER	
			CINTAS	
			CINTAS CORPORATION	
			JOHN DEERE FINANCIAL	
			FOSTER COACH SALES INC.	
	H & H AUTO	IPERS		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
INT SRVC-OTHER BUSINES ADMINISTRATIVE SER I.R.S.		KILBURG EQUIPMENT LLC	REPAIR PARTS	3,549.90
		MIDWEST WHEEL COMPANIES	REPAIR PARTS	213.75
			REPAIR PARTS	73.20
		O'ROURKE MOTORS INC	REPAIR PARTS	236.20
		NAPA AUTO PARTS	SUPPLIES AND PARTS	28.56
			SUPPLIES AND PARTS	9.86
		PRINCIPAL	SUPPLIES AND PARTS	345.64
		SADLER POWER TRAIN	PRINCIPAL DENTAL POLICY	16.40
		SHOTTEKIRK	REPAIR PARTS	20.92
		TRUCK COUNTRY OF CEDAR RAPIDS	REPAIR PARTS	9.80
			REPAIR PARTS	2,197.20
		BLUE CROSS/BLUE SHIELD	REPAIR PARTS	233.61
			BCBS HEALTH INS PY CITY	707.24
			TOTAL:	11,954.24
			FICA WITHHOLDING	123.00
			MEDICARE WITHHOLDING	28.77
			COPIER AGREEMENT	1,411.32
			PHONE, INTERNET, CIRCUIT	663.52
			IPERS REGULAR EMPLOYEES	195.51
			LEGAL SERVICES	943.50
			LEGAL SERVICES	614.50
			LEGAL SERVICES	1,592.50
			LEGAL SERVICES	504.00
			POSTAGE MACHINE LEASE	969.84
			PRINCIPAL DENTAL POLICY	35.50
			BCBS HEALTH INS PY CITY	1,680.55
			TOTAL:	8,762.51
NON-DEPARTMENTAL	PAYROLL ACCOUNT	I.R.S.	FEDERAL WITHHOLDING	10,300.32
			FICA WITHHOLDING	7,565.74
			MEDICARE WITHHOLDING	1,769.42
		AFLAC	AFLAC AFTER TAX PY W/HOLDI	111.93
			AFLAC PY PRETAX WITHHOLDING	442.61
			AFLAC AFTER TAX DEDUCTION	30.24
			DEF. COMP PRETAX	250.00
			CHILD SUPPORT- SPANGLER-96	59.52
			IPERS WITHHOLDING, FIRE	38.20
			IPERS REGULAR EMPLOYEES	4,748.26
			IPERS WITHHOLDING EMT	581.91
			IPERS WITHHOLDING POLICE	1,547.86
			PRINCIPAL DENTAL POLICY	936.49
		PRINCIPAL	VISION POLICY	290.00
			STATE WITHHOLDING	3,088.43
		TREASURER, STATE OF IOWA	BCBS HEALTH INSURANCE PYM	2,100.00
		BLUE CROSS/BLUE SHIELD		
		CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEME	275.00
			TOTAL:	34,135.93

CLAIMS REGISTER

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
===== FUND TOTALS =====				
001	GENERAL GOVERNMENT		47,390.85	
110	ROAD USE TAX FUND		5,750.39	
160	ECONOMIC/INDUSTRIAL DEVEL		5,000.00	
600	WATER OPERATING		4,391.23	
610	WASTEWATER/AKA SEWER REVE		8,179.37	
630	ELECTRIC OPERATING		64,800.92	
640	GAS OPERATING		4,664.68	
660	AIRPORT OPERATING		115.21	
670	GARBAGE COLLECTION		5,095.74	
740	STORM WATER		252.37	
810	CENTRAL GARAGE		11,954.24	
835	ADMINISTRATIVE SERVICES		8,762.51	
860	PAYROLL ACCOUNT		34,135.93	
GRAND TOTAL:				200,493.44

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	Council meeting of Aug 25, 2025.
AGENDA ITEM:	Discussion and possible action concerning a stormwater project option for the area between E South Street and S Hwy 38.
ACTION:	Approve, deny, or table to allow more consideration of the topic.

SYNOPSIS

This proposal is coming to the Council to see if the members want to authorize moving forward with the bidding process for the stormwater plan that's described below.

Several interested parties have been invited to attend—either in-person or electronically. Further, we are expecting our project engineer, Rick Teed/Garden Associates, to be in attendance.

As a point of reference, city streets and stormwater systems are typically built to a 5 or 10-year storm event.

In the subject area, all or most of the City's stormwater crosses South Street near its intersection with Mulberry. The water then makes its way westward toward Hwy 38 and between the Motel and Liberty Bank on one side and the TEDCO (now City) detention area on the other. The water then flows to and through the culvert under Hwy 38, but doesn't appear to do that as efficiently as it should.

The current idea is to install a swale starting at E South Street that will take the stormwater to a new storm main that will empty into the repaired detention area. From there, a smaller diameter tube will more slowly take the water to the culvert. There will also need to be some re-grading of the open area so it will drain better.

However, from the standpoints of engineering and financial feasibility, this system can't be designed to the standard of a 100-year storm event. This would require a 60-foot easement from South Street to the detention area and would cost upwards to \$400,000.

What's much more possible is to design the system to a 25-year storm event.

With this, we'd be back to a 30-foot easement. The cost estimate for this option is \$150,000. A preliminary plan sheet and cost estimate are attached. This project will require both temporary and permanent easements.

The TEDCO money that the City received is slightly more than \$350,000. This would be the most likely source of funds for such a project.

PREPARED BY: BW

DATE PREPARED: Aug 22, 2025

Preliminary Budget Estimate
East South Street Stormwater Management
Tipton, Iowa
2025

7/18/2025

ITEM		DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
1	2010-C	Clearing and Grubbing	LS	XXX	\$ 5,000.00	\$ 5,000.00
2	2010-E	Excavation, Class 10	CY	2,000	\$ 6.00	\$ 12,000.00
3	2010-M	Compaction Testing	LS	XXX	\$ 3,000.00	\$ 3,000.00
4	4020-A-1	Storm Sewer, Trenched, RCP, 30"	LF	238	\$ 140.00	\$ 33,320.00
5	4020-A-1	Storm Sewer, Trenched, RCP, 36"	LF	208	\$ 195.00	\$ 40,560.00
6	4030-B	Apron, RCP, 30"	EA	2	\$ 4,500.00	\$ 9,000.00
7	4030-B	Apron, RCP, 36"	EA	2	\$ 5,500.00	\$ 11,000.00
8	6010-A	Manhole, SW-401, 72" Dia.	EA	1	\$ 9,000.00	\$ 9,000.00
9	6010-B	Intake, SW-502, 48" Dia.	EA	1	\$ 7,000.00	\$ 7,000.00
10	9010-A or B	Seeding, Fertilizing, and Mulching, Type 1 Mixture	AC	2.5	\$ 3,000.00	\$ 7,500.00
11	9040-A-2	SWPPP Management	LS	XXX	\$ 2,000.00	\$ 2,000.00
12	9040-N-1	Silt Fence	LF	400	\$ 3.00	\$ 1,200.00
13	11,020-A	Mobilization	LS	XXX	\$ 10,000.00	\$ 10,000.00
TOTAL						\$ 150,580.00



**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE:	Council meeting of Aug 25, 2025.
AGENDA ITEM:	Discussion and possible action concerning stormwater project options for the solar array project—Change-Order.
ACTION:	Approve, deny, or table to allow more consideration of the topic.

SYNOPSIS

Randy Shumaker/Custom Builders will be present to lead you through the attached proposal.

The options that he'll present are meant to address concerns about stormwater runoff caused by the installation of the rows solar panels in the array.

As I understand it, Option 1 can be a standalone option.

Or, Option 1 can be combined with either Option 2 or Option 3.

According to Randy, one of the main differences between Option 2 and Option 3 is:

“Option 2 is adding a 4” tile into every line.

Option 3 is adding an 8” tile into just the middle and south French drain lines.”

In a maximum scenario, if Option 1 is added with Option 2, it comes to \$82,990.

FYI—When we came up with the project's cost estimate, I added an additional \$150,000 for contingencies such as this.

PREPARED BY: BW

DATE PREPARED: Aug 22, 2025



CUSTOM BUILDERS OF TIPTON, INC.
209 W. South Street
Tipton, Iowa 52772 • PH (563) 886-6196 • FAX (563) 886-2172
1-800-657-8004



RANDY SHUMAKER

(C)563-357-3682

QUOTE # 250813: CITY OF TIPTON SOLAR ARRAY, DRAINAGE BASINS

OPTION 1:

Install a 24" wide x 12" deep trench filled with washed rock to act as a French drain
at the lower side of each row of panels

OPTION 1 TOTAL: \$35,370

OPTION 2:

Option 1 plus add a 4" tile into each trench, connect to an 8" tile running north-south
on the east end that runs across the road at the SE corner and daylights south of the
peak shaving plant

OPTION 2 TOTAL: \$47,620

OPTION 3:

Option 1 plus make the south French drain and the middle French drain 24"x24" with
an 8" tile in each, connected to an 8" tile running north-south on the east end that runs across
the road at the SE corner and daylights south of the peak shaving plant

OPTION 3 TOTAL: \$43,150

ORDINANCE NO. 596

AN ORDINANCE AMENDING CHAPTER 110 GAS UTILITY, SECTION 110.07
OF THE CITY CODE OF ORDINANCES

SECTION 1. *Purpose.* The purpose of this ordinance is to amend the ordinance regarding gas rates within the service territory of City of Tipton.

SECTION 2. *Amendment.* Chapters 110.07 is hereby amended as follows:

110.07 DELIVERY RATES.

The delivery rates to be paid by customers are:

	Basis Monthly Service Charge per Meter	Monthly Energy Charge per CCF
Level 1 Residential:	\$10.00	\$0.375
Level 2 Below 10,000 Therms of Annual Usage:	\$15.00	\$0.375
Level 3 Above 10,000 Therms of Annual Usage:	\$25.00	\$0.350

SECTION 3. *Repealer.* All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4. *Severability.* If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 5. *Effective Date.* This ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this ____ day of _____, 2025.

Tammi Goerdts, Mayor

ATTEST:

Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Ordinance No. 596 which was passed by the Tipton City Council this ____ day of _____, 2025 and published in the *Tipton Conservative* this ____ day of _____, 2025.

Amy Lenz, City Clerk

ORDINANCE NO. 597

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

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

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

Current language of §166.01

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

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

Replacement language of §166.01 as Amended

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

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

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

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

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

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

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

Current language of §166.04

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

Replacement language of §166.04 as Amended

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

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

SECTION 4. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

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

PASSED AND APPROVED this _____ day of _____ 2025.

Tammi Goerdts, Mayor

ATTEST:

Amy Lenz, City Clerk

CERTIFICATION

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

Amy Lenz, City Clerk

RESOLUTION NO. P&Z -082525A

RESOLUTION RECOMMENDING A PROPOSED CITY COUNCIL
“ORDINANCE TO AMEND CERTAIN PROVISIONS OF THE CITY OF TIPTON CODE OF
ORDINANCES RELATED TO ZONING REGULATIONS”

WHEREAS, the City of Tipton’s Planning & Zoning Commission (P&Z) received and reviewed the City Attorney’s draft of an “ordinance to amend certain provisions of the City of Tipton Code of Ordinances related to zoning regulations,” and,

WHEREAS, P&Z had the further opportunity of meeting (P&Z meeting, August 14, 2025) with the Zoning Administrator to ask questions and receive further information on the proposed ordinance amendments; and

WHEREAS, this resolution will serve as P&Z’s final report to the City Council with its determination stated below.


NOW, THEREFORE, Be It Resolved, the Planning & Zoning Commission of the City of Tipton reports to the City Council that:

- 1.) P&Z supports the creation of a Public Use Zoning Ordinance. See Exhibit “A.”
- 2.) P&Z finds and reports that the proposed ordinance conforms to and is consistent with the City’s plan for future growth and hereby recommends its approval by the City Council.

PASSED AND APPROVED this 14th day of August 2025.



Brett Eggert, Planning & Zoning Commission Chair

ATTEST:


Konnie Daufeldt, Acting Secretary

CERTIFICATION

I, Konnie Daufeldt, Acting Secretary, do hereby certify the above is a true and correct copy of Resolution No. P&Z-082525A which was passed by the City of Tipton’s Planning & Zoning Commission this 14th day of August 2025.


Konnie Daufeldt, Acting Secretary

RESOLUTION NO. 082525C

RESOLUTION APPROVING APPLICATION FOR URBAN REVITALIZATION
TAX-EXEMPTION FILED BY TIPTON INVESTMENT PARTNERS, LLC LOCATED AT
411 E SOUTH STREET, TIPTON, IOWA

WHEREAS, the City Council for the City of Tipton has declared the entire City as an Urban Revitalization Area; and,

WHEREAS, this allows persons who make taxable improvements to commercial or industrial property the option of a ten-year, graduated tax-exemption on the new improvements as long as the work increases the assessed value of the property by at least 15%. The exemption schedule appears below:

Year:	Exemption from taxation on value added:	Year:	Exemption from taxation on value added:
1	80%	6	40%
2	70%	7	30%
3	60%	8	30%
4	50%	9	20%
5	40%	10	20%

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

1. Tipton Investment Partner, LLC; 411 E South Street, Tipton, IA 52772

BE IT FURTHER RESOLVED, the City Council recognizes the possibility that the project in this application may have started in one calendar year and ended in another. If that is the case, this approval includes the project's complete construction period.

PASSED AND APPROVED this 25th day of August 2025.

Tammi Goerd, Mayor

ATTEST:

Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution _____ which was passed by the Tipton City Council this 25th day of August 2025.

Amy Lenz, City Clerk

**Application for Tax Abatement / Tax-Exemption
Urban Revitalization Plan
City of Tipton**

Properties with improvements made after January 1, 2019 are eligible

Feel free to use additional sheets of paper to elaborate on any information requested in the application.

Your contact information...

Name of Title Holder or
Contract Buyer:

TIPTON INVESTMENT PARTERS LLC

Mailing Address:

1201 North Avenue Tipton, Iowa 52772-1143

Telephone (and Fax:)

563-357-2144 Dave Kruse co-manager

Email Address:

dkrusekon@msw.com

Please tell us about the property for which you are applying.

Address of Property for
this Application:

411 E SOUTH ST. Tipton Iowa

Property's Legal Description or
attach a copy of the deed:

LOT C S $\frac{1}{2}$ 6-80-2 + ADD STRIP North-south of south
st + parcel "G" ex c w

Existing Property Use:

☐ Residential ☐ Multifamily Residential
☐ Commercial ☒ Industrial ☐ Vacant

Proposed Use of Property:

same

Which are you applying for:

☒ Prior approval of your project.
☐ Approval of a project that's already completed.

What is the nature of your
proposed taxable improvements?

☐ New construction? ☐ Addition? ☒ General Improvements?

Please specify the types of
Improvements:

Rehab 2 large bathrooms to make compliant w/
ADA, add large conference room w/separate HVAC
system, divide workspace for operation work, add
insulation (acoustical + thermal)

Estimated or Actual Date of
Project Completion:

June 2025

Estimated or Actual Cost of
Improvements:

\$ 435,000.00

About the tax-exemption program...

It is available to property owners that do improvements that increase the taxable value of their properties by at least 10% for residential properties and by at least 15% for multi-residential, commercial, and industrial properties. The program applies to both new and existing buildings. The tax-exemptions apply only to the new improvements. Also, tax-exemptions can't be used incompatibly with TIF.

For which tax-exemption benefit are you applying?

_____ Residential properties: The benefit is a 7-year, 100% tax-exemption on the new taxable improvements.

_____ Multi-residential properties of 3 or more units: The benefit is a 10-year, 100% tax-exemption on the new taxable improvements.

_____ Commercial properties: This 10-year graduated exemption schedule is used on the new taxable improvements:

For the first year, an exemption from taxation on 80% of the actual value added.
For the second year, an exemption from taxation on 70% of the actual value added.
For the third year, an exemption from taxation on 60% of the actual value added.
For the fourth year, an exemption from taxation on 50% of the actual value added.
For the fifth year, an exemption from taxation on 40% of the actual value added.
For the sixth year, an exemption from taxation on 40% of the actual value added.
For the seventh year, an exemption from taxation on 30% of the actual value added.
For the eighth year, an exemption from taxation on 30% of the actual value added.
For the ninth year, an exemption from taxation on 20% of the actual value added.
For the tenth year, an exemption from taxation on 20% of the actual value added.

☒ Industrial properties: There's a choice.


_____ A 3-year, 100% exemption, or...

☒ The same 10-year graduated schedule as used for commercial properties.

Applicant's Certification.

I/We certify that I/we understand and agree with the requirements of this program and that the information submitted herein is true and accurate to the best of my (our) knowledge. I/We also agree to provide additional information if needed for this application process.

IMPORTANT: This application must be filed with the City Council by **February 1** (which, in turn, must file it with the Cedar County Assessor by March 1) of the year in which the property claimed for exemption is assessed for taxation.

Signature of Applicant:  Date: 1-27-2025
Dave Kruse co-manager

Signature of Co-Applicant: _____ Date: _____

#####

City Council

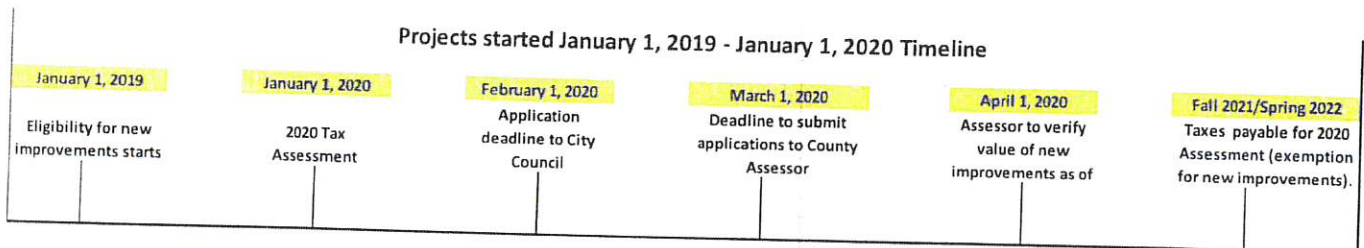
This application was: _____ Approved _____ Declined.

If declined, what was the reason: _____

Date of Council's decision: _____

Attested by the City Clerk: _____ Date: _____

Application Timeline



*Any application received after February 1, 2020 will not be eligible for the tax-exception benefit until the 2021 tax assessment that is payable in the Fall 2022/Spring 2023

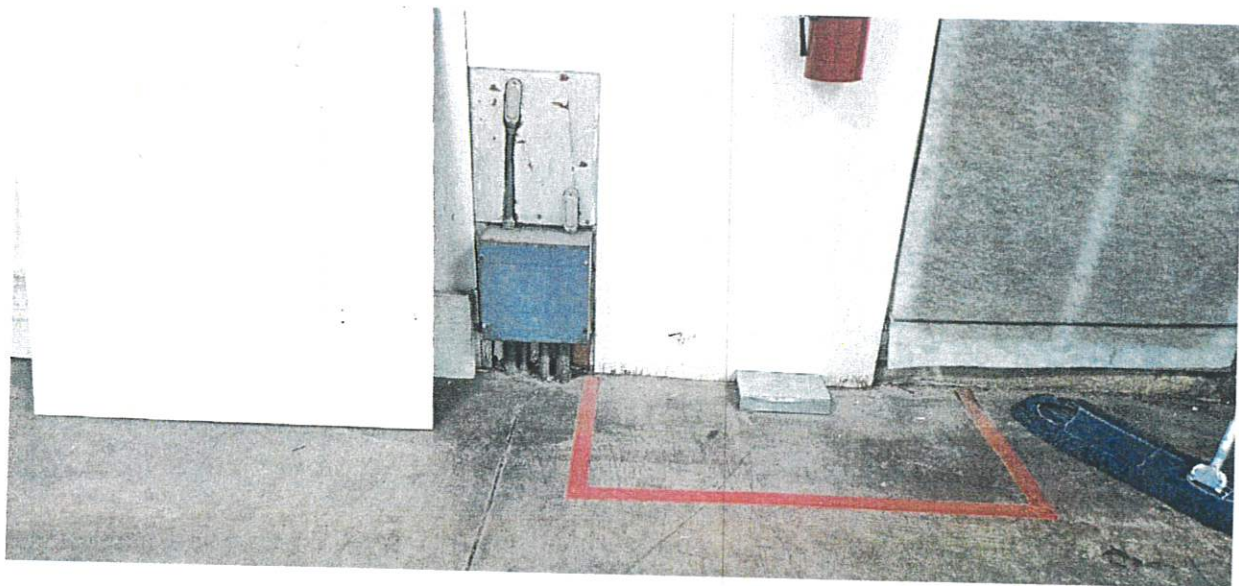
Tipton Investment Partners LC
CDS Building – 411 E South Street, Tipton

Before pictures

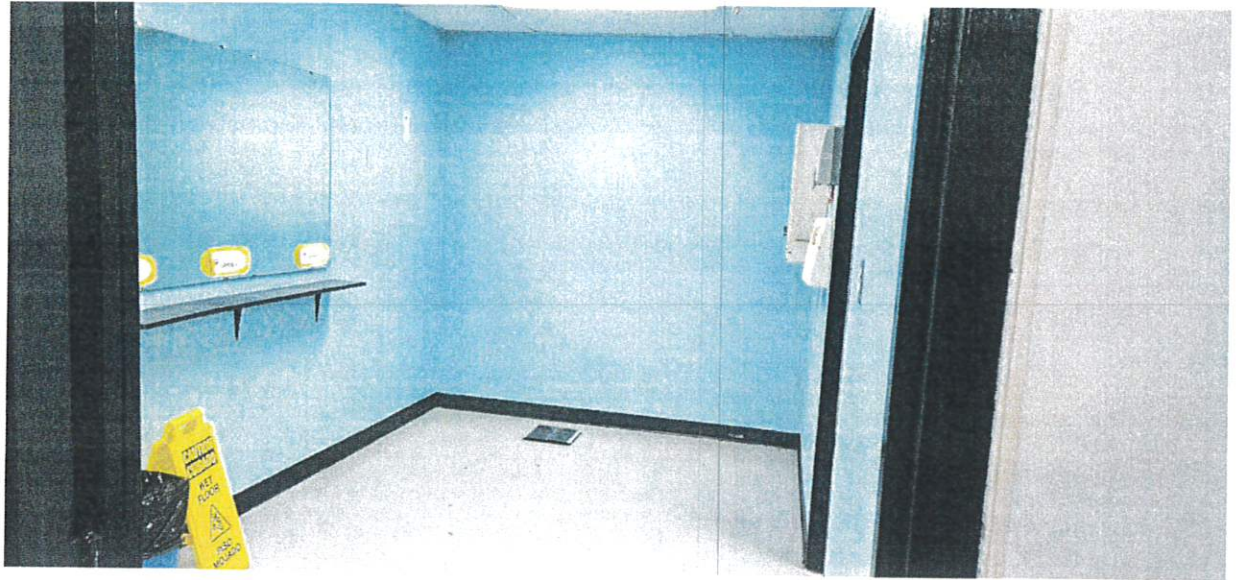
Current area – will be closing this space and refinishing



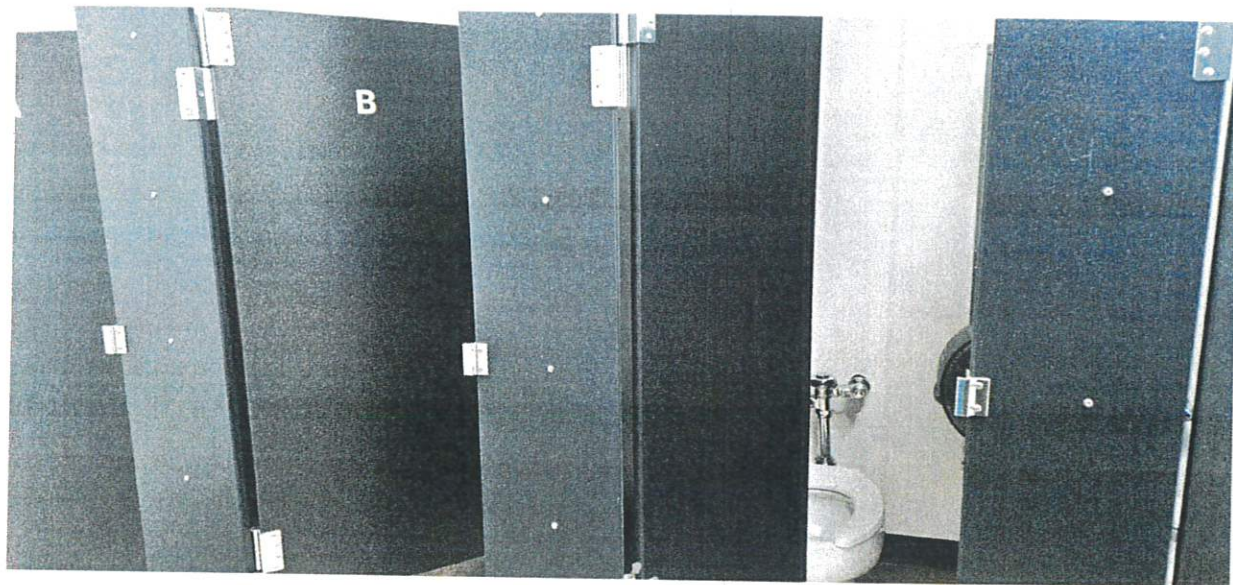
Electrical Box



Wome's Bathroom



Women's Bathroom



Will be refinishing this area



Men's bathroom



Hand wash stations are outside bathrooms

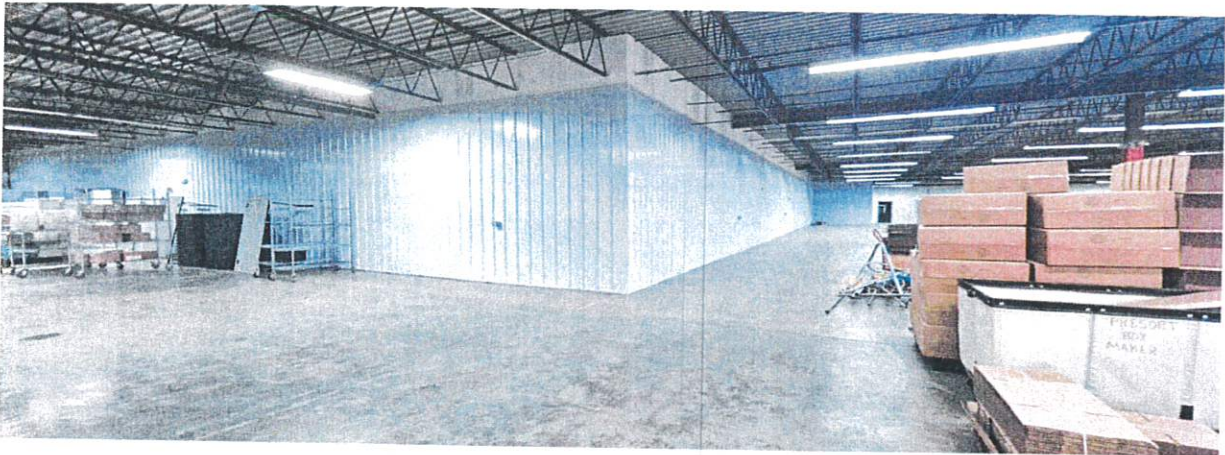


Tipton Investment Partners, LC

Dave Kruse – Co-Manager

CSD - 411 E South Street

After photos



Tipton Investment Partners, LC
Dave Kruse – Co-Manager

CSD - 411 E South Street
After photos

